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CITY OF WINDHOEK

✉ 59, Windhoek ☎ +264 61 2902911

NOTICE is hereby given of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

scheduled to be held on **Thursday, 26 September 2024 at 17:30** but rescheduled to be held on **Tuesday, 8 October 2024 at 17:30** in the new Council Chambers, Windhoek.

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ENQUIRIES:	Ms M Garises/pek Ms T Edward	**REF:**	2024-10-08(2609).ca
TELEPHONE:	2902557/2902597	**DATE:**	2024-10-02

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[Municipal Council Agenda: 2024-10-08(09-26)]

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

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[Municipal Council Agenda: 2024-10-08(09-26)]

2 **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS BY THE MAYOR - COUNCIL MEMBER QUEEN O KAMATI**
(3/1/6/8)

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[Municipal Council Agenda: 2024-10-08(09-26)]

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

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[Municipal Council Agenda: 2024-10-08(09-26)]

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

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[Municipal Council Agenda: 2024-10-08(09-26)]

5 **CONFIRMATION OF MINUTES**
(3/2/1)

The minutes of the monthly meeting of the Municipal Council of Windhoek held on 29 August 2024 are submitted for confirmation.

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[Municipal Council Agenda: 2024-10-08(09-26)]

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

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[Municipal Council Agenda: 2024-10-08(09-26)]

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

7.1 **[CEO] MOTION FOR STREET RENAMING IN HONOUR OF FIREFIGHTER METHUSELAH SIMATAA KHAMA**
(3/2/1)

*** A motion, dated 16 September 2024, **attached as pages 1 - 4 to the agenda,** was received from Council Member Queen O Kamati for discussion at the Council meeting scheduled for 26 September 2024, rescheduled to 8 October 2024.

*** Acknowledgement of the motion by the Chief Executive Officer is **attached as page 5 to the agenda.**

FOR DISCUSSION

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[Municipal Council Agenda: 2024-10-08(09-26)]

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

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9 **MINUTES OF MANAGEMENT COMMITTEE**

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1 **APPROVAL OF MINUTES (MC 16/2024)**

The minutes of the Management Committee meeting (MC 16/2024) held on 3 September 2024 was approved by the said Committee on 01 October 2024 and is submitted for notice, with recommendations being submitted to the Municipal Council of Windhoek per Items GOV.1, GOV.2, GOV.3, GOV.4, GOV.5, FNS.1, FNS.2, FNS.3, FNS.4, FNS.5 and FNS.6 which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 16/2024) held on 3 September 2024, be noted by its members, with recommendations submitted to the Municipal Council of Windhoek as per Items GOV.1, GOV.2, GOV.3, GOV.4, GOV.5, FNS.1, FNS.2, FNS.3, FNS.4, FNS.5 and FNS.6.

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.1 **GOV.1 [CEO] CONFIDENTIAL MATTER**
(4/10/5)

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

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

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

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

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[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.2 **GOV.2 [CEO] APPEAL TO NAMING A STREET IN ROCKY CREST EXTENSION 4 IN HONOUR OF THE LATE AARON SHIHEPO/ RESUBMISSION OF APPLICATION TO RENAME SYDNEY ATKINSON STREET, OLYMPIA**
(16/3/7/1)

A submission by the Heritage Committee, an Advisory Committee of the Windhoek Municipal Council established in terms of section 30(1)(w) and Council Resolution 59/03/2021

Introduction

*** An appeal dated 4 December 2023, against the decision of the Municipal Council of Windhoek, **attached as pages 6 - 24 to the agenda**, quo the considering of the naming of a street in Rocky Crest Extension 4 in honour of the late Mr Aaron Shihepo. The Street and Place Naming/Renaming Guidelines permit such as an act once the decision has been taken by the Municipal Council of Windhoek. This allows for the reconsideration of such a decision thereupon which the Municipal Council of Windhoek will take a final decision.

*** In this matter, Council Resolution 103/05/2023, **attached as page 25 to the agenda**, has approved the naming of a street (Road 12) in the newly established Rocky Crest Extension 4 in honour of the late Mr Aaron Shihepo. Aggrieved by the decision, the applicant lodged an appeal against the decision on 4 December 2023 with the Office of the Mayor. This submission seeks to rescind the previous Council resolution and to replace with the new resolution.

*** All set criteria, as per the Street and Place Naming Guidelines, **attached as pages 26 - 36 to the agenda**, are met by the applicant, hence this submission to the Municipal Council of Windhoek as recommended by the Heritage Committee in accordance with **Council Resolutions 76/04/2017 and 156/05/2020, attached as pages 37 and 38 - 41 respectively to the agenda.**

*** This submission seeks for the consideration of both the appeal and application resubmitted for the consideration to rename Sydney Atkinson Street in Olympia suburb. The minutes of the Heritage Committee meeting held on 6 May 2024 are **attached as pages 42 - 50 to the agenda.**

Background of the application

As presented previously, an abridged biography reveals that the late Aaron Shihepo was born in a political active home and joined the SWAPO Party at its inception in 1960. Two (2) years later, he went into exile, with Dar Es Salaam, Tanganyika being his first base. He pursued his tertiary studies in the United States of America, and upon completion of his studies he was appointed as the Deputy Chief Representative of SWAPO Party in Algeria (1971 to 1973) and in 1973 elevated as the Chief Representative.

With his election as a member of the Central Committee of SWAPO, as a Deputy Secretary of Foreign Affairs, the proposed honouree oversaw the SWAPO diplomatic contingent comprising of twenty seven (27) diplomatic missions. In that capacity, he attended numerous sessions of the United Nations (UN) General Assembly, United Nations (UN) Security Council and he argued the Namibian cases before the international community. Intrinsically, the late Aaron Shihepo had the opportunity to represent the country at various international platforms across the continent and beyond, much of those attendances were made to solicit international solidarity and support for the cause of Namibia's independence.

Together with other liberation struggle stalwarts, the late Aaron Shihepo contributed to the drafting statement for the negotiation rounds and numerous resolutions, including the famous United Nations (UN) Security Council Resolution 435 of 1978. Apart from the aforementioned ranks, the proposed honouree served as the Vice-President of the Afro-Asian Solidarity People's Organisation (AAPSO) and a member of the Public Service Commission in independent Namibia. His loyalty and dedication to serve the Namibian nation is demonstrated in the execution of national and international assignments as a representative on various action-oriented development platforms. Such platforms dealt with matters pertaining to diplomatic missions, contribution to peace and security through the promotion of international cooperation, strengthening parliamentary democracy in Africa through building programmes. Other affiliations included his roles as a Vice President of the Asian Solidarity People's Organisation (AAPSO) and as part of the Seven Person Team appointed by SWAPO on the negotiation for the independence of Namibia.

Mr Aaron Shihepo remain a formidable character that denotes distinguished qualities of natural intellect and diplomatic savvy, as he continued to exemplify attributes of a true freedom fighter. As a Windhoek resident, he resided at the family home in 41 Sydney Atkinson Street in Olympia until his untimely death in 2016.

Proposed street name

Sydney Atkinson measures approximately 570 meters and provide access to mostly residential properties. Sydney Atkinson was a South African athlete, who competed and won in sport of his interest at international platforms. Most early days South African athletes (with no direct association with Namibia) are recognised in that neighbourhood.

Reasons for appealing

*** The Street and Place Naming/Renaming Guidelines provides in effect that an applicant can make an appeal on the decision taken by the Municipal Council. On receipt of the appeal, the secretariat lodged an investigation into the application. As the application was received after the 1 July 2020, the application was subjected to all provisions and arrangements of the revised public participation process and application procedures as per Council Resolution 156/05/2020, **attached as pages 38 – 41 to the agenda.** The investigation established that the initial application (submitted on 29 July 2020) did not meet all the requirements in terms of naming a street, resulting in the consideration of honouring the proposed honouree in a new township, Rocky Crest Extension 4, as per Council Resolution 374/11/2018, **attached as page 51 to the agenda.**

The reasons relevant to the presented appeal may be summarised as follows:

- Alongside the initial application and resubmission, the objections and non-responses and no cooperation by the immediate residents (street users) are noted. The appeal further brings forth the non-cooperation of the residents as a point of focus. The appellant cites blatant refusal with no concrete reasons by fellow residents along the street, use of slanderous and derogative words towards her as attempts to engage some of the resident and or point-blank lack of cooperation by the consulted street users. The appellant indicates that although various attempts were personally made by her and a member of her family to reach each household along the street, apart from the given reasons, other residents were simply not available or displayed an ignoring act.

Motivation

The initial application was considered in a recently established township on reasons disclosed below. Emerging townships present opportunities for the expansion of knowledge on historical figures, events and other commemorate noteworthy persons in those areas. At the time of taking that decision, the Municipal Council considered the prevailing economic hardship and had to cater for street names in the following newly established townships, namely, Rocky Crest Extension 4 and Goreangab Extension 5 (Windhoek Waterfront Development), and the wider Ongos Township Developments, with the continuous consideration of other upcoming townships.

With regard to the appeal and resubmitted application, reasons and actions portrayed by the immediate residents, fellow countrymen and women, mystify the effort of a progressive nation and cultivate transgenerational trauma. The act of non-corporation by the street users overshadow and demean the public participation efforts and processes crafted by the local authority in ensuring that

at least all affect residents (natural persons, businesses and legal representative) are accorded an opportunity to express their interest or stance pertaining to the application.

No formal objections were received from the residents (including the general public) of the street under consideration, despite them being visited by the applicant twice, and the intention of the applicant been published in two local newspapers with the knowledge of fourteen (14) days period for objection (if any) accorded to the general public (affected parties).

*** In terms of Council Resolution 156/05/2020, **attached as pages 38 – 41 to the agenda**, the appellant complied with the required application procedures, the completion of a standard application form, payment of the application fees, publication of her intention to apply for street renaming with local authority, and extensive sought consultations with fellow street users (seeking their consents) as well as provision of required substantial information With both lodged applications, the applicant had an opportunity to try and reach all these households along the street on repeated accounts, seeking for their consents. Refers to the list of immediate street users or residents consulted, **attached as page 20 to the agenda** Apart from that, the applicant satisfied the public participation processes and requirements by publishing her intentions in two (2) local newspapers. No formal objections were presented to the proponent, neither submitted with the Offices of the Chief Executive Office and the Mayor.

*** This submission seeks for the reconsideration of these application by the Municipal Council as it is found to be in line with the guidelines that seek to pay tribute and honour to national leaders who greatly contributed towards promoting a positive image of the City, as prescribed by Council Resolution 76/04/2017, **attached as page 37 to the agenda**. National leaders who immensely and fiercely forge for the unity, solidarity and justice that present day and future generations should safeguard and embrace as one nation.

Management Committee, after due consideration of the matter,

RECOMMENDED

*** 1 That the appeal against Council Resolution 156/05/2020, **attached as pages 38 - 41 to the agenda**, and the resubmitted application, be noted and supported.

*** 2 That paragraph 5.11 of Council Resolution 116/05/2023, **attached as pages 52 - 54 to the agenda**, be rescinded in lieu of the successful appeal.

3 That Sydney Atkinson Street in Olympia be renamed in honour of the late Aaron Shihepo and to be known as Aaron Shihepo Street (with St. abbreviated for Street).

4 That the general public be informed of the decision taken by the Municipal Council of Windhoek, as per the Street and Place Naming/Renaming Guidelines.

5 That the Chief Executive Officer (Manager: Mayoral and Council Affairs) inform the applicant about the decision taken and make the necessary arrangements in the event of a street renaming ceremony.

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

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.3 GOV.3 [ELE] CONFIDENTIAL MATTER
(16/2/2)

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

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

(ii) any offer to be made by the local authority council by way of tender or otherwise for the purchase of any property;

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

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.4 GOV.4 [ELE] REQUEST TO AVAIL SUBSTATION ERVEN FOR RESIDENTIAL USE IN OLDER TOWNSHIPS AROUND WINDHOEK
(16/2/3/1)

Introduction and purpose

The Department of Electricity has identified potential portions of serviced land that could be sold to generate extra revenue for the Council. On these erven, there are Electrical Substations that can be converted into compact switchgear capable of performing the same functions.

The Strategic Executives Forum at its meeting held on 8 August 2024 *inter alia* resolved as follows:

- *Recommended on condition that the SE: ELE rewrite the item to inform MC/Council of the availing of substation erven for residential use in older townships around Windhoek, prior to placement on the MC Agenda for consideration.*

- *That the remaining paragraphs be dealt with operationally as stated per Item 7.1 of these minutes.*

Background and discussion

Below are the erven identified to be considered for sale for single residential use:

No.	Substation name	Township	Erf No.	Street name	Erf size, (m²)
1	Hintrager	Pionierspark	548	Hintrager	1 159
2	Potgieter	Pionierspark	820	Potgieter	1 275
3	Plato 1	Academia	66	Plato	1 080
4	Plato 2	Academia	236	Plato	1 000
5	Descartes	Academia	311	Descartes	988
6	Sarte	Academia	R/616	Sartre	1 000
7	Hegel	Academia	543	Calvyn	942
8	Calvyn	Academia	489	Calvyn	1 080
9	Van der Merwe	Pionierspark	461	Van der Merwe	1 040
10	A Geldenhuys	Olympia	898	Abraham Geldenhuys	844
11	Gordon Day	Auasblick	223	Goldon Day	1 411
12	Sunridge	Hochland Park	1290	Goudsnip	437
13	Edelvalk	Hochland Park	312	Papageien	594
14	Eulen	Hochland Park	255	Papageien	408
15	Flamink	Hochland Park	131	Flaminkweg	527
16	Blascke	Klein Windhoek	R/1226	Jan Jonker	2 249
17	Daffodil	Khomasdal	3585	Daffodil	496
18	David Bezuidenhout	Khomasdal	2589	David Bezuidenhout	615
19	Flamingo	Khomasdal	4626	Chrysler	1 788
20	Protea	Khomasdal	2540	Protea	467
21	Karlien	Khomasdal	2517	Karlien	450
22	Groenkwarts	Khomasdal	237	Groenkwarts	454
23	Rand Hanekam DS	Khomasdal	4228	Rand	2 195
25	Caesar	Katutura	3088	Caesar	586

The erven considered for this project are those with an area size equal to or larger than 450 m². These erven are in serviced areas making it easy to connect them to Municipal Services (Water, Electricity and Sewer) at a minimum cost.

Discussion

It should be noted that the Electrical Infrastructure at the identified erven are very old and have reached their end of useful life. This obsolete equipment needs to be replaced with modern compact switchgear which will only require an erf size equal to 18 m² (6 m x 3 m). It is, therefore, recommended to subdivide these substation erven and reserve 18 m² for the Electrical Substations.

*** The Department of Electricity has done a cost estimate to replace the obsolete equipment with modern compact switchgear at a total cost of N$13 109 000.00, **attached as page 55 to the agenda.**

*** According to the Abridged Report, **attached as pages 56 – 57 to the agenda,** on valuation from the Valuation Division, the sale of the above erven could generate about **N$28 845 952.00** assuming they are sold as zoned 'single residential'.

Strategic implications/significance

Sales of the Substation erven will generate additional revenue for Council and avail much-needed serviced land for the residents. If these erven are sold zoned 'single residential', the Council will create extra income through providing Municipal Services (rates and taxes, electricity, water, refuse removal etc.).

Upgrading the obsolete electrical infrastructure will improve the provision of electricity services and further improve customer satisfaction.

Financial implications

The Department of Electricity has compiled cost estimates for the replacement of these obsolete equipment with modern compact switchgear at a total of **N$13 109 000.00**.

Based on the Abridged Report on valuation from the Valuation Division, the sale of the above erven could generate about **N$28 845 952.00** assuming that they would be sold zoned 'single residentials'.

The required **N$13 109 000.00** will be offset from the expected revenue from the land sales of about **N$28 845 952.00.**

Possible/perceived risks and mitigation matrix

There is a high possibility of operational risk for the Department of Electricity if the identified obsolete equipment's are not replaced with modern switchgear.

The possible risk is that residents will start to experience multiple system failures which can also cause reputational damage for the Council.

Risk No.	Risk type	Risk description (cause and effect)	Prob.	Impact	Score	Risk containment plan
1	Operational Risk	If obsolete equipment are not replaced with modern ones, we expect multiple system failures on the Distribution Network	High	Major	4	Follow regular maintenance Plan.

Management Committee, having considered the matter,

RECOMMENDED

1 That the identified substation erven measuring 450 m² located in various suburbs set out fully per the following table, be noted:

No.	Substation name	Township	Erf No.	Street name	Erf size, (m²)
1	Hintrager	Pionierspark	548	Hintrager	1 159
2	Potgieter	Pionierspark	820	Potgieter	1 275
3	Plato 1	Academia	66	Plato	1 080
4	Plato 2	Academia	236	Plato	1 000
5	Descartes	Academia	311	Descartes	988
6	Sarte	Academia	R/616	Sartre	1 000
7	Hegel	Academia	543	Calvyn	942
8	Calvyn	Academia	489	Calvyn	1 080
9	Van der Merwe	Pionierspark	461	Van der Merwe	1 040
10	A Geldenhuys	Olympia	898	Abraham Geldenhuys	844
11	Gordon Day	Auasblick	223	Goldon Day	1 411
12	Sunridge	Hochland Park	1290	Goudsnip	437
13	Edelvalk	Hochland Park	312	Papageien	594
14	Eulen	Hochland Park	255	Papageien	408
15	Flamink	Hochland Park	131	Flaminkweg	527
16	Blascke	Klein Windhoek	R/1226	Jan Jonker	2 249
17	Daffodil	Khomasdal	3585	Daffodil	496
18	David Bezuidenhout	Khomasdal	2589	David Bezuidenhout	615
19	Flamingo	Khomasdal	4626	Chrysler	1 788

No.	Substation name	Township	Erf No.	Street name	Erf size, (m^2)
20	Protea	Khomasdal	2540	Protea	467
21	Karlien	Khomasdal	2517	Karlien	450
22	Groenkwarts	Khomasdal	237	Groenkwarts	454
23	Rand Hanekam DS	Khomasdal	4228	Rand	2 195
25	Caesar	Katutura	3088	Caesar	586

2 That it further be noted, that only a maximum of 18 m^2 is adequate to accommodate the new compact switchgear which will replace the existing obsolete switchgear which requires urgent replacement at an estimated cost of **N$13 109 000.00**.

3 That the required funds to replace the old and obsolete switchgear of **± N$13 109 000.00**, be availed from the funds generated from the proposed sale of erven.

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

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.5 GOV.5 [ELE] MUNICIPAL COUNCIL OF WINDHOEK WASTE-TO-ENERGY PROJECT (PREFEASIBILITY STUDY)
(16/2/P)

The Management Committee at its meeting held on 18 June 2024 *inter alia* resolved as follows:

- *That this matter be referred back in order for the Strategic Executive: Electricity to address the following, whereafter it be resubmitted to Management Committee, for consideration:*

- *Enrich the item to include the following:*

  - *Include information from the feasibility study, including the estimated income. [Include more background information on the N$ 4 million for the feasibility study, if the required funds are already secured through the 2024/2025 Budget or not.*

  - *Investigate and explore the possibility to develop a Gate Fee Policy to keep record of the amount of waste incineration.*

  - *Include information on the extension of the lifespan of the Kupferberg Landfill Site as a result of the Waste-to-Energy Project;*

  - *Include information on the stabilization of the grid;*

- *That the Strategic Executive: Electricity*

    - *Coordinate with the Strategic Executive: Infrastructure, Water and Technical Services (Solid Waste Management Division) on the inclusion of the costs of waste from surrounding towns and also clarify how the waste transporting costs will be covered.*

    - *Consult the Strategic Executive: Finance and Customer Services on how the project will be funded whilst Council is already struggling with existing projects as well as confirm the availability of funding. [Bring out the potential funders and opportunity for grants, if already consulted].*

    - *That the Strategic Executive: Finance and Customer Services indicate whether there is a need to consult the Councillors' Advisory Committee on Financial Sustainability, Performance Management and Policy.*

    - *Engage the Chief Executive Officer (Manager: External Relations and Networking) for possible funding by sister-cities.*

- *That upon resubmission, the Strategic Executive: Electricity also submit the item on The procurement of 56MW via MSB Solar PV Plants which served at the SE Forum held on the 6 June 2024.*

- *That the resolution be implemented prior to approval of the minutes.*

The Strategic Executives Forum at its meeting dated 23 May 2024 *inter alia* resolved as follows:

- *Recommended on condition that the SE: ELE include the comments either as part of the recommendations of in the body of the item, prior to placement on the MC Agenda, for consideration.*

- *Include the empowerment of the CEO to be extended to the SE in paragraphs 4 and 5.*

Introduction and purpose

*** The Swedish Environmental Research Institute (IVL) has concluded the pre-feasibility study and produced a Report, **attached as pages 58 – 109 to the agenda**.

The purpose of this submission is therefore outlined below:

- To inform and brief Council about the findings of the concluded pre-feasibility study.

- To seek approval for the Council to proceed to the next stage of the project (Full Feasibility).

Background and discussion

As part of the City's quest to reduce its reliance on the NamPower bulk electricity supply, better management of waste in the City and the extension of the lifespan of the Kupferberg Landfill Site; the Council has committed to setting up a Waste-to-Energy Power Plant by utilising existing and future waste resources produced within the City boundary. The plant will also contribute towards reducing greenhouse gas emissions at the current Kupferberg Landfill Site.

Given the project's magnitude, the initial step was to conduct a pre-feasibility study to determine if a business case exists before a full feasibility study highlighting all scenarios can be embarked upon, which will eventually lead to the development of a Waste-to-Energy Plant as the last milestone.

The Swedish Environmental Research Institute (IVL), a global expert and industry leader in the field of waste management and Waste-to-Energy Plants, was appointed by the Municipal Council of Windhoek to carry out a pre-feasibility study.

The proposed Waste-to-Energy Plant is earmarked to be constructed near the existing industry or the Kupferberg Landfill Site, pending an Environmental Impact Assessment (EIA) Study and the full feasibility study. The Waste-to-Energy Plant also aims to supplement the Municipal Council of Windhoek's efforts towards reclaiming its position as the cleanest City in Africa through the efficient and sustainable disposal of waste.

Pre-Feasibility study findings and evaluation

Considerations and proposals

The study that the Swedish Environmental Research Institute (IVL) carried out was done in collaboration with the Solid Waste Management Division as well as the Department of Electricity to ensure that the correct and accurate information based on the status quo was being evaluated.

Based on the study and information collected, over **7 000 tons** of municipal solid waste is generated monthly in Windhoek, which is the basis of the study. Based on the historical monthly waste generated, a plant with a capacity of **250 tons per day** is being proposed. This excludes the waste that is being recycled which will eventually end up at the buy-back centers. If waste from the surrounding towns is considered, the plant capacity could be upscaled to **400 tons per day**.

A **250 tons per day** plant equates to **8.5 MW** of electricity and **17.5 MW** of heat produced, which will be the capacity of the Waste-to-Energy Plant.

Incineration technology is the preferred technology, as it allows for all types of waste to be burned without the need to sort the waste. Furthermore, a state-of-the-art air pollution control system in line with international standards as well as European Union Standards (which are currently the best in the world) will be used by the plant.

Financial evaluation

The estimated capital expenditure for the plant is **€100 million** which excludes the cost of land acquisition and infrastructure development around the Waste-to-Energy Plant. Revenue streams from the Waste-to-Energy Plant considered are electricity, waste gate fees, heat and cooling sales to private industries. The following options were considered in the financial analysis:

- **Option 1** - A Waste-to-Energy Plant selling electricity and receiving gate fees.
- **Option 2** - A Waste-to-Energy plant selling electricity, heat and receiving gate fees.

Private industries were consulted, and some showed willingness to take up the heat produced for their industrial heating or cooling needs namely the Coca-Cola Namibia Bottling Company (CCNBC), Namibia Breweries, Meatco, Feedmaster and Namib Poultry.

Initial indication therefore points to the plant being in the proximity to Windhoek's industrial area. An additional revenue stream that could be explored further during the full feasibility study, is ash from the bottom of the plant that can be used for construction as well as the ferrous metal materials recovered.

Table 1 below is the pre-feasibility of the project based on a **5 %** annual increase in the NamPower bulk electricity tariff for **Option 1**. This option shows a **22** year payback period and a Return on Investment (RoI) of **5 %**:

Table 1: Feasibility results of Option 1 at 5 % NamPower bulk tariff annual increase

Feasibility calculations		
Case 1 - Only electricity – (5 % annual bulk electricity tariff growth)		
Payback period	21.8	**Years**
Return on Investments (RoI)	5	**%**

Table 2 below is the pre-feasibility of the project based on an **8 %** annual increase of the NamPower bulk electricity tariff for **Option 1**. This option indicates a feasible payback period of **12.4** years and a healthy Return on Investment (ROI) of **8 %**:

Table 2: Feasibility results of Option 1 at 8 % NamPower bulk tariff annual increase

Feasibility calculations		
Case 1 - Only electricity – (8 % annual bulk electricity tariff growth)		
Payback period	12.4	**Years**
Return on Investments (RoI)	8	**%**

The Table 3 below is the pre-feasibility outcome of the project based on a **5 %** or **8 %** annual increase of the NamPower bulk electricity tariff for **Option 2.** Under this option, the project shows a feasible payback period and a healthy Return on Investments (RoI) as indicated in the table below:

Table 3: Feasibility results of the Heat, Gate Fee and Electricity Revenue Options at 5 % and 8 % tariff growth

	5 % annual bulk electricity increase	8 % annual bulk electricity increase
Payback period (years)	9.0	5.8
Return on Investments (RoI) I (%)	11	17

Other financing options such as grants through the Green Climate Fund (GCF) as well as through the European Union (EU) Climate Fund can be further explored in the next stages to improve the financial feasibility of the project.

Strategic implications/Significance

Based on the Strategic Plan as well as the Corporate Scorecard of the Municipal Council of Windhoek, one of the City's key strategic initiatives is the reduction of reliance on NamPower for bulk electricity supply. This is to ensure the security of supply as well as diversification of electricity supply. In addition, better waste management control is another key initiative to ensure that the Municipal Council of Windhoek reclaims its position as the cleanest City in Africa through efficient and sustainable disposal of waste.

Financial implications

Council will need to raise approximately N$4 000 000.00 to conduct the full feasibility study for the proposed Waste-to-Energy Project. However, Council is confident that an additional grant funding might be raised to help finance part of the full feasibility study.

It is expected that the proposed full feasibility study will address the following:

- Determine and outline the potential Gate Fee and the rules and regulations for managing the Gate Fee, and to keep a record of the amount of waste incinerated.

- Provide information on the extension of the lifespan of the Kupferberg Landfill Site and any other impact on the landfill because of the Waste-to-Energy Project.

- Provide detailed network integration studies outlining the technical integration of the Waste-to-Energy Plant on the Council's Electricity Grid and highlight any grid instability issues.

- Any logistical issues that may arise should the Council decide to size the Waste-to-Energy Plant to cater for waste generated in the towns surrounding Windhoek.

- The full feasibility study will also guide the Council on the funding model to finance this Waste-to-Energy Project and potential funding opportunities for the Waste-to-Energy Project.

Possible/Perceived Risks and Mitigation Matrix

There are very minimal risks at this stage in the development of the proposed Waste-To-Energy Project as Council has only embarked on the pre-feasibility study at this stage. It is anticipated that the feasibility study will guide in terms of the potential risks.

Compliance check/ Legal implications

There are currently no compliance or legal implications at this early stage of the project.

Consultation with stakeholder departments and other interested parties

Important industry stakeholders such as the Ministry of Mines and Energy, Ministry of Environment and Tourism, NamPower, Environment Investment Fund, and Private Sectors (i.e., Rent-A-Drum, Namibia Breweries, Coca-Cola Namibia Bottling Company (CCNBC) and MeatCo.) were consulted during the study period.

Conclusion

Based on the results of the pre-feasibility study as well as the financial analysis, it can be concluded that there exists a feasible business case for the proposed Waste-To-Energy Project.

Management Committee, having considered the matter,

RECOMMENDED

1 That the update on the concluded Pre-Feasibility Study on the proposed Waste-to-Energy Project, be noted.

2 That based on the Pre-Feasibility Study, it be noted that the Waste-to-Energy Plant is a viable option for the Municipal Council of Windhoek that can address the diversification of the energy supply, improve the security of electricity supply and reduce carbon emissions.

3 That the next stage of the Waste-to-Energy Plant as a full Feasibility Study, be noted.

4 That the Strategic Executive: Electricity be mandated through the Chief Executive Officer to proceed to the next stage of the project which is the full Feasibility Study.

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.6 **FNS.1 [HPH] AMENDMENT TO COUNCIL RESOLUTION 170/08/2021**
(L/631/RC)

Introduction and Background

*** Council per Resolution 170/08/2021, **attached as pages 110 - 113 to the agenda**, approved the subdivision of the Remainder of Erf 850, Rocky Crest Extension 1 into Portion A (± 190 m² in extent) and the Remainder. Paragraph 2 reads as follows:

2 *That Portions A (± 190m² in extent) of Erf 850, Rocky Crest Extension 1 be rezoned in terms of section 50(1) of the Local Authorities Act, 1992-(Act 23 of 1992) (as amended) from 'private open space' to 'residential' with a density of 1:250 m² and included into the next Amendment Scheme.*

The error was detected when the Power of Attorney to the appointed Town Planner was prepared. Rezoning is done in accordance with the Urban and Regional Planning Act, not the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

It is therefore requested that paragraph 2 be amended accordingly.

Conclusion

*** Having explained the above, approval is sought to amend paragraph 2 of Council Resolution 170/08/2021 to read accordingly. It is further proposed that the new resolution be read together with Council Resolution 184/08/2021,**attached as pages 114 – 117 to the agenda**, and that the rest of the recommendations of Council Resolution 170/08/2021 remain the same and apply '*mutatis mutandis*'.

Management Committee, having considered the matter,

RECOMMENDED

*** 1 That the discrepancy in paragraph 2 of Council Resolution 170/08/2021, **attached as pages 110 - 113 to the agenda**, be noted.

*** 2 That paragraph 2 of Council Resolution 170/08/2021, **attached as pages 110 - 113 to the agenda**, be rescinded and be replaced with the following:

2 *That Portion A (± 190 m² in extent) of the Remainder of Erf 850, Rocky Crest Extension 1 be rezoned in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) from 'private open space' to 'residential' with a density of 1:250 m².*

3 That the applicant advertises and notifies all the neighbours of the intended rezoning, subdivision, and consolidation as per the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

*** 4 That this resolution be read together with Council Resolution 170/08/2021, **attached as pages 110 - 113 to the agenda,** and that the rest of the recommendations of Council Resolution 170/08/2021 remain the same and apply '*mutatis mutandis*'.

5 That any additional cost in respect of the provision of water and sanitation will be for the account of the client.

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

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.7 **FNS.2 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 616, ACADEMIA FOR CONSOLIDATION WITH ERF 305, ACADEMIA**
(L/616/AC)

Introduction

The purpose of this item is to submit to Council the application from the owner of Erf 305, Academia, to purchase a portion of the Remainder of Erf 616, Academia for consolidation purposes.

Application

*** An application dated 7 November 2016, **attached as page 118 to the agenda,** was received from Ms Mary Shiimi, the owner of Erf 305, Academia per Deed of Transfer No. T6560/2016, **attached as pages 119 - 121 to the agenda,** for the purchase of a portion of the Remainder of Erf 616, Academia, for consolidation with Erf 305, Academia. A copy of Ms Mary Shiimi's Identity Document is **attached as page 122 to the agenda.**

The investigation was extended to include additional portions of the Remainder of Erf 616, Academia for sale to all neighbours.

*** The subdivision is depicted by Plan No: R616 AC-1, **attached as page 123 to the agenda.**

The submission involves the following:

- Subdivision of the Remainder of Erf 616, Academia into proposed Portion A (± 202 m² in extent); Portion B (± 175 m² in extent); Portion C (± 175 m² in extent); Portion D (± 175 m² in extent); Portion E (± 175 m² in extent); Portion F (± 149 m² in extent); Portion G (± 182 m² in extent); Portion I (± 182 m² in extent) and the Remainder.

- Closure of Portion A (± 202 m² in extent); Portion B (± 175 m² in extent); Portion C (± 175 m² in extent); Portion D (± 175 m² in extent); Portion E (± 175 m² in extent); Portion F (± 149 m² in extent); Portion G (± 182 m² in extent); Portion I (± 182 m² in extent) of the Remainder of Erf 616, Academia, as a 'public open space', in terms of section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

*** - Consolidation of Portions A to G and I of the Remainder of Erf 616, Academia with neighbouring Erven 305, 306, 307, 308, 309, 310, 312 and 313, Academia, respectively, as depicted per Subdivision Plan No: R616 AC-1, **attached as page 123 to the agenda.**

- Sale of Portion A (± 202 m² in extent); Portion B (± 175 m² in extent); Portion C (± 175 m² in extent); Portion D (± 175 m² in extent); Portion E (± 175 m² in extent); Portion F (± 149 m² in extent); Portion G (± 182 m² in extent); Portion I (± 182 m² in extent) to the neigbouring Erven 305, 306, 307, 308, 309, 310, 312 and 313, Academia, respectively, for consolidation purposes.

Property description and locality

Erf 305, Academia is ± 1 292 m² in extent and zoned 'residential' with a density of 1:900 m² and is situated along Descartes Street.

Erf 306, Academia is ± 950 m² in extent and zoned 'residential' with a density of 1:900 m² and is situated along Descartes Street.

Erf 307, Academia is ± 950 m² in extent and zoned 'residential' with a density of 1:900 m² and is situated along Descartes Street.

Erf 308, Academia is ± 950 m² in extent and zoned 'residential' with a density of 1:900 m² and is situated along Descartes Street.

Erf 309, Academia is ± 950 m² in extent and zoned 'residential' with a density of 1:900 m² and is situated along Descartes Street.

Erf 310, Academia is ±1 054 m² in extent and zoned 'residential' with a density of 1:900 m² and is situated along Descartes Street.

Erf 312, Academia is ± 988 m² in extent and zoned 'residential' with a density of 1:900 m² and is situated along Descartes Street.

Erf 313, Academia is ± 988 m² in extent and zoned 'residential' with a density of 1:900 m² and is situated along Descartes Street.

The Remainder of Erf 616, Academia is zoned 'public open space' is ± 51 413 m² in extend and is situated in Sartre Street.

Technical comments

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

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is in principle no objection to the application submitted. There is no existing municipal electrical infrastructure in the portion applied for: Provided:

  - That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

  - 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.

  - That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

  - That it be noted that a connection charge may be payable at the cost of the applicant and the applicant 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.

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

- **Engineering Services**

  - **Erf 305, Academia**

    No water or sewer services affected. Any further water requirements shall be for the applicant's account.

    A sewer line passes near the southern boundary of Erf 305, Academia. A 3 meter building line should be maintained near the southern boundary of the erf. Any further requirements shall be for the account of the applicant.

  - **Erven 306, 307, 308, 309, 310, 312 and 313, Academia**

    The sale of portions of the Remainder of Erf 616, Academia for consolidation with Erven 306, 307, 308, 309, 310, 312 and 313,

Academia is affected by a sewer line. The sale is supported, subject to the relocation of the sewer line outside the boundaries of the consolidated erven, at the cost of the owners/applicants, to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.

The owners/applicants have to appoint a registered professional Engineer to design the sewer line and a Contractor, to be supervised by a registered professional Engineer to construct the sewer line. The cost is for the applicant's/owner's account.

The Deed of Sale of Portions B to G and I may only be signed after the relocation of the sewer line is done to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services. Any further sewer requirements shall be for the applicants'/owners' account.

Comments from the Strategic Executive: Urban and Transport Planning

- **Urban Policy evaluation**

Erf 305, Academia is ± 1 292 m² in extent, is zoned 'residential' with a density of 1:900 m² and situated along Descartes Street. Erf 306, Academia is ± 950 m² in extent; Erf 307, Academia is ± 950 m² in extent; Erf 308, Academia is ± 950 m² in extent; Erf 309, Academia is ± 950 m² in extent, Erf 310, Academia is ± 1 054 m² in extent; Erf 312, Academia is ± 988 m² in extent and Erf 313, Academia is ± 988 m² in extent. Erven 305 to 310 and 312 and 313, Academia are zoned 'residential' with a density of 1:900 m² and are situated along Descartes Street.

The Remainder of Erf 616, Academia is zoned 'public open space' and is 51 413 m² in extend.

*** The proposed Portion A (± 202 m² in extent); Portion B (± 175 m² in extent); Portion C (± 175 m² in extent); Portion D (± 175 m² in extent); Portion E (± 175 m² in extent); Portion F (± 149 m² in extent); Portion G (± 182 m² in extent); Portion I (± 182 m² in extent) should be subdivided from the Remainder of Erf 616, Academia and consolidated with the neighbouring Erven as depicted by Plan No: R616 AC-1, **attached as page 123 to the agenda**. The costs of the town planning procedures should be for the account of the applicants/owners.

The development potential of Erven 305 to 310, 312 and 313, Academia is not enhanced by the consolidation in terms of the density being 1:900 m².

Urban Policy Division has no objection to the subdivision of Portions A to G and I of the Remainder of Erf 616, Academia for consolidation purposes with neighbouring erven: Provided:

***
- That the Remainder of Erf 616, Academia, be subdivided into Portion A (± 202 m² in extent); Portion B (± 175 m² in extent); Portion C (± 175 m² in extent); Portion D (±175 m² in extent); Portion E (± 175 m² in extent); Portion F (±149 m² in extent);

Portion G (± 182 m² in extent); Portion I (±182 m² in extent) and the Remainder as indicated on Plan No: R616 AC-1, **attached as page 123 to the agenda.**

*** • That Portions A, B, C, D, E, F, G, and I of the Remainder of Erf 616, Academia be sold to the owners of adjacent erven for consolidation with the respective erven as per Plan No: R616 AC-1, **attached as page 123 to the agenda**, subject to the following:

- That the applicant/s apply to (at own costs) for the following in accordance with section 105(3) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018)

*** • That subdivision of the Remainder of Erf 616, Academia into Portion A (± 202 m² in extent), Portion B (± 175 m² in extent), Portion C (± 175 m² in extent), Portion D (± 175 m² in extent), Portion E (± 175 m² in extent), Portion F (± 149 m² in extent), Portion G (± 182 m² in extent), Portion I (± 182 m² in extent) and the Remainder as per Plan No: R616 AC-1, **attached as page 123 to the agenda**; and

*** • That consolidation of Portion A (± 202 m² in extent), Portion B (± 175 m² in extent), Portion C (± 175 m² in extent), Portion D (± 175 m² in extent), Portion E (± 175 m² in extent), Portion F (± 149 m² in extent), Portion G (± 182 m² in extent) and Portion I (± 182 m² in extent) of the Remainder of Erf 616, Academia with adjacent erven accordingly as depicted per Plan No: R616 AC-1, **attached as page 123 to the agenda.**

• That the applicant note that after subdivision and consolidation application is submitted to the Municipal Council of Windhoek, the applicant will be required to consult with the adjacent neighbours in accordance with section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Municipal Council of Windhoek's Public Consultation Policy of the Proposed Development regarding the aforesaid subdivision and consolidation. The applicant will further be required to furnish the Municipal Council of Windhoek with proof of neighbours' consultation.

• That the Strategic Executive: Urban and Transport Planning be delegated to recommend or not to recommend the aforesaid contemplated town planning applications (subdivision and consolidation applications) to the Urban and Regional Planning Board in accordance with section 109 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

*** • That the applicants obtain the Municipal Council's support and the Minister of Urban and Rural Development's approval for the subdivision of the Remainder of Erf 616, Academia into the respective Portions A, B, C, D, E, F, G, and I as per Plan No: R616 AC-1, **attached as page 123 to the agenda,** in accordance with the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

***

- That the Municipal Council grants approval for the permanent closure of the proposed Portions A, B, C, D, E, F, G, and I of the Remainder of Erf 616, Academia as per Plan No.: R616 AC-1, **attached as page 123 to the agenda** as 'public open space' in accordance with the provisions of section 50 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) subject to the following conditions:

  - That, prior to the formal closure, the Municipal Council of Windhoek prepares the closure notices for the applicant.

  - That, prior to the formal closure, the applicant advertises the intended permanent closure of Portions A, B, C, D, E, F, G, and I of the Remainder of Erf 616, Academia in the Government Gazette and in at least two newspapers circulating within the local authority area, in accordance with the provisions of section 50(3)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), send out letters to affected and interested persons (including neighbours) and place notice of the intended closure on the site.

  - That the applicant note that the public and neighbours' consultation for the intended closure of the portion of the public open space can take place concurrently with the neighbours' consultation process of the subdivision and consolidation application(s).

- That the City prepares the closure notice and that the owners/applicants of Erven 305, 306, 307, 308, 309, 310, 312 and 313, Academia be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours and that proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a sales agreement is signed.

- That upon consolidation that Portions A, B, C, D, E, F, G, and I of the Remainder of Erf 616, Academia assume the same zoning and density as the adjacent Erven 305, 306, 307, 308, 309, 310, 312 and 313, Academia in terms of clause 5(3) of the Windhoek Town Planning Scheme.

- That the existing conditions registered against Portion A to G and I of the Remainder of Erf 616, Academia be replaced by the standard conditions of the title including a minimum building value, as per the provisions of the Windhoek Town Planning Scheme, to be registered against the consolidated erven.

- That the applicants/owners of adjacent Erven be responsible for the town planning and cadastral procedures, i.e., subdivision of the portions of the Remainder of Erf 616, Academia, consolidation of the portions with the adjacent erven, survey, and registration of the new consolidated erf, and all the costs involved.

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

There are no objections to the subdivision of the Remainder of Erf 616, Academia into Portions A to G and I and the Remainder and consolidation of Portions A to G and I with neighbouring erven, on condition that:

- Road and Stormwater Design supports the application due to a close stormwater course.

- Adherence to the Open Space Policy.

- Development potential is not enhanced by the consolidation; therefore, Urban Arterial Account (UAA) is not applicable.

- **Stormwater**

A stormwater investigation was done, and the following were noted:

Erf 305, Academia

- That Erf 305, Academia has a downward slope from the northeast into a south westerly direction.

- That the proposed Portion A of the Remainder of Erf 616, Academia has a downward slope from the northeast into a south westerly direction.

- That there is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 9.0 to 13.0 meters away and parallel to the southwestern boundary of Erf 305, Academia.

- That there is however a platform along the northeastern embankment of the stormwater course, situated between the southwestern boundary of Erf 305, Academia and the stormwater course, ranging between 8.0 to 12.0 meters wide, that provides some protection against the stormwater course.

This division supports the sale Portion A of the Remainder of Erf 616, Academia to be consolidated with Erf 305, Academia: Provided:

- That the proposed Portion A of the Remainder of Erf 616, Academia be not more than 7.0 meters wide, resulting in an area of ± 202 m^2 in extent.

- That the applicant/owner of Erf 305, Academia appoints a registered professional Engineer at own cost and risk, to determine if the southwestern boundary of the proposed Portion A of the Remainder of Erf 616, Academia requires protection against any potential flood damage.

- That the applicant/owner of Erf 305, Academia submits detailed Engineering drawings on how the proposed Portion A of the Remainder of Erf 616, Academia is to be protected against any potential flood levels.

Erf 306, Academia

- Erf 306, Academia has a downward slope from the northeast into a south westerly direction.

- The proposed Portion B of the Remainder of Erf 616, Academia has a downward slope from the northeast into a south westerly direction.

- There is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 9.0 meters away and parallel to the southwestern boundary of Erf 306, Academia.

- There is however a platform along the northeastern embankment of the stormwater course, situated between the southwestern boundary of Erf 306, Academia and the stormwater course, approximately 8.0 meters wide, that provides some protection against the stormwater course.

This division supports the sale of Portion B of the Remainder of Erf 616, Academia to be consolidated with Erf 306, Academia: Provided:

- That the proposed Portion B of the Remainder of Erf 616, Academia be not more than 7.0 meters wide, resulting in an area of ± 175 m² in extent.

- That the applicant appoints a registered professional engineer at the own cost and risk, to determine if the southwestern boundary of the proposed Portion B of the Remainder of Erf 616, Academia requires protection against any potential flood damage.

- That the owner submits detailed Engineering drawings on how the proposed Portion B of the Remainder of Erf 616, Academia is to be protected against any potential flood levels.

Erf 307, Academia

- Erf 307, Academia has a downward slope from the northeast into a south westerly direction.

- The proposed Portion C of the Remainder of Erf 616, Academia has a downward slope from the northeast into a south westerly direction.

- There is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 9.0 to 13.0 meters away and parallel to the southwestern boundary of Erf 307, Academia.

- There is however a platform along the northeastern embankment of the stormwater course, situated between the southwestern boundary of Erf 307, Academia and the stormwater course, approximately 8.0 to 12.0 meters wide, that provides some protection against the stormwater course.

This division therefore supports the sale of Portion C of the Remainder of Erf 616, Academia to be consolidated with Erf 307, Academia: Provided:

- That the proposed Portion C of the Remainder of Erf 616, Academia be not more than 7.0 meters wide, resulting in an area of ± 175 m² in extent.

- That the applicant appoints a registered professional Engineer at his/her own cost and risk, to determine if the southwestern boundary of the proposed Portion C of the Remainder of Erf 616, Academia requires protection against any potential flood damage.

- That the owner submits detailed Engineering drawings on how the proposed Portion C of the Remainder of Erf 616, Academia is to be protected against any potential flood levels.

Erf 308, Academia

- Erf 308, Academia has a downward slope from the northeast into a south westerly direction.

- The proposed Portion D of the Remainder of Erf 616, Academia has a downward slope from the northeast into a south westerly direction.

- There is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 13.0 meters away and parallel to the southwestern boundary of Erf 308, Academia.

This division supports the sale of a portion of the Remainder of Erf 616, Academia to be consolidated with Erf 308, Academia: Provided:

- That the proposed Portion D of the Remainder of Erf 616, Academia be not more than 8.0 meters wide, resulting in an area of ± 175 m² in extent.

- That the applicant appoints a registered professional Engineer at his/her own cost and risk, to determine if the southwestern boundary of the proposed Portion D of the Remainder of Erf 616, Academia requires protection against any potential flood damage.

- That the owner/applicant submits detailed Engineering drawings on how the proposed Portion D of the Remainder of Erf 616, Academia is to be protected against any potential flood levels.

Erf 309, Academia

- Erf 309, Academia has a downward slope from the northeast into a south westerly direction.

- The proposed Portion E of the Remainder of Erf 616, Academia has a downward slope from the northeast into a south westerly direction.

- There is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 13.0 meters away and parallel to the southwestern boundary of Erf 309, Academia.

This division supports the sale Portion E of the Remainder of Erf 616, Academia to be consolidated with Erf 309, Academia: Provided:

- That the proposed Portion E of the Remainder of Erf 616, Academia be not more than 8.0 meters wide, resulting in an area of ± 175 m² in extent.

- That the owner appoints a registered professional engineer at his/her own cost and risk, to determine if the southwestern boundary of the proposed Portion E of Erf R/616 requires to be protected against any potential flood damage.

- That the owner/applicant submits detailed Engineering drawings on how the proposed Portion E of the Remainder of Erf 616, Academia is to be protected against any potential flood levels.

Erf 310, Academia

- Erf 310, Academia has a downward slope from the northeast into a south westerly direction.

- The proposed Portion F of the Remainder of Erf 616, Academia has a downward slope from the northeast into a south westerly direction.

- There is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 15.0 meters away and parallel to the southwestern boundary of Erf 310, Academia.

This division has no objection to the proposed sale of Portion F (± 149 m² in extent) of the Remainder of Erf 616, Academia to be consolidated with Erf 310, Academia: Provided:

- That the owner/applicant appoints a registered professional Engineer at own cost and risk, to determine if the southwestern boundary of the proposed Portion F of the Remainder of Erf 616, Academia requires protection against any potential flood damage.

- That the owner/applicant submits detailed Engineering drawings on how the proposed Portion F of the Remainder of Erf 616, Academia is to be protected against any potential flood levels.

Erf 312, Academia

- Erf 312, Academia has a downward slope from the east into a westerly direction.

- The proposed Portion G of the Remainder of Erf 616, Academia has a downward slope from the east into a westerly direction.

- There is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 15.0 to 20.0 meters away and parallel to the southwestern boundary of Erf 312, Academia.

This division has no objection to the proposed sale of Portion G (± 182 m² in extent) of the Remainder of Erf 616, Academia to be consolidated with Erf 312, Academia.

Erf 313, Academia

- Erf 313, Academia has a downward slope from the northeast into a south westerly direction.

- The proposed Portion I of the Remainder of Erf 616, Academia has a downward slope from the northeast into a south westerly direction.

- There is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 20.0 to 35.0 meters away and parallel to the southwestern boundary of Erf 313, Academia.

This division has no objection to the proposed sale of Portion I (± 182 m² in extent) of the Remainder of Erf 616, Academia to be consolidated with Erf 313, Academia.

The following standard stormwater conditions apply for the subdivision of the Remainder of Erf 616, Academia into Portions A to G and I and the Remainder.

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

Comments from the Strategic Executive: Economic Development and Environment

- **Environmental Management**

No objection to the sale as per policy. It should however be noted that the Remainder of Erf 616, Academia is zoned 'public open space'. The applicant should therefore obtain Environmental Clearance from the Health and Environmental Services Division of the City once the application has been approved by Council.

- **Parks**

There is no objected to the proposed application.

Comments from the Strategic Executive: Housing and Property Management

- **Valuation**

*** Portion A of the Remainder of Erf 616, Academia, is ± 202 m² in extent and after consolidation with Erf 305, Academia, the size of the newly consolidated erf will be ± 1 494 m² in extent. The development potential is not enhanced in terms of the density being 1:900 m². Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$130 700.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda**. The Valuation Certificate dated 5 August 2024 is **attached as page 125 to the agenda.**

*** Portion B of the Remainder of Erf 616, Academia, is ± 175 m² in extent and after consolidation with Erf 306, Academia, the size of the newly consolidated erf will be ± 1 125 m² in extent. The development potential is not enhanced in terms of the density being 1:900 m². Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$113 250.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda**. The Valuation Certificate dated 5 August 2024 is **attached as page 126 to the agenda.**

*** Portion C of the Remainder of Erf 616, Academia, is ± 175 m² in extent and after consolidation with Erf 307, Academia, the size of the newly consolidated erf will be ±1 125 m² in extent. The development potential is not enhanced in terms of the density being 1:900 m². Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$113 250.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda**. The Valuation Certificate dated 5 August 2024 is **attached as page 127 to the agenda.**

*** Portion D of the Remainder of Erf 616, Academia, is ± 175 m² in extent and after consolidation with Erf 308, Academia, the size of the newly consolidated erf will be ± 1 125 m² in extent. The development potential is not enhanced in terms of the density being 1:900 m². Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$113 250.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda**. The Valuation Certificate dated 5 August 2024 is **attached as pages 128 to the agenda.**

*** Portion E of the Remainder of Erf 616, Academia, is ± 175 m² in extent and after consolidation with Erf 309, Academia, the size of the newly consolidated erf will be ± 1 125 m² in extent. The development potential is not enhanced in terms of the density being 1:900 m². Hence, the value payable is 50 % of N$1 294.00/m²/m², being N$647.00/m² or N$113 250.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda**. The Valuation Certificate dated 5 August 2024 is **attached as pages 129 to the agenda.**

*** Portion F of the Remainder of Erf 616, Academia, is ± 149 m² in extent and after consolidation with Erf 310, Academia, the size of the newly consolidated erf will be ± 1 203 m² in extent. The development potential is not enhanced in terms of the density being 1:900 m². Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$96 500.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda**. The Valuation Certificate dated 5 August 2024 is **attached as page 130 to the agenda.**

*** Portion G of the Remainder of Erf 616, Academia, is ± 182 m² in extent and after consolidation with Erf 312, Academia, the size of the newly consolidated erf will be ± 1 170 m² in extent. The development potential is not enhanced in terms of the density being 1:900. Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$117 750.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda**. The Valuation Certificate dated 5 August 2024 is **attached as page 131 to the agenda.**

*** Portion I of the Remainder of Erf 616, Academia, is ± 182 m² in extent and after consolidation with Erf 313, Academia, the size of the newly consolidated erf will be ± 1 170 m² in extent. The development potential is not enhanced in terms of the density being 1:900 ². Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$117 750.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda**. The Valuation Certificate dated 5 August 2024 is **attached as page 132 to the agenda.**

Should the owners of Erven 305, 306, 307, 308, 309, 310, 312 and 313, Academia wishes to take occupation of Portions A to G and I of the Remainder of Erf 616, Academia prior to the conclusion of the sale, it could be leased to the applicant once the preliminary diagrams are available, pending the finalising of the sale. The rental was calculated at 10 % of the purchase price divided by twelve (12) and should be further subjected to the annual escalations in line with the Namibia Inflation Rate and is as follows:

Portion	Amount (N$)
Portion A	1 089.17
Portion B	943.75
Portion C	943.75
Portion D	943.75
Portion E	943.75
Portion F	804.17
Portion G	981.25
Portion I	981.25

*** All funds generated from the sale of the subdivision of public open spaces are to be used for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc., in line with the provisions of Council Resolution 183/08/2021, **attached as pages 133 - 135 to the agenda.**

Property Management

Portion A to G and I of the Remainder of Erf 616, Academia has no access, but through the neighbouring residential erven. The additional portions are too small to constitute individual erven. The sale of the additional portions for consolidation with neighbouring erven are in line with the Public Open Space Policy as contained in Council Resolution 251/07/2001, **attached as pages 136 – 139 to the agenda.**

Neighbours' consent

The owner of Erf 306, Academia objected to the application. This matter is already discussed in detail under **Heading 3: 'Objection to the application'.**

Objection to the application

*** Consent from the owner of Erf 306, Academia is required, being the immediate neighbour to Erf 305, Academia. The owner of Erf 306, Academia, in a letter dated 16 July 2020, **attached as pages 140 - 141 to the agenda,** objected to the sale of an additional portion of the Remainder of Erf 616, Academia for consolidation with Erf 305, Academia for the following reasons:

- The extension of the boundary and the erection of a wall will pose a safety risk to Erf 306, Academia.
- No light or camera will prevent unauthorised entry into Erf 306, Academia.
- The proximity of the wall to the river will create a barrier that could be dangerous during unpredicted floods.
- Neighbourhood watch will be unable to patrol the river behind Erf 306, Academia as there will be no space for them to drive through.

It is stated that the consolidation of the additional portion with Erf 305, Academia will create a corner with Erf 306, Academia that might compromise their safety.

*** Property Management Division engaged the owner of Erf 306, Academia in an email communication dated 30 January 2023, **attached as pages 142 - 143 to the agenda**. The purpose of the email communication was an attempt to inform the objector that should they also buy a portion of the Remainder of Erf 616, Academia it could address their concerns and bring the boundaries of both neighboring properties in line.

Furthermore, the email communication provided the subdivision map and the conditions for relocation of the sewer line as well as the stormwater conditions that are applicable to the sale of the subject portions.

*** In an email communication dated 8 March 2023, **attached as pages 144 - 146 to the agenda**, Ms Kunert informed that the Municipal Council of Windhoek that the objection remains. The response was communicated to the applicant (owner of Erf 305, Academia) who, in an email communication dated 8 March 2023, **attached as pages 144 - 146 to agenda**, opined that there is no basis for withholding of the consent. The applicant thus indicated that given the above, such remain for Council to decide on the matter.

*** The application is policy based as the Remainder of Erf 616, Academia is zoned 'public open space', thus the Public Open Spaces Policy as contained in Council Resolution 251/07/2001, **attached as pages 136 - 139 to the agenda** applies. All departmental comments are in support of the application. The item is therefore submitted for Council's deliberation and consideration in this regard.

Site visit

*** A site visit was conducted on 30 July 2024. No illegal activities were observed as per the pictures **attached as pages 147 - 150 to the agenda,** depicting the site.

Conclusion

Having presented the above comments, the item is herewith submitted for Council's deliberation and consideration.

Management Committee, having considered the application

RECOMMENDED

*** 1 That the Remainder of Erf 616, Academia, be subdivided into Portion A (± 202 m² in extent); Portion B (± 175 m² in extent); Portion C (± 175 m² in extent); Portion D (± 175 m² in extent); Portion E (± 175 m² in extent); Portion F (± 149 m² in extent); Portion G (± 182 m² in extent); Portion I (± 182 m² in extent) and the Remainder as indicated on Plan R616 AC-1, **attached as page 123 to the agenda.**

*** 2 That Portions A, B, C, D, E, F, G, and I of the Remainder of Erf 616, Academia be sold to the owners of adjacent erven for consolidation with the respective erven as per Plan R616 AC-1, **attached as page 123 to the agenda**, subject to the following:

2.1 That the applicant(s) apply to (at own costs) for the following in accordance with section 105(3) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018):

*** 2.1.1 Subdivision of the Remainder of Erf 616, Academia into Portion A (± 202 m² in extent), Portion B (± 175 m² in extent), Portion C (± 175 m² in extent), Portion D (± 175 m² in extent), Portion E (± 175 m² in extent), Portion F (± 149 m² in extent), Portion G (± 182 m² in extent), Portion I (± 182 m² in extent) and the Remainder as per Plan R616 AC-1, **attached as page 123 to the agenda**; and

*** 2.1.2 Consolidation of Portion A (± 202 m² in extent), Portion B (± 175 m² in extent), Portion C (± 175 m² in extent), Portion D (± 175 m² in extent), Portion E (± 175 m² in extent), Portion F (± 149 m² in extent), Portion G (± 182 m² in extent) and Portion I (± 182 m² in extent) of the Remainder of Erf 616, Academia with adjacent erven accordingly as depicted per Plan R616 AC-1, **attached as page 123 to the agenda.**

2.2 That the applicant note that after subdivision and consolidation application is submitted to the Municipal Council of Windhoek, the applicant will be required to consult with the adjacent neighbours in accordance with section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Municipal Council of Windhoek's Public Consultation Policy of the Proposed Development regarding the aforesaid subdivision and consolidation. The applicant will further be required to furnish the Municipal Council of Windhoek with proof of neighbours' consultation.

2.3 That the Strategic Executive: Urban and Transport Planning be delegated to recommend or not to recommend the aforesaid contemplated town planning applications (subdivision and consolidation applications) to the Urban and Regional Planning Board in accordance with section 109 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2.4 That the applicants obtain the Municipal Council of Windhoek's support and the Minister of Urban and Rural Development's approval for the subdivision of the Remainder of Erf 616, Academia into the respective Portions A, B, C, D, E, F, G, and I as per Plan R616 AC-1, attached as page 170 to the agenda, in accordance with the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2.5 That the Municipal Council of Windhoek grant approval for the permanent closure of the proposed Portions A, B, C, D, E, F, G, and I of the Remainder of Erf 616, Academia as per Plan R616 AC-1, attached as page 170 to the agenda as 'public open space' in accordance with the provisions of section 50 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) subject to the following conditions:

2.5.1 That prior to the formal closure, the Municipal Council of Windhoek prepare the closure notices for the applicant.

2.5.2 That prior to the formal closure, the applicant advertises the intended permanent closure of Portions A, B, C, D, E, F, G, and I of the Remainder of Erf 616, Academia in the Government Gazette and in at least two (2) newspapers circulating within the local authority area, in accordance with the provisions of section 50(3)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), send out letters to affected and interested persons (including neighbours) and place notice of the intended closure on-site.

2.6 That the applicant note that the public and neighbours' consultation for the intended closure of the portion of the public open space can take place concurrently with the neighbours' consultation process of the subdivision and consolidation application(s).

2.7 That the City prepare the closure notice and that the owners/applicants of Erven 305, 306, 307, 308, 309, 310, 312 and 313, Academia be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours and that proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a Sales Agreement is signed.

2.8 That upon consolidation that Portions A, B, C, D, E, F, G, and I of the Remainder of Erf 616, Academia assume the same zoning and density as the adjacent Erven 305, 306, 307, 308, 309, 310, 312 and 313, Academia in terms of clause 5(3) of the Windhoek Town Planning Scheme.

2.9 That the existing conditions registered against Portion A to G and I of the Remainder of Erf 616, Academia be replaced by the standard conditions of the title including a minimum building value, as per the provisions of the Windhoek Town Planning Scheme, to be registered against the consolidated erven.

2.10 That the applicants/owners of adjacent Erven be responsible for the town planning and cadastral procedures, i.e., subdivision of the portions of the Remainder of Erf 616, Academia, consolidation of the portions with the adjacent erven, survey, and registration of the new consolidated erf, and all the costs involved.

3 That subject to the successful closure and implementation of all town planning and cadastral procedures and obtaining of Environmental Management Clearance Certificates:

*** 3.1 Portion A of the Remainder of Erf 616, Academia, is ± 202 m² in extent and after consolidation with Erf 305, Academia, the size of the newly consolidated erf will be ± 1 494 m² in extent. The development potential is not enhanced in terms of the density being 1:900 m². Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$130 700.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda.** The Valuation Certificate dated 5 August 2024 is **attached as page 125 to the agenda.**

*** 3.2 Portion B of the Remainder of Erf 616, Academia, is ± 175 m² in extent and after consolidation with Erf 306, Academia, the size of the newly consolidated erf will be ± 1 125 m² in extent. The development potential is not enhanced in terms of the density being 1:900. Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$113 250.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda.** The Valuation Certificate dated 5 August 2024 is **attached as page 126 to the agenda.**

3.3 Portion C of the Remainder of Erf 616, Academia, is ± 175 m² in extent and after consolidation with Erf 307, Academia, the size of the newly consolidated erf will be ± 1 125 m² in extent. The development potential is not enhanced in terms of the density being 1:900. Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$113 250.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda.** The Valuation Certificate dated 5 August 2024 is **attached as page 127 to the agenda.**

*** 3.4 Portion D of the Remainder of Erf 616, Academia, is ± 175 m² in extent and after consolidation with Erf 308, Academia, the size of the newly consolidated erf will be ± 1 125 m² in extent. The development potential is not enhanced in terms of the density being 1:900. Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$113 250.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda.** The Valuation Certificate dated 5 August 2024 is **attached as page 128 to the agenda.**

*** 3.5 Portion E of the Remainder of Erf 616, Academia, is ± 175 m² in extent and after consolidation with Erf 309, Academia, the size of the newly consolidated erf will be ± 1 125 m² in extent. The development potential is not enhanced in terms of the density being 1:900. Hence, the value payable is 50 % of N$1 294.00/m², being N$6647.00/m² or N$113 250.00 in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda.** The Valuation Certificate dated 5 August 2024 is **attached as page 129 to the agenda.**

*** 3.6 Portion F of the Remainder of Erf 616, Academia, is ± 149 m² in extent and after consolidation with Erf 310, Academia, the size of the newly consolidated erf will be ± 1 203 m² in extent. The development potential is not enhanced in terms of the density being 1:900. Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$96 500.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda.** The Valuation Certificate dated 5 August 2024 is **attached as page 130 to the agenda.**

*** 3.7 Portion G of the Remainder of Erf 616, Academia, is ± 182 m² in extent and after consolidation with Erf 312, Academia, the size of the newly consolidated erf will be ± 1 170 m² in extent. The development potential is not enhanced in terms of the density being 1:900 m². Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$117 750.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda.** The Valuation Certificate dated 5 August 2024 is **attached as page 131 to the agenda.**

*** 3.8 Portion I of the Remainder of Erf 616, Academia, is ± 182 m² in extent and after consolidation with Erf 313, Academia, the size of the newly consolidated erf will be ±1 170 m² in extent. The development potential is not enhanced in terms of the density being 1:900 m². Hence, the value payable is 50 % of N$1 294.00/m², being N$647.00/m² or N$117 750.00 (rounded off) in total as per Council Resolution 276/08/2004, **attached as page 124 to the agenda**. The valuation certificate dated 5 August 2024 is **attached as page 132 to the agenda.**

3.9 That should the owners of Erven 305, 306, 307, 308, 309, 310, 312 and 313, Academia wish to take occupation of Portions A to G and I of the Remainder of Erf 616, Academia, respectively, prior to the sale, that same be leased to the applicants/owners once the preliminary diagrams are available, pending the sale, at a monthly rental of 10 % of the purchase price divided by twelve (12), further subject to annual escalation in line with the Namibia Inflation Rate, at the monthly rental as follows:

Portion	Amount (N$)
Portion A	1 089.17
Portion B	943.75
Portion C	943.75
Portion D	943.75
Portion E	943.75
Portion F	804.17
Portion G	981.25
Portion I	981.25

3.10 All funds generated from the sale of the subdivision of public open spaces are to be used for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc., in line with the provisions of Council Resolution 183/08/2021, **attached as pages 133 - 135 to the agenda**.

4 That the sale of Portions A to G and I of the Remainder of Erf 616, Academia be subject to the following conditions:

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

4.1.1 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.

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

4.2 That all stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

4.3 That the owners of **Erven 305, 306, 307, 308, 309 and 310, Academia** appoint a registered professional Engineer, at own cost, to determine whether the Proposed Portions A to F of the Remainder of Erf 616, Academia require protection against any potential flood damage.

4.4 That detailed engineering drawings on how the proposed Portions A to F of the Remainder of Erf 616, Academia is to be protected against any potential flood damage be submitted for approval simultaneously with the building plans and be to the satisfaction of the Strategic Executive: Urban and Transport Planning.

4.5 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

4.6 That no building plans be approved until the stormwater conditions are met.

5 That the following be noted:

5.1 That only one (1) electrical service connection will be allowed from the municipal network to the consolidated erf.

5.2 That one (1) additional electrical meter can be applied for an approved flat, should it be required.

5.3 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.

6 That the owners of Erf 305, Academia note:

6.1 That a sewer line is passing near the southern boundary of Erf 305, Academia and a 3 metre building line should be maintained near the southern boundary of the erf.

6.1.1 That any further requirements be for the applicant's account.

6.2 That the owners of Erven 306, 307, 308, 309, 310, 312 and 313, Academia note:

6.2.1 That the sale of portions of the Remainder of Erf 616, Academia for consolidation with Erven 306, 307, 308, 309, 310, 312 and 313, Academia accordingly is affected by a sewer line.

6.2.2 That the sale is supported, subject to the relocation of the sewer line outside the boundaries of the consolidated erven, at the cost of the owners/applicants, subject to approval of the Strategic Executive: Infrastructure, Water and Technical Services.

6.2.3 That the owners/applicants have to appoint a registered professional Engineer to design the sewer line and a contractor, to be supervised by a registered professional Engineer to construct the sewer line.

6.2.4 That the cost is for the applicants'/owners' account.

6.2.5 That the Deed of Sale of Portions B to G and I may only be signed after the relocation of the sewer line is done to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services. Any further sewer requirements shall be for the applicants'/owners' account.

7 That the applicants/owners of Erven 305, 306, 307, 308, 309 310, 312 and 313, Academia:

7.1 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) not later than six (6) months from the date of this Council Resolution that the proposed subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

7.2 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within sixty (60) days after the issuing of the Subdivision and Consolidation Certificate that a Surveyor has been appointed.

7.3 Submit draft erf diagrams to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

7.4 Sign the Deed of Sale not later than ninety (90) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) and pay the purchase price.

8 That should the applicants/owners of Erven 305, 306, 307, 308, 309 and 310, Academia fails to comply with any of the conditions stipulated in this Council Resolution, or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, that the allocation of Portions A, B, C, D, E, F, G and I of the Remainder of Erf 616, Academia to the neighbouring erf owners beyond the eighteen (18) months be subject to the price escalation to be determined by the Strategic Executive: Housing, Property Management and Human Settlement.

9 That the sale/lease of Portions A, B, C, D, E, F G and I of the Remainder Erf 616, Academia be advertised for objections in terms of section 63(2)(a)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

10 That the sale/lease of Portions A, B, C, D, E, F, G and I of the Remainder of Erf 616, Academia is subject to Ministerial approval being obtained in terms of section 30(1)(t)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

11 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

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

Financial implications

Service rendered	Funds required (N$)	Funds available
Advertisement cost	4 000.00	Item 4000/20/1/10/0025

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.8 FNS.3 [HPH] APPLICATION TO PURCHASE A PORTION OF ERF 5135, KHOMASDAL EXTENSION 14 FOR CONSOLIDATION WITH ERF 6380, KHOMASDAL EXTENSION 14
(L/5135/KD) (L/6380/KD)

Introduction

The purpose of this submission is to submit the application from the owners of Erf 6380, Khomasdal Extension 14, Mr Daniel E Kodi and Ms Anna J Kodi, to purchase a portion of Erf 5135, Khomasdal Extension 14 for consolidation with Erf 6380, Khomasdal Extension 14 and to seek Council's approval thereof.

Application

*** An application dated 19 August 2019, **attached as page 151 to the agenda**, was received from Mr and Ms Kodi, the owners of Erf 6380, Khomasdal Extension 14 to purchase a portion of Erf 5135, Khomasdal Extension 14 for consolidation with Erf 6380, Khomasdal Extension 14. Mr and Ms Kodi are Namibian Citizens as evidenced by their Identity Documents, **attached as pages 152 - 153 to the agenda**. Mr and Ms Kodi are the owners of Erf 6380, Khomasdal Extension 14 as per the Title Deed, T8635/2006, **attached as pages 154 – 156 to the agenda**.

*** It is worth noting that this application is in line with Council Resolution 251/07/2001, **attached as pages 136 - 139 to the agenda,** which involve the following:

- Subdivision of Erf 5135, Khomasdal Extension 14 into Portion A (± 267 in extent) and the Remainder;
- Closure of Portion A (± 267 m² in extent) as a 'public open space' in accordance with section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended);
- Consolidation of Portion A (± 267 m² in extent) with Erf 6380, Khomasdal Extension 14; and
- The sale of Portion A (± 267 m² in extent) to Mr and Ms Kodi the owners of Erf 6380, Khomasdal Extension 14 for consolidation purposes.

Property descriptions and locality

Erf 5135, Khomasdal Extension 14 is zoned 'public open space' and measures ± 21 492 m² in extent, and is situated in Madawas Street.

Erf 6380, Khomasdal Extension 14 is zoned 'residential' and measures ± 337 m² in extent, with a density of 1:250 m² and is situated in Madawas Street.

*** The locality map depicting the erven is **attached as page 157 to the agenda.**

Technical comments

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

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is in principle no objection to the application submitted to purchase a portion of Erf 5135, Khomasdal Extension 14, for consolidation with Erf 6380, Khomasdal Extension 14: Provided:

  - That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- 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.

- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

- That it be noted that a connection charge may be payable at the cost of the applicant and the applicant 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.

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

- **Bulk Water and Waste Water**

  No water services are affected for the applied 10 metre portion of Erf 5135, Khomasdal Extension 14. Any additional water requirements shall be for the applicant's account.

- **Engineering Services**

  The Division comments that two (2) municipal sewer lines pass through the eastern and western areas of the applied portion of Erf 5135, Khomasdal Extension 14. The application can only be approved on condition that the two (2) sewer lines are relocated outside the boundaries of the applied portion. To facilitate the consolidation, the applicant is required to appoint a registered professional Engineer to do the designs for the relocation of the two (2) sewer lines. A complete design should be submitted by the appointed Engineer to the Department of Infrastructure, Water and Technical Services, Engineering Services Division for approval before any work may start. After approval of the sewer line designs, the applicant should appoint a Contractor to do the relocation of the two (2) sewer lines. The supervision of the construction work should be done by a registered professional Engineer. All costs involved due to the relocation of the two (2) sewer lines will be for the applicant's account. The Deed of Sale may only be signed after the relocation of the two (2) sewer lines are done to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical services, and after the new sewer lines are taken over by Council. No building plans shall be approved before the relocation of the two (2) sewer lines are

completed. Any further sewer requirements shall be for the applicant's account.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  No objection for the sale of a 10 metre portion as per the Public Open Space Policy. It should, however, be noted that Erf 5135, Khomasdal Extension 14 is zoned 'public open space'. The rezoning of a Public Open Space to any other land use is a listed activity in the Environmental Management Act. The applicant should therefore obtain Environmental Clearance from the Health and Environmental Services Division of the Municipal Council of Windhoek once the application has been approved by Council.

- **Health Services**

  There are no objections to the purchase of a portion of Erf 5135, Khomasdal Extension 14 for consolidation with Erf 6380, Khomasdal Extension 14, provided that the applicant complies with the Municipal Health Regulations as applicable.

- **Parks**

  There is no objection to the application to consolidate a 10 metre portion as per the Public Open Space Policy.

Comments from the Strategic Executive: Urban and Transport Planning

- **Urban Planning**

  Erf 5135, Khomasdal Extension 14 is zoned 'public open space' and is ±21 492m² in extent. Erf 6380, Khomasdal Extension 14 is zoned 'residential' with a density of 1:250 m² and is ± 337 m² in extent. The proposed portion is ± 267 m² in extent and should be subdivided from Erf 5135, Khomasdal Extension 14. The proposed portion should be consolidated with Erf 6380, Khomasdal Extension 14 and the consolidated erf will be ± 604 m² in extent.

  This is no objection to the subdivision of a 10 metre portion of Erf 5135, Khomasdal Extension 14 for consolidation purposes with Erf 6380, Khomasdal Extension 14 subject to the comments of the Strategic Executive: Infrastructure, Water and Technical Services: Provided:

  - The use of the land and building(s) comply with the provisions of the Windhoek Town Planning Scheme.

- That Erf 5135, Khomasdal Extension 14 be subdivided into proposed Portion A (± 267 m²) and the Remainder as indicated on the attached subdivision Plan No. KD 6380-1 date stamped 27 January 2021, by the applicant. The same plan must be submitted to the Ministry of Urban and Rural Development.

- That the proposed Portion A be closed as 'public open space' in line with section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

- That the City provide an example of a closure notice for the applicant.

- That the applicant advertises the intended closure as per section 50(3) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) and follow all other requirements as per section 50(3) such as neighbour notifications and others.

- That the proposed Portion A be consolidated with Erf 6380, Khomasdal Extension 14 into Consolidated Erf X.

- That the applicant be responsible for all the cadastral town planning applications to the Ministry of Urban and Rural Development.

- The applicant submits copies of the approved erf diagrams to the Strategic Executive: Urban and Transport upon approval of the subdivision and consolidation;

- That in terms of clause 5(3) of the Windhoek Town Planning Scheme, the subdivided portion will assume the same zoning of Erf 6380, Khomasdal Extension 14 upon consolidation.

- That the current conditions registered against Portion A of Erf 5135, Khomasdal Extension 14 be replaced with the usual short standard conditions of the Municipal Council of Windhoek, including a minimum building value as stipulated in clause 39 of the Windhoek Town Planning Scheme.

- That the any existing and future buildings comply with any building regulation in regard with safety distances from boundaries.

- **Sustainable Development**

- Erf 5135, Khomasdal Extension 14 is zoned 'public open space' in terms of Windhoek Town Planning Scheme, 'public open spaces' are reserved for amongst other functional areas for 'green spaces' within the built environment. This is in compliance to design guidelines as well as Township Board requirements to provide for functional open spaces, hence the reservation of Erf 5135, Khomasdal Extension 14.

- The City equally makes provision for the acquisition of 10 metre under section 9 of the Public Open Space Policy which deals with the distribution and future usage of the public open space in Windhoek.

- Furthermore, the Management Committee resolved on 17 August 2017, to review and amend the policy for it to proactively respond towards solutions dealing with availability of serviced land for housing purposes.

- The above stated enables reconsideration of erven zoned 'public open space' for housing purposes provided it is technically suited.

- **Proposal/Recommendations**

  - Sustainable Development Division, Department of Urban and Transport Planning **SUPPORT** the proposed application subject to noting and undertaking the following:

  - That the provision to acquire 10 metres as per the provision stated under section 9 of the Public Open Space Policy on the Distribution and Future Usage of Public Open Space in Windhoek be considered.

  - That the following town planning procedures be followed to enable the above, o Erf 5135, Khomasdal Extension 14, be subdivided into Portion A and the Remainder.

  - The newly created Portion A (a portion of Erf 5135, Khomasdal Extension 14) be permanently closed and assumed the zoning of Erf 6380, Khomasdal Extension 14 in terms of clause 5(3) of the Windhoek Town Planning Scheme.

  - The newly created Portion A (a portion of Erf 5135, Extension 14) be consolidated with Erf 6380 Extension 14, into Erf X, Khomasdal Extension 14.

  - That all the relevant cadastral procedures be undertaken in accordance to planning laws and the Municipal Council of Windhoek's by-laws; and the associated liabilities be accounted for by applicant.

- **Traffic Flow**

There are no objections to the purchase of a portion of Erf 5135, Khomasdal Extension 14 for consolidation with Erf 6380, Khomasdal, Extension 14: Provided:

- No access will be allowed from a public open space.

- Urban Arterial Account (UAA) applicable will be N$31 760.00 to be paid into Item 5010/05/2/05/1032.

Roads and Stormwater

The application dated 21 August 2019 for the proposed purchase of a portion of Erf 5135, Extension 14 and consolidation with Erf 6380, Khomasdal Extension 14, refers.

It should be noted that reference is made to an application dated 19 August 2019.

A stormwater investigation was done and the following is reported:

- Erf 6380, Khomasdal Extension 14 has a general downward slope from the south east towards the north west.

- The proposed Portion A of Erf 5135, Khomasdal Extension 14 has a general downward slope from the south east towards the north west.

- There is a stormwater system discharging stormwater from a culvert underneath Madawas Street onto the proposed Portion A of Erf 5135, Khomasdal Extension 14, from where if flows into a westerly direction towards a stormwater course, flowing over Erf 5135, Khomasdal Extension 14, flowing approximately 5 metres away and parallel to the western boundary of Erf 5135, Khomasdal Extension 14, flowing from the south east into a northerly direction.

- This Division does not support the sale of the proposed Portion A of Erf 5135, Khomasdal Extension 14 and consolidation with Erf 6380, Madawas Street, Khomasdal Extension 14.

- This Division will however reconsider the sale of the proposed Portion A of Erf 5135, Khomasdal Extension 14 and consolidation with Erf 6380, Madawas Street, Khomasdal Extension 14: Provided:

    - That the proposed Portion A of Erf 5135, Khomasdal Extension 14 be not less than allowable 10 metre wide.

    - That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

    - That the applicant appoints a registered professional Engineer at his/her own cost and risk, to determine if the proposed Portion A of Erf 5135, Khomasdal Extension 14 requires to be protected against any potential flood damage.

- That prior approval must be obtained from the Chief Engineer: Planning, Design and Traffic Flow if the accommodation of the stormwater on the erf is contemplated.

- That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design and Traffic Flow be submitted for approval simultaneously with the building plans.

- That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

- That no building plan will be approved until the above stormwater conditions are met.

- That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.

- That no development be considered over or onto any stormwater system or structure.

- That the applicant appoints a registered professional Civil Engineer to determine whether the south western boundary of the proposed Portion A of Erf 5135, Khomasdal Extension 14 requires to be protected against any potential 50 year flood damage.

Comments from the Strategic Executive: Housing, Property Management and Human Settlement

Valuations

*** Portion A of Erf 5135, Khomasdal Extension 14 is ± 267 m² in extent and after consolidation with Erf 6380, Khomasdal Extension 14, the size of the consolidated erf would be ± 604 m² in total. The development potential is enhanced in terms of the density being 1:250 m². Hence, the value payable is N$229 100.00 as determined by the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Valuation Services) as per the Valuation Certificate dated 11 July 2024, **attached as page 158 to the agenda**.

Should the owners of Erf 6380, Khomasdal Extension 14 wish to take occupation of Portion A (± 267 m²) of Erf 5135, Khomasdal Extension 14 prior to the conclusion of the sale, it could be leased to the applicants once the preliminary consolidation diagram are available, pending the finalising of the sale, at a monthly rental of N$1 909.16.

The rental was calculated at 10 % of the purchase price divided by twelve (12), and should be further subjected to the annual escalations in line with the Namibia Inflation Rate.

Property Management

Property Management Division have no objection for the subdivision of Erf 5135, Khomasdal Extension 14 into Portion A (± 267 m²) and the Remainder of Erf 5135, Khomasdal Extension 14 and the sale of Portion A (± 267 m²) to the owner of Erf 6380, Khomasdal Extension 14 for consolidation purposes.

Site inspection

*** A site visit was conducted on 25 July 2024 by the Strategic Executive: Housing, Property Management and Human Settlement (Property Management Division) and it was discovered that the applied portion is free of occupation and the pictures are **attached as page 159 to the agenda.**

Neighbors' consent

There are no neighbours affected by the application, hence no neighbour's consent is needed.

Conclusion

*** The application dated 19 August 2019, **attached as page 151 to the agenda,** together with the technical comments received is herewith submitted to Council for consideration. It is further proposed that Erf 5135, Khomasdal Extension 14 be subdivided into Portion A (± 267 m²) and the Remainder as indicated on the subdivision Plan No. KD 6380-1 **attached as page 157 to the agenda**, and that Portion A (± 267 m² in extent) of Erf 5135, Khomasdal Extension 14 be sold to Mr Daniel E Kodi and Ms Anna J Kodi, the owners Erf 6380, Khomasdal Extension 14 for consolidation purposes.

Management Committee, having considered the application

RECOMMENDED

*** 1 That the application dated 19 August 2019, **attached as page 151 to the agenda**, received from the owners of Erf 6380, Khomasdal Extension 14 to purchase a portion of Erf 5135, Khomasdal Extension 14 for consolidation with Erf 6380, Khomasdal Extension 14, be noted.

*** 2 That Erf 5135, Khomasdal Extension 14 be subdivided into Portion A (± 267 m² in extent) and the Remainder as indicated on subdivision Plan KD 6380-1, **attached as page 157 to the agenda.**

3 That approval be granted to sell Portion A (± 267 m² in extent) of Erf 5135, Khomasdal Extension 14 to the owner of Erf 6380, Khomasdal Extension 14 for consolidation purposes.

4 That Portion A (± 267 m² in extent) of Erf 5135, Khomasdal Extension 14 be closed as a 'public open space' in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

4.1 That the City prepare the closure notice and that the applicant/owner of Erf 6380, Khomasdal Extension 14 be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours.

4.2 That proof of successful advertising be provided to the Strategic Executive: Urban and Transport Planning before the transfer process.

5 That Portion A (± 267 m² in extent) of Erf 5135, Khomasdal Extension 14 be consolidated with Erf 6380, Khomasdal Extension 14 into one (1) erf, simultaneously with transfer.

6 That the standard conditions registered against Erf 6380, Khomasdal Extension 14 be retained against the consolidated erf, including a minimum building as stipulated in clause 39 of the Windhoek Town Planning Scheme.

7 That upon consolidation, Portion A (± 267 m² in extent) of Erf 5135, Khomasdal Extension 14 assume the same zoning as Erf 6380, Khomasdal Extension 14 being 'residential' with a density of 1:250 m², in terms of clause 5(3) of the Windhoek Town Planning Scheme.

8 That the applicant/owner of Erf 6380, Khomasdal Extension 14 obtain an Environmental Management Clearance Certificate from the Strategic Executive: Economic Development and Community Services in terms of the Environmental Management Act, 2007 (Act 7 of 2007).

9 That the applicant/owner of Erf 6380, Khomasdal Extension 14 be responsible for the town planning and cadastral procedures, i.e., closure, subdivision, consolidation, survey and registration of the newly consolidated erf and all costs involved.

*** 10 That after obtaining Environmental Management Clearance Certificate and successful completion of the closure, town planning and cadastral procedures, Portion A (± 267 m² in extent) of Erf 5135, Khomasdal Extension 14 be sold to the owner of Erf 6380, Khomasdal Extension 14 for consolidation purposes at the market price of N$229 100.00 as per the Valuation Certificate dated 11 July 2024 **attached as page 158 to the agenda.**

11 That the sale of Portion A (± 127 m² in extent) of Erf 5135, Khomasdal Extension 14 be subject to the following conditions:

11.1 That the proposed Portion A of Erf 5135, Khomasdal Extension 14 be not less than allowable 10 metre wide.

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

12.1 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.

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

12.3 That the applicant appoint a registered professional Engineer at his/her own cost and risk, to determine if the proposed Portion A of Erf 5135, Khomasdal Extension 14 require to be protected against any potential flood damage.

12.4 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

12.5 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.

12.6 That it be noted that there is a stormwater system discharging stormwater from a culvert underneath Madawas Street onto the proposed Portion A of Erf 5135, Khomasdal Extension 14, from where if flows into a westerly direction towards a stormwater course, flowing over Erf 5135, Khomasdal Extension 14 flowing ± 5 metres away and parallel to the western boundary of Erf 5135, Khomasdal Extension 14, flowing from the south east into a northerly direction

12.7 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

12.8 That no building plan be approved until the above stormwater conditions are met.

12.9 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

12.10 That no development be considered over or onto any stormwater system or structure.

13 That the applicant appoint a registered professional Civil Engineer to determine whether the south western boundary of the proposed Portion A of Erf 5135, Khomasdal Extension 14 requires to be protected against any potential 50 year flood damage.

13.1 That should any municipal electrical infrastructure on the sidewalk need to be relocated to accommodate a new access to the erf, all costs involved be for the applicant's own account.

13.2 That only one (1) service connection and one (1) meter point be allowed from the municipal electrical network

13.3 That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential' and for more meter points, the erf be rezoned to 'general residential'.

14 That the sewer line be relocated outside the boundaries of the applied portion to facilitate the consolidation, the applicant is required to appoint a registered professional Engineer to do the design for the new sewer relocation.

14.1 That a complete design be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval, before any work may start.

14.2 That after approval of the design, the applicant appoint a Contractor to do the construction of the sewer line.

14.3 That the supervision of the construction work be done by a registered Engineer and all costs involved be for the applicant's account.

14.4 That the Deed of Sale only be signed after the relocation of the sewer line is done to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical services.

15 That the use of the land and building(s) comply with the provisions of the Windhoek Town Planning Scheme.

16 That no access be allowed from a public open space.

17 That the applicant/owner of Erf 6380, Khomasdal Extension 14:

17.1 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) not later than six (6) months from the date of this Council Resolution that the Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

17.2 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within sixty (60) days after the issuing of the Closure, Subdivision and Consolidation Certificate that a Surveyor has been appointed.

17.3 Submit draft erf diagrams to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

17.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) and pay the purchase price.

17.5 That should the applicant fail to comply with any of the conditions in this Council Resolution or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, that the allocation of Portion A (± 267 m² in extent) of the Remainder of Erf 5135, Khomasdal Extension 14 to the owner of Erf 6380, Khomasdal 14 beyond the eighteen (18) months be subject to the price escalation to be determined by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement).

18 That should the applicant wish to take occupation of Portion A (± 267 m² in extent) of Erf 5135, Khomasdal Extension 14 prior to the conclusion of the sale thereof, Portion A (± 267 m² in extent) of Erf 5135, Khomasdal Extension 14 be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$1 909.16, further subject to the annual escalation in line with the Namibia Inflation Rate.

*** 19 That henceforth all funds generated from the sale resulting from the subdivision of Public Open Spaces (POS) be used exclusively (unless with consent of the Municipal Council of Windhoek) for the development of public open spaces into attractive public spaces, e.g., family parks, walking trail, etc., as per Council Resolutions 183/08/2021 and 184/08/2021, **attached as pages 133 - 135 and 160 - 162 respectively to the agenda.**

20 That the sale/lease of Portion A (± 267 m² in extent) of the Remainder of Erf 5135, Khomasdal Extension 14 be advertised in terms of section 63(2)(a)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

21 That the sale/lease of Portion A (± 267 m² in extent) of the Remainder of Erf 5135, Khomasdal Extension 14 be subject to Ministerial approval in terms of section 30(1)(t)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

22 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

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

Financial implications

Funds available

Item 4000/20/1/10/0025 (Advertisement costs) - N$4 000.00

Urban Arterial Account (UAA) applicable will be N$31 760.00 to be paid into Item 5010/05/2/05/1032.

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.9 **FNS.4 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 2619, WANAHEDA EXTENSION 4 FOR CONSOLIDATION WITH ERF 2500, WANAHEDA EXTENSION 4**
(L/2619/Wan) (L/2500/Wan)

Introduction

The purpose of this item is to submit to Council the application from the owner of Erf 2500, Wanaheda Extension 4, to purchase a portion of the Remainder of Erf 2619, Wanaheda Extension 4 for consolidation with Erf 2500, Wanaheda Extension 4 and to seek Council's approval thereof.

Application

*** An application dated 22 February 2017, **attached as pages 163 - 164 to the agenda,** was received from Mr Patrick Nandago and Ms Elina Nandago, the owners of Erf 2500, Wanaheda Extension 4 to purchase a portion of the Remainder of Erf 2619, Wanaheda Extension 4 for consolidation with Erf 2500, Wanaheda Extension 4. Mr and Ms Nandago are Namibian Citizens as evidenced by their Identity Documents, copies of which are **attached as pages 165 – 166 to the agenda.** Mr and Ms Nandago are also the owners of Erf 2500, Wanaheda Extension 4 as per the Title Deed, T4660/2013, **attached as pages 167 - 170 to the agenda.**

Property descriptions and locality

The Remainder of Erf 2619, Wanaheda Extension 4 is zoned 'public open space', measures ± 6 315 m² in extent, and is situated in Oajikere Street.

Erf 2500, Wanaheda Extension 4, is zoned 'residential' with a density of 1:500 m², measures ± 1 012 m² in extent, and is situated in Okuvare Street.

*** The locality map depicting the erven is **attached as page 171 to the agenda.**

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There are no objections to the application submitted to purchase a portion of the Remainder 2619, Wanaheda Extension 4 for consolidation with Erf 2500, Wanaheda Extension 4.

  The electrical consultant or contractor to obtain approval for all the related electrical drawings for electrification indicating connection to the grid of Municipal Council Windhoek: Provided:

  - That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

  - 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.

  - That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

  - That it be noted that a connection charge may be payable at the cost of the applicant and the applicant 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.

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

- **Bulk Water and Waste Water**

  The Division commented that no water services are affected. Any further water requirements shall be for the applicant's account.

- **Engineering Services**

  The Division commented that there is a sewer line passing within the southeastern building line of the new consolidated erf. A 3 metre building line should be maintained near the southeastern boundary of the new consolidated erf. Any further sewer requirements shall be for the applicant's account.

- **Solid Waste Management**

  The erf was inspected, there is no objection to the application as there are no waste management related issues.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  No objection to the sale of a 10 metre portion as per policy. It should however, be noted that the Remainder of Erf 2619, Wanaheda Extension 4 is zoned 'public open space'. The rezoning of a public open space to any other land use is a listed activity in the Environmental Management Act. The applicant should therefore obtain Environmental Clearance from the Health and Environmental Services Division of the City once the application has been approved by Council.

- **Parks**

  The Division has no objection to the sale of a 10 metre portion as per policy.

Comments from the Strategic Executive: Urban and Transport Planning

- **Urban Planning**

  The Remainder of Erf 2619, Wanaheda Extension 4 is zoned 'public open space' and is ± 6 315 m² in extent.

  Erf 2500, Wanaheda Extension 4 is zoned 'residential' with a density of 1:500 m² and is ±1 012 m² in size. The proposed portion is ± 240 m² in extent and should be subdivided from the Remainder of Erf 2619, Wanaheda Extension 4.

  The proposed portion should be consolidated with Erf 2500, Wanaheda Extension 4 and the consolidated erf will be ± 1 252 m² in extent, which at the current density will allow for two (2) residential dwelling units on the new erf.

  Urban Planning has no objection to the subdivision of a 10 metre portion of the Remainder of Erf 2619, Wanaheda Extension 4 for consolidation purposes with Erf 2500, Wanaheda Extension 4 subject to the comments from the Strategic Executive: Infrastructure Water and Technical Services and further provided that:

  - The use of the land and building(s) comply with the provisions of the Windhoek Town Planning Scheme;

***

- That the Remainder of 2619, Wanaheda Extension 4 be subdivided into proposed Portion A (± 240 m²) and the Remainder as indicated on the Subdivision Plan No. **2500 WAN- 1** date stamped 17 August 2022, **attached as page 171 to the agenda.** The same plan must be submitted to the Ministry of Urban and Rural Development;

- That the proposed Portion A be closed as 'public open space' in line with section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended);

- That the City provide an example of a closure notice for the applicant;

- That the applicant advertises the intended closure as per section 50(3) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) and follow all other requirements as per section 50(3) such as neighbor notifications and others;

- That the proposed Portion A be consolidated with Erf 2500, Wanaheda Extension 4 into consolidated Erf X.

  - That the applicant be responsible for all the cadastral town planning applications to the Ministry of Urban and Rural Development:

    - That the applicant be responsible to submit all required documents, forms and fees as per the Urban and Regional Planning Board requirements to the Strategic Executive Urban and Transport Planning for submission to the Urban and Regional Planning Board;

    - That in terms of clause 5(3) of the Windhoek Town Planning Scheme, the subdivided portion will assume the same zoning of Erf 2500, Wanaheda Extension 4 upon consolidation.

    - That the current conditions registered against Portion A of the Remainder of Erf 2619, Wanaheda Extension 4 be replaced with the usual short standard conditions of the Municipality, including a minimum building value as stipulated in clause 39 of the Windhoek Town Planning Scheme;

    - That any existing and future buildings comply with any building regulation in regard with safety distances from boundaries.

- **Traffic Flow**

  There are no objections to the purchase and consolidation of a 10 metre portion of the Remainder of 2619, Wanaheda Extension 4 with Erf 2500, Wanaheda Extension 4 on the condition that:

  - No access will be allowed from a public open space.
  - Urban Arterial Account (UAA) is not applicable.

- **Roads and Stormwater**

  A stormwater investigation was done and the following is reported:

  - There is no sign of any stormwater system crossing Erf 2500, Wanaheda Extension 4 except for surface stormwater run-off.
  - Erf 2500, Wanaheda Extension 4 has a general downward slope from the east into a westerly direction.
  - The proposed Portion A of the Remainder of Erf 2619, Wanaheda Extension 4 has a downward slope from the northeast into a southwesterly direction.
  - There is a stormwater chute that discharges stormwater from Oajikere Street onto the Remainder of Erf 2619, Wanaheda Extension 4 from where the stormwater flows along a stormwater course into a southwesterly direction, flowing approximately 15 metres away from the most southeastern corner of Erf 2500, Wanaheda Extension 4.

  This Division has no objection to the proposed purchase of a portion of the Remainder of Erf 2619, Wanaheda Extension 4, and subsequent consolidation with Erf 2500, Wanaheda Extension 4: Provided:

  That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

  That the applicant appoints a registered professional Engineer at own cost and risk, to determine whether the proposed portion of the Remainder of Erf 2619, Wanaheda Extension 4 requires to be protected against any potential flood damage.

Comments from the Strategic Executive: Housing, Property Management and Human Settlement

- **Valuations**

*** Portion A of the Remainder of Erf 2619, Wanaheda Extension 4 is ± 240 m² in extent. After consolidation with Erf 2500, Wanaheda Extension 4 the size of the consolidated erf would be ± 1 252 m² in total. The development potential is not enhanced in terms of the density being 1:500 m². Hence, the value payable is N$43 550.00 which is 50 % of the

total price of N$87 100.00 in total in terms of Council Resolution 276/08/2004, **attached as page 124 to the agenda** and as determined by the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Valuation Services) as per the Valuation Certificate dated 24 July 2024 **attached as page 172 to the agenda.**

Should the owner of Erf 2500, Wanaheda Extension 4 wish to take occupation of Portion A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4 prior to the conclusion of the sale, it could be leased to the applicant once the preliminary consolidation diagram are available, pending the finalising of the sale, at a monthly rental of N$362.91.

The rental was calculated at ten percent (10 %) of the purchase price divided by twelve (12), and should be further subjected to the annual escalations in line with the Namibia Inflation Rate.

- **Property Management**

Property Management Division have no objection for the subdivision of the Remainder of Erf 2619, Wanaheda Extension 4 into Portion A (± 240 m² in extent) and the Remainder and the sale of Portion A (± 240 m² in extent) to the owner of Erf 2500, Wanaheda Extension 4 for consolidation purposes.

Site inspection

*** A site visit was conducted on 25 July 2024 by the Strategic Executive: Housing, Property Management and Human Settlement (Property Management Division) and it was discovered that the applied portion is free of occupation, the pictures are **attached as page 173 to the agenda.**

Neighbours' consent

*** The favorable consent from the adjacent neighbour of Erf 2500, Wanaheda Extension 4 is **attached as pages 174 - 175 to the agenda.**

Conclusion

Given the technical comments received which all supports the application. The application is herewith submitted to Council for consideration. It is further proposed that the Remainder of Erf 2619, Wanaheda Extension 4 be subdivided into Portion A (± 240 m² in extent) and the Remainder as indicated on the subdivision Plan No. **2500 WAN-1, attached as page 171 to the agenda.** It is further recommended that Portion A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4 be sold to Mr Patrick and Ms Elina Nandago, the owners Erf 2500, Wanaheda Extension 4 for consolidation purposes.

Management Committee, having considered the application

RECOMMENDED

*** 1 That the application dated 22 February 2017, **attached as pages 163 - 164 to the agenda**, received from the owners of Erf 2500, Wanaheda Extension 4 to purchase a portion of the Remainder of Erf 2619, Wanaheda Extension 4 for consolidation with Erf 2500, Wanaheda Extension 4, be noted and supported.

*** 2 That the Remainder of Erf 2619, Wanaheda Extension 4 be subdivided into Portion A (± 240 m² in extent) and the Remainder as indicated on subdivision Plan 2500 WAN-1, **attached as page 171 to the agenda**, and the same plan must be submitted to the Ministry of Urban and Rural Development.

3 That approval be granted to sell Portion A (± 240 m² in extent) of the Remainder Erf 2619, Wanaheda Extension 4 to the owner of Erf 2500, Wanaheda Extension 4 for consolidation purposes.

4 That the proposed Portion A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4 be closed as a 'public open space' in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

4.1 That the City prepare the closure notice and that the applicant/owner of Erf 2500, Wanaheda Extension 4 be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours.

4.1.1 That proof of successful advertising be provided to the Strategic Executive: Urban and Transport Planning before the transfer process.

4.1.2 That the applicant be responsible for all the cadastral town planning applications to the Ministry of Urban and Rural Development.

4.1.3 That the applicant be responsible to submit all required documents, forms and fees as per the Urban and Regional Planning Board requirements to the Strategic Executive: Urban and Transport Planning for submission to the Urban and Regional Planning Board.

5 That Portion A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4 be consolidated with Erf 2500, Wanaheda Extension 4 into one (1) erf, simultaneously with transfer.

6 That the current conditions registered against Portion A (± 240 m² in extent) of the Remainder Erf 2619, Wanaheda Extension 4 be replaced with the usual short standard conditions of the Municipality, including a minimum building value as stipulated in clause 39 of the Windhoek Town Planning Scheme.

7 That upon consolidation Portion A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4 assume the same zoning as Erf 2500, Wanaheda, Extension 4 being 'residential' with a density of 1:500 m², in terms of clause 5(3) of the Windhoek Zoning Scheme.

8 That the applicant/owner Erf 2500, Wanaheda, Extension 4 obtain an Environmental Management Clearance Certificate from the Strategic Executive: Economic Development and Community Services in terms of the Environmental Management Act, 2007 (Act 7 of 2007).

9 That the applicant/owner of Erf 2500, Wanaheda, Extension 4 be responsible for the town planning and cadastral procedures, i.e., closure, subdivision, consolidation, survey and registration of the newly consolidated erf and all costs involved.

*** 10 That after obtaining the Environmental Management Clearance Certificate and successful completion of the closure, town planning and cadastral procedures, Portion A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4 be sold to the owner of Erf 2500, Wanaheda Extension 4, at a purchase price of N$43 550.00, being half the market price of N$87 100.00, given that the development potential is not enhanced in line with Council Resolution 276/08/2004, **attached as page 124 to the agenda** and as per the Valuation Certificate dated 24 July 2024, **attached as page 172 to the agenda.**

11 That the sale of Portion A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4 be subject to the following conditions.

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

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

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

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

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

12 That there is a stormwater chute that discharges stormwater from Oajikere Street onto the Remainder of Erf 2619, Wanaheda Extension 4 from where the stormwater flows along a stormwater course into a south westerly direction, flowing ± 15 metres away from the most south eastern corner of Erf 2500, Wanaheda Extension 4.

13 That the applicant appoint a registered professional Engineer at own cost and risk, to determine whether the proposed portion of the Remainder of Erf 2619, Wanaheda Extension 4 requires to be protected against any potential flood damage.

14 That should any municipal electrical infrastructure on the sidewalk need to be relocated to accommodate a new access to the erf, all costs involved be for the applicant's account.

15 That only one (1) service connection and one (1) metre point be allowed from the municipal electrical network

16 That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential' and for more meter points, the erf be rezoned to 'general residential.

17 That it be noted that a sewer line passes within the south eastern building line of the new consolidated erf and that a 3 metre building line should be maintained near the south eastern boundary of the new consolidated erf.

18 That the use of the land and building (s) comply with the provisions of the Windhoek Zoning Scheme.

19 That the applicant/owner of Erf 2500, Wanaheda Extension 4:

19.1 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) not later than six (6) months from the date of this Council Resolution that the Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

19.2 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within sixty (60) days after the issuing of the Closure, Subdivision and Consolidation Certificate that a Surveyor has been appointed.

19.3 Submit draft erf diagrams to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

19.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) and pay the purchase price.

19.5 That should the applicants fail to comply with any of the conditions in this Council Resolution or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, that the allocation of Portions A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4 to the owner of Erf 2500, Wanaheda Extension 4 beyond the eighteen (18) months be subject to the price escalation to be determined by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement).

20 That should the applicant wish to take occupation of Portion A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4, prior to the conclusion of the sale thereof, that Portion A (± 240 m² in extent) of the Remainder of Erf 2619, Wanaheda Extension 4 be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$362.91, further subject to the annual escalation in line with the Namibia Inflation Rate.

21 That the sale/lease of Portion A (± 240 m² in extent) of Erf R/2619, Wanaheda Extension 4 be advertised in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

22 That the sale/lease of Portion A (± 240 m² in extent) of Erf R/2619, Wanaheda Extension 4 be subject to Ministerial approval in terms of section 30(1)(t)(iii) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

23 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

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

Financial implications

Service rendered	Funds required (N$)	Funds available
Advertisement cost	4 000.00	Item 4000/20/1/10/0025

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.10 **FNS.5 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 7961, KATUTURA EXTENSION 18 FOR CONSOLIDATION WITH ERF 7588, KATUTURA EXTENSION 18**
(L/R/7961/7588/KAT)

Introduction

The purpose of this item is to submit the application received from Ms Letty Kamati to purchase a portion of the Remainder of Erf 7961, Katutura Extension 18 for consolidation with Erf 7588, Katutura Extension 18 and to seek Council's approval thereof.

Application

*** An application dated 30 September 2021, **attached as page 176 to the agenda,** was received from the owner of Erf 7588, Katutura Extension 18, Ms Letty Kamati, to purchase a portion of the Remainder of Erf 7961, Katutura Extension 18 for consolidation with Erf 7588, Katutura Extension 18. Ms Letty Kamati is a Namibian Citizen as evidenced by her Identity Document, **attached as page 177 to the agenda**. Ms Kamati is also the owner of Erf 7588, Katutura Extension 18 as per the Title Deed, T4930/2021, **attached as pages 178 - 181 to the agenda**.

Property description and locality

Erf 7588, Katutura Extension 18 is zoned 'residential', measures ± 315 m² in extent with a density of 1:250 m² and is situated in Claudius Kandovazu Street.

Erf R/7961, Katutura Extension 18 is zoned 'public open space', measures ± 17 530 m² in extent and is situated at the corner of Claudius Kandovazu and Abraham Mashego Streets.

*** The locality map depicting the erven is **attached as page 182 to the agenda**.

Technical comments

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

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

- **Bulk Water and Waste Water**

  The Division commented that no water services affected and any further water requirements shall be for the applicant's account.

- **Engineering Services**

  The division comments that the sale of a 10 metre portion of the Remainder of Erf 7961, Katutura Extension 18 for consolidation with Erf 7588, Katutura Extension 18 is not supported, because a Municipal sewer line is affected. The application can only be approved if the sewer line is relocated outside the boundaries of the applied portion. To facilitate the consolidation, the applicant is required to appoint a registered professional Engineer to do the design for the new sewer relocation. A design should be submitted by the appointed Engineer, to the Department of Infrastructure, Water and Technical Services, Engineering Services Division for approval before any work may start. After approval of the design, the applicant should appoint a Contractor to do the construction of the sewer line. The supervision of the construction work should be done by a registered Engineer. All costs involved will be for the applicants account. The Deed of Sale may be sign after the relocation of the sewer line.

- **Solid Waste Management**

  - The Division has no objection on this application.
  - Once approved the applicant may continue to use the existing waste removal system already in place.
  - As far as possible, the applicant will be required to institute recycling and waste reduction initiative in order to compliment City initiative on waste recycling, as the City is struggling with airspace at the landfill site.
  - By all means, all waste may only be disposed off at an approved landfill and satellite sites as illegal dumping of waste will not be tolerated.
  - Burning, littering and burying of waste is prohibited.

Comments from the Strategic Executive: Electricity

- **Technical Support**

  The Division has in principle no objection to the application submitted to purchase a portion of the Remainder of Erf 7961, Katutura Extension 18 for consolidation with Erf 7588, Katutura Extension 18: Provided:

  - That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
  - That only one (1) service connection from the municipal electrical network be allowed per erf.
  - That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.
  - That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

- That it be noted that a connection charge may be payable at the 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.

- A Split Prepayment meter shall be used in residential areas with payment levels lower than 80 % and all informal settlements.

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

Comments from the Strategic Executive: Economic Development and Community Services

- **Health and Environment Services**

The Division has no objection to the application to purchase a 10 metre portion of the Remainder of Erf 7961; provided that the applicant does not allow any activities taking place on the premises to constitute a public health nuisance. It should also be noted that Erf 7961, Katutura is zoned 'public open space' and the rezoning of a 'public open space' to any other land use is a listed activity in the Environmental Management Act and thus requires Environmental Clearance. The applicant should therefore obtain such clearance from the Environmental Management Division of the City once Council has approved the application.

- **Parks**

The Division commented that the application to purchase a 10 metre portion is supported, as per the policy for the Distribution and Future Usage of Public Open Spaces in Windhoek section 9.5 (g).

Comments from the Strategic Executive: Urban and Transport Planning

- **Urban Planning**

Erf R/7961, Katutura Extension 18 is zoned 'public open space' and is ± 17 530 m² in extent.

Erf 7588, Katutura Extension 18 is ± 315m² in extent, zoned 'residential' with a density of 1:250 m² and is situated along Claudius Kandovazu Street.

Erf 7961, Katutura Extension 18 should be subdivided into Portion A.

The proposed Portion A (± 225 m² in extent) should be consolidated with Erf 7588, Katutura Extension 18.

Urban Policy has no objection to the subdivision of a 10 metre portion of Erf 7961, Katutura Extension 18 for consolidation purposes with Erf 7588, Katutura Extension 18: Provided:

- That it be noted that the potential of Erf 7588, Katutura Extension 18 is enhanced.
- The use of the land and building(s) comply with the provisions of the Windhoek Town Planning Scheme.

***

- That Erf 7961, Katutura Extension 18 be subdivided into proposed Portion A (± 225 m²) and the Remainder as indicated on the Subdivision **Plan No. KAT 7588-1** dated 18 August 2022, **attached as page 182 to the agenda.** The same plan must be submitted to the Ministry of Urban and Rural Development.
- That the proposed Portion A, be closed as 'public open space' in line with section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- That the City provide an example of a closure notice for the applicants.
- That the applicant advertises the intended closures as per section 50(3) of the Local Authorities Act, (Act 23 of 1992) (as amended) and follow all other requirements as per section 50(3) such as neighbor notifications and others.
- That the proposed Portion A, be consolidated with the abuting Erf 7588, Katutura Extension 18 into individual consolidated Erf X respectively.
- That the applicant/owner of Erf 7588, Katutura Extension 18 be responsible for all the cadastral and town planning applications to the Municipal Council of Windhoek.
- The applicant submit copies of the approved erf diagrams to the Strategic Executive: Urban and Transport Planning upon approval of the subdivision and consolidation.
- That in terms of clause 5(3) of the Windhoek Town Planning Scheme, the subdivided Portion A will assume the same zoning of Erf 7588, Katutura Extension 18 upon consolidation.
- That the current conditions registered against Portion A of Erf 7961, Katutura Extension 18 be replaced with the usual short standard conditions of the Municipality, including a minimum building value as stipulated in clause 39 of the Windhoek Town Planning Scheme.
- That any existing and future buildings comply with any building regulation in regard with safety distances from boundaries.

- **Traffic Flow**

This Division has no objection to the proposed sale of a 10 metre portion of the Remainder of Erf 7961, Katutura Extension 18 for consolidation with Erf 7588, Katutura Extension 18, Katutura: Provided:

- No access will be allowed from a public open space.
- Urban Arterial Account (UAA) contribution of N$11 244.00 is applicable to be paid into Item 5010/05/2/05/1032.

- **Roads and Stormwater**

The site was investigated and the following can be reported:

- Both Erf 7588, Katutura Extension 18 and the proposed Portion A of Erf R/7961, Katutura Extension 18 have a general downward slope from the east towards the west.
- There is no stormwater system crossing either Erf 7588, Katutura Extension 18 or the proposed Portion A of Erf R/7961, Katutura Extension 18, except for surface stormwater run-off.
- It should, however, be noted that a stormwater course flows approximately 20 meters away to the north west of Erf 7588, Katutura Extension 18, flowing into a south westerly direction.

This Division has no objection to the proposed purchase of a portion of Erf R/7961, Katutura Extension 18 and consolidation with Erf 7588, Claudius Kandovazu Street, Katutura Extension 18: Provided:

That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

Comments from the Strategic Executive: Housing, Property Management and Human Settlement

- **Valuations**

*** Portion A of the Remainder of Erf 7961, Katutura Extension 18 measures ± 225 m² in extent and after consolidation with Erf 7588, Katutura Extension 18, the size of the consolidated erf would be ± 540 m² in total. The development potential is enhanced in terms of the density being 1:250 m². Hence, the value payable is N$81 700.00 as determined by the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Valuation Services) as per the Valuation Certificate dated 24 July 2024, **attached as page 183 to the agenda.**

Should the owners of Erf 7588, Katutura Extension 18 wish to take occupation of Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18, prior to the conclusion of the sale, it could be leased to the applicants once the preliminary consolidation diagram are available, pending the finalising of the sale, at a monthly rental of N$680.83.

The rental was calculated at 10 % of the purchase price divided by twelve (12), and should be further subjected to the annual escalations in line with the Namibia Inflation Rate.

That no permanent structures be constructed on Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 during the lease period.

- **Property Management**

Property Management Division have no objection for the subdivision of the Remainder of Erf 7961, Katutura Extension 18 into Portion A (± 225 m² in extent) and the Remainder of Erf 7961, Katutura Extension 18 and the sale of Portion A (±225 m² in extent) to the owner of Erf 7588, Katutura Extension 18 for consolidation purposes.

Site inspection

*** A site visit was conducted on 25 July 2024 by the Strategic Executive: Housing, Property Management and Human Settlement (Property Management Division) and it was discovered that the applied portion is free of occupation as indicated on the pictures, **attached as page 184 to the agenda.**

Neighbours Consent

*** The favorable consent of the adjacent owner of Erf 7588, Katutura Extension 18 is **attached as page 185 to the agenda.**

Conclusion

This matter is submitted to Council for its consideration and deliberations whilst it is proposed that the application for a portion of the Remainder of Erf 7961, Katutura Extension 18 for consolidation purposes, be approved.

Management Committee, having considered the application

RECOMMENDED

*** 1 That the Remainder of Erf 7961, Katutura Extension 18 be subdivided into Portion A (± 225 m² in extent) and the Remainder as indicated on Plan KAT 7588-1, **attached as page 182 to the agenda.**

2 That approval be granted to sell Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 to the owner of Erf 7588, Katutura Extension 18 for consolidation purposes.

3 That Portion A (± 225 m² in extent) of Erf R/7961, Katutura Extension 18 be closed as a 'public open space' in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

4 That the City prepare the closure notice and that the applicant/owner of Erf 7588, Katutura Extension 18 be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbors.

5 That proof of successful advertising be provided to the Strategic Executive: Urban and Transport Planning before the transfer process.

6 That Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 be consolidated with Erf 7588, Katutura Extension 18 simultaneously with transfer.

7 That the applicant/owner be responsible for the town planning and cadastral procedures, i.e., closure, subdivision, consolidation, survey and registration of the newly consolidated Erf and all costs involved.

*** 8 That after obtaining the Environmental Management Clearance Certificate and successful completion of the town planning and cadastral procedures, Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 be sold to the owner of Erf 7588, Katutura Extension 18 for consolidation purposes at a full market price of N$363 m² / being N$81 700.00, in total in terms of Council Resolution 276/08/2004, **attached as page 124 to the agenda**, and as per the Valuation Certificate dated 24 July 2024 **attached as page 183 to the agenda.**

9 That the sale of Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 be subject to the following conditions:

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

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

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

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

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

10 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) may be constructed on or over the property or located in such a way that -

10.1 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

10.2 That 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.

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

11 That should any municipal electrical infrastructure be relocated, dismantled or replaced as per request received from the applicant, all costs related thereto be for the applicant's account.

12 That only one (1) service connection from the municipal electrical network will be allowed per erf.

12.1 That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential' and for more meter points, the erf be rezoned to 'general residential'.

13 That no access be allowed from a public open space.

13.1 That the sewer line be relocated within the 3 metre building line, at the cost of the applicant and to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.

13.2 That the Deed of Sale only be signed once the sewer line has been relocated within the 3 metre building line.

14 That the applicant/owner of Erf 7588, Katutura Extension 18:

14.1 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) not later than six (6) months from the date of this Council Resolution that the Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

14.2 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within sixty (60) days after the issuing of the closure, subdivision and Consolidation Certificate that a Surveyor has been appointed.

14.3 Submit draft erf diagrams to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

14.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) and pay the purchase price.

14.5 That should the applicants fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, the allocation of Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 to the owner of Erf 7588, Katutura Extension 18 beyond the eighteen (18) months be subject to the price escalation to be determined by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement).

15 That should the applicant wish to take occupation of Portion A (± 255 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 prior to the conclusion of the sale thereof, Portion A (±225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$680.83, further subject to the annual escalation in line with the Namibia Inflation Rate.

16 That no permanent structures be constructed on Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 during the lease period.

17 That the sale/lease of Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 be advertised in terms of section 63(2)(a)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

18 That the sale/lease of Portion A (± 225 m² in extent) of the Remainder of Erf 7961, Katutura Extension 18 be subject to Ministerial approval in terms of section 30(1)(t)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

19 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

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

Financial implications

Funds available

Service rendered	Funds required (N$)	Funds available
Advertisement cost	4 000.00	Item 4000/20/1/10/0025
Urban Arterial Account contribution	11 244.00	To be paid into Item 5010/05/2/05/1032

[Municipal Council Agenda: 2024-10-08(09-26)]

9.1.11 **FNS.6 [HPH] APPLICATION TO PURCHASE A PORTION OF ERF 332, KLEINE KUPPE FOR CONSOLIDATION WITH ERF 256, KLEINE KUPPE**
(L/332/KK)

Introduction

The purpose of this item is to submit to Council the application received from the Body Corporate of Gamsa Vista, the owners of Erf 256, Kleine Kuppe, to purchase a portion (± 250 m² in extent) of Erf 332, Kleine Kuppe for consolidation with Erf 256, Kleine Kuppe.

Application

*** An application dated 25 April 2022, **attached as page 186 to the agenda**, was received from the Body Corporate of Gamsa Vista, the owners of Erf 256, Kleine Kuppe to purchase a 10 metre portion (± 250 m² in extent) of Erf 332, Kleine Kuppe, for consolidation with Erf 256, Kleine Kuppe.

*** Erf 256, Kleine Kuppe is owned by Gamsa Vista, a Sectional Title Scheme consisting of Section 1 and Section 2 as depicted by the Sectional Title Plan 296/2014 as approved by the Surveyor General on 10 March 2017, **attached as pages 187 - 188 to the agenda.**

*** The Power of Attorney **attached as pages 189 - 190 to the agenda** from Gamsa Vista Sectional Title Scheme to Ndelitungapo Tuhafeni Ndaitwah, Identity No. 910724 0034 0 who owns a half-share of Section 2 as per Deed of Transfer No: ST349/2022, **attached as pages 191 – 198 to the agenda,** and Ukaurua Vanessa Kauta, Identity Number 920207 0043 3 who also owns a half-share of Section 2 as per Deed of Transfer No. ST350/2022, **attached as pages 199 - 203 to the agenda.**

The application involves the following:

- Subdivision of Erf 332, Kleine Kuppe into Portion A (± 250 m² in extent) and the Remainder.

- Closure of Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe as 'public open space' in line with section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

- Consolidation of Portion A (± 250 m² in extent) with Erf 256, Kleine Kuppe.

- Sale of Portion A (± 250 m² in extent) to the owners of Section No. 2 on Erf 256, Kleine Kuppe.

Property description and locality

Erf 256, Kleine Kuppe, is zoned 'residential' with a density of 1:500 m², is ± 1000 m² in extent and is situated in Gamsa Street.

Erf 332, Kleine Kuppe, zoned 'public open space', is ± 190 759 m² in extent and is situated in Gamsa Street.

*** The locality of the properties is depicted on a map, **attached as page 204 to the agenda.**

Technical comments

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

Comments from the Strategic Executive: Electricity

The Strategic Executive: Electricity has in principle no objection to purchase a portion of Erf 332, Kleine Kuppe, for consolidation with Erf 256, Kleine Kuppe: Provided:

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- 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.

- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

- That it be noted that a connection charge may be payable at the cost of the applicant and the applicant 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.

A Split Prepayment meter shall be used in residential areas with payment levels lower than 80 % and all informal settlements.

General residential developments without high rise buildings i.e., individual apartments, a Split Prepayment meter for each unit shall be used with a metering box located on the street/ development erf boundary provided that it's technically possible otherwise a bulk meter shall be used.

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

- **Engineering Services**

  No water services affected. Any further water requirements shall be for the applicant's account.

- **Sewer comments**

  The sale of Portion A of Erf 332, Kleine Kuppe can only be approved if the sewer line is relocated outside the boundaries of the consolidated erf.

  The applicant is required to appoint a registered professional Engineer to do the design for the new sewer relocation.

  The appointed Engineer should submit the design to the Strategic Executive: Infrastructure, Water and Technical Services, Engineering Services Division for approval before any work may start. After approval of the design, the applicant should appoint a Contractor to do the construction of the sewer line. The supervision of the construction work should be done by a registered Engineer.

  All costs involved will be for the applicants' account.

  The Deed of Sale may only be signed after the relocation of the sewer line is done, to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical services.

Comments from the Strategic Executive: Urban and Transport Planning

- **Urban Policy**

  Erf 256, Kleine Kuppe is zoned 'residential' with a density 1:500 m² and is 1 000 m² in extent.

  Erf 332, Kleine Kuppe is zoned 'public open space' and is ± 190 759 m² in size.

  The proposed Portion A is ± 250 m² in size and should be subdivided from Erf 332, Kleine Kuppe and be consolidated with Erf 256, Kleine Kuppe. The town planning procedures as well as the cost thereof should be for the account of the applicant.

The consolidation will result in a residential erf of 1:500 m², which at the current density will not allow two (2) residential dwelling units on the consolidated erf.

Urban Planning has no objection to the subdivision of a portion of Erf 332, Kleine Kuppe, for consolidation purposes with Erf 256, Kleine Kuppe: Provided:

- That Erf 332, Kleine Kuppe, be subdivided into Portion A (± 250 m² in extent) and the Remainder as indicated on Plan No. KK 256-1, **attached as page 204 to the agenda**.

- That the applicant/s apply to (at own costs) for the following in accordance with section 105(3) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

  - Subdivision of Erf 332, Kleine Kuppe into Portion A (± 250 m² in extent) and the Remainder as per Plan No. KK 256-1, **attached as page 204 to the agenda**; and

  - Consolidation of Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe with adjacent erven accordingly as depicted per Plan No. KK 256-1, **attached as page 204 to the agenda**.

  - That the applicant note that after subdivision and consolidation application is submitted to the Municipal Council of Windhoek, the applicant will be required to consult with the adjacent neighbours in accordance with Section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Municipal Council of Windhoek's Public Consultation Policy of the Proposed Development regarding the aforesaid subdivision and consolidation. The applicant will further be required to furnish the Municipal Council of Windhoek with proof of neighbours' consultation.

  - That the Strategic Executive: Urban and Transport Planning be delegated to recommend or not to recommend the aforesaid contemplated town planning applications (subdivision and consolidation applications) to the Urban and Regional Planning Board in accordance with section 109 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

  - That the applicant obtain an Environmental Clearance Certificate in respect of Portion A of Erf 332, Kleine Kuppe from the Strategic Executive: Economic Development and Community Services (Environmental Management Division).

- That the applicants obtain the Municipal Council's support and the Minister of Urban and Rural Development's approval for the subdivision of Erf 332, Kleine Kuppe into the respective Portion A and the Remainder as per Plan No. KK 256-1, **attached as page 204 to the agenda**, in accordance with the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

*** That the Municipal Council grant approval for the permanent closure of the proposed Portion A of Erf 332, Kleine Kuppe as per Plan No. KK 256-1, **attached as page 204 to the agenda** as 'public open space' in accordance with the provisions of section 50 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) subject to the following conditions:

- That, prior to the formal closure, the Municipal Council of Windhoek prepares the closure notices for the applicant.

- That, prior to the formal closure, the applicant advertises the intended permanent closure of Portion A of Erf 332, Kleine Kuppe in the Government Gazette and in at least two (2) newspapers circulating within the local authority area, in accordance with the provisions of section 50(3)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), send out letters to affected and interested persons (including neighbours) and place notice of the intended closure on-site.

- That the applicant note that the public and neighbours' consultation for the intended closure of the portion of the public open space can take place concurrently with the neighbours' consultation process of the subdivision and consolidation application(s).

- That the City prepares the closure notice and that the applicants/owners of Erf 256, Kleine Kuppe be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours and that proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a Sales Agreement is signed.

- That upon consolidation that Portion A of Erf 332, Kleine Kuppe assume the same zoning and density as the adjacent Erf 256, Kleine Kuppe in terms of clause 5(3) of the Windhoek Town Planning Scheme.

- That the applicants/owners of adjacent erven be responsible for the town planning and cadastral procedures, i.e., subdivision of the portions of Erf 332, Kleine Kuppe consolidation of the portions with the adjacent erven, survey, and registration of the new consolidated erf, and all the costs involved.

- That the Sectional Title Plan for Erf 256, Kleine Kuppe be amended accordingly, and the amendments registered.

- That the participation quota for each section be redetermined.

- **Traffic Flow**

This division has no objections to the proposed sale of a Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe, for consolidation with Erf 256, Kleine Kuppe: Provided:

- No access be allowed through a public open space.

- No Urban Arterial Amount (UAA) is applicable.

- **Roads and Stormwater**

A stormwater investigation was done, and the following is reported:

Both Erf 256, Kleine Kuppe, and the proposed Portion A of Erf 332, Kleine Kuppe have a general downward slope from the southeast towards the Northwest.

There is no stormwater system crossing either Erf 256, Kleine Kuppe or the proposed Portion A of Erf 332, Kleine Kuppe except for surface stormwater run-off.

This division has no objection to the proposed purchase of a portion of Erf 332, Kleine Kuppe and consolidation with Erf 256, Kleine Kuppe: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

No objection to the application. It should however, be noted that Erf 332, Kleine Kuppe is zoned 'public open space' and thus requires Environmental Clearance. The applicant should therefore obtain such clearance from the Health and Environment Services Division of the Municipal Council of Windhoek once Council has approved the application.

- **Parks**

Parks support the application to purchase a portion of Erf 332, Kleine Kuppe for consolidation with Erf 256, Kleine Kuppe (Section No. 2) as per the Public Open Space Policy.

Comments from the Strategic Executive: Housing, property Management and Human Settlement

- **Valuations Services**

*** The proposed Portion A of the Remainder of Erf 332, Kleine Kuppe is ± 250 m² in extent. After consolidation of Portion A with Erf 256, Kleine Kuppe, the resulting erf will be ± 752 m². Given the density of 1:500 m², the development potential of the consolidated erf will not be enhanced. Hence, the total purchase price payable is 50 % of N$1 407/m² being N$703.50/m² or N$175 900.00 (rounded off) in total for Portion A (± 250 m² in extent) for consolidation with Erf 256 (Section No. 2), Kleine Kuppe, as per Council Resolution 276/08/2004, **attached as page 124 to the agenda.** The Valuation Certificate dated 22 July 2024 is **attached as page 205 to the agenda.**

Should the applicants wish to take occupation of Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe prior to the sale, that same be leased to the applicants once the preliminary diagrams are available, pending the sale, at a monthly rental of N$1 465.83, further subject to annual escalation in line with the Namibia Inflation Rate

All funds generated from the sales resulting from the subdivision of public open spaces are to be used exclusively (unless with consent of Council), for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc.

- **Property Management**

The Division of Property Management perused the comments from the technical departments and wish to indicate that the application is supported as it is in line with the provisions of the Public Open Space Policy. That the applicants/owners Section No. 2 of Gamsa Vista Sectional Title Scheme comply with all the conditions and extension of the unit in terms of Sectional Title Act, 2009 (Act 2 of 2009).

Site Visit

*** A site visit was conducted on 19 July 2024; no encroachment or other illegal activities were detected as per the photos **attached as pages 206 - 207 to the agenda.**

Neighbours comment

*** The favorable neighbours' consent from the owners of Erven 255 and 257, Kleine Kuppe is **attached as pages 208 - 210 to the agenda.**

Conclusion

In light of the above and the technical comments received, the item is herewith submitted for Council's deliberation and consideration.

Management Committee, having considered the application

RECOMMENDED

*** 1 That Erf 332, Kleine Kuppe, be subdivided into Portion A (± 250 m² in extent) and the Remainder as indicated on Plan KK 256-1, **attached as page 204 to the agenda.**

2 That the applicant(s) apply to (at own costs) for the following in accordance with section 105(3) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018):

*** 2.1 Subdivision of Erf 332, Kleine Kuppe into Portion A (± 250 m² in extent) and the Remainder as per Plan KK 256-1, **attached as page 204 to the agenda**; and

*** 2.2 Consolidation of Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe with adjacent erven accordingly as depicted per Plan KK 256-1, **attached as page 204 to the agenda**.

3 That the applicant note that after subdivision and consolidation application is submitted to the Municipal Council of Windhoek, the applicant will be required to consult with the adjacent neighbours in accordance with section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Municipal Council of Windhoek's Public Consultation Policy of the Proposed Development regarding the aforesaid subdivision and consolidation. The applicant will further be required to furnish the Municipal Council of Windhoek with proof of neighbours' consultation.

4 That the Strategic Executive: Urban and Transport Planning be delegated to recommend or not to recommend the aforesaid contemplated town planning applications (subdivision and consolidation applications) to the Urban and Regional Planning Board in accordance with section 109 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

5 That the applicant obtain an Environmental Management Clearance Certificate in respect of Portion A of Erf 332, Kleine Kuppe from the Strategic Executive: Economic Development and Community Services (Environmental Management Division).

*** 6 That the applicants obtain the Municipal Council of Windhoek's support and the Minister of Urban and Rural Development's approval for the subdivision of Erf 332, Kleine Kuppe into the respective Portion A and the Remainder as per Plan KK 256-1, **attached as page 204 to the agenda**, in accordance with the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

*** 7 That the Municipal Council of Windhoek grant approval for the permanent closure of the proposed Portion A of Erf 332, Kleine Kuppe as per Plan KK 256-1, **attached as page 204 to the agenda** as 'public open space' in accordance with the provisions of section 50 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) subject to the following conditions:

7.1 That prior to the formal closure, the Municipal Council of Windhoek prepares the closure notices for the applicant.

7.2 That prior to the formal closure, the applicant advertise the intended permanent closure of Portion A of Erf 332, Kleine Kuppe in the Government Gazette and in at least two (2) newspapers circulating within the local authority area, in accordance with the provisions of section 50(3)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), send out letters to affected and interested persons (including neighbours) and place notice of the intended closure on-site.

7.3 That the applicant note that the public and neighbours' consultation for the intended closure of the portion of the public open space can take place concurrently with the neighbours' consultation process of the subdivision and consolidation application(s).

7.4 That the Municipal Council of Windhoek prepare the closure notice and that the applicants/owners of Erf 256, Kleine Kuppe be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours and that proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a Sales Agreement is signed.

8 That upon consolidation that Portion A of Erf 332, Kleine Kuppe assume the same zoning and density as the adjacent Erf 256, Kleine Kuppe in terms of clause 5(3) of the Windhoek Town Planning Scheme.

9 That the applicants/owners of adjacent erven be responsible for the town planning and cadastral procedures, i.e., subdivision of the portions of Erf 332, Kleine Kuppe consolidation of the portions with the adjacent erven, survey, and registration of the new consolidated erf, and all the costs involved.

10 That the Sectional Title Plan for Erf 256, Kleine Kuppe be amended accordingly, and the amendments registered.

11 That the participation quota for each section be redetermined.

12 That the applicants/owners of Erf 256, Kleine Kuppe comply with all the conditions in terms of the Sectional Title Act, 2009 (Act 2 of 2009).

13 That subject to the successful closure and implementation of all Town Planning and cadastral procedures and obtaining of an Environmental Management Clearance Certificate, Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe be sold to the applicants/owners of Section No. 2 of Gamsa Vista Sectional Title Scheme on Erf 256, Kleine Kuppe at an upset price of N$703.50/m², being 50 % of N$1 407.00./m². being N$703.50/m² or N$175 900.00 in total (rounded off) in total as per the Valuation Certificate dated 22 July 2024.

14 That should the applicants wish to take occupation of Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe prior to the sale, that same be leased to the applicants once the preliminary diagrams are available, pending the sale, at a monthly rental of N$1 465.83, further subject to annual escalation in line with the Namibia Inflation Rate.

15 That all funds generated from the sale of the subdivision of Public Open Spaces be used exclusively (unless with consent of the Municipal Council of Windhoek), for the development of Public Open Spaces into attractive public spaces, e.g., family parks, walking trails, etc.

16 That the sale of Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe be subject to the following conditions.

17 That Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe be consolidated with Section No. 2 of Gamsa Vista Sectional Title Scheme on Erf 256, Kleine Kuppe, simultaneously with transfer.

18 That the existing conditions registered against Portion A (± 250 m² in extent) of the Remainder of Erf 332, Kleine Kuppe, be replaced by the standard conditions of the title including a minimum building value of four (4) times the municipal valuation to be registered against the notarial linked erven.

19 That it be noted that a municipal sewer line is affected, and that the sewer line be relocated outside the boundaries of the applied portion, at the cost of the applicants/owners of Section No. 2 of Gamsa Vista Sectional Title Scheme on Erf 256, Kleine Kuppe, and to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.

20 That the applicants/owners of Section No. 2 of Gamsa Vista Sectional Title Scheme on Erf 256, Kleine Kuppe, appoint a registered professional Engineer to design the sewer line to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.

21 That the applicants/owners of Section No. 2 of Gamsa Vista Sectional Title Scheme on Erf 256, Kleine Kuppe, appoint a Contractor to do the relocation of the sewer line to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.

22 That the appointed professional Engineer submit the engineering drawings for the design of the sewer line to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to commencement of the work.

23 That all cost involved in the relocation of the sewer line be for the applicants/owners of Section 2 of Gamsa Vista Sectional Title Scheme on Erf 256, Kleine Kuppe.

24 That the Deed of Sale only be signed after the conditions for relocation of the sewer line are met and to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.

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

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

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

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

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

26 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

27 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.

28 That all stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

29 That no building plans be approved until the stormwater conditions are met.

30 That the following be noted:

30.1 That only one (1) electrical service connection will be allowed from the municipal network to the consolidated erf.

30.2 That one (1) additional electrical meter can be applied for an approved flat, should it be required.

30.3 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.

31 That the applicants/owners of Section No. 2 of Gamsa Vista Sectional Title Scheme on Erf 256, Kleine Kuppe:

31.1 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) not later than six (6) months from the date this Council Resolution is adopted, that the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

31.2 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within sixty (60) days after the issuing of the Subdivision and Consolidation Certificate that a surveyor has been appointed.

32 Submit to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) draft erf diagrams within three (3) months after appointment of the surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

33 Sign the Deed of Sale not later than sixty (60) days after having been requested to do so by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) and pay the purchase price.

34 That should the applicants/owners of Section 2 of Gamsa Vista Sectional Title Scheme on Erf 256, Kleine Kuppe fail to comply with any of the conditions of this Resolution or fails to finalise the purchase within 18 (eighteen) months from the date of this Council Resolution, that the allocation of Portion A of Erf 332, Kleine Kuppe be subject to the purchase price being revised by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement).

35 That the sale/lease of Portion A (± 250 m² in extent) of Erf 332, Kleine Kuppe be advertised in terms of section 63(2)(a)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

36 That the sale/lease of Portion A of Erf 332, Kleine Kuppe, (± 250 m² in extent) be subject to Ministerial approval in terms of section 30(1)(t)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

37 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

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

Financial implications

Service rendered	**Funds required (N$)**	**Funds available**
Advertisement cost	4 000.00	Item 4000/20/1/10/0025

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MEMORANDUM

The Gateway to Endless Opportunities

TO : Mr. Moses Matyayi, Chief Executive Officer

FROM : Queen O Kamati, Mayor

ENQ : Ms. B Muundjua, Acting Manager: Mayoral & Council Affairs

CC : Ms. K Krotz, Manager: Operations & Committee Services
Ms. A Nanyemba, Executive Secretary: OCEO

DATE : 16/09/2024

Dear Mr. Matyayi,

NOTICE OF SUBMISSION OF A MOTION FOR STREET RENAMING IN HONOUR OF FIREFIGHTER, METHUSELAH SIMATAA KHAMA

*** I hereby submit a motion (**hereto attached**) for the renaming of Sheffield Street to **FF. M.S Khama Street** in honour of the late **Firefighter Methuselah Simataa Khama.**

I submit this motion in accordance with the "Street and Place Naming/Renaming Guidelines" as per Council resolution **76/04/2017**, read in conjunction with Rules 12 and 13 (1) of the Standing Rules and Order, for placement on the agenda of the next Ordinary Council Meeting of September 2024.

Your consideration in this regard is highly appreciated and I await formal confirmation of receipt of the motion and placement on the said meeting agenda, accordingly.

Thanking you for your usual support.

Sincerely,

Queen O Kamati
MAYOR

16 SEP 2024

MOTION

MOTION FOR STREET RENAMING IN HONOUR OF FIREFIGHTER, METHUSELAH SIMATAA KHAMA

1. Introduction

The purpose of this motion is to formally request and propose the renaming of Sheffield Street to **FF. M.S KHAMA Street**, in honour of the late **Methuselah Simataa Khama**, who tragically lost his life in the line of duty whilst bravely serving the **Windhoek Fire Brigade** and community of Windhoek.

I submit this motion by way of this letter in accordance with the "Street and Place Naming/Renaming Guidelines" as per Council resolution **76/04/2017**, read in conjunction with **Rules 12 and 13 (1)** of the **Standing Rules and Order**.

2. Background

The late **Methuselah Simataa Khama** was a firefighter, known for his dedication, bravery, and selflessness throughout his **sixteen (16) years** of service to the City of Windhoek. On **07 July 2024**, while returning to his base station from an ambulance incident, he tragically lost his life in a car crash. His passing leaves behind a legacy of courage, commitment, and selfless service to the people of Windhoek.

This motion seeks to commemorate the life of Methuselah Simataa Khama by renaming **Sheffield Street** in his honour, as a permanent and enduring tribute to his heroism. This renaming will serve as a reminder of his sacrifice and as recognition of the profound impact he made on countless lives. It is through this action that we intend to immortalise his name, ensuring that future generations remember the valor exhibited by the firefighters who risk their lives daily for the safety and protection of others.

3. Motivation

3.1 Basis for Application

As a Council Member of the Municipal Council of Windhoek, it is my considered opinion that **Firefighter Methuselah Simataa Khama** fully deserves to be commemorated through the renaming of a street. I further submit that this request meets the criteria established by the Municipal Council of Windhoek for such recognition.

Firefighting is a noble profession defined by the motto "to serve with honour," which encompasses a culture of service and sacrifice. For centuries, this "honour culture" has driven thousands of men and women to lay down their lives for their communities. Firefighters are entrusted with the

protection of life, property, and the environment, and they willingly place their own safety at risk for the welfare of others.

Firefighter Methuselah Simataa Khama embodied this ethos throughout his career. He joined the Windhoek Fire Brigade Services on **03 March 2008**, immediately after completing his secondary education, demonstrating his life-long dream of serving the Windhoek community as a firefighter. His passion for public service and dedication to safeguarding the community is a testament to his character, despite the challenges faced by the profession.

Khama's life tragically ended whilst on duty, making his untimely passing a fitting moment to recognise his contribution as that of a hero. His loss comes at a time when the need for passionate and dedicated firefighters has never been more critical, and his enduring commitment to the fire service, even amidst personal challenges, is commendable.

Despite holding a qualification in **Construction Engineering**, Khama chose to remain in the firefighting service, determined to serve the community with enhanced skills. He exhibited bravery and mental resolve during his **16-year career**, even after a near-fatal incident in 2022, when he was injured while leading a team battling a veld fire in the Eros Mountains. His unwavering dedication to the firefighting service, despite personal injury and mental strain, stands as an example of the selfless commitment that defines true heroism.

3.2 Significance of the Street Renaming

On **07 July 2024**, Methuselah Simataa Khama was involved in a tragic accident while driving a City of Windhoek ambulance after a long night of serving his community. His life was cut short in this unfortunate incident. In the many years of the Windhoek Fire Brigade's existence—both pre and post-independence, no event of this nature has ever occurred. Therefore, this sad but significant moment must be remembered, not only to honour this fallen hero but to serve as a reminder to his colleagues of the dangers inherent in their work and as a testament to the recognition and gratitude of the City of Windhoek for their service.

The current name, **Sheffield Street**, bears no clear significance to the nation nor to the **Municipal Council of Windhoek**. It is derived from the name of a city in the **United Kingdom**, and its connection to Windhoek is unclear. By renaming the street **FF. M.S KHAMA Street**, the city will be honouring the memory of one of its own: a dedicated firefighter who gave his life in service to his community.

This proposed renaming is more than a symbolic act; it is a meaningful and heartfelt recognition of the sacrifices made by the brave men and women who serve in the **Windhoek Fire Brigade**. Methuselah Simataa Khama was one such individual, and his name deserves to be memorialised through this lasting tribute.

Therefore, this motion represents the City's appreciation and acknowledgment of the extraordinary service and sacrifice of Firefighter Methuselah Simataa Khama.

The renaming of Sheffield Street to **FF. M.S KHAMA Street** will not only honour his extraordinary service and ultimate sacrifice but, will also provide comfort and solace to his family, colleagues, and the entire community. His legacy will endure, and this tribute will stand as a lasting reminder of the vital role played by the brave men and women of the Windhoek Fire Brigade.

Promotor

Queen Omagano Kamati
Council Member: City of Windhoek

Seconder

Sam S Nujoma
Council Member: City of Windhoek

Cc: All Councillors

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: KA Krotz
DATE: 18 September 2024

TEL: 290 2615/2304
REF: Motion

Council Member Queen O Kamati
MAYOR OF THE CITY OF WINDHOEK

Your Worship,

RE: MOTION FOR STREET RENAMING IN HONOUR OF FIREFIGHTER, METHUSELAH SIMATAA KHAMA

Your Notice for a Motion on the above subject matter, dated 16 September 2024, is herewith being acknowledged.

As per the relevant provisions of the Standing Rules of Order, the Motion will be placed on the agenda of the upcoming Council meeting scheduled to be held on 26 September 2024.

Trust that you find this in order.

Yours Sincerely,

Chief Executive Officer 1992 - Accounting Officer in line with 27 (1) Local Authority Act 23 of 1992
20 SEP 2024
Box 59
Windhoek
Tel. 061 - 290 2615

Moses Matyayi
CHIEF EXECUTIVE OFFICER

cc *Chairperson of Management Committee*
All Honourable Councillors



Ms. Ella Shihepo
P.O. Box 80696
Windhoek

4 December 2023

The Mayor
Hon. Cllr Queen Kamati
Office of the Mayor
City of Windhoek
P.O. Box 59
Windhoek

Your Worship, The Mayor

Re: Preferred name for street naming and ceremony // APPEAL TO THE MUNCIPAL COUNCIL

I refer to your letter dated 7th **November 2023** addressed to me, the content of which has been noted. It is indeed pleasing to learn of the decision taken by the Municipal Council to name a street in Rocky Crest (Extension 4) in honour of my late husband, Mr Aaron Shihepo as per **Council Resolution 103/05/2023**. Moreover, I am elated to know that through this important decision, his historical contributions will continue to be known and appreciated by the wider community; as his sacrifices for the liberation struggle shall be kept ablaze.

However, in all humbleness and due respect, my family and I would appreciate a revisit of the earlier decision taken by the Municipal Council. The initial petition (attached) set the premise and adequately elaborate on historical reasons for specifically requesting the renaming of Sydney Atkinson Street in Olympia; a place where the late and his family lived until his untimely death.

In attempt to comply with the expected application procedures, the consents of immediate and affected households/users of the street were sought. Unfortunately, we were confronted by immense hostility and negativity by some residents; let alone not be able to engage some of the households due to their non-availability. We do understand that a process of this nature (street re/naming) requires extensively public participation and awareness; processes which we are prepared to ensure for the reconsideration of the decision taken by the Municipal Council.

Your Worship, the reason we decline the street naming in Rocky Crest Township is not that we degrade the location. Inevitably, while attempting to comply with the process, we faced humiliation, unreasonable resistance and lack of cooperation from a segment of the minority population of our country, and in this case, the residents of our street.

Once again, we are modestly appealing to the Municipal Council to reconsider the decision to instead rename the proposed **Sidney Atkinson Street to Aaron Shihepo Street**. Alternately, we plea with the Municipal Council to kindly consider renaming another street in Olympia location to rectify 'the silence adversity and resistance' which many gallant sons and daughters of this soil fought against and which we are still encountering in our lifetime.

We thank you in advance for your kind considerations.

Yours sincerely,

Ella K. Shihepo
Widow, on behalf of the Family.





STREET, PLACE RE/NAMING AND PROPERTIES NUMBERING APPLICATION FORM

Type of application

Naming/Renaming of Street	Naming/Renaming of Place	(Re)Numbering of Street Properties
☒	☐	☐

Particulars of the applicant

Name & Surname	ELLA KAUNAPAWA SHIHEPO
Organization	RESIDENTIAL
Postal Address	P.O. Box 80696, OLYMPIA
Residential Address	41 SIDNEY ATKINSON STREET, OLYMPIA, WHK
Contact Number	0811722146
Email Address	ellakauna@gmail.com

Application details

Township Name OLYMPIA

Name of the Street to be renamed
SIDNEY ATKINSON STREET

Proposed three alternative and preferred street names

- ***Proposed street names must be kept short, at least limited to 20 characters including street name suffixes e.g. street, road, avenue etc.***
- ***Historical, social, natural, national character and connection, cultural and emotional concerns of the affected areas and surrounding must be taken into consideration as themes.***
- ***Further reference must be made to Section 5 and 7 of the Street and Place Naming Guidelines***

Alternative 1 AARON SHIHEPO
Alternative 2
Alternative 3

Declaration by the applicant

I CONFIRM that details provided are correct, to the best of my knowledge and the application in being made in accordance with the procedures and guidance of the Street and Place Naming Guideline of the Windhoek Municipality

Signature _____ Date 14/03/2024

Declaration by the applicant

I HAVE included the following supporting information with this application form (please tick)

5.1 Background of the street to be renamed	☒
5.2 A formal, comprehensive biography of the proposed honouree	☒
5.3 Research references, evidence of professional or community support	☒
5.4 Motivation as to why the affected street name should be changed	☒
5.5 Proof of all three required and placed public notices	☒
5.6 Consent affected residents, businesses, institutions and establishments	☒
5.7 Written objections raised (if any)	☐
5.8 Motivation addressing raised objections (if any)	☐
5.9 Acceptance letter from family member(s) (if proponent is not related)	☐
5.10 Consenting letter from MIRC, MURD and the respective Diplomatic Representative (for proposed foreign national honouree)	☐
5.11 Proof of Payment (non-refundable application fee of 250.00 NAD)	☒

Signature [signature] Date 14/03/2024

* *Consents of all immediate residents, businesses and institutions or any other establishment residing and operating in the affected street must be secured. The term "immediate" refers to those affected parties sharing the particular street as their direct physical address as by municipal billing system. Complete list of erven must be obtained from the Street and Place Naming/Renaming Committee Secretariat with the proof of payment.*

FOR OFFICE USE ONLY

Status of the Application

Application complete ☒ Application incomplete ☐

Namibian Citizen ☒ Foreign National ☐

Approved ☐ Reject ☐

Council Resolution

Comments

APPLICATION NO.

Application Dated 14 March 2024

Received Date 14 March 2024

Payment Receipt Number 48419

Administrator [signature]

* All required supporting information are compulsory and must form part of the application. Failure to ensure that, will result in the application been considered as incomplete. No incomplete application will be accepted, neither submitted to the Street and Place Naming/Renaming Committee for consideration.

Enquiries
Vernouman.Endjala@windhoekcc.org.na

Enquiries and submission of the application
If via postal address
Office of the Mayor
Windhoek Municipality
Box 59, WINDHOEK

If hand delivered
Office of the Mayor
Windhoek Municipality
c/o Independence Avenue and Sam Nujoma Drive

Historical Background on Name of the Street to be Re-Named (Sidney Atkinson):

Sidney James Montford Atkinson (14 March 1901-31 August 1977) was a South African athlete, winner of 110 metre hurdles at the 1928 Summer Olympics.

Atkinson came onto the international athletics scene in 1922, when he ran the 110 metre hurdles in 15.2 and the 400 metre in 56.5. He was also a notable long jumper.

MOTIVATION FOR RENAMING SYDNEY ATKINSON STREE IN OLYMPIA IN HONOUR OF THE LATE AARON SHIHEPO
Deputy Chief Representative of SWAPO to Algeria, 1971 – 1973
Chief Representative of SWAPO to Algeria, 1973 – 1976
Member of the Central Committee and Deputy Secretary of Foreign Affairs, 1976 – 1990
Member of the Public Service Commission, 1990 - 2010

Aaron Shihepo. Was born in a rural village of Oshigambo, northern Namibia. On 17 October 1939. His resume speaks of valuable contributions he made to the Namibian struggle.

His parents are Eva Tomas-Shihepo and the Reverend David Shihepo, affectionately known as *Nadihokololwe* who brought about the termination of public flogging as form of punishment for political activists when he testified against the flogging of political activists with *makalani* branches, in the magistrate court case of *Wood and Others v Ondangwa Tribal Authority and Another 1975* (2) 294 (AD).

Aaron Shihepo's contribution to the liberation struggle for Namibia came a long way. He joined SWAPO at its inception, in 1960, having been associated with its forerunners the Owambo People's Congress (OPC) and Owambo People's Organisation (OPO), as Herman Ja Toivo (now Honourable Andimba Toivo Ya Toivo) frequented his parents' house with his cousin Joseph Mateus, popularly known as Joburg. Joburg grew up in the Shihepos.

Comrade Aaron Shihepo left for exile in December 1962 and found his way to Dar Es Salaam, Tanganyika.

Following a successful completion of his studies in the US – a BA (1968) and a Master of Public Administration (1970) degrees from the University of Syracuse, he was appointed Deputy Chief Representative of SWAPO in Algeria, from 1971 to 1973, deputising Comrade Hifikepunye Pohamba, Former President of the Republic of Namibia. From 1973, He was appointed Chief Representative in Algeria.

In 1976, Comrade Shihepo was elected Member of the Central Committee of SWAPO and Deputy Secretary of Foreign Affairs, positions he held until independence.

During his tenure as the longest serving Deputy Secretary of Foreign Affairs Comrade Shihepo oversaw SWAPO's diplomatic contingent comprising 27 diplomatic missions. He attended sessions of the United Nations (UN) General Assembly on more than 10 occasions and further attended meetings of the UN Security Council, arguing the Namibian case before the international community. Similarly, he attended Summits and Ministerial Conferences of the Organisation of African Unity (OAU) on more than 25 occasions. Other meetings include Ministerial Meetings and Summits of the Non-Aligned Movement (NAM), the General Conference of the United Nations Educational, Scientific and Cultural Organisation (UNESCO), meetings of the Association of Western Europe Parliamentarians for Action Against Apartheid (AWEPAA) and of the Socialist International, among others. Comrade Shihepo further accompanied the President of SWAPO, Comrade Sam Nujoma to numerous missions, soliciting international solidarity and support for the cause of Namibia's

independence. He also served as Vice President of the Afro-Asian Solidarity People's Organisation (AAPSO), for a period of four years.

Comrade Shihepo was part of the Seven Persons Team appointed by SWAPO to negotiate with the Western Contact Group on the question of Namibia's independence. Other members were Comrades Sam Nujoma, Theo-Ben Gurirab, Ngarikutuke Tjiriange, Hidipo Hamutenya, Kapuka Nauyala and Greenwell Matongo. There, he demonstrated his abilities and exceptional aptitude as a seasoned diplomat and was instrumental in drafting statements for the negotiation rounds and numerous resolutions on Namibia, including the often-quoted UN Security Council Resolution 435 of 1978.

Following the implementation of the UN Security Council Resolution 435/78, Comrade Shihepo returned to Namibia on 14 September 1989, aboard the same flight with the President of SWAPO, Comrade Sam Nujoma, after spending 27 years in exile.

Following Namibia's independence in 1990, he was subsequently appointed by President Sam Nujoma as Member of the Public Service Commission, and re-appointed during the tenure of both Presidents Nujoma and President Hifikepunye Pohamba until retirement in 2010.

Comrade Shihepo passed away on 6 September 2016.

The street being proposed to be reamed after him is Sydney Atkinson Street in Olympia, where the late Comrade Shihepo lived since 1990, and was the first previously disadvantaged person to acquire a property in that street. The pictures attached to this motivation as annexure speaks volumes of Comrade Shihepo's voluminous contribution to the struggle for Namibia's independence.

Annex 1



SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo (second from right, front row) on a visit to China with SWAPO President, Sam Nujoma



SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo (in a white suit) at the United Nations with SWAPO President, Sam Nujoma



SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo (in a white suit) in China with SWAPO President, Sam Nujoma



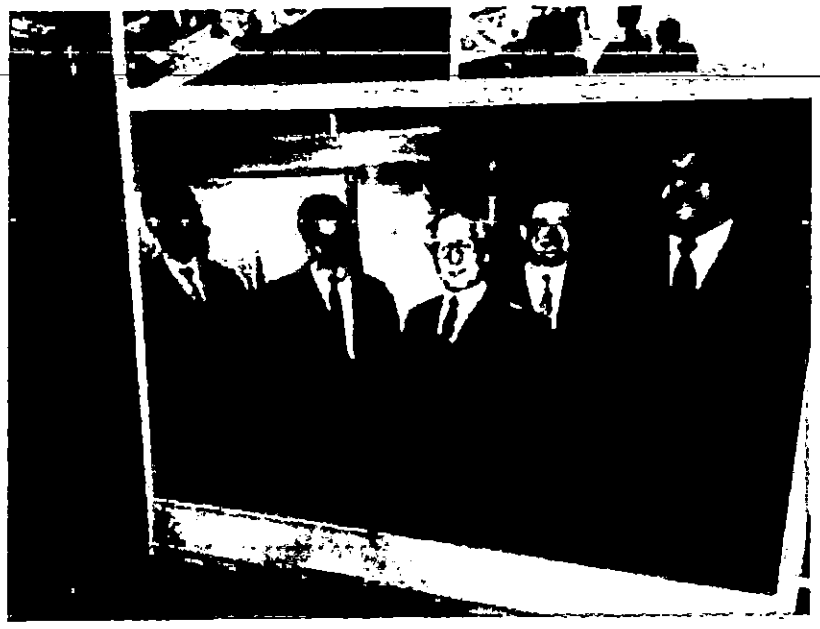
SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo in China with SWAPO President, Sam Nujoma



SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo, SWAPO Secretary of Information and Publicity, Hidipo Hamutenya, in southern Angola being shown an enemy's captured armed vehicle by the People's Liberation Army of Namibia's (PLAN) Chief of Staff, Charles Namoloh



SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo, at an international conference with SWAPO President, Sam Nujoma



SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo, (extreme right) with SWAPO President, Sam Nujoma, in the German Democratic Republic (GDR - East Germany), flanking President Erich Honecker



SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo, (extreme right) with SWAPO Permanent Observer to the United Nations, Theo-Ben Gurirab.



SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo, (extreme right) with SWAPO President, Sam Nujoma, in China with Foreign Minster Huang Hua



SWAPO Deputy Secretary of Foreign Affairs, Aaron Shihepo, (extreme right) with Anton Lubowski from SWAPO internal leadership in Namibia and SWAPO Chief Representative to Zambia, David Shimwino.

Notices

• Public •

Notice is hereby given in accordance with the Street and Place Naming Guidelines of the City of Windhoek, that I Ella Shihepo, 53060900574, PO BOX 80696, ellakauna@gmail.com, request that the Windhoek Municipal Council: Naming/renaming of a street (s) or place, Sydney Atkinson Street Olympia. Written objections, duly motivated, to be intended to this transactions must be forwarded to the Chief Executive Officer Box59, Windhoek and the applicant within fourteen (14) working days from the date of the advertisement.

CLAO240000128

* As advertised 02/2024
in both The Namibian
& The Sun

Classifieds

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE 12 NOON 3 WORKING DAYS PRIOR TO PUBLICATION

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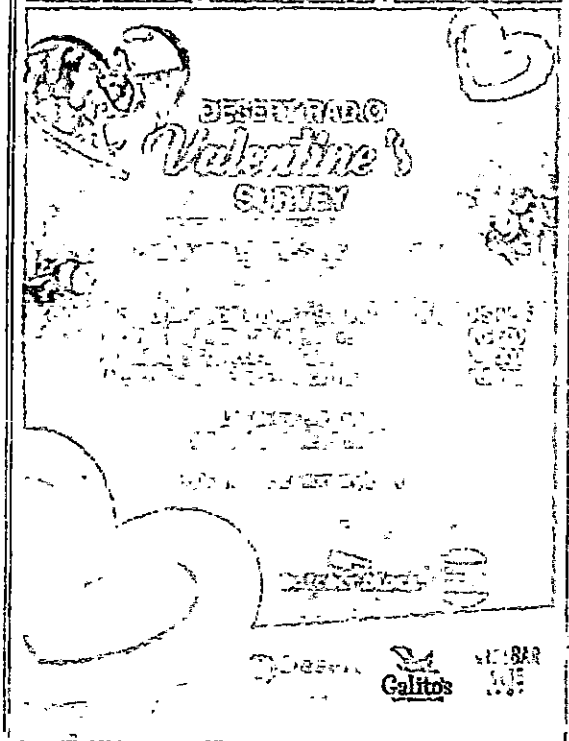
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• Opportunities •



• Offered •

EMBASSY OF BRAZIL
CAREER OPPORTUNITY

The Embassy of Brazil in Windhoek is seeking to recruit a support assistant. The new employee will work mainly as a driver, among other tasks.

Gross salary: N$ 8,650,00 per month + medical aid covered 100% by employer

Relevant Qualifications
- Fluency in Portuguese and in English
- Grade 7 (minimum)
- Valid Driver's License

All applicants must read the full Job Posting #1/2024 at https://shorturl.at/acKO2

Applications will be accepted until 18 February 2024.

• Education & Training •

• Hospitality •

• Public •

• Offered •

• For Rent •

• For Sale •

• Legal •

to the Defendant's claim against you or both such pages. DATED at WINDHOEK on this 6th day of FEBRUARY 2024. NDANTWAH LEGAL PRACTITIONER - PER: NDEUNTWAPO NDANTWAH LEGAL PRACTITIONER FOR DEFENDANT UNIT 24, THE VILLAGE 18 LUDERITZ STREET WINDHOEK TOGETZOLD – DU-VENHAGE PER: K MUSHORE LEGAL PRACTITIONER FOR THE PLAINTIFF NO. 33 FIELD STREET WINDHOEK AND TO: FAULUS CORNELIUS ERF 2129, GUBOA STREET SOWETO WINDHOEK NAMIBIA

Rule 7(1)

COMBINED SUMMONS IN THE HIGH COURT OF NAMIBIA (With Delayed Case Number) HC-MD-CIV-ACT-CON-2023/04314 In the matter between: RIVERSIDE SERVICE CENTRE CC PLAINTIFF and NAMI PREFABRICATED HOUSING CC DEFENDANT To the deputy-sheriff: DEFORM NAMI PREFABRICATED HOUSING CC with Principal Place of Business PLOT 37 OGERA, FARM NO. 43 GRAVWATER, WINDHOEK, Namibia, hereafter called the defendant/s, that with Principal Place of Business CORNER OF RAY-CASPIC SERVICE CENTRE CC ROBERT MUGABE AVENUE AND EINA STREET, EROS PARK, WINDHOEK, Namibia , hereby institutes action against the defendant in which action the plaintiff claims the relief set out in the particulars annexed hereto. INFORM the defendant/s further that if he or she disputes the claim and wishes to defend the action he or she must - WITHIN 10 days of the service on him or her of this summons file with the registrar of the court at Windhoek (Civil Division) notice of his or her intention to defend and serve a Rule Court copy thereof on the plaintiff's legal practitioner (if the plaintiff has no legal practitioner then on the plaintiff) at the legal practitioner's address mentioned below (or referred to in rule 14(6)) for the service on the defendant of process relevant to notices and documents in the action, but, if the defendant chooses to have further pleadings served on him or her by way of electronic means, such electronic notices must be provided to the court still in the notice of defence. 2 Simultaneously with the delivery of the notice of intention to defend, the defendant must declare this notice in terms of rule 6(5), which contains the following information about the defendant: (a) in the case of a natural person, his or her full names, identity number where available and if a Namibian citizen or any other person ordinarily resident in Namibia, his or her physical address and where available, his or her telephone or cellular phone number or both, alternative telephone number, facsimile number and personal or workplace email address or both; (b) in the case of a close corporation, its name and registration number, postal address and registered office referred to in section 25 of the Close Corporations Act 1988 (Act No. 26 of 1988) and the particulars referred to in paragraph (b) of at least one member or officer as defined in that Act and the particulars referred to in paragraph (c) of at least one member or officer as defined in that Act and the particulars referred to in paragraph (c) of the accounting officer appointed in terms of section 53 of that Act; (c) in the case of a company, its name and registered number, postal address and registered office referred to in section 178 of the Companies Act 2004 (Act No. 28 of 2004) and the particulars referred to in paragraph (c) of at least one director and the secretary referred to in section 223 of that Act including all particulars referred to in section 223(1) of that Act and in case of the officer or secretary of any other body corporate the particulars referred to in paragraph (b) of section 223(1) of that Act; (d) in the case of any other juristic person, the particulars referred to in paragraph (b) of at least one officer or secretary or a person, by whatever name called, running its affairs, and (e) in the case of a trust which is duly authorised to locate, the particulars referred to in paragraph (b) of all trustees and a reference number given by the master to the trust deed registered with the master. 3. The particulars provided in terms of item 2 remain binding on the party by which they were and may be used by the court, or by the other party to effect service of any notice or document on such party or give notice to such party. 4. As soon as the managing judge has given notice of a case planning conference in terms of rule 23(1), he or she is required to meet with the plaintiff in order to agree a case plan in terms of rule 23(2) for submission to the managing judge for the purposes of pleadings, and the time within which he or she must deliver his or her plea and counterclaim, if any. 5. The case plan must be determined by the court having regard to each plan and if he or she fails to cooperate in submitting such a plan, the court will determine the time within which he or she must comply with such order. INFORM the defendant/s that if he or she fails to file and serve notice of intention to defend judgment as claimed may be given against him or her without further notice to him or her or if, having filed and served such notice, he or she fails to plead, except make application to strike out or consent, judgment may be given against him or her. And immediately thereafter some of the defendant a copy of the summons and assist it to the registrar with, whatever the time done thereupon. DATED at Windhoek on this 21st day of August 2023. PARTICULARS OF CLAIM 1. The Plaintiff is RIVERSIDE SERVICE CENTRE CC a Close Corporation duly constituted and incorporated in terms of the Close Corporation Act, No. 26 of 1988 as amended and carrying on business at CORNER OF ROBERT MUGABE AVENUE AND EINA STREET, EROS PARK, WINDHOEK REPUBLIC OF NAMIBIA. 2. The DEFENDANT is NAMI PREFABRICATED HOUSING CC, a Close Corporation duly constituted and incorporated in terms of the Close Corporation Act, No. 26 of 1988 (as amended) with principle place of business being at PLOT 37 OGERA, FARM NO. 43 GRAVWATER, WINDHOEK REPUBLIC OF NAMIBIA and whose first and last particulars are to the Plaintiff unknown. 3. During or about June and at Windhoek, Republic of Namibia, the Plaintiff, and the Defendant were duly represented by one Nixon Shayela and the Defendant, Fabian and there represented by Zac Jin Hong and Robert Endjala Ndeshi, entered into an oral (the agreement). 4. The following were the salient express terms of the aforesaid oral agreement between the parties: 4.1. The Plaintiff would, from time to time, on open account and at the Defendant's instance and request, and further upon presentation of a signed and stamped purchase order, provide fuel to the Defendant. 4.2. The Plaintiff would charge to the Defendant such as they may be fixed time to time in respect of the aforesaid fuel provided and would invoice the Defendant for any such provided to the Defendant at the latter's instance. 4.3. The Defendant would pay the Plaintiff in respect of the aforesaid invoices, rendered on open account as more fully set out in paragraphs 4.1 and 4.2 above, upon presentation and receipt of such invoice, alternatively within a reasonable time. 5. In pursu-

• Legal •

(page (b) of section 223(1) of that Act; (d) in the case of any other juristic person, the particulars referred to in paragraph (b) of at least one officer or secretary or a person, by whatever name called, running its affairs, and (e) in the case of a trust which is duly authorised to locate, the particulars referred to in paragraph (b) of all trustees and a reference number given by the master to the trust deed registered with the master. 3. The particulars provided in terms of item 2 remain binding on the party by which they were and may be used by the court, or by the other party to effect service of any notice or document on such party or give notice to such party. 4. As soon as the managing judge has given notice of a case planning conference in terms of rule 23(1), he or she is required to meet with the plaintiff in order to agree a case plan in terms of rule 23(2) for submission to the managing judge for the purposes of pleadings, and the time within which he or she must deliver his or her plea and counterclaim, if any. 5. The case plan must be determined by the court having regard to each plan and if he or she fails to cooperate in submitting such a plan, the court will determine the time within which he or she must comply with such order. INFORM the defendant/s that if he or she fails to file and serve notice of intention to defend judgment as claimed may be given against him or her without further notice to him or her or if, having filed and served such notice, he or she fails to plead, except make application to strike out or consent, judgment may be given against him or her. And immediately thereafter some of the defendant a copy of the summons and assist it to the registrar with, whatever the time done thereupon. DATED at Windhoek on this 21st day of August 2023. PARTICULARS OF CLAIM 1. The Plaintiff is RIVERSIDE SERVICE CENTRE CC a Close Corporation duly constituted and incorporated in terms of the Close Corporation Act, No. 26 of 1988 (as amended) and carrying on business at CORNER OF ROBERT MUGABE AVENUE AND EINA STREET, EROS PARK, WINDHOEK REPUBLIC OF NAMIBIA. 2. The DEFENDANT is NAMI PREFABRICATED HOUSING CC, a Close Corporation duly constituted and incorporated in terms of the Close Corporation Act, No. 26 of 1988 (as amended) with principle place of business being at PLOT 37 OGERA, FARM NO. 43 GRAVWATER, WINDHOEK REPUBLIC OF NAMIBIA and whose first and last particulars are to the Plaintiff unknown. 3. During or about June and at Windhoek, Republic of Namibia, the Plaintiff, and the Defendant were duly represented by one Nixon Shayela and the Defendant, Fabian and there represented by Zac Jin Hong and Robert Endjala Ndeshi, entered into an oral (the agreement). 4. The following were the salient express terms of the aforesaid oral agreement between the parties: 4.1. The Plaintiff would, from time to time, on open account and at the Defendant's instance and request, and further upon presentation of a signed and stamped purchase order, provide fuel to the Defendant. 4.2. The Plaintiff would charge to the Defendant such as they may be fixed time to time in respect of the aforesaid fuel provided and would invoice the Defendant for any such provided to the Defendant at the latter's instance. 4.3. The Defendant would pay the Plaintiff in respect of the aforesaid invoices, rendered on open account as more fully set out in paragraphs 4.1 and 4.2 above, upon presentation and receipt of such invoice, alternatively within a reasonable time. 5. In pursu-

DISCLAIMER

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SPERTYE: 13:00 TWEE WERKSDAE VOOR PLASING
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EMAIL: classifieds@synergi.com.na

Geen advertensies sal telefonies aanvaar word nie.
No advertisements will be accepted telephonically.

RUBRIEKE / CONTENTS

[illegible]

RATES & DEADLINES

[illegible]



Marriage is a hugely important institution in most every part of the world and it symbolises the formalisation of a relationship between two people. World Marriage Day celebrates everything about marriage, and is a great day to propose to your partner, get hitched, or celebrate the one you are already married to!

005 Kennisgewings / Notices

NOTICE is hereby given in accordance with the Street and Place Naming Guidelines of the City of Windhoek, that Ella Shikesho, 5006090054, PO BOX 80696, [illegible], request that the Windhoek Municipal Council [illegible] of a street(s) or place, Sydney Adimson Street Olympia. Written objections, duly motivated, to be attended to this transactions must be forwarded to the Chief Executive Officer Box 59, Windhoek and the applicant within fourteen (14) working days from the date of this advertisement.

[illegible]

045 Betrekkings Gevra / Employment Wanted

CECILIE (40) is op soek na werk en strykwerk vir 3 dae per week. Skakel: 081-2982832.

EVANGELINA is op soek na huiswerk vir Maandae tot Vrydae. Skakel 081-2835241.

[illegible] (30) is looking for a job in Windhoek or elsewhere. Has 6 years general worker experience in a kitchen, [illegible] taking customer orders, keeping work environment clean and complying customer orders. Call 081-2251132/ 0817206[illegible]

[illegible] is looking for domestic work for 3 to 4 days a week. She is hardworking and available immediately. Call 081-3[illegible]

044 Vakatures / Vacancies

COUNTY HELICOPTERS ([illegible]) PTY LTD is offering exciting job opportunities for qualified Aircraft Maintenance Engineers at its Operating Base in Oranjemund-Namibia. Applications are welcome from Aircraft Maintenance Engineers (ASC and /or AVIONICS) licensed, qualified, and experienced to work on AW139 Helicopters. Preference will be given to Applicants who are Namibian Citizens and meet the following requirements:

-Applicant must hold a Licence issued by the Namibian Civil Aviation Authority or the applicant must be able to obtain a Namibian License by converting a current foreign License.

-ASC applicants must be rated on the AW139 Helicopter and have evidence of at least two years' experience on type.

-AVIONICS applicants should preferably have a minimum of two years' experience working on the AW139 however overall experience working on similar helicopter types will be taken into consideration.

Preference will be given to Avionics Engineers licensed in the following categories:

- Cat W Electrical equipment Servicing/Installation
- Cat W Instrument Installation/ Servicing
- Cat W Radio Equipment Installation/Servicing
- Cat X Compass Direct reading Magnetic

In all circumstances, preference will be given to applicants with experience working in the offshore helicopter environment. The successful candidate must be willing to work on a 24/7 operation providing emergency night cover, and will be based in Oranjemund, Namibia.

If you meet the above requirements, please email your CV to: Email: [illegible]

Closing Date: 21 February 2024.

ZERO SIX FIVE TRADING CC Urgent Vacancy for [illegible] Agent.

Requirement:

-10 Years of experience in structural steel and concrete casting.

- Bachelor's degree in civil engineering.

Email: [illegible]

Due date: 21 February 2024.

Vakatures / Vacancies

FARM MANAGER [illegible] We are looking for an accomplished farm manager to oversee the day-to-day running of our farming operations. Kindly contact us via email: [illegible] or WhatsApp 081-[illegible]

[illegible] Position: [illegible]

Requirements:

Registration with HPCNA

[illegible] qualification in [illegible]

-Can work independently in all disciplines

-Drivers License

-Knowledge of Quality and accreditation requirements

Email documents to: [illegible]

[illegible] is urgently looking for a qualified medical doctor with experience of 10 years and above. Should possess 10 years experience of working in a private facility and should be registered with HPCNA and [illegible] of [illegible] which include [illegible] and [illegible] care. [illegible] will be an added advantage. Preference given to Namibian Citizens. Necessary documents should be emailed to: [illegible] by 19 February 2024.

[illegible] POSITIONS [illegible] the Anfield Care Centre (ACC) is an international humanitarian organisation that provides education for vulnerable children in Africa. We seek candidates who are passionate and open-minded, who will work with us to provide the best educational environment for our children. Three caregiver positions are available.

Minimum Qualifications: Must be certified for NSSCO(O) or beyond, two years of experience in caring sectors.

How to apply: For those who are qualified, send your CV, cover letter and supporting documents combined in ONE PDF [illegible]

Your pdf file must be named as [illegible]_name_position.

Applications will be reviewed immediately until the positions are filled. Only those who proceed to the interview stage will be contacted. The initial contract is for one year (including 3 months of probationary periods) and can be extended based on satisfactory performance.

VACANCY AVAILABLE AT [illegible] SWAKOPMUND - Post designation: [illegible] Supervisor

Scale of salary: Negotiable, depending on suitability

Closing date: 29/02/2024.

MINIMUM QUALIFICATIONS REQUIRED:

*Matric

MINIMUM EXPERIENCE:

*3 years' experience as [illegible] supervisor.

*3 years' experience in retail / wholesale industry

ADDITIONAL REQUIREMENTS:

*Good communication skills

*Sound knowledge of staff management.

*Computer knowledge.

*Must have relevant retail product knowledge.

*Must be willing to work long hours and weekends.

KEY RESPONSIBILITIES including but not limited to:

-Assist management with daily operations, [illegible] management tasks and ensuring adherence to policies, procedures and standards. Provide excellent customer service, handling customer queries and optimizing sales. Overall supervising of [illegible], stock, and [illegible] staff.

Only shortlisted candidates will be contacted. Submit cv to: [illegible] on or before closing date.

Vakatures / Vacancies

[illegible] GYMNASIUM

LOCUM VACANCIES

2 Consecutive maternity posts (apply for one candidate)

POST 1: 01/03–30/04

IGCSE Mathematics
IGCSE Accounting
Grade 5 – 7 Mathematics (Cambridge)

POST 2: 01/05–31/07

Cambridge Global Perspectives
IGCSE Geography

[illegible] REQUIREMENTS

- Degree in Education
- International Cambridge Experience

Spesiale Dienste / Services

OKINAWAN GOJU-RYU KARATE FOR EVERYONE

Learn traditional karate for health, discipline, self-defence and sport.

CLASSES AT:
43 Hyper Motor City, Hidden St
Chief Instructor: Sensei Carl Van Der Merwe
7th Degree Black Belt
40 years+ experience

OR

Dr Marcus Garvey St, Ludwigsdorf
Instructor: Sensei Rowan Carstens
4th Degree Black Belt
24 years+ experience

For detail of classes contact:
Okinawan Goju-Ryu Karate Namibia
081 124 2879
[illegible]
or on
Facebook

Spesiale Dienste / Services

[illegible] CC: Plumbing, elektriese werk, bou, verf, teël, plafonne, verseël van dakke, inbou van kaste asook inlegstene, paving en staalwerke en sweiswerk. Vir gratis kwotasies skakel 081-3224640.

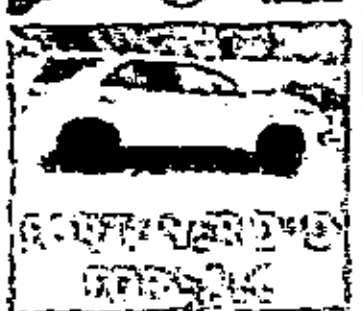
DO YOU URGENTLY NEED CASH? Get up to 75% of your vehicle's value in 45 min! Auto cash Moo-lah when you need it! Autocash 061 400 676.

Te Huur / To Let

SUIDERHOF: 1 Bedroom flat, full bathroom, kitchen / living room, small garden, carport. N$6 400 per month including water and electricity. One month deposit. Contact 081-2528520.

KLEIN WINDHOEK Central 2 bedroom house with garden and pool, braai, garage and lots of parking space, outside room, [illegible], fireplace, references and 2 months deposit required. No agents! WhatsApp +491720643486 Katrin.

Motors / Vehicles



Model: 2012
D4D 3 litre
KM: 165000
Leather Interior Cream.
Automatic and SPOTLESS!!
One woman owner.
Contact on: 0812408476

Eiendom te Koop / Residential Property for Sale

FOR SALE: NEW ROCKY CREST - three bedroom house, lounge, kitchen, three toilets, scullery, drive through garage, bachelor flat, parking for seven cars.
PRICE: N$1,650,000.00, Bond and transfer cost included.
CONTACT ISAAC: 081-5820872 or 081-1227331

2. KLEINE KUPPE - three bedroom house, lounge, dining, kitchen, four toilets, scullery, [illegible], double garage, splash pool, enough parking.
PRICE: N$3,270,000.00, Bond and transfer cost included.
Call ISAAC: 081-5820872 or 081-1227331.

3. VACANT PLOT - KLEINE KUPPE - Size 870m².
PRICE: N$1,200 000.00.
Please Call ISAAC: 081-5820872 or 081-1227331.

Plase te Koop Gevra / Farms to Buy

OP SOEK na 'n plaas tussen 1000 en 3000 hektaar. Verkieslik nie verder as 90km vanaf Windhoek. Skakel 081-1278586 of 081-3202824.

Regskennisgewings / Legal Notices

PUBLIC NOTICE ERF 534, MARIENTAL. Take notice that Mr. H. H. Simon owner of Erf 534 Mariental, intends to apply to the Mariental Municipality for Consent to use the erf for a Guesthouse.

Erf 534 is zoned Residential with a density of 1/900 and measures approximately 1 031 m² in extent. The proposed consent will enable to manage and operate an eight (8) Bedroom Guest House.

Parking, coverage, building lines, floor area ratio height and the overall development will be in accordance the provisions in the Mariental Town Planning Scheme.

Further take notice that the proposed development plans lie for inspection at the Mariental Municipality, Alrunstrasse Office.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection with the grounds thereof, with the Municipality of Mariental and the applicant in writing within 14 days of the last publication.

Last date of notice is 06 February 2024.

Contact: H. H. Simon 081 424 1561

IN THE High Court of Namibia Main Division – Windhoek
Case No: HC-MD-CIV-ACT-CON-2021/00432
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED, Plaintiff and
ARCHEBALD RICHIE SHIPANGA, First Defendant
SPACE DIMENSIONS CC CC/2010/5005, Second Defendant

NOTICE OF SALE IN EXECUTION

In execution of a Judgment of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy-Sheriff, Windhoek, at Section 5, Flamingo Apartments, Erf 1339, Long Ward Street, Rocky Crest, Windhoek, on 25 FEBRUARY 2024, at 09h00, of the undermentioned property:

Certain: Section 5 as shown and more fully described on Sectional Plan No 74/2013 in the building known as Flamingo Apartments, Erf 1339 Rocky Crest

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

Measuring: 138 (One Three Eight) square metres

Held by: Sectional Title No 74/2013(5)(UNIT)

PROPERTY DESCRIPTION: Three bedroom unit with lounge, kitchen, two bathrooms and garage

AUCTIONEER'S NOTE: REFUNDABLE REGISTRATION FEE OF N$5 000.00

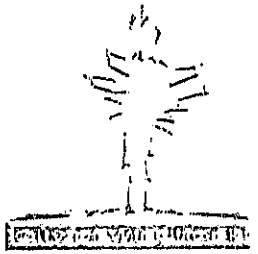
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy-Sheriff, Windhoek and at the offices of the execution creditor's attorneys.

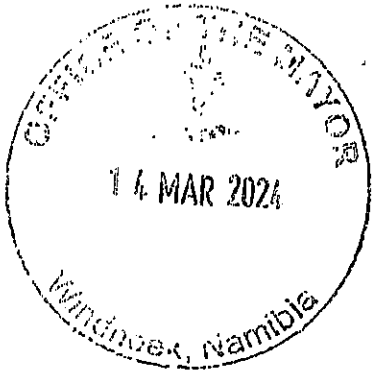
DATED at WINDHOEK this 30th day of OCTOBER 2023.

DR WEDER KAUTA & HOVEKA INC
Legal Practitioner for Plaintiff
WKH House
Jan Jonker Road
WINDHOEK
REF: MAT60577

Market Watch







STREET, PLACE RE/NAMING AND PROPERTIES NUMBERING
APPLICATION FORM

List of property to be consulted
Sydney Atkinson Street, Olympia

Street Name	Erf No.	Gate/ House No.	Name of the Owner/ Occupant	Support/Not Supported	Contact
Sydney Atkinson Street	346	1		NO BELL, SHOUTED, VISITED MORE THAN ONCE	
Sydney Atkinson Street	345	3		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	344	5		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	1126			NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	322	9	NO NAME GIVEN	NOT SUPPORTED	
Sydney Atkinson Street	323	11		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	324	13		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	325	15A	NO NAME GIVEN	NOT SUPPORTED	
Sydney Atkinson Street	325	15B		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	326	17		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	327	19		VISITED MORE THAN ONCE	
Sydney Atkinson Street	328	21		NO BELL, SHOUTED, VISITED MORE THAN ONCE	
Sydney Atkinson Street	329	23	NO ANSWER/SLAMMED DOOR	CLOSED WHEN SAW ME AT THE GATE	
Sydney Atkinson Street	330	25		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	331	27		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	332	29	NO ANSWER, VISITED MORE THAN ONCE		
Sydney Atkinson Street	333	31		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	334	33		NO ANSWER, VISITED MORE THAN ONCE	
Sydney Atkinson Street	335	26	NO NAME GIVEN	VISITED MORE THAN ONCE SUPPORTED	

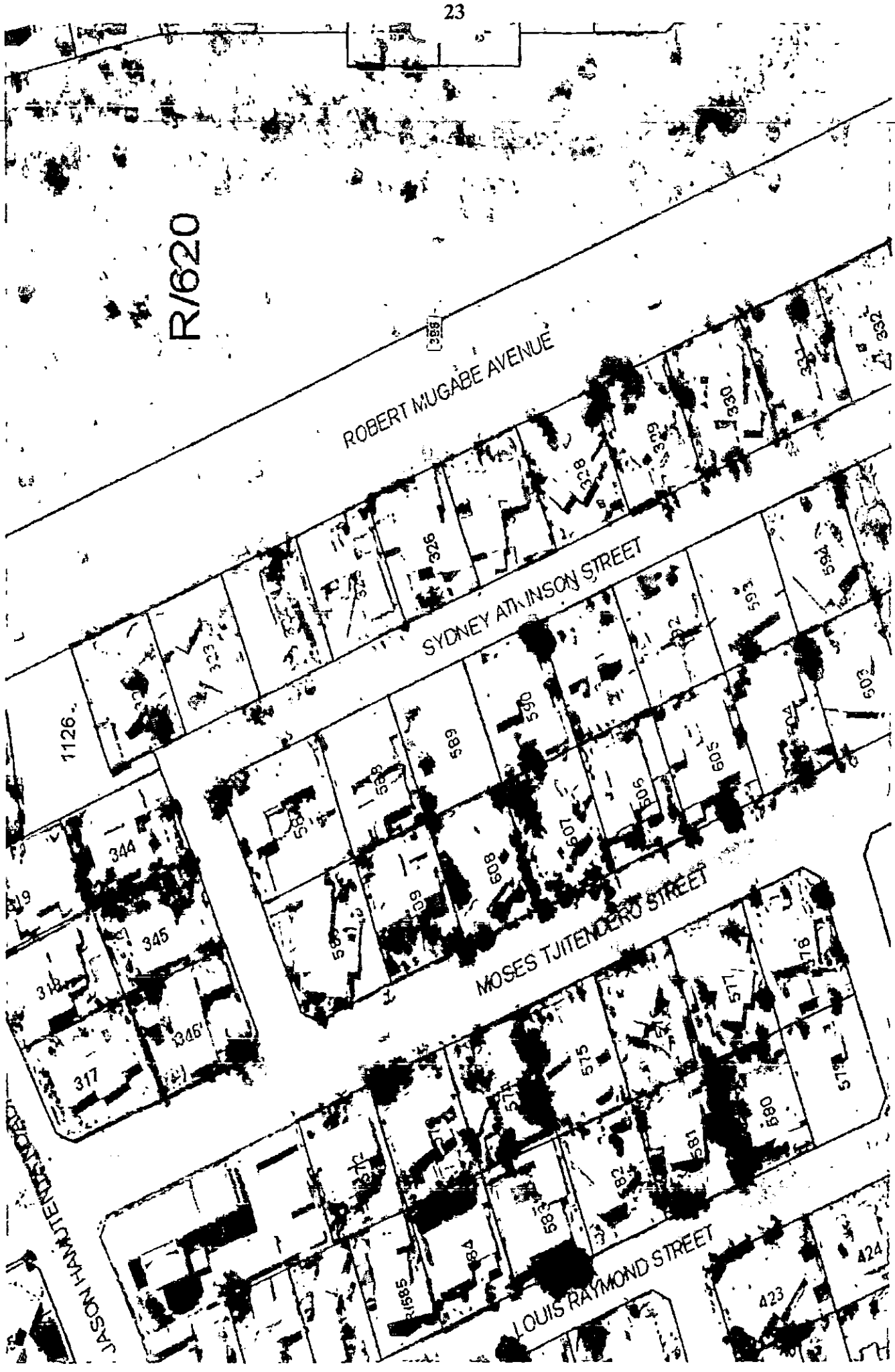
20

OFFICE OF THE MAYOR
16 MAR 2024
Windhoek, Namibia

List of property to be consulted
Sydney Atkinson Street, Olympia

Street Name	Erf No.	Gate/ House No.	Name of the Owner/ Occupant	Support/Not Supported	Contact
Sydney Atkinson Street	336	37	NO NAME GIVEN	NOT SUPPORTED	
Sydney Atkinson Street	343	39	NO NAME GIVEN	NOT SUPPORTED	
Sydney Atkinson Street	342			VISITED MORE THAN ONCE	
Sydney Atkinson Street	341	97		NO RESPONSE, VISITED MORE THAN ONCE	
Sydney Atkinson Street	599	42	NO NAME GIVEN	SUPPORTED	
Sydney Atkinson Street	598	40	MR + MRS Iita	Supported	
Sydney Atkinson Street	597	32		NO RESPONSE, VISITED MORE THAN ONCE	
Sydney Atkinson Street	596	30	NO NAME GIVEN	NEUTRAL EITHER WAY	
Sydney Atkinson Street	595	28	NO NAME GIVEN - HOUSESITTER RESPONDED, WOULDN'T CONTRIBUTE AS NOT A RESID		
Sydney Atkinson Street	594			VISITED MORE THAN ONCE	
Sydney Atkinson Street	593	24	HOSTILE GREETING - VERY	RACIST	
Sydney Atkinson Street	592	22		NO RESPONSE, VISITED MORE THAN ONCE.	
Sydney Atkinson Street	591	20		NO BELL NO RESPONSE, SHOUTED, VISITED MORE THAN ONCE	
Sydney Atkinson Street	590	18		NO BELL, SHOUTED, VISITED MORE THAN ONCE	
Sydney Atkinson Street	589			VISITED MORE THAN ONCE	
Sydney Atkinson Street	588	14	NO NAME GIVEN	SUPPORTED	
Sydney Atkinson Street	587	12		NO DOORBELL; SHOUTED, VISITED MORE THAN ONCE	
Sydney Atkinson Street	586	71		NO ANSWER, VISITED MORE THAN ONCE	


SEAN MCBRIDE ST
610
613
614
337
338
359
358
357


R/620
ROBERT MUGABE AVENUE
SYDNEY ATKINSON STREET
MOSES TJITENDERO STREET
LOUIS RAYMOND STREET
JASON HAMUTENYA ROAD
1126
344
345
346
317
326
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603
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607
608
575
576
577
680
681
423
424

24

INV 035

CITY of WINDHOEK

OF WINDHOEK

ox 59, WINDHOEK NAMIBIA
hone No: (061) 290 2911

TAX INVOICE

eg. Number 2646057-01-5

2024/03/14 1
Term Id.: 31
Receipt No.: 48419
General Payment
Vote No.: 5000182 50048
Name: ELLA KAUNAP A SHIHEPO
Cash Amount Pd N$ 250.00
Dpl. Amt Tend N$ 250.00
Change N$ 0.00
Processed by: 001 52-Stephanie S Sa
Comment :

Invoice Number : INv2024239835	**Date Issued :** 3/14/2024
Account Number : N/A	**Vote Number :** 5000182050048
Name : ELLA KAUNAPAWA SHIHEPO	**Reference Number :** STREET RENAMING APPLICATION FOR AARON SHIHEPO
Address : BOX 80696, OLYMPIA	**System Reference :** INV388550
	Issued By : 15547 - HAMATA (H.S)
	Contact Details : +264 61 290 2375

Description : STREET RENAMING APPLICATION FOR AARON SHIHEPO

PAYMENT DUE

Total Amount Excluding VAT	: N$ 217.39
Total VAT Amount	: N$ 32.61
Total Amount Payable	: N$ 250.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 217.39
Tariff Amount Excluding VAT	: N$ 217.39
Tariff VAT Amount	: N$ 32.61
Tariff Total Amount	: N$ 250.00
Service Code	: N/A

[Municipal Council Minutes: 2023-06-01&05-31]

10.1.10 IND.6 [UTP] APPLICATION TO RENAME SYDNEY ATKINSON STREET IN HONOUR OF THE LATE AARON SHIHEPO
(16/3/7/1)

On proposal by Councillor SS Nujoma, it was

RESOLVED

1 That the application to rename Sydney Atkinson Street in Olympia, in honour of the late Aaron Shihepo, be noted and not be supported.

2 That the applicant be informed about the new public participation and application processes in accordance with the new public participation process as per Council Resolution 156/05/2020, attached as pages 210 - 213 to the agenda, which came into effect as from 1 July 2020.

3 That Road 12 as per the approved Rocky Crest Extension 4 township layout, attached as page 220 to the agenda, be named in honour of the late Aaron Shihepo and be known as Aaron Shihepo Street (with Str. as abbreviation for Street).

4 That the public participation be addressed as per the Street and Place Naming Guidelines, attached as pages 197 - 207 to the agenda, as approved per Council Resolution 76/04/2017, attached as page 208 to the agenda, and recommendations of the Street and Place Naming/Renaming Committee.

4 That the general public be informed of the decision taken by Council as per the Street and Place Naming Guidelines prior to the actual naming of the street and such should be done in the following manner:

4.1 Through placing a notice in the Aloe newsletter; or

4.2 Through disseminating letters informing all property owners along the affected street.

6 That upon completion of the public participation process, the Chief Executive Officer (Manager: Mayoral and Council Affairs) inform the applicant about the decision taken and make the necessary arrangements in the event of a Street Naming Ceremony.

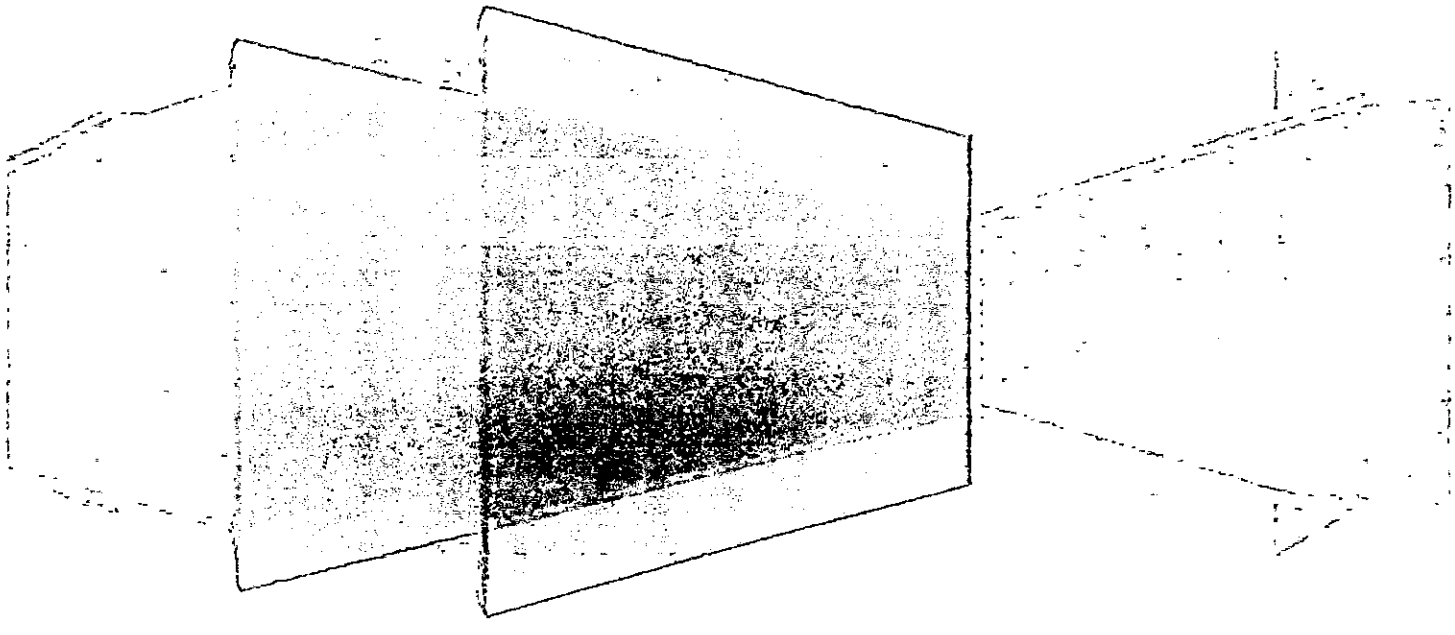
7 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 103/05/2023

City of Windhoek

Street and Place Naming Guidelines

APPROVED BY COUNCIL RESOLUTION 76/04/2017



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1 Introduction and Background

The City of Windhoek is the Local Authority responsible for the administration of the street naming and renaming within its boundary. This administrative function is performed in order to ensure that all properties in the City are allocated official addresses. Street Addresses are an important urban navigation tool to the City's officials, residents, visitors and businesses.

Naming of streets and places is also an important element of service delivery as it promotes legibility and facilitates the effective delivery of services such as water and electricity, emergency services and also policing functions.

The naming and renaming of streets and places after persons who made an impact on the development of the City is a way of etching the country's history, both pleasant and not so pleasant, in the memory of people; and also to honour individuals for their contributions to the development of the country and the City and should therefore be done with careful consideration since it may have an impact on current and future users of a particular street or place.

2 Framework

The legislative framework within which the street and place naming and renaming is undertaken is the Local Authorities Act, Act 23 of 1992. Of particular relevance is Section 94 (1) (f) that stipulates as follows:

"the regulation of the naming from time to time of streets, and the numbering of houses, buildings and places in such streets"

3 Purpose of the Policy

3.1 The purpose of the policy is to provide a consolidated document to be used in the processes of naming and renaming of public places and streets within the City of Windhoek.

3.2 To ensure an inclusive, consultative and transparent process that enjoys public support when a proposal for a name change is received;

3.3 To facilitate the replacement of controversial, historical irrelevant and offensive names within Windhoek;

3.4 To facilitate the allocation of street names to new townships to be established in Windhoek; and

3.5 To serve as a guide to all private township developers within Windhock on procedures to be followed in the allocation of street and place names.

4 Establishment of Committee

There shall be stablished a Committee under Section 30 (1) (w) exclusively dealing with the naming and renaming of public places and streets.

4.1 Composition of Committee

4.1.1 The committee will comprise of not less than eight (8) and no more than ten (10) members.

4.1.2 The committee shall consist of :

4.1.2.1 Three (3) Councillors nominated by Council,

4.1.2.2 Five (5) members from the public with expertise or experience in one or more of the following: town planning, onomastics, history, culture, linguistics, land survey, reconciliation and religion nominated by the Department of Community Services following consultation and acceptance of the nomination,

4.1.2.3 Two (2) staff members – one (1) representing the Department of Community Services and one (1) representing the Office of the Chief Executive Officer (the latter shall be staff member designated by the Chief Executive Officer).

4.1.3 The Department of Community Services shall perform the secretarial functions of the committee.

4.1.4 The Department of Community Services shall motivate and submit the names of the public members to Council for consideration.

4.2 Quorum of the committee

A simple majority of the Committee shall form the quorum.

4.3 Terms of office

4.3.1 The Committee shall hold office contemporaneous with the term of Council.
4.3.2 A member of the committee is appointed for a period of five (5) years.
4.3.3 A member of the committee may be re-appointed for a consecutive term of office.
4.3.4 Council may terminate a person's membership to the Committee.
4.3.5 If a member dies or resigns, Council must appoint another person to fill that vacancy for the remaining portion of the term of office of that member.

4.4 Meetings of the committee

4.4.1 The Chief Executive Officer must convene the first Committee meeting, thereafter the Chairperson of the Committee must be elected from the Members of the Committee.

4.4.2 The Strategic Executive Community Services will convene all other meetings including urgent meetings.

4.4.3 The committee will meet once every quarter or four (4) times a year and when convened by the Chairperson as often as necessary to consider urgent matters.

4.4.4 In the absence of the Chairperson, the members present at the meeting must elect from amongst themselves a Chairperson for the purpose of that meeting.

4.5 Functions of the committee

The primary functions of the Committee are to:

4.5.1 Assess and evaluate all naming and or renaming proposals received against the criteria as spelt out in this policy.

4.5.2 Recommend to Council proposed names for public places and streets within the Municipal boundary of Windhoek.

4.6 Allowances of members of the committee

Members of the committee shall not receive any remuneration and serve on a voluntary basis.

4.7 Annual report of the committee

In order to ensure that proper record keeping is maintained the committee will compile an annual report on the following;

4.7.1 Current names that were changed;

4.7.2 New names that were proposed and accepted

This report shall be held with the City's Registry for record keeping purposes.

4.8 Policy Review

This policy is subject to review as and when the regulatory; social and or the local authority environment require change.

5 Principles to be followed in naming streets and places

The principles detailed below should be adhered to in considering all submissions/proposals and petitions for the naming and renaming of public places and streets.

The following principles shall apply:

5.1 Proposed street names must be kept short.

5.2 Names of people, places, or objects may be used.

5.3 Names can be in all languages and should be easily pronounceable by Namibian citizens.

5.4 For record keeping purposes, information with regards to the proposed name, identity of a personal names, biography and activities the person was involved must accompany the proposal letter. This is important in cases where notable persons names are submitted as proposed for naming or renaming after streets or public places.

5.5 Names of the same object but in different languages can occur but are preferably to be avoided.

5.6 Names with similar sounds but different spelling cause confusion and should be avoided.

5.7 When personal names are used, the preferred form is to use only the surname, for instance, "Smith Street", the full name should be used, for example "Joan Harrison Street". A third alternative, which allows names to be kept in short form, is to use initials and surname, for example "H G Veii Street'.

6 The naming of places and streets after deceased persons

6.1 The person must have popular support.

6.2 The person is credited with outstanding achievement, for example, in the areas of cultural, educational, social, sport or economic development.

6.3 The person should have greatly contributed towards promoting a positive image of Namibia and Windhoek.

7 Guidelines to be followed in renaming existing public places and streets

7.1 In an effort to keeping with previous Council Resolutions, streets should, as a general principle:

7.1.1 be named after people, places, events and things related primarily to the City and its citizens and; b) Secondly, to Namibia at large.

7.2 The following are the criteria that will be applicable in the naming or renaming of public places and streets:

7.2.1 To commemorate noteworthy persons associated with the City, Namibia, Africa and the international community of which the City is part of;

7.2.2 To commemorate local history, places, events or culture;

7.2.3 To promote names with powerful positive meanings for people, so as to provide opportunities to promote Community harmony;

7.2.4 To recognise native wildlife, flora, fauna or natural features related to the community and the City of Windhoek;

7.2.5 To recognise communities which contribute to the ethno-racial diversity of Windhoek City;

7.2.6 To strengthen community identity;

7.2.7 To use names that can serve as locational tools and navigational aids for a predictable, manageable, and orderly environment (names are the beginnings of journeys or destination); and

7.2.8 To use names that creates a sense of place.

7.2.9 Preference shall be given to names of local area or historical significance.

7.2.10 Names of living persons should only be used in exceptional circumstances such as to celebrate Windhoek's rich heritage of struggle for a democratic, non-racial society and to acknowledge the contribution that many of the City's residents have made to the development of the City or Namibia.

7.2.11 Names should be grouped in categories for use in the same areas, for instance, the names of birds are used in certain extensions of Khomasdal, and whilst the names of historical figures are used in other townships; new developments can accommodate new trends in the naming of streets.

7.2.12 Renaming proposals must recognise persons who, in their lifetime demonstrated outstanding contributions to the City and the country at large. The following criteria must be met:

7.2.12.1 Persons nominated dead or alive should have made a substantial contribution directly to the City of Windhoek or Namibia at large;

7.2.12.2 The person must have given extensive or distinguished service to the community that goes beyond any doubt to Council;

7.2.12.3 The service should be easily recognisable as having a direct benefit to the City or Namibia at large and should be such that it has produced substantial benefit to the well-being of the citizens of the country; and

7.2.12.4 Nominees in the case of a Windhoek resident should have lived within the City of Windhoek for a significant number of years (significant usually means at least 15 years) and have had a long and close association and identification with the City.

7.2.12.5 Nominations by foreigners shall be done by their direct diplomatic representatives through both the Ministry of International Relations and Ministry of Urban and Rural Development.

8 Names to be avoided

8.1 There must be no duplication of a name within the City.

8.2 Names for public streets must not be construed as commercial advertising.

8.3 Cumbersome, corrupted or poorly modified names, discriminatory or derogatory names from the point of view of race, sex, colour, creed, political affiliation or other social factors shall be avoided.

8.4 The reuse of former street names should be discouraged because of the confusion it causes in property records management.

8.5 Names of living people are to be excluded, except when the age of the proposed persons reach or exceed 70 years.

8.6 In addition to the guidelines the City will consider the following when renaming the City's streets:

8.6.1 The historical reasons for the original name;

8.6.2 The public profile or familiarity of the public place and street's original name;

8.6.3 The cost associated with changing the place or street's name; that is, the cost of replacing street and traffic signs;

8.6.4 The relevance of the proposed new name to the place and street's main user group; and

8.6.5 The potential confusion created for emergency and other municipal services, commercial delivery services, and the travelling public.

9 Current streets and places that should not be renamed

The renaming of public places and streets which have the following characteristics is discouraged, i.e. streets that:

9.1 Have a name that reflects a positive historical event within the City of Windhoek;

9.2 Have a name that has specific relevance to the people of Namibia; and

9.3 Public places and streets that have already been renamed after a person associated with the City and people of Windhoek.

10 Process by which proposals for naming or renaming shall be made

10.1 Any citizen or person, Community or organisation in the geographical area of the City of Windhoek shall be entitled to propose the naming of new streets or renaming of an existing street in accordance with policies and procedures accepted by Council.

10.2 Application for the naming or renaming of streets/places shall be in writing under the name of the person making the proposal, and include details of

the affected street or place, proposed new name, background of the name to be eliminated, and fully motivated reasons which shall include research references, evidence of professional or community support of the name proposed.

10.3 Proposals may include the results of referenda, minutes of a concerned group or similar consultation within communities by way of evidence of support or opposition but which Council shall not consider as defining criteria.

10.4 Proposals will be received by the Chief Executive Officer, and forwarded to the Strategic Executive Community Services for report and preparation of a submission to the Committee.

10.5 The processing shall be strictly according to the proposed procedures provided in the Policy.

10.6 Proposals will be considered by the Street and Public Places Naming Committee who will make recommendations to Council.

10.7 The Council of the City of Windhoek will take the final decision on whether to accept the proposed name or not.

11 Public Participation

In order to ensure a transparent and fair process in the renaming of public places and streets, the following shall be followed:

11.1 The level of public participation must be reflective of the size, and importance of the street or public place to be named or renamed.

11.2 Council will place an advert in two (2) local newspapers for one week advertising the proposed renaming of a street or public space calling for objections from the public.

11.3 In cases where the street is short, the city may invite objections from all residents in the surrounding by way of registered mail.

11.4 A member of the public who has objections against the renaming of a place or street will have twenty one (21) working days to lodge the objections with Council.

11.5 Council shall retain the right to reject any objection with reasons and refuse the renaming of a public place or street.

11.6 Council's decision shall be final and no further objections may be entertained.

10 Annexures

8.1.4 **HRD.1 [COM] REVIEW OF THE STREET AND PLACE NAMING/RENAMING POLICY**
(16/3/P)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

That the revised Street and Place Naming/Renaming Policy, attached as pages 128 - 137 to the agenda, be approved and be known as the Street and Public Place Naming Guidelines.

RESOLUTION 76/04/2017

[Municipal Council Minutes: 2020-05-28]

10.3.8 SOP.7 [UTP] AMENDMENT OF COUNCIL RESOLUTION ON THE IMPLEMENTATION OF THE PUBLIC PARTICIPATION PROCESS IN STREET AND PLACE NAMING/RENAMING APPLICATION ASSESSMENT AND DECISION-MAKING
(16/3/7/1)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the proposed public participation procedures be supported and incorporated in the approved Street and Place Naming Guidelines in terms of Council Resolution 76/04/2017 (Annexure B), attached as pages 1029 - 1041 to the agenda.

2 That the public participation exercise for the street and place naming/renaming application be based on the values and concerns of those who are affected by a decision to be taken.

3 That the following procedures be followed for the consideration of a Street and Place Naming/Renaming application:

3.1 Application lodgement and public participation

3.1.1 That an applicant express his/her intention to apply for the naming or renaming of a street and place, simultaneously informing and seeking for objections from the general public.

3.1.2 That the expression of intention be published in two (2) local newspapers for one (1) week, through the placement of the notification on site (at the beginning and the end of the street) and on the public notice board at the City of Windhoek (Customer Care Centre).

3.1.3 That the notice to be published in the newspapers be a standard legal notice as provided for in the various publications.

3.1.4 That no notices placed in any publication between the period 10 December of any year until 10 January of the following year, be considered.

3.1.5 That the notice placed in the newspaper be a normal legal notice, while the notice on the notice board and on-site be A3 size that embed the prescribed text as per the template (Annexure T), attached as pages 192 - 194 to the agenda.

3.1.6 That the notification to be placed on the notice board at the City of Windhoek (Customer Care Centre) be date stamped on the day it is posted by the Street and Place Naming/Renaming Committee Secretariat and have the same deadline for objections as indicated in the published advertisement.

3.1.7 That the applicant ensure that provisions made in the Street and Place Naming Guidelines and other relevant statutory and municipal by-laws be adhered to and not contravened.

3.1.8 That the applicant lodge a formal and comprehensive application as per the prescribed application template with the City of Windhoek, whereas the applicant also openly highlight and address raised concerns and objections by the general public (if any).

3.1.9 That the application for street and place naming/renaming include sufficient and validated information about the proposed name (origin, meaning and pronunciation) and the reason for motivating for that name as well as background information on the street to be replaced.

3.1.10 That the applicant obtain and complete a standard application form (Annexure U), attached as pages 192 - 194 to the agenda, from the City of Windhoek at a prescribed non-refundable fee as gasetted, and that a completed application form be submitted with the Office of the Mayor.

3.1.11 That signatures of all immediate residents, businesses and institutions or any other establishment residing and operating in the affected street must be secured by the proponent as prescribed by the standard application form. [The term 'immediate' refers to those affected parties sharing the particular street under consideration as their direct physical address as per the municipal billing system.]

3.1.12 That the proposals for naming/renaming streets or places in honour of a foreign person(s) be forwarded to the Ministries of International Relations and Co-operations; and Urban and Rural Development and the respective diplomatic representative, prior to the procedures as per paragraphs 3.1.1 to 3.1.10 above, for further consideration and advice to the Street and Place Naming/Renaming Committee.

3.1.13 That the proposition for streets and place naming in upcoming townships must be lodged as part of the township establishment application to be submitted by the Developer or appointed Town Planning Consultant to City of Windhoek for assessment and approval.

3.1.14 That it be noted that a member of the public who have objections against the naming or renaming of a street or place have fourteen (14) working days from the date of the advertisement to lodge the objections with Council and the proponent.

3.1.15 That any objection and comments be directed to both the City of Windhoek (Chief Executive Officer) and the proponent and complaints forwarded to the proponent accompany the formal application to be submitted to the City of Windhoek.

3.2 Application evaluation and consideration

3.2.1 That the City of Windhoek within one (1) month acknowledge receipt of the application, by writing a notification to the proponent of the application.

3.2.2 That the City of Windhoek not accept, record and process an incomplete application or an application that fail to comply with the principles and requirements of the Street and Place Naming Guidelines.

3.2.3 That on acceptance of the application, the Street and Place Naming/Renaming Committee Secretariat file, pre-evaluate the application, prepare a submission to the Committee and facilitate the consideration of the application through the internal municipal structures.

3.2.4 That the consideration and evaluation of the application be made against the provisions of the Street and Place Naming Guidelines and other relevant legal frameworks.

3.2.5 That the Street and Place Naming/Renaming Committee thoroughly evaluate and consider the application based on the values, motivations and concerns expressed by both the general public and applicant(s) for recommendation to Management Committee and Council.

3.2.6 That in exceptional circumstances, the Street and Place Naming/Renaming Committee through and by instruction of the Office of the Mayor may evaluate and motivate an application for renaming/naming of streets and places and ensure that provisions made in the Street and Place Naming Guidelines and other relevant legal frameworks are followed.

3.3 Decision-making and public notification

3.3.1 That Council take a presiding decision of which the general public be informed about, particularly the complainant(s) (if any), the applicant(s) and the immediate affected inhabitants of the respective street. [The term 'immediate' refers to those affected parties sharing the particular street under consideration as their direct physical address as per the municipal billing system.]

3.3.2 That the general public be informed of the decision taken by Council as per the Street and Place Naming Guidelines prior to the actual naming of the street and such be done in either the following manner:

- Through placing a notice in the Aloe newsletter; or
- Through disseminating letters informing all property owners along the affected street.

3.4 Appealing process

3.4.1 That any appeals to the decision taken by Council be communicated to the Chief Executive Officer by the concerned parties within the fourteen (14) working days from the date of the advertisement period stated under paragraphs 3.1.2 and 3.1.14.

3.4.2 That these appeals may constitute a second round of appeals (if any) after Council has pronounced itself over the submitted application.

3.4.3 That appeals registered with the Chief Executive Officer be forwarded to the Street and Place Naming/Renaming Committee for thorough assessment, consideration and further recommendation to Council.

3.4.4 That if there are no appeals, the Street and Place Naming/Renaming Committee Secretariat proceed with the handing over of the administrative task to the Office of the Mayor for further actions, which involve informing the applicants, next of kin and making the necessary arrangements for a street naming/renaming ceremony.

3.4.5 That Council retain the right to reject any objection with or without reasons and refuse the naming or renaming of a place or street.

3.4.6 That the decision taken by Council be final and no further objections be entertained.

4 That the Street and Place Naming Guidelines clearly outline the process of public participation and decision-making in the assessment, approval and disapproval of a street and place naming/renaming application.

5 That information from the general public be sought, facilitated and incorporated in the assessment of the application prior to the final decision and public notification.

6 That public participation recognise and focus on the needs and interests of all participants, including the general public and decision-makers.

7 That the resolving of this submission exclude all street and place naming/renaming applications received before the passing of this Council Resolution and be applicable to all applications received after the implementation of this public participation process.

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

RESOLUTION 156/05/2020

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CITY OF WINDHOEK

✉ 59 Windhoek ☎ 061 – 290 3081 / 2574

The Gateway to Endless Opportunities

Minutes of the Council Advisory Committee Meeting held on Monday, 6 May 2024, at 14:30 in the Immanuel Ngatjizeko Boardroom

Heritage Committee

ENQUIRIES: *Mr B. Ellis/Ms B. Muundjua*
TELEPHONE: *061 - 290 3081 / 2574*

AGENDA

1. **OPENING BY PRAYER**

2. **ADOPTION OF THE AGENDA**

3. **APPLICATION FOR LEAVE OF ABSENCE**

4. **DECLARATION OF INTEREST**

5. **PETITIONS**

6. **MOTIONS**

7. **APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

7.1. HERITAGE COMMITTEE MEETING HELD ON 19 MARCH 2024

8. **MATTERS ARISING FROM PREVIOUS MEETING**

8.1. [UTP] FEEDBACK ON SIMILAR REQUESTS (TWO) TO RENAME HANS DIETRICH GENSCHER STREET (ITEMS DEFERRED FROM PREVIOUS MEETING)

8.2. [UTP] UPDATE ON THE MASS STREET RENAMING CEREMONY

8.3. [EDCS] UPDATE ON THE PUBLIC CONSULTATION PROCESS OF THE HERITAGE HOUSES PROJECT

8.4. [EDCS] FEEDBACK ON SUITABLE SUGGESTIONS TO HONOUR ALL PREVIOUS AND CURRENT COW COUNCILLORS

8.5. [HPMHS] FEEDBACK ON HOW MUCH SPACE IS AVAILABLE IN KATUTURA FOR THE BUILDING OF NEW HOUSES IN THE HERITAGE HOUSES PROJECT

8.6. [HPMHS] UPDATE ON THE COSTING OF THE HERITAGE HOUSES PROJECT AS A CAPITAL PROJECT

9. **NEW MATTERS**

9.1. [UTP] APPEAL TO NAMING A STREET IN ROCKY CREST EXTENSION 4 IN HONOUR OF THE LATE AARON SHIHEPO / RESUBMISSION OF APPLICATION TO RENAME SYDNEY ATKINSON STREET, OLYMPIA

9.2. [UTP] NAMING OF A STREET (ROAD 12) IN ROCKY CREST, EXTENSION 4

9.3. [UTP] NAMING OF A STREET (ROAD 8) IN GOREANGAB, EXTENSION 5

9.4. [UTP] NAMING OF KHOMASDAL STADIUM AFTER THE LATE BOBBY SISSING

9.5. [UTP] RENAMING OF BARUG STREET IN HONOUR OF THE LATE DR FLEMING ASPARA

9.6. [UTP] RENAMING OF BERG OR HUGEL STREET IN HONOUR OF THE LATE GAOB XAMSEB

10. CLOSING PRAYER

Attendees: Councillors

1.	Councillor Job S Amupanda	Chairperson
2.	Councillor Clemencia C Hanases	Deputy chairperson
3.	Councillor Queen O Kamati	Member (Mayor)
4.	Councillor Joseph Uapingene	Member (Deputy Mayor)
5.	Councillor Bernardus Araeb	Member (Chairperson of Management Committee) - Online
6.	Councillor Sade S Gawanas	Member
7.	Councillor Sam S Nujoma	Member - Online

Attendees: Officials

1.	Ms. Zurilea Steenkamp	Strategic Executive: Economic Development, & Community Services (EDCS)
2.	Mr. Vernouman Endjala	Manager, Sustainable Development
3.	Ms. Grace Pujatura	Section Head, Tourism
4.	Mr. Charles Kondiri	Spatial Data Analyst, Urban & Transportation Planning (UTP)
5.	Mr. Claudius Kaverua	Section Head: Micro Entrepreneur
6.	Supt. Belinda Griqua	City Police (Katutura and Khomasdal)
7.	Ms. Marceline Murapo	City Police Section Commander (PR & Community Policing)
8.	Mr. S.H. Jossobs	City Police Deputy Section Commander (Traffic Engineering)
9.	Mr. Botha Ellis	Coordinator, Mayoral Affairs (Secretariat)
10.	Ms. Gillian Kalf	Research Assistant
11.	Mr. William Minnie	Research Assistant

Attendees: Others

1.	Ms. Alma Ulamba	National Theatre of Namibia (NTN) - Online

Absent without leave/apologies

1. None

1: Welcoming / Opening by prayer (Standing item)

1.1. The chairperson welcomed all to the meeting.

1.2. As a courtesy to external members of the Heritage Committee, it was suggested that the June 2024 committee meeting be hosted at the National Theatre of Namibia (NTN).

2: Adoption of the agenda (Standing item)

2.1. The agenda was accepted with instruction that agenda points for which committee members have not indicated readiness to discuss, be removed to allow for more time.

3: Absent with leave/Apologies (Standing item)

3.1. Ms. Ritta Khiba	Ritta Khiba Planning Consultants
3.2. Ms. Agnes Shiningayamwe	National Heritage Council of Namibia
3.3. Dr. Hendrik Tjibeba	University of Namibia
3.4. Ms. Jati Indongo	Ministry of Education, Arts, and Culture

4. Declaration of Interest

None declared.

5. Petitions

None received.

6. Motions

None submitted.

7. Approval of the minutes from the previous meeting

7.1. The meeting advised the secretariat to not use abbreviations in the minutes and to focus on the concise capturing of resolutions instead of verbatim discussions.

7.2. The chairperson requested for the minutes to be reworked to incorporate suggested changes.

8. Matters arising from the minutes

8.1. Feedback on how to approach similar requests (two or more) to rename streets. An example being the two applications received to rename Hans Dietrich Genscher Street

8.1.1. The chairperson clarified that it is the first time that the Heritage Committee received two applications for the same street to be renamed and that the committee wants to understand the policy guidelines in such instances.

8.1.2. The committee was advised that the policy is silent on instances where two or more name change applications are received for the same street.

8.1.3. The meeting requested the Urban & Transportation Planning Department to clarify the above scenario (when the policy is silent as far as receiving two applications for the same street) and to make recommendations on the appropriate way forward? Issue to consider were then proposed such as a first-come-first-served basis, for example. The department was urged to apply their minds when formulating the way forward in this regard. [ACTION - Urban & Transportation Planning]

8.1.4. The meeting was further advised that an earlier application to rename the street was rejected in 2010, and that the current applications are the third or fourth requests to rename this particular street. It was proposed that the committee rejects the application, because this street was named after Independence and in terms of the policy, applications to rename streets, that were named or renamed after independence, are rejected.

8.1.6. It was clarified that the streets that the City of Windhoek now names or renames are streets that were named before Independence.

8.1.7. It was suggested that the Urban & Transportation Planning Department considers other available streets to applicants, to be renamed, rather than rejecting the application. [ACTION - Urban & Transportation Planning]

8.1.8. The meeting advised that the Urban & Transportation Planning Department provides the committee with written motivations of why an application should be approved or declined. For transparency, these explanations should include any and all historical resolutions around the concerned streets, so that the committee is able to familiarise itself with the relevant resolution number of, for example, when a particular street was named or renamed, and what the decisions taken were. References to any policy provisions, as well as the criteria used in decisions, should also be clearly stated. [ACTION - Urban & Transportation Planning]

8.2. Update on the upcoming Mass Street Renaming Ceremony

8.2.1. An update was provided that preparations are on target and that the event will go ahead on 17 May 2024, when 17 streets will be named/renamed. All the applicants have been consulted and will be briefed on the activities of the day. Invitation letters have been prepared. Confirmation was also provided that engagements were held with the representative of Dr. Justus ǁGaroëb to ascertain whether they are happy with a combined ceremony. They indicated that they have no problem with that.

8.2.2. The committee suggested that the families be escorted to their respective streets after the formal ceremony at Town House.

8.2.3. A briefing by the organisers will be held with the Mayor before finalising the event

programme. [ACTION – Office of the Mayor]

8.3. Update on the public consultation process of the Heritage Houses Project

8.3.1. The committee was advised that the Economic Development and Community Services (EDCS) Department is ready to start advertising for applications.

8.3.2. The meeting was reminded that it was earlier decided to remove a clause in the application form where applicants could choose where they want to be moved to, once they give up their house to become part of the project.

8.3.3. It was shared that a disclaimer that was added to the application form was submitted to the City of Windhoek Legal Division for review and input.

8.3.4. It was further shared that Legal opined that the City need not advertise the applications, but should select the houses itself as per the relevant Council Resolutions that refer to the relevant Strategic Executive engaging home owners of the identified houses.

8.3.5. It was clarified that the committee expects the advert to run, as per the Council Resolution, to allow residents to apply in a transparent manner.

8.3.6. It was further shared that at the City of Windhoek budget review workshop, this item was discussed and the Strategic Executive for Housing committed to include the seven houses in their budget.

8.3.7. The committee advised that the Economic Development and Community Services Department informs the members once the advert is out and that the relevant Strategic Executive appears on NBC's Good Morning Namibia talk show to create awareness around the project. [ACTION - Economic Development and Community Services Department]

8.4. Feedback on proposal for suitable suggestions to honour all previous and current City of Windhoek Council Members

8.4.1. It was agreed that the Economic Development and Community Services (EDCS) Department will provide feedback on this proposal during the next meeting. [ACTION - Economic Development and Community Services Department]

8.5. Feedback on how much space is available in Katutura for the building of new houses in the Heritage Houses Project

8.5.1. The meeting advised that this agenda point be removed until the relevant department is ready to provide feedback.

8.6. Update on the costing of the heritage houses project as a capital project

8.6.1. The meeting advised that this agenda point be removed until the relevant department is ready to provide feedback.

9. New matters

9.1. Appeal to naming a street in Rocky Crest Extension 4 in honour of the late Aaron Shihepo / resubmission of application to rename Sydney Atkinson Street, Olympia

9.1.1. It was shared that the applicant managed to get the previously outstanding signatures as part of the formal application process. The applicant has now complied with the requirements.

9.1.2 The application was recommended for further consideration.

9.2. Naming of a street (Road 12) in Rocky Crest, Extension 4

9.2.1. A recommendation was made that Road 12 be named Salvador Street.

9.3. Naming of a street (Road 8) in Goreangab, Extension 5

9.3.1. It was explained that this is a rectification of a previous double naming.

9.3.2. The committee advised that this agenda point be changed to indicate a rectification of a previously incorrectly-named street, instead of a new naming of a street.

9.4. Naming of the Khomasdal Stadium after the late Bobby Sissing

9.4.1. It was shared that this agenda point was submitted for information of the Committee and that the application will be shared with members for evaluation and consideration.

9.5. Renaming of Barug Street in honour of the late Dr. Fleming Aspara

9.5.1. It was shared that this agenda point was submitted for information of the Committee and that the applicant is to be informed about the procedure to follow.

9.6. Renaming of Berg OR Hugel Street in honour of the late Gaob Xamseb

9.6.1. It was agreed to resubmit this agenda point once relevant documentation regarding the application is ready to be shared with committee members. [ACTION - Urban & Transportation Planning]

10. Closing prayer

The meeting was adjourned at 16:30.

Next meeting:	
Date:	28 May 2024
Time:	14.30
Location:	Council Chambers
Minutes signed by: Date:	Pp Hamaseb Chairperson: Cllr Job S Amupanda

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

9.4.17 **SOP.4 [UTP] RETAINING OF STREET NAMING THEMES AND HONOURING OF PROPOSED HONOUREES IN EXISTING AND NEWLY ESTABLISHED TOWNSHIPS**
(16/3/7/1)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That the professional and administrative culture of embracing street naming themes be retained as per the Street and Public Place Naming Guidelines, attached as pages 1097 - 1107 to the agenda, approved by Council per Resolution 76/04/2017.

2 That historical, social, natural, national character and connection, cultural and emotional concerns of the affected areas and surrounding be taken into consideration as themes for naming/renaming streets, places and townships.

3 That the street naming themes in existing townships and extensions be maintained as original as possible for ease reference and orientation in delivering public and emergency services.

4 That in existing townships and extensions where street naming themes are established, such themes form the basis for new names in the area.

5 That distributor streets in current and upcoming townships be reserved for the retaining of existing and assigned street naming themes.

6 That future street naming and renaming applications honouring historical figures received after this Council Resolution be considered for arterial and main collector streets in existing and new township developments.

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

RESOLUTION 374/11/2018

[Municipal Council Minutes: 2023-06-01&05-31]

10.1.23 **IND.19 [UTP] APPLICATION TO NAME STREETS IN ROCKY CREST EXTENSION 4**
(16/3/7/1)

On proposal by Councillor SS Nujoma, it was

RESOLVED

1 That the applications presented before Council for the naming of streets in Rocky Crest Extension 4, be noted and supported.

2 That identified streets in the new Rocky Crest Extension 4 be named in honour of the following national and international historical figures:

Road	Street name
Road 2	Simon Hiskia Street (politics and sport administration)
Road 3	Josophat Gawa-!Nab Street (refer to Council Resolution 121/05/2019 and the layout)
Road 4	Kamaituara Kukuri Street (the late traditional leader)
Road 5	Frans Kambangula Street (politics)
Road 6	Bryan O'Linn Street (Judge, legal personality, law fraternity)
Road 8	Jacob Morengo Street (the late traditional leader, historical figure)
Road 12	Aaron Shihepo Street (Liberation Struggle Stalwart)
Road 13	Karl Kazondunge Street (Community Activist)
Road 14	Festus Kamburona Street (Political Activist)

3 That Roads 7, 9 to 11 and 15 to 16 in the approved township development of Rocky Crest Extension 4, be known as follows and with reference to the township layout, attached as page 220 to the agenda:

Road	Street name
Road 7	Aru Street
Road 9	Anatree Street
Road 10	Commiphora Street
Road 11	Gerania Street
Road 15	Stepalia Street
Road 16	Welwitchia Street

4 That Council Resolution 207/07/2003 (extract attached as pages 531 - 533 to the agenda), be amended with the correct writing of names of plants found in the former Damaraland, Waterberg and Namibia (extract attached as pages 534 - 535 to the agenda), as confirmed with the Botanical Garden of Namibia.

5 That the proposed streets in the new Rocky Crest Extension 4 with reference to the township layout, attached as page 220 to the agenda, be named in honour of local figures, with the remaining streets adopting a 'Flora in Waterberg' and 'Flora of Damaraland' themes as approved by Council Resolution 207/07/2003, and the streets be named as follows:

5.1 That the proposed Road 2 be named as Simon Hiskia Street (with Str. as abbreviation for Street).

5.2 That the proposed Road 3 be named as Josophat Gawa-!Nab Street as per Council Resolution 121/05/2019, attached as pages 438 - 439 to the agenda, for the proposed townships developments in the Rocky Crest township.

5.3 That the proposed Road 4 be named as Kamaituara Kukuri Street (with Str. as abbreviation for Street).

5.4 That the proposed Road 5 be named as Frans Kambangula Street (with Str. as abbreviation for Street).

5.5 That the proposed Road 6 be named as Bryan O'Linn Street (with Str. as abbreviation for Street).

5.6 That the proposed Road 7 be named as Aru Street (Flora in Waterberg) (with Str. as abbreviation for Street).

5.7 That the proposed Road 8 be named as Jacob Morengo Street (with Str. as abbreviation for Street).

5.8 That the proposed Road 9 be named as Anatree Street (Flora of Damaraland theme) (with Str. as abbreviation for Street).

5.9 That the proposed Road 10 be named as Commiphora Street (Flora of Damaraland theme) (with Str. as abbreviation for Street).

5.10 That the proposed Road 11 be named as Gerania Street (Flora of Damaraland theme) (with Str. as abbreviation for Street).

5.11 That the proposed Road 12 be named as Aaron Shihepo Street (with Str. as abbreviation for Street).

5.12 That the proposed Road 13 be named as Karl Kazondunge Street (with Str. as abbreviation for Street).

5.13 That the proposed Road 14 be named as Festus Kamburona Street (with Str. as abbreviation for Street).

5.14 That the proposed Road 15 be named Stepalia Street (Flora of Damaraland theme) (with Str. as abbreviation for Street).

5.15 That the proposed Road 16 be named as Welwitschia Street (Flora of Damaraland theme) (with Str. as abbreviation for Street).

6 That upon completion of the public participation process, the Chief Executive Officer (Manager: Mayoral and Council Affairs) inform the

applicant about the decision taken and make the necessary arrangements in the event of a Street Naming Ceremony.

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

RESOLUTION 116/05/2023

(A)

Substation name	Area	Erf No	Street Name	Erf size (m²)	Substation m²	Substation Position	Additional Comments	Available size, m²	Price per m² (N$)	Land Value N$ - (Based on Single Residential)	Improvement Value (N$) (EP Values - Enlighten)	Total value available, N$	Total Miniature Substation Cost (Less Recoveries), N$ (VAT Excl)
Hintrager	Pioneerspark	548	Hintrager	1159	18	Northwestern Corner	3m Servitude along Northern Boundary	1,141.4	1,294.00	1,476,971.6	330,000.00	1,806,971.60	460,000.00
Potgieter	Pioneerspark	820	Potgieter	1275	18	Northwestern Corner	4m Servitude along Eastern Boundary	1,257	1,294.00	1,626,687.4	134,000.00	1,760,687.40	520,000.00
Plato 1	Academia	66	Plato	1080	18	Northeastern Corner		1,062	1,294.00	1,374,357.4	159,000.00	1,533,357.40	460,000.00
Plato 2	Academia	236	Plato	1000	18	Southeastern Corner		982	1,294.00	1,270,708.0	106,000.00	1,376,708.00	555,000.00
Descrates	Academia	311	Descrates	988	18	Northwestern Corner		970	1,294.00	1,255,050.6	224,000.00	1,479,050.60	555,000.00
Sarte	Academia	R/616	Sartre	1000	18	Northwestern Corner		982	1,294.00	1,270,708.0	106,000.00	1,376,708.00	460,000.00
Hegel	Academia	543	Calvyn	942	18	Northeastern Corner		924	1,294.00	1,196,044.2	143,000.00	1,339,044.20	460,000.00
Calvyn	Academia	489	Calvyn	1080	18	Southwestern Corner		1,062	1,294.00	1,374,228.0	112,000.00	1,486,228.00	555,000.00
Van Der Merwe	Pioneerspark	461	Van Der Merwe	1040	18	Northwestern Corner	TransNamib to be tie-in to nearby cable network	1,022	1,294.00	1,322,468.0	167,000.00	1,489,468.00	626,000.00
A. Geldenhuys	Olympia	898	Abraham Geldenhuys	844	18	Northwestern Corner		826	1,366.00	1,127,633.0	173,000.00	1,300,633.00	460,000.00
Gordon Day	Auasblick	223	Goldon Day	1411	18	Southwestern Corner		1,393	1,548.00	2,156,673.6	135,000.00	2,291,673.60	460,000.00
Sunridge	Hochland park	1290	Goudsnip	437	18	Southwestern Corner		419	1,294.00	542,703.6	3,800.00	546,503.60	460,000.00
Edelvalk	Hochland park	312	Papageien	594	18	Northwestern Corner		576	1,294.00	744,955.8	-	744,955.80	643,000.00
Eulen	Hochland park	255	Papageien	408	18	Southwestern Corner		390	1,294.00	504,401.2		504,401.20	545,000.00
Flamink	Hochland park	131	Flaminkweg	527	18	Northeastern Corner		509	1,294.00	659,034.2		659,034.20	545,000.00
Blascke	Klein Windhoek	R/1226	Jan Jonker	2249	18	Northwestern Corner	Evaluation to be done	2,231	1,754.00	3,913,349.4	-	3,913,349.40	460,000.00
Daffodil	Khomasdal	3585	Daffodil	496	18	Northwestern Corner		478	761.00	363,758.0	-	363,758.00	580,000.00
David Bezuidenhout	Khomasdal	2589	David Bezuidenhout	615	18	Southwestern Corner		597	761.00	454,240.9	-	454,240.90	643,000.00
Flamingo	Khomasdal	4626	Chrysler	1788	18	Northeastern Corner	3m Servitude along Northern Boundary	1,770	761.00	1,346,893.9	-	1,346,893.90	545,000.00
Protea	Khomasdal	2540	Protea	467	18	Northeastern Corner		449	761.00	341,917.3	-	341,917.30	545,000.00
Karlien	Khomasdal	2517	Karlien	450	18	Northwestern Corner	3m Servitude along Western Boundary	432	761.00	328,752.0	-	328,752.00	643,000.00
Groenkwarts	Khomasdal	237	Groenkwarts	454	18	Northeastern Corner	Additional RMU to supply Western Reservoir	436	761.00	331,796.0	-	331,796.00	643,000.00
Rand Hanekam DS	Khomasdal	4228	Rand	2195	18	Southwestern Corner		2,177	761.00	1,656,544.8	-	1,656,544.80	643,000.00
Caesar	Katutura	3088	Caesar	586	18	Northeastern Corner		568	363.00	206,075.1	-	206,075.10	643,000.00
						TOTAL, N$						28,638,752.00	13,109,000.00

15,529,752.00

55

Department of housing, Property Management
And Human Settlement

✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Enq : Kaulikufwa Hendjala
E-mail : ikh@windhoekcc.org.na
Date : 15/07/2024

Tel: 290 2195

TO: **Electricity Department**
City of Windhoek

FROM: **Valuations**

Subject: Abridged Report on Valuations of Various erven that currently house electrical substations

1. Instruction:

Instruction was received from Electricity Department - LV Planning, to provide an average opinion of value on land only currently housing various electrical substation as below listed. The valuations are done on an assumption that all the properties will assume a zoning of a single residential land use. The properties listed are currently carrying different zonings, however, all will be valued as single residential with a density of 1/Erf.

2. Date of valuation

The date of valuation shall be 15th July 2024. This is the date on which the opinion of value contained in this report applies.

3. Market value definition

The definition of Market value shall be as define in the 2013 International Valuation Standards, soon to be adopted as Namibian Valuation Standards, which reads as follows:

"Market Value is defined as the estimated amount for which the subject should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after a proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

All assumptions reflected in this report are prepared with the above definition in mind.

Substation name	Area	Erf No	Street Name	Erf size m^2	Single Residential Rate	Proposed Market Value as Residential Zoning 1/Erf (Land Only)
Hintrager	Pioneerspark	548	Hintrager	1159	1,294.00	1,499,700.00
Potgieter	Pioneerspark	820	Potgieter	1275	1,294.00	1,649,900.00
Plato 1	Academia	66	Plato	1080	1,294.00	1,397,500.00
Plato 2	Academia	236	Plato	1000	1,294.00	1,294,000.00
Descrates	Academia	311	Descrates	988	1,294.00	1,278,500.00
Sarte	Academia	R/616	Sartre	1000	1,294.00	1,294,000.00
Hegel	Academia	543	Calvyn	942	1,294.00	1,218,900.00
Calvyn	Academia	489	Calvyn	1080	1,294.00	1,397,500.00
Van Der Merwe	Pioneerspark	461	Van Der Merwe	1040	1,294.00	1,345,800.00
A. Geldenhuys	Olympia	898	Abraham Geldenhu	844	1,366.00	1,152,900.00
Gordon Day	Auasblick	223	Goldon Day	1411	1,366.00	1,927,400.00
Sunridge	Hochland park	1290	Goudsnip	437	1,294.00	565,500.00
Edelvalk	Hochland park	312	Papageien	594	1,294.00	768,600.00
Eulen	Hochland park	255	Papageien	408	1,294.00	528,000.00
Flamink	Hochland park	131	Flaminkweg	527	1,294.00	681,900.00
Blascke	Klein Windhoe	R/1226	Jan Jonker	2249	1,548.00	3,481,500.00
Daffodil	Khomasdal	3585	Daffodil	496	828.00	410,700.00
David Bezuidenhout	Khomasdal	2589	David Bezuidenhou	615	828.00	509,200.00
Flamingo	Khomasdal	4626	Chrysler	1788	828.00	1,480,500.00
Protea	Khomasdal	2540	Protea	467	828.00	386,700.00
Karlien	Khomasdal	2517	Karlien	450	828.00	372,600.00
Groenkwarts	Khomasdal	237	Groenkwarts	454	828.00	375,900.00
Rand Hanekam DS	Khomasdal	4228	Rand	2195	828.00	1,817,500.00
Caesar	Katutura	3088	Caesar	586	363.00	212,700.00

NOTE: SUBJECT PROPERTIES ABOVE ARE VALUED ON AN ASSUMPTIONS THAT THEY WILL BE ZONED SINGLE RESIDENTIALS.

PROPERTY VALUED BY : ISACK KAULIKUFWA HENDJALA
DESIGNATION : MANAGER: VALUATION SERVICES

Waste-to-Energy in Windhoek

Pre-Feasibility Study



Final Report

5th May 2023

ivl

Authors: Aditi Bhasin, Rebecca Larson, Ronny Arnberg, Jan-Olov Sundqvist
Reviewer: Östen Ekengren

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This report has been reviewed and approved in accordance with IVL's audited and approved management system.

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List of Abbreviations

CHP	Combined heat and power
CCHP	Combined cooling, heat and power
CoW	City of Windhoek
MRF	Material Recovery Facility
MSW	Municipal solid waste
ROI	Return on Investment
SWM	Solid Waste Management
TPD	Tons per day
WtE	Waste-to-energy

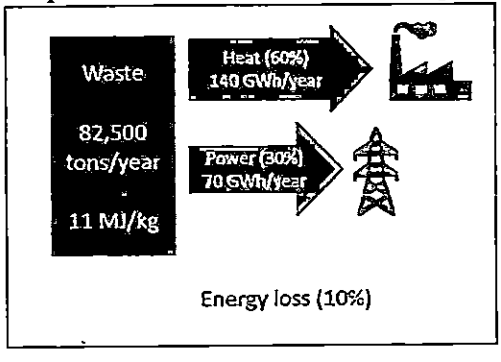
Executive Summary

Over 7000 tons of municipal solid waste is generated in Windhoek every month. A big amount of the waste goes to the Kupferberg landfill, but the landfill is reaching its limit and is expected to have a lifespan of another 2-3 years. As the city's population is expected to increase rapidly, the need for sustainable waste management is becoming increasingly urgent, as well as the increasing need for electricity. The City of Windhoek has taken the initiative to find a suitable solution to the urgent problems arising from the increasing amount of solid waste on an already restrained landfill, and the need for more electricity generation in the city.

This report sums up a pre-feasibility study for the implementation of a waste-to-energy plant in Windhoek. The study comprises a stakeholder analysis, recommendations on technology, and financial evaluations for four scenarios. Experts from IVL Swedish Environmental Research Institute visited Windhoek in March 2023 for on-site visits and to meet relevant stakeholders.

The recommended technology is incineration. A waste incineration plant with a capacity of 250 TPD is proposed for Windhoek. The land area requirement is a minimum of 3 hectares. The plant would consist of a grate incinerator which should be designed such that the flue gases reach a temperature of at least 850°C for at least 2 seconds. This is followed by a recommendation on air pollution control system that should follow the European Union standards, consisting of selective non-catalytic reduction for control of nitrogen oxides, wet scrubber for control of sulphur, chlorides, and fluorides, filter for particulate control, and wastewater treatment. Bottom ash from the plant could be used in construction of roads after recovery of ferrous materials.

The plant is recommended to operate in a combined heat and power (CHP) mode and shall be optimized to recover 30% of the energy as electricity and 60% as heat. Based on the estimated calorific value of 11 MJ/kg, the plant's energy capacity would be about 8.5 MW electricity and 17.5 MW heat. This would be equivalent to about 70 GWh/year electricity and 140 GWh/year heat. These figures have been calculated assuming 8000 hours of operation per year. Discussions with several industrial actors in Windhoek show that many of the industrial plants utilize coal and oil for production of steam, thus switching to heat from waste incineration plant would be a step towards more sustainable energy. The industrial actors have expressed interest to buy the steam from waste-to-energy plant if the price is competitive compared to their current costs of steam production. Some of the industrial plants have shared their process demands and based on that, we foresee that Meat Co and Coca Cola have a total demand of about 135 GWh/year of heat, that could be supplied from the waste-to-energy plant should the plant be located in the Northern Industrial Area.



An alternative scenario to convert some of the heat into cooling and supply cooling water to the industrial plants has also been presented in the report. Some of the companies such as Namibia Breweries have expressed interest to switch from electric chillers to absorption cooling. The advantage of this option is that this would reduce the city's electricity demand, thus providing some relief to the constrained electricity grid.

The estimated capital expenditure is EUR 100 million. The cost of land acquisition and infrastructure development around the waste-to-energy plant and the depreciation on capital equipment is not included in the economic analysis. The revenue streams considered are electricity, heat, and waste gate fee. The return on investment is estimated as 12% with an estimated payback period of 9 years. Alternative scenarios such as variations in electricity prices and converting the residual heat to cooling are also presented in the report.

The City of Windhoek has expressed interest in the investment and ownership of the plant and is open for collaboration with the private sector. The recommendation therefore is to form a joint venture along with private actor(s) in the form of a Public-Private Partnership (PPP). We recommend that **the City of Windhoek should have the majority stake in the ownership** so that the environmental and social benefits are given their due weightage in future decisions and operation. **Regarding the financial investment,** to divide the financial risk, one strategy is to approach the national/international banks and climate financing schemes such as GCF. From the Nordic side, the possible banks that could provide soft loans are Swedish Export Credit (SEK) or Danish Export Credit (EKF).

Key Strengths of the Project

- ✓ Strong commitment from the City of Windhoek
- ✓ Competence from a small-scale medical waste incinerator
- ✓ Solid support from national government and regulatory authorities
- ✓ Contributes to local and sustainable energy supply
- ✓ Creates new job opportunities

The key strength of the proposed plant in Windhoek is **strong collaboration** between different stakeholders such as the City of Windhoek, governmental agencies, industrial actors, and potential financiers. The financial evaluation shows **robust financial conditions** due to identified off-takers for heating or cooling. The City of Windhoek already has **experience** with small scale incinerator, which is also a positive aspect in terms of competence. The risks identified in the project are related to price of the heat, lack of legislation and lack of experience owing to first of its kind large scale plant in the country. Mitigation measures such as competence development are presented as part of the action plan for the next stages of the project. The economic figures are much dependent on the selling of heat, and therefore, it would be ideal to have contracts with off-takers of heating/cooling before the decision about investment is reached.

After this pre-feasibility study, a feasibility study should be carried out as the next step, whose outcome would be a detailed project report. This is an essential step and will provide valuable information which can be used by potential investors to assess the commercial viability and also act as a guide for technology suppliers. A proposed timeline is also presented in the report.

1 Introduction

Over 7000 tons of municipal solid waste (MSW) is generated in Windhoek every month. A big amount of the waste goes to the Kupferberg landfill, but the landfill is reaching its limit and is expected to have a lifespan of another 2-3 years. Landfills have a significant environmental impact, as they let out methane emissions and could lead to leakage of heavy metals into the groundwater.

As the city's population is expected to increase rapidly, meaning an additional demand for the delivery of municipal services including solid waste management, the need for sustainable waste management is becoming increasingly urgent, as well as the increasing need for electricity. The informal part of town is expected to continue to increase, putting a strain on the city's resources and affecting the quality of life for its citizens.

Through the implementation of the waste management hierarchy in the city, efforts are made to prevent the generation of waste, and where waste cannot be avoided, to reuse, reduce and recycle it, and to consider the disposal of waste only as a last resort. Today, about 300 tons of waste, such as plastic and glass bottles, cartons and paper, are recycled in Windhoek.

There are significant opportunities to recover energy from the waste, a common practice in countries like Sweden, where about 50 % of the household waste is recovered in the form of electricity and heat or, in some examples, cooling.

The City of Windhoek has taken the initiative to find a suitable solution to the urgent problems arising from the increasing amount of solid waste on an already restrained landfill, as well as the need for more electricity generation in the city.

1.1 Aim of the Project

The aim of the project is to carry out a pre-feasibility study for a waste-to-energy plant in Windhoek. Experts from Sweden visited the city for 10 days in March 2023 to evaluate the local conditions and potential sites for the plant along with meeting and interviewing relevant stakeholders.



The project has been funded partly by Smart City Sweden (1/3) and partly by the City of Windhoek (2/3). Smart City Sweden is a state-funded export platform that initiates cooperation between Sweden and other countries within smart & sustainable city solutions.

The project started when representatives from the City of Windhoek met representatives from Smart City Sweden during the world expo in Dubai in November 2021. In January 2023, the pre-feasibility study was started and in March 2023, a visit was made to Windhoek by two IVL representatives.

2 Background

This section provides a background to the demographics, as well as the current waste management and energy systems in Windhoek.

2.1 Demographics

Windhoek, located in the central parts of Namibia, is the capital and the largest city in the country. It is considered one of the cleanest cities in Africa (Namibia Tourism Board, 2023). The population of Windhoek is estimated to be around 440 000 (City of Windhoek, 2020) and the population is increasing rapidly due to the migration from other parts of Namibia.

Windhoek is the commercial center of Namibia and most of the industries in Namibia are in Windhoek, as well as financial institutions. All foreign missions are found in Windhoek and the City is also the country's academic center, with 5 universities being present in the city. The road and rail networks make the city accessible to important transport corridors to other parts of Namibia and Africa (City of Windhoek, 2023a).

The biggest production and export products in the Namibia are beef, fish and minerals. Namibia is the fifth largest uranium producer in the world and other export products include cut diamonds, gemstones, granite, lead products and marble. Other than mining, tourism is an important contributor to the country's GDP (High Commission of the Republic of Namibia, 2023).

2.2 Municipal Waste Management in Windhoek

The solid waste management division in the city of Windhoek is responsible for making sure that the waste is managed in a safe and optimal way in the city. The Division operates after the Solid Waste Management (SWM) Policy and its principles. One of the focus areas in the SWM policy is the waste hierarchy, where the first step is to reduce the amount of waste being generated and what is generated needs to first be reused, recycled, recovered, and only put on disposal only as a last resort. The Policy also recognises the nutrient and market value of waste and how the proper management can produce opportunities for job creation and community empowerment through recycling initiatives (City of Windhoek, 2019).

The total amount of waste generated in Windhoek is about 7000 tons per month, out of which most goes to the Kupferberg landfill. Additionally, about 300 tons is sorted for recycling through a clear bag system in the households. Plastic and glass bottles, paper and carton are some of the wastes being sorted for recycling today.

2.2.1 Collection of Waste



Figure 1: Collection of the bags from households

Some parts of Windhoek separate the recyclables with a clear bag. Once a week, the domestic refuse is collected. In the informal sector, the domestic refuse is collected once a week, where the citizens have been supplied with a black bag. For non-gain organizations, such as hospitals, schools, churches, and governmental institutions, refuse removal is done once a week (City of Windhoek, 2023c).

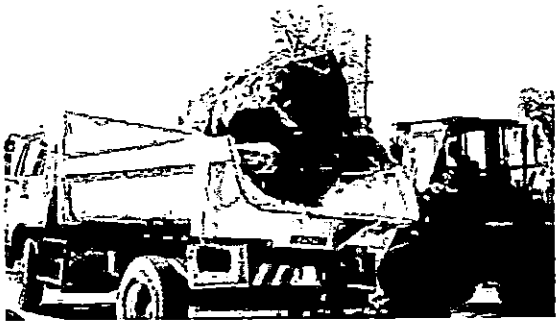


Figure 2: Collection of garden refuse

On an average, about 300 tons of recyclable waste is sorted by the citizens of Windhoek every month. This includes glass, plastic bottles, paper and cans (City of Windhoek, 2019). Organic waste is currently not sorted out in the city.

Bulky waste, such as garden refuse, iron, metal or other waste that cannot be put in the green bin is collected per request (City of Windhoek, 2023).

Skip containers are distributed in some residential areas, including informal residential areas, where illegal dumping of waste occurs. The responsibility of the skip removal is shared between the Solid Waste Management Division and Rent-a-Drum (City of Windhoek, 2015).

2.2.2 Treatment & Disposal of Waste



Figure 3: Dumping of waste at the Kupferberg landfill

General waste and hazardous waste are put on the Kupferberg landfill, located about 11 km from the city centre. The Kupferberg landfill is the only site in Windhoek for the disposal of general and hazardous waste. The landfill has been in operation for over 20 years, but it is reaching its capacity and is expected to have a lifespan of another 2-3 years, which creates an urgent need for new solutions.

When the waste is coming into the landfill, it is weighed, and the site user is charged according to the weight (City of Windhoek, 2023c). Currently, the fee for the site user is N$ 415 per

ton for general waste, a third of which goes to the landfill operator Frontier multi-industries, and the remaining to the city of Windhoek.



Figure 4: Sorted and compressed plastic bottles at Kupferberg

In total, about 6500 tons of general waste and 450 tons of hazardous waste are generated and deposited on the landfill every month. Some recyclables that are collected at the landfill or sent to the landfill are sorted and transported to South Africa.

Other than the main Kupferberg landfill, there are 8 satellite landfills around Windhoek. The satellite sites were developed to minimise illegal dumping by creating places where residents can dump harmless waste. These sites are located in places that are easily accessible. Waste disposed of at these sites consists mainly of garden refuse and building rubbles, but there are also containers for glass, paper and clean plastic provided (City of Windhoek, 2015).



Figure 5: Sorted plastic bottles and cartons at the Rent-A-Drum MRF

Rent-A-Drum is a private enterprise that sorts waste in Namibia. In Windhoek, the company is operating a material recovery facility (MRF), where the dry fractions of municipal solid waste are delivered to be separated, processed, and temporarily stored for transport to South Africa. Currently, South Africa is not able to import waste in the same quantity as previously, meaning that the recyclables are being piled up in Namibia.

At the MRF, Rent-A-Drum dispatches 2500 tons of recyclables on average to South Africa, which include aluminum cans, UBC Steel, food and aerosol cans, carton boxes, super mix paper, newspaper, tetra pack, glass, PET and mix HDPE bottles, LDPE plastics and LLDPE Clingwrap plastic (Rent-A-Drum, 2023).



Figure 6: Visit to the incineration facility

The autoclave & Incinerator facility for hazardous waste was inaugurated in Windhoek in 2018. The waste is sorted into two categories, where the waste that is considered infectious (such as waste including viruses) goes to the autoclave, where it is treated. Highly hazardous waste, including for example veterinary waste, laboratory waste and placenta, ends up in the incinerator, where is it burnt to ash in a controlled manner.

2.3 Waste Characterization

A household waste audit was conducted by the City of Windhoek in November 2020. The results showed that on average, 29% of the household waste in Windhoek is organic waste, while plastics make up a large proportion at 18%. A detailed break-down of the waste composition is shown in Table 1, obtained from the 2020 report (City of Windhoek, 2020).

Table 1: Composition of household waste in Windhoek, 2020

Category	Percentage
Paper (plain)	7%
Paper (carton)	7%
Plastic (container and bottles)	9%
Plastic (soft/bags)	9%
Textile / clothing / linen	3%
Organic food products / left overs	16%
Organic garden refuse / Greens	13%
Rubber/leather/shoes	1%
Glass (all types)	7%
Wood / timber	1%
Stone / sand	6%
Food can, Tins, steel paint cans	3%
Aluminum (Beer, soft drinks cans and foil)	2%
Medical waste (tablets, medicine etc.)	0%
Chemical (batteries, oils, paints etc.)	0%
Soap	0%
Ash and Coal	1%
Fluorescent bulbs	0%
Incandescent bulbs	0%
Others**	14%

Based on the information above, the calorific value of the waste is estimated to be ~12 MJ/kg. This calorific value has been calculated using the tool WAMPS (Waste Management Planning System), developed by IVL Swedish Environmental Research Institute in 2011 within the RECO Baltic-21 Tech project, to assess different waste management scenarios in different situations and their impact on the environment.

2.4 Energy System in Namibia and Windhoek

Namibia generates less than half of the energy it consumes and relies on imports from South Africa to a large extent. Namibia currently has a power purchase agreement with South African electricity company Eskom that expires in 2025. Namibia's energy supply is heavily based on oil, and the second most common source is biofuels and waste (International Energy Agency, 2022).

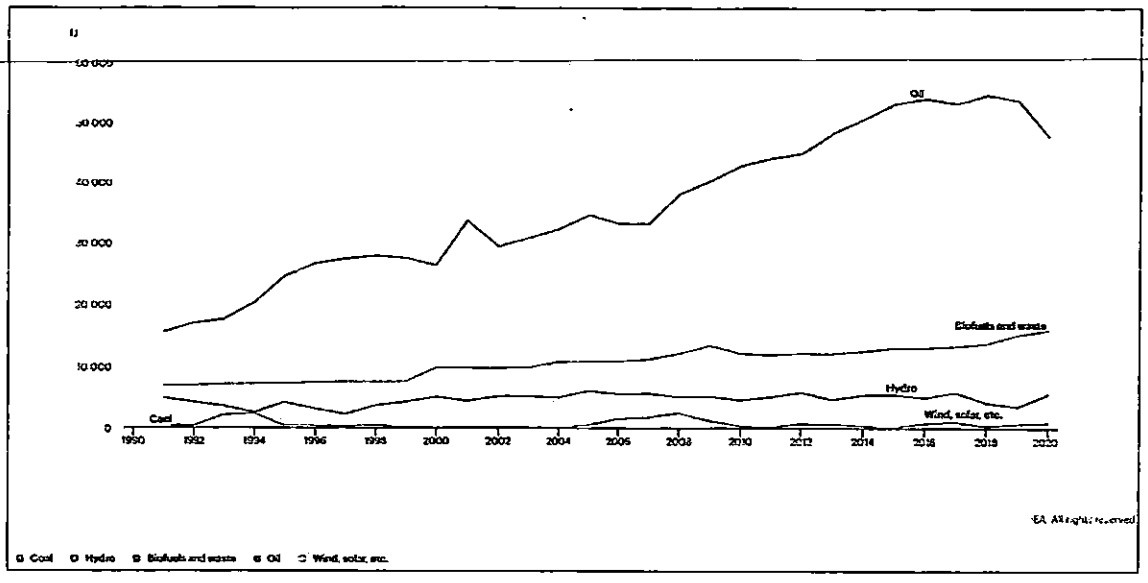


Figure 7: Total energy supply by source in Namibia, 1990-2020 (International Energy Agency, 2022)

Due to the restrained capacity in South Africa, NamPower has also signed power purchase agreements with countries such as Botswana, Zambia, Zimbabwe, DRC and Mozambique. In 2021, NamPower, the government-owned power utility, completed the TransCaprivi Interconnector, connecting central Namibia directly with the power grids of Zambia and Zimbabwe, thereby making Namibia less reliant on South Africa's transmission network.

The responsibility to provide, operate and maintain a secure and reliable electrical infrastructure to the city's residents lies with the department of electricity at the City of Windhoek. The department is tasked with operation, system monitoring and control, maintenance, construction and network expansion of the electrical distribution network to ensure equitable distribution, quality and continuity of supply of electricity to all customers of the city (City of Windhoek, 2023b). The city supplies their citizens with 190 MVA, out of which most are imported from South Africa (coal) and Zambia (hydro).

NamPower operates five generation facilities: Ruacana Hydroelectric Power Station (330MW capacity), the Van Eck Power Station (coal; 120 MW capacity), the Paratus Power Station (diesel; 24 MW capacity), the ANIXAS Power Station (diesel; 22.5 MW capacity), and the Ombuvu PV Power Station (solar; 20MW) (International Trade Administration, 2022).

In 2019, Namibia adopted the Modified Single Buyer Framework, which means that independent power producers can sell electricity to large power users locally and internationally through the national transmission grid. Transmission customers are now able to buy up to 30 % of their energy requirements directly from a private power generator (International Trade Administration, 2022).

The Electricity Board Control (ECB) is the electricity regulator in Namibia and regulates electricity generation, transmission, distribution, supply, import and export through setting tariffs and issuance of licenses. The mandate of ECB is in the process of becoming extended to other types of energy as well (Electricity Control Board, 2017).

3 Stakeholder Analysis

A waste-to-energy plant for household waste constitutes a complex blend of stakeholders crossing the generic boundaries of waste, power, and infrastructure. The huge investment requires the owner(s) to have financial stability, contracts with suppliers of waste and with distributors/ consumers of electricity and/or heat, experienced staff to ensure smooth operation, to ensure long-term stability and success. The organizational structure and financial viability of the plant could also be affected by institutional frameworks at the national, regional and local levels.

In this chapter, the identified potential stakeholders are presented briefly. Below is a summary of the stakeholders, clustered into different groups of interest.

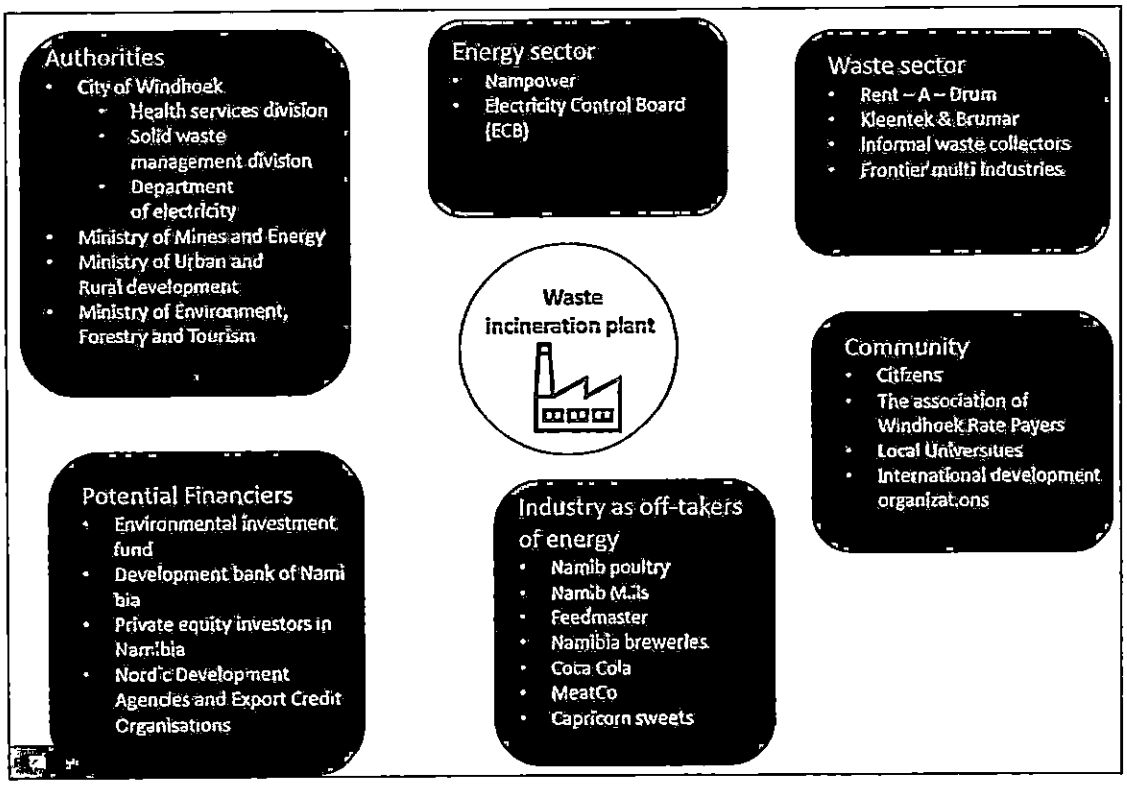


Figure 8: Stakeholder analysis for a waste-to-energy plant in Windhoek, Namibia

3.1 Energy Sector

Stakeholders from the energy sector are presented below.

3.1.1 NamPower

NamPower is responsible for energy generation, transmission and energy trading in Namibia. The energy trading place within the Southern African Power Pool (SAPP), the largest multilateral energy platform on the African continent. NamPower supplies bulk electricity to Regional

Electricity Distributors (REDs), mines, farms and local authorities where REDs are not operational throughout Namibia (NamPower, 2023). NamPower has been informed about the project.

3.1.2 Electricity Control Board (ECB)

The main responsibility of ECB is regulating electricity generation, transmission, distribution, supply, import and export in Namibia through setting tariffs and issuance of licenses. ECB is an important stakeholder in the project since licensing would be needed in order to make use of the electricity from the waste-to-energy facility. The mandate is in the process of becoming extended also for other types of energy (Electricity Control Board, 2017).

3.2 Waste Sector

Stakeholders from the waste sector are presented below.

3.2.1 Rent-A-Drum

Rent-A-Drum is a private enterprise that works with waste management services such as collection and sorting of waste. At the material recovery facility in Windhoek, the company sorts aluminum cans, food and aerosol cans, carton boxes, paper, newspapers, tetra pack, glass bottles, PET bottles, and more. After sorting, the recyclables are sent to South Africa to be made into new products. The company provides recycling and collection services for the city of Windhoek and is of interest in the project as a potential customer and user of the output from the facility (Rent-A-Drum, 2023).

3.2.2 Kleentek & Brumar

Kleentek and Brumar provide the city of Windhoek with services related to the collection of waste. The companies play an important role in the waste management system but will not have a defined role in the project.

3.2.3 Frontier Multi-industries

Since 2022, Frontier is responsible for operation and maintenance of the Kupferberg landfill in Windhoek. The company's contract with the City of Windhoek spans over 3 years, 2022-2024. Frontier has been consulted in the project and a meeting was held at the Kupferberg landfill together with IVL's experts.

3.2.4 Informal Waste Collectors

Informal waste collectors are an important part of the recycling system in Windhoek, as they sort out recyclables that would have otherwise gone to the landfill. Efforts have been made from the city to reduce the amount of waste pickers at the landfill site, however there are still waste collectors present at the dumpsites.

3.3 Authorities

The governmental bodies are important stakeholders in the projects since they are legislators and have the overall knowledge in their respective fields. Some of the stakeholders below are also partners in the project.

3.3.1 Department of Electricity, City of Windhoek

The department in the City of Windhoek is one of the initiators, beneficiaries, and a key stakeholder in the project. The department is responsible for providing, operating and maintaining a secure and reliable electrical infrastructure to the city's residents (City of Windhoek, 2023b).

3.3.2 Solid Waste Management Division, City of Windhoek

As the responsible unit for waste management in the city of Windhoek, the solid waste management division is a key stakeholder in the project, as well as a partner. The division falls under the Department of Infrastructure, Water and Waste Management (City of Windhoek, 2023c).

3.3.3 Health Services Division, City of Windhoek

The Health Services Division in Windhoek works, among other things, to ensure safe food and water and a clean and safe environment in the city of Windhoek, where waste management is a part (City of Windhoek, 2023d). The Health Services Division has therefore been included as a stakeholder to consult in the project.

3.3.4 Ministry of Environment, Forestry and Tourism

The ministry of Environment, Forestry and Tourism's mission is to promote biodiversity conservation in the Namibian environment through the sustainable utilization of natural resources and tourism development for the maximum social and economic benefit of its citizens (Ministry of Environment and Tourism in Namibia, 2023). The ministry was approached by the project participants as a stakeholder in the project and a meeting was conducted during the visit to Namibia.

3.3.5 Ministry of Mines and Energy

The ministry of mines and energy was consulted in the pre-feasibility study, as the ministry has knowledge of the overall plans for the energy sector in Namibia. They are also a regulating authority of the industry in the country and has the final authority to approve IPP licenses (Ministry of Mines and Energy, 2023).

3.3.6 Ministry of Urban and Rural Development

The ministry of urban and rural development is a key stakeholder in the project, as it has the responsibility to develop policy guidelines and procedures within urban development, as well as ensuring appropriate town planning and establishment, infrastructural development, and land use management (Oilonga Tender Portal, 2023).

3.4 Potential Financiers

This section presents some of the potential financiers for the project's forthcoming phases.

3.4.1 Development Bank of Namibia

The development bank of Namibia was consulted during the pre-feasibility study to look into potential investment opportunities from the bank itself, as well from the associated banks and organizations of the bank. The development bank of Namibia will play an important role to guide the project to different potential financial opportunities.

3.4.2 Environmental Investment Fund

The Environmental Investment Fund (EIF) Namibia is a fund with the mission to promote the sustainable economic development of Namibia through investment in and promotion of activities and projects that protect and maintain the natural and environmental resources of the country (Environmental Investment Fund of Namibia, 2020). The EIF has been informed about the project and the IVL experts had a meeting with EIF representatives during the trip to Namibia.

3.4.3 Private Equity Investors in Namibia

Investors are not normally directly involved in the project execution but have the power to influence the start and economic outcome of the project. The major interest for private investors would mainly be to reap benefits on their return of investment.

3.4.4 Swedish Investors

3.4.4.1 Swedfund

Swedfund is the Development Finance Institution of the Swedish state. The portfolio's total contracted amount in 2021 was 8.4 billion SEK, out of 65 % were invested in Africa (Swedfund, 2023).

Swedfund invest directly in companies and indirect through financial institutions and funds, to increase the proportion of small and medium-sized enterprises and to promote entrepreneurship. Swedfund offers different types of financing, including equity, loans and funds, financial support and technical assistance (Swedfund, 2023).

The Swedfund Project Accelerator is a facility within Swedfund that aims to support development of sustainable projects in the countries on OECD/DAC List of ODA recipients. The Accelerator supports development of sustainable projects in Clean Energy and Green infrastructure, such as waste management (Swedfund, 2020).

3.4.4.2 EKN

The Swedish Export Credit Agency (EKN) is an authority with the task of promoting Swedish exports. EKN's Board and Director General are appointed by the government. In the government, the Minister of Trade is responsible for EKN (EKN, 2022). EKN offers guarantees for payments and financing in export transactions (EKN, 2019).

3.4.4.3 SEK

The Swedish export credit corporation (SEK) is a state-owned company that finances Swedish export. SEK's activities include the provision of export credits, lending, structured finance, project finance, leasing facilities, capital market products and financial advisory services (EKN, 2022).

3.4.5 Nordic Development Funds and Organizations

Below are some organisations from other Nordic countries, and where Sweden and the other Nordic countries are collaborating, that could be potentially interested in the project.

3.4.5.1 NORFUND

Norfund is owned and funded by the Norwegian Government and is Norway's investment fund for developing countries. Norfund's focus is on countries capital is scare, and where their development impact is likely to be strong. Capital is scare where other investors are reluctant to invest because of high risk (Norfund, 2023).

Green infrastructure is a new investment area for Norfund and is defined as essential infrastructure services in waste management, (including waste-to-energy), water and sanitation (including wastewater) and electric transmission and distribution. Norfund's priority is direct investments in Sub-Saharan Africa (Norfund, 2022).

3.4.5.2 IFU – Denmarks Investment Fund for Developing Countries

IFU was established by the Danish government and its objective is to promote economic and social development in the investment countries, as well as contributing to the green transition. Investments are made on commercial terms in the form of equity, loans, and guarantees. About 35 % of the investments are made in sub-Saharan Africa (EDFI, 2023).

3.4.5.3 Finnfund

Finnfund is a development financier and impact investor (Finnfund, 2023a). Renewable energy is one of the focus areas of Finnfund, which includes investments in wind, solar, hydro and bio energy, as well as energy efficiency and storage (Finnfund, 2023b). Waste management is not mentioned in the focus areas.

3.4.5.4 Nordic Development Fund

Nordic Development Fund (NDF) is an international financial institution owned by the five Nordic countries (Nordic Development Fund, 2023a). NDF develops, launches and scales high-impact projects to support developing countries and the most vulnerable people affected by climate change (Nordic Development Fund, 2023b).

According to NDF's strategy, at least 60 % of the investments will be targeted towards Sub-Saharan Africa (Nordic Development Fund, 2023c).

3.4.5.5 Nefco

Nefco is an international institution that finances the initial scale-up of Nordic green solutions on international markets. The institution is founded by the five Nordic countries. Nefco finances and implements small and medium-sized green projects outside the Nordic countries through own investments on market terms, and trust funds with incentives and blending (Nefco, 2023a).

Renewable energy and waste are two of Nefco's targeted sectors. The general objective of Nefco's involvement in the waste management sector is to minimise the amount of waste and improve treatment practices. When it comes to waste-to-energy, investments have mostly been aimed at extracting methane and producing energy in connection with waste disposal sites (Nefco, 2023b).

3.5 Community

The community consists of organizations, citizens and other local clusters of individuals that would be somewhat affected by the waste-to-energy facility. Organizations such as UNDP and GIZ have a strong local presence in the country and are therefore an important stakeholder to inform about the project.

The citizens are the ultimate beneficiaries of the project. This stakeholder group does not have power over the outcomes, but often have an interest in the solution. It is important to create awareness about the waste-to-energy project and its advantages among the citizens.

3.6 Industry

During the visit to Windhoek, several companies from the industries were involved in order to map potential buyers of the energy in the form of heat or cooling generated from the waste-to-energy plant. This is of great importance to secure a feasible business plan for the plant. Below, these companies are introduced briefly. All of these companies, apart from Namib Poultry, are located in the Northern Industrial Area in Windhoek.

3.6.1 Capricorn Sweets

Capricorn Sweets makes locally produced chocolate and sweets in Windhoek. The company was visited due to their need for heating and cooling in the manufacturing process (Capricorn Sweets, 2023). They operate an 8 kW boiler using recycled sunflower oil for the production of steam. The heating and cooling in the processes is provided using hot water and cold water respectively.

3.6.2 Coca Cola

Coca Cola was involved as a potential buyer of the heating/cooling from the waste-to-energy plant. Currently, the Coca Cola facility is using a boiler powered by heavy fuel oil (HFO). They utilize the steam at 2 bar and 120-130°C. They also operate 1800 kW refrigeration system with required cooling temperatures between -2°C and 12°C.

3.6.3 Meat Corporation of Namibia (Meatco)

Meatco operates slaughter facilities in Namibia, out of one is located in Windhoek. The facility required steam for slaughtering and deboning processes, which is currently produced with 2 coal-fired boilers with a capacity of 10.5 tons per hour of steam each.

3.6.4 Namibia Breweries

Namibia Breweries manufactures beverages in Windhoek. Currently, Namibia breweries uses a biomass boiler for the production of steam. The facility also requires cooling. About 30% of the electricity used by the company goes to cooling. The required cooling temperatures are -3°C and 0°C.

Capricorn Sweets, Coca Cola, MeatCo and Namibia breweries are located close to each other in the central parts of Windhoek and are all in need of heating and cooling. The location could thus be a potential location for the waste-to-energy plant.

3.6.5 Namib Poultry

Namib Poultry is a meat producer 25 km outside of Windhoek. The company uses two boilers running on LFO to cover their heating demand. The company is currently looking into the possibility of a biogas plant. There are plans to make the area where Namib poultry sits into an industrial area, which would increase the need for heating and cooling in the area, making it an interesting location for the waste-to-energy plant.

3.7 Involvement levels of Stakeholders

After the discussions with stakeholders, we have divided them into 4 groups, based on their level of interest and influence on the project.

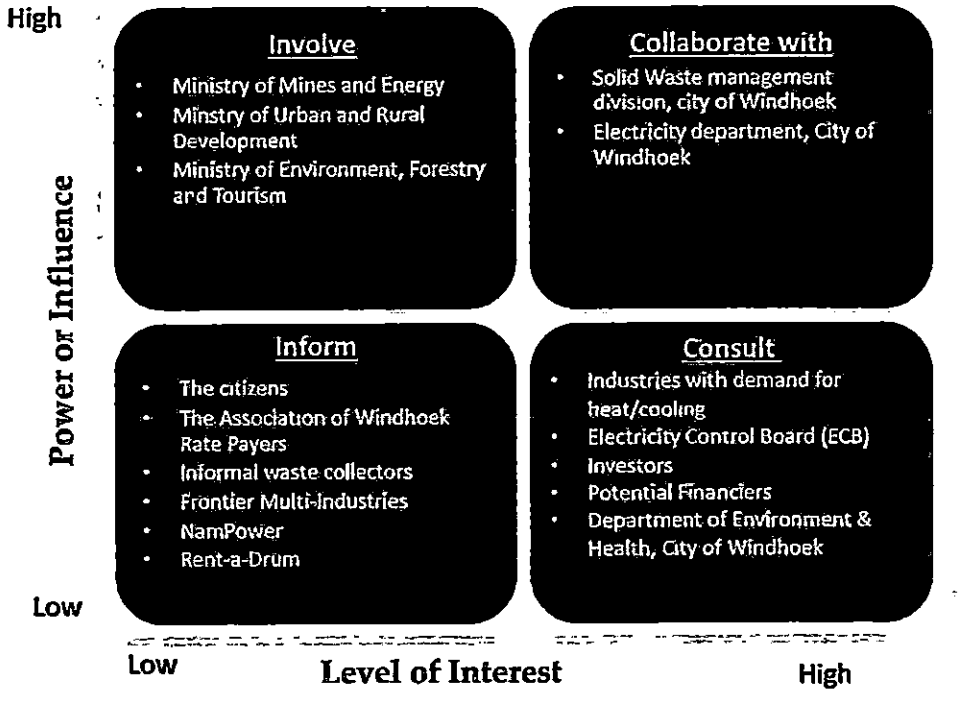


Figure 9: Stakeholder mapping for waste-to-energy plant in Windhoek

4 Technological Evaluation

The amount of waste currently deposited in the Kupferberg landfill is about 7000 tons per month i.e. approximately 230 tons per day. This chapter contains the results of the technical analysis and outlines the appropriate technology, different units of the plant, as well as mass and energy balances.

4.1 The Main Technology

There are various waste-to-energy technologies such as incineration, anerobic digestion, gasification and pyrolysis. The suitability of the technology depends primarily on the quality of waste, as outlined below:

1. Incineration – Incineration means combustion of waste at high temperature in the presence of air. It is one of the most robust waste-to-energy technologies and has been used in European countries for over 50 years. Incineration is usually suitable for waste that has not been sorted out previously, as long as the calorific value is above ~6 MJ/kg.
2. Anaerobic digestion: Anaerobic digestion is a process for breakdown of organic matter in the presence of microorganisms. This technology is only suitable for organic waste that has been sorted out at source. The technology is quite sensitive to other types of waste such as paper and plastic, therefore purity levels of up to 95% organic waste are desired.
3. Gasification and pyrolysis: Gasification and pyrolysis are thermal processes for converting carbonaceous substances into tar, ash, coke, char, gas, or oil. The primary difference between the two processes is the amount of oxygen, which is almost absent in the case of pyrolysis. The temperature for the process depends on the input material, but a general range is between 300 – 700°C. These two technologies are suitable for homogenous materials such as sludge or biomass.

The technology suitable for the waste-to-energy plant in Windhoek is incineration. This is because the household waste in Windhoek is rarely sorted, and different types of materials are mixed. The main units of an incineration plant are: delivery bunker, combustion chamber, emission control system, energy recovery, and ash collection. These principal units are described in detail in Chapter 4.4.

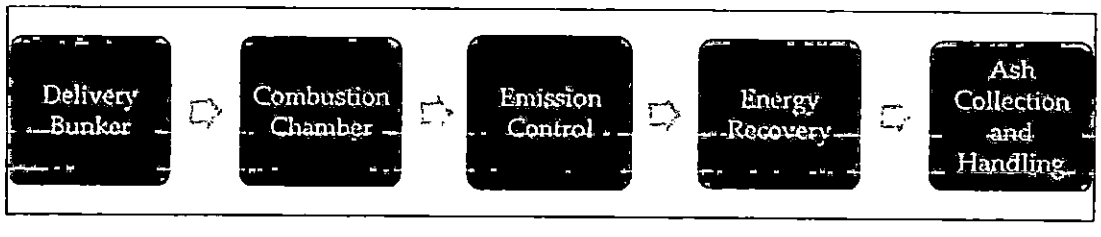


Figure 10: The main technical units in a waste incineration plant

A schematic diagram of a waste incineration plant in Sweden is shown in Figure 11.

It should be noted that this is a pre-feasibility study, and a detailed technical design should be made in the next step. A detailed evaluation of the site, including ground stability and nearby water streams would be done in the next stage if the project is given a green light.

4.2 Quality and Quantity of Feedstock

The amount of waste going to the Kupferberg landfill currently is approximately 230 tons per day. With population increase and higher income levels in the future, the total amount of waste generated in the city is expected to increase. However, the city's Integrated Waste Management Plan places high importance on prevention and sorting for recycling. We therefore expect that the amount of waste that should go for incineration in the future will not increase by a large amount. The recommended capacity for the waste-to-energy plant is therefore **250 tons per day.**

The estimated calorific value of the household waste in Windhoek is 12 MJ/kg, based on the results of sorting analyses carried out in 2020 (City of Windhoek, 2020). In the period of next 50 years, we foresee an increased sorting of high calorific value materials such as plastic, thereby reducing the energy content of the waste going to the incineration plant. From our previous experiences, we estimate a **calorific value of about 11 MJ/kg** for the waste that will be received at the incineration plant.

An important point to remember is that waste should be incinerated only after the boiler has reached a temperature of 850°C, to avoid harmful emissions. This means that during the start-up phase of the plant, until the required temperature is reached, alternate "cleaner" fuel such as biomass should be used. This should also be taken into consideration after every maintenance period, which is usually once a year. A supply of about 50 tons per year of biomass or straw from agricultural waste should therefore be planned for at the plant.

4.3 Location of the Plant

The estimated land requirement for a 250 TPD plant is about 3 to 5 hectares. The minimum requirement is 3 hectares. If a larger land area is available, it shall be preferred in order to have storage space in case of excess waste, and a potential recycling center. The following major criteria are usually taken into consideration when deciding the location of the waste-to-energy plant:

- Distance to the generators of waste
- Distance to off-takers, for example industries that could utilize steam and hot water in their processes
- Presence of or possibility to build a connection point to the national electricity grid

Two possible locations are being considered for the plant in Windhoek:

Option 1

Option 1 is to locate the plant close to the Northern Industrial Area within Windhoek. The industries that are located in this area are Namibia Breweries, Coca Cola, Capricorn Sweets, Meat Co, Namib Mills. The advantages of this location would be:

- Proximity to existing industrial plants
- Proximity to the Solid Waste Management Division's office
- Proximity to electricity transmission grid

A challenge with this location is that the existing companies already have their own heat production systems, so the heat from waste-to-energy plant would have to be provided on a competitive price to convince them to shut down their own systems. The cooling systems (except for Capricorn Sweets) are based on the traditional refrigeration systems using electricity, and additional capital investment might be required to switch to water-based cooling systems. Another potential hindrance for this location could be a resistance from residents of the city, as this area is quite close to some residential areas.

Option 2

Option 2 is to locate the plant near Namib poultry, which is located about 30 km outside Windhoek. This option is interesting because in addition to Namib poultry as the off-taker, there is a plan to develop the area into an industrial zone. This option is interesting because:

- There is a possibility to attract industries that have demand for heating/cooling.
- During the construction of new industrial plants, the equipment could be designed and optimized from the beginning for use of hot water or cooling water.
- Hot water and steam could be offered as 'a service' to new industrial projects to be established in the industrial park. This would add value to the offerings of an industrial park that could even be interested to co-invest in the plant.
- It would provide redundancy in off-takers, i.e., multiple options for selling the heat, thereby minimizing financial risks for the waste-to-energy plant.

The shortcoming of this location would be a longer distance to transport the waste, lack of clarity in the initial stage regarding off-takers, and absence of electricity connection from the City of Windhoek. City of Windhoek has expressed that they would be ready to provide electricity in that area if the plan for industrial park goes ahead.

The decision on location of the plant shall be taken in the next stage of the project before the start of the feasibility study. Some other factors that would also be analyzed in the next stage are hydrogeological conditions and environmental impact of the sites.

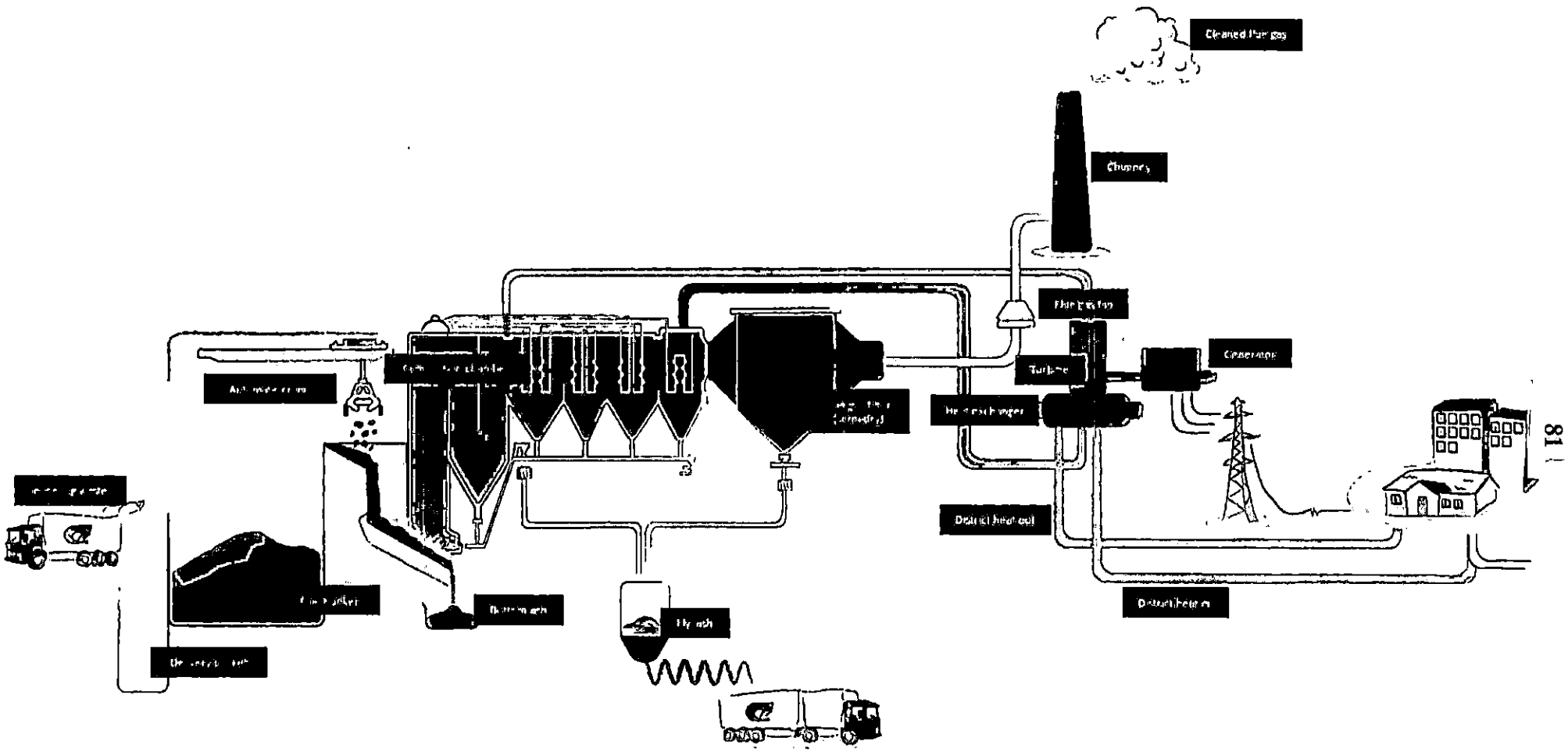


Figure 11: Schematic diagram of waste incineration plant in Borlänge, Sweden

4.4 Technical Units of Waste Incineration Plant

The main units of an incineration plant are: shredder, delivery bunker, combustion chamber, emission control system, energy recovery, and ash collection. These units are described below.

4.4.1 Shredder

The household waste can sometimes contain bulky waste, such as furniture items, large electronic and electrical products. The plant should therefore install a shredder to break down such products, in order to avoid stoppages in the combustion. A slow speed shredder should be installed for this purpose. A slow speed shredder has lower maintenance requirements as compared to a high-speed shredder.

Waste-to-energy in Windhoek

- Technology: Incineration
- Proposed capacity: 250 tons per day
- Shredder and hopper to disintegrate and mix the waste
- Combustion temperature of 850°C for at least 2 seconds
- Emission control system designed according to the international standards
- Electricity and heat recovery

4.4.2 Delivery Bunker

A weighing platform for incoming vehicles should be installed at the entrance of the plant, similar to the one at the Kupferberg landfill. Digital data collection software can be installed in connection to the weighbridge.

Waste is then delivered into a bunker which acts as the storage and mixing chamber. The bunker should be designed such that the waste feed is equalized, crushed and well-mixed before entering the combustion chamber. This helps to ensure good quality of combustion in a controlled manner.

A hopper, as shown in the picture below, could be installed in the bunker for mixing and picking up the waste. From the bunker, the waste is sent to the combustion chamber via a feed chute.



Figure 12: Bunker with hopper for mixing and picking the waste at Borlänge (Sweden)

4.4.3 Combustion Chamber

The principal unit of a waste incineration plant is a combustion chamber in which waste is burned at high temperatures to produce energy. **Grate furnace is the suggested combustion technique for the boiler.** It is widely used for the combustion of household waste, with around 90% of the waste incineration plants in Europe using this technology. The advantage of a grate furnace is that it is not very sensitive and can handle a variety of fuel inputs.

A typical grate furnace consists of a grate platform on which waste is supplied through the feed chute. A grate incinerator is recommended for Windhoek. The EU Waste Incineration Directive 2000/76/EC specifies that the flue gas should reach **850°C for 2 seconds** when waste is combusted. This implies that waste cannot be fed into the plant during **start-up or shut down** when the temperature is below 850°C and therefore a stock of **biomass** is typically used for this purpose. We recommend following these guidelines and arranging the stock of biomass in storage for this purpose. **Auxiliary burners** should be installed that can be switched on automatically when the temperature of flue gas drops below the specified value.

4.4.4 Air Pollution Control System

Flue gas emissions from waste incineration plants have been regulated in the EU since 2006 with strict monitoring and control requirements (The European Commission, 2010), designed as per the best available techniques and should be followed in the waste incineration plant in Windhoek. A monitoring system for environmental parameters should be installed and checked at regular intervals to ensure that the standards are met during the operation of the plant.

Table 2: Air emission standards (half-hourly average values) in the EU

Flue Gas Component	Unit	EU
Particulates/Dust	mg/Nm3 dry gas with 11% O_2	30
Total organic carbon	mg/Nm3 dry gas with 11% O_2	20
Carbon monoxide	mg/Nm3 dry gas with 11% O_2	100
Hydrogen chloride	mg/Nm3 dry gas with 11% O_2	60
Hydrogen fluoride	mg/Nm3 dry gas with 11% O_2	4
Sulfur dioxide	mg/Nm3 dry gas with 11% O_2	200
Nitrogen oxides	mg/Nm3 dry gas with 11% O_2	400

Table 3: Air emission standards for trace elements and dioxins

Flue Gas Component	Unit	EU
Dioxins and furans	ng TEQ/Nm3 dry gas with 11% O_2	0.1
Cd + Th + their compounds	mg/Nm3 dry gas with 11% O_2	0.05
Hg and its compounds	mg/Nm3 dry gas with 11% O_2	0.05
Sb + As + Pb + Cr + Co + Cu + Mn + Ni + V + their compounds	mg/Nm3 dry gas with 11% O_2	0.5

An effective and efficient air pollution control system is critical to ensure minimal environmental and health impact. The system typically involves a combination of 3 – 6 techniques; therefore, the units should be designed and sourced from a trusted and experienced supplier. According to the Swedish Waste Association, **cost of flue gas treatment system is almost half of the total investment cost of a waste incineration plant.**

A semi-dry flue gas cleaning system is recommended for the plant in Windhoek. The flue gas cleaning units that are typically installed in state-of-the-art incineration plants with the feedstock as mixed municipal waste are described below:

Selective Non-Catalytic Reduction (SNCR)

Pollutants removed: Nitrogen oxides
Process description: Selective Non-Catalytic Reduction (SNCR) process uses ammonia or urea to reduce NOx formation in the combustion chamber itself. The excess ammonia can be recovered from the scrubber liquor using an ammonia stripper and fed back into the SNCR system.

Wet scrubber

Pollutants removed: Acidic components such as SO_2, HCl, HF
Process description: The scrubber typically consists of two stages. Hydrogen chloride and fluoride are removed in the first acidic stage. In the second stage, **lime solution** is added to neutralize the sulphur dioxide. **Calcium sulphate (gypsum)** can be recovered as a precipitate.

The majority of the scrubber water is recycled within the system however a portion of the scrubber liquor must be removed to maintain efficiency. The liquor needs to be treated before being discharged into the water streams.

Electrostatic precipitator and/or fabric filter

Pollutants removed: Dust, heavy metals, dioxins
Process description: Both electrostatic precipitator (ESP) and fabric filter are commonly used for dust and heavy metal emission reduction. ESP works on the principle of electric resistivity whereas fabric filer traps dust particles while allowing clean air to pass through.
Activated carbon is injected before the fabric filter to further reduce mercury and dioxin emissions.

Some providers, such as Alstom, have a semi-dry system where the fabric filter and scrubber are combined in one unit. Such a unit is typically installed for comparatively cleaner feedstock as compared to mixed municipal waste.

Wastewater treatment

Pollutants removed: Insoluble compounds, heavy metals in water
Process description: EU Directive on industrial emissions has set standards for discharge of wastewater released from flue gas cleaning unit. A combination of wastewater treatment processes, such as flocculation, sedimentation, neutralization, and precipitation of heavy metals, is used for reaching the desired limits. The resulting sludge can be sent back to the combustion chamber for incineration.

The table below summarizes the disposal standards for wastewater in the EU (The European Commission, 2010).

Table 4: Wastewater discharge limits according to Swedish Waste Incineration Directive

Substance	Unit	Discharge limit
Total suspended solids	mg/l	45
Arsenic	mg/l	0.15
Cadmium	mg/l	0.05
Chromium	mg/l	0.5
Copper	mg/l	0.5
Lead	mg/l	0.2
Mercury	mg/l	0.03
Nickel	mg/l	0.5
Thallium	mg/l	0.05
Zinc	mg/l	1.5
Dioxins and furans	ng/l	0.3

4.4.5 Energy Recovery System

The plant will operate in a combined heat and power (CHP) mode. This means that the energy will be recovered in the form of electricity and heat. If the plant recovers only electricity, the maximum efficiency of the plant is limited to approximately 35%. The utilisation of excess heat allows for higher operating efficiency and contributes to creating an extra revenue stream for the plant.

In the CHP mode, the plant shall be optimized to recover 30% of the energy as electricity and 60% as heat. Based on the estimated calorific value of 11 MJ/kg, the plant's energy capacity would be about 8.5 MW electricity and 17.5 MW heat. This would be equivalent to about **70 GWh/year electricity and 140 GWh/year heat**. These figures have been calculated assuming 8000 hours of operation per year.

The heat could be utilized either in the form of steam or hot water. Discussions with several industrial actors in Windhoek show that many of the industrial plants utilize coal and oil for production of steam, thus switching to heat from waste incineration plant would be a step towards more sustainable energy. The industrial actors have expressed interest to buy the steam from waste-to-energy plant if the price is competitive compared to their current costs of steam production. Some of the industrial plants have shared their process demands

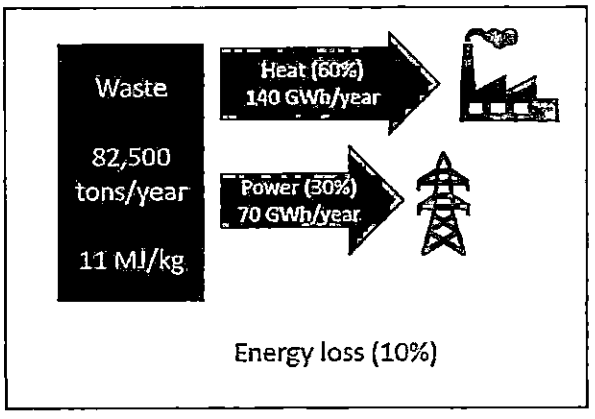


Figure 13: Energy balance of the proposed 250 TPD incineration plant

and based on that, we foresee that Meat Co and Coca Cola have a total demand of about 135 GWh/year of heat, that could be supplied from the waste-to-energy plant. The other industrial plants located in the Northern Industrial Area also require steam or hot water in their processes, however we do not have data about those plants.

Water boiler must be installed for the generation of steam and hot water, followed by the turbine to generate electricity. The electricity generated from the plant shall be sold by the City of Windhoek, as applicable under the Modified Single Buyer framework. About 10% of the generated electricity could be used within the incineration plant itself.

Alternative: Combined cooling, heating and power (CCHP)

An addition to the plant could be to convert some of the heat into cooling and supply cooling water to the industrial plants. Some of the companies such as Namibia Breweries have expressed interest to switch from electric chillers to absorption cooling. The advantage of this option is that this would reduce the city's electricity demand, thus providing some relief to the constrained electricity grid. To supply cooling water, an absorption cooling unit would be installed at the site of use, i.e., at the industrial plant where cooling shall be utilized.

The two companies that have shared data on their cooling demands are Namibia breweries and Coca Cola. The total refrigeration capacity of these two companies is about 3000 kW, and the cooling is required at temperatures ranging between -3°C and 12°C. To generate this from absorption cooling would require heat input of about 42 GWh/year. This has been calculated assuming an efficiency of 60% for absorption chiller.

The waste-to-energy plant can be optimized to generate the required ratio of heating and cooling, depending on the demand. If the plant is optimized to provide cooling to Namibia breweries and Coca Cola, the energy balance would be as shown in the figure below.

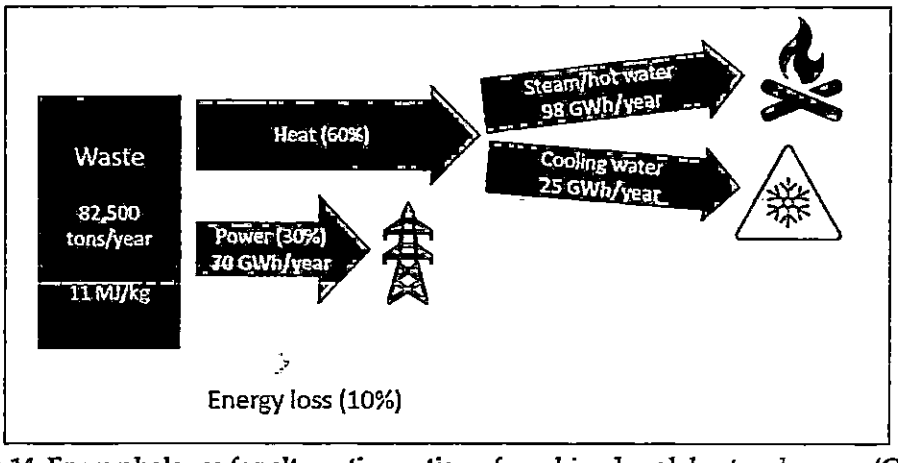


Figure 14: Energy balance for alternative option of combined cool, heat and power (CCHP)

What is absorption cooling?

Absorption cooling is a technology that converts surplus heat into cooling water. An absorption chiller follows a similar vapor compression cycle as a compression chiller, except that thermal energy is used to drive a generator/absorber system instead of electrical energy used to drive a mechanical compressor in the traditional system.

A refrigerant / absorbent solution is heated in a generator using surplus heat, where the refrigerant evaporates and is delivered at high temperature/high pressure to the condenser. A water/lithium bromide solution is the most commonly used working pair and is recommended for low temperatures as required in the beverage manufacturing and brewery.

In Sweden, absorption cooling systems are utilized to provide district cooling in several cities such as Gothenburg, Umeå, Falun. The main benefit of absorption cooling is that it reduces the dependence on electricity to produce cooling.

4.4.6 Ash Collection and Handling

The solid residue that accumulates on the grate after combustion is known as bottom ash. The transport of bottom ash from the grate to a silo will be automated using conveyor belts. A water spray will be used to cool off the bottom ash before it reaches the silo. Metals such as iron and aluminium could be recovered from the bottom ash while the remaining could be used as construction material for roads. About 12 000 tons of bottom ash is estimated to be generated at the plant annually.

Fly ash consists of fine particles collected from flue gas cleaning units and usually makes up about 3-4% by weight of the waste. Fly ash is typically classified as hazardous waste and should be deposited in the hazardous waste cells at the landfill. The proposed plant in Windhoek is estimated to generate about 3000 tons of fly ash per year.

4.5 Operation and Maintenance

State-of-the-art equipment today for waste incineration runs on automated mode with efficient control and alarm systems that need minimum personnel. Low noise and elaborate safety measures should be ensured as a part of occupational health and safety standards. Considering the long lifetime of a waste incineration plant, all the units and their maintenance procedures should be well-documented and referenced. In addition, manuals should be prepared to cover daily/annual operation and maintenance procedures, organizational responsibilities, enforcement of regulations, emergency response exercises, as well as occupational health and safety measures.

The operations teams usually work in shifts of 8 hours each, with about 5 operators per shift for the suggested plant. It is beneficial to hire technicians who have worked at manufacturing plants

earlier and are experienced in understanding different units in an incineration plant. The Solid Waste team at the CoW has experience with a small-scale incineration plant, which is a significant advantage. However, the larger scale plant of 250 tons per day has completely different automation control systems. It is essential to build capacity for operating those control systems. Well-planned trainings should be provided to the staff to ensure smooth operation of the plant. It can be worthwhile to hire engineers from Sweden for the initial start-up period, who have earlier worked in waste incineration plants.

Regarding the management team, experienced and credible managers with technical know-how should be hired. The operations team consists of a plant manager, a fuel supply manager, an environmental coordinator, a legal representative, among others. Trainings are important for the management and administration teams as well. Africa's first waste incineration plant built in Addis Ababa has faced many operational challenges in the recent years owing to a lack of competence and is a good example to show that it's as important to invest in competence development, as it is to invest in the technology itself.

A good recruitment strategy of experienced staff along with proper training, documented manuals, and regular maintenance is the key to ensuring the successful operation of the plant.

5 Financial Evaluation

This section presents recommendations on the financial structure of the plant, and the results of economic calculations for the suggested waste incineration plant in Windhoek. It should be noted that economic analysis is based on rough estimates and does not include costs for land acquisition, capital depreciation, institutional expenditures, etc. A detailed analysis should be done in the next stage to get more accurate results.

5.1 Financial Structure

The City of Windhoek has expressed interest in the investment and ownership of the plant and is open for collaboration with a private actor. The recommendation therefore is to form a joint venture along with private actor(s) in the form of a Public-Private Partnership (PPP). The involvement of a private investor would help in managing the financial aspects of the project efficiently, while the public stakeholder would balance the social and environmental benefits. We recommend that **the City of Windhoek should have the majority stake in the ownership** so that the environmental and social benefits are given their due weightage in future decisions and operation.

Proposed Financial Structure

Public-private partnership with the City of Windhoek as the majority stakeholder

The Solid Waste Management Division in the City of Windhoek has competent personnel with experience of operating a small-scale incineration plant, and this competence should be utilized to its best capability. Ideally, it is important to choose a private partner that has previous experience with waste-to-energy plants, however this is a new venture for southern Africa, and it might be difficult to find experienced partners. In such a case, another aspect to look for in the private partner would be experience from large infrastructure or industrial projects.

5.2 Capital Expenditure

The capital expenditure for waste incineration plant primarily includes costs for equipment and technology, and construction and installation. One factor that would impact the capital expenditure is the location and surrounding infrastructure. This includes, for example, roads and trucks for transport and electricity transmission system. Since the location is not decided yet, this estimate of the capital cost could be assumed to be within the range of +/-25%.

The estimated capital expenditure for the proposed 250 TPD plant is EUR 100 million. This figure is derived from our experiences in Sweden and has been adjusted with consideration that some equipment could be sourced locally in Southern Africa. The cost of land acquisition around the waste-to-energy plant is not included in the above figure.

5.3 Operational and Maintenance Expenditure

The **operational expenditure** is estimated as around EUR 20 per ton of waste. This would be equivalent to an annual expense of about EUR 1.65 million. This includes costs for utility,

chemicals, ash handling, landfill tax for ash deposition, materials, office maintenance, and human resource but excludes equipment maintenance costs.

The **annual maintenance cost** of equipment is assumed to be about 5% of the capital cost and is estimated as EUR 5 million for the proposed plant in Windhoek. This figure is based on Swedish experiences and has been adjusted according to local valuations in Namibia.

In total, the annual operation and maintenance costs would account to EUR 6.65 million for the proposed plant in Windhoek.

5.4 Revenue Streams

There are four main revenue streams that have been taken into account: electricity, heat, cooling, waste gate fee. Additional revenue could be incurred from the sale of bottom ash; however this has not been included in the calculations in this report.

The price of **electricity** considered in the calculations for this project is based on the forecasts shared by NamPower and the City of Windhoek. The electricity price in 2022 was 1.5 N$/kWh. NamPower shared that the electricity price shall increase in accordance with the inflation rate in the long-term. In discussion with CoW, an annual increase of 5% has been considered in the price of electricity. With these predictions, the average annual revenue from the sales of electricity during the first 10 years of operation is estimated as EUR 11 million. 10% of the generated electricity is expected to be used within the plant, and therefore the calculations for the annual revenue exclude this 10%.

The price at which heat could be sold to industries is estimated at 1.4 N$/kWh. The companies did not share any data about their current costs of heat generation; however they have expressed that they would be willing to buy the heat if it is sold at a competitive price. The estimated price of 1.4 N$/kWh is based on experiences from Sweden and other countries, where the price of heat usually is about half the price of electricity. The electricity price considered is the average price for first 10 years of plant operation.

Another option is to convert the heat to cooling water using absorption cooling. In this case, the price at which this heat could be sold has been estimated based on the cost figures shared by Namibia Breweries for their electric chillers. The forecasted increase in electricity prices has also been taken into account to be able to calculate the competitive price. The average price at which the cooling could be provided is estimated at 0.6 N$/kWh for the first 10 years of operation.

The gate fee is another revenue source important for the profitability of the waste-to-energy plant. According to the Solid Waste Management Division at the City of Windhoek, the gate fees was about 135 N$/ton in 2022 and is expected to increase by about 5% per year.

5.5 Return on Investment

The expenditure and revenue estimates outlined above were used to calculate the gross profit, payback period, and return of investment. This economic analysis considers a corporate tax rate of 30%. The cost of land acquisition and infrastructure development around the waste-to-energy plant and the depreciation on capital equipment is not included. The calculation has also not accounted for interest rates on the investment capital.

A summary of the economic analysis is presented in Table 6. The presented annual figures are an average for the first 10 years of plant operation.

Table 5: Economic analysis of the proposed 250 TPD waste incineration plant in Windhoek

	EUR million
Investment expenditure	100.00
Annual operational expenditure	1.65
Annual maintenance expenditure	5.00
Annual O&M expenditure	**6.65**
Annual revenue from electricity	10.37
Annual revenue from heat	11.52
Annual revenue from gate fee	1.25
Total annual revenue	**23.14**
Annual gross profit	16.49
Annual net profit	11.54
Payback period (years)	**9 years**
Return on Investment (%)	**12%**

5.6 Sensitivity Analysis

The financial calculations above have been done based on certain assumptions, such as annual increase of 5% in electricity price and complete uptake of heat as steam or hot water. This section sheds a light on how the return on investment would vary if certain assumptions were changed, such as:

- Electricity price increases by 8% annually instead of the assumed 5%
- Average selling price of heat is 0.28 N$/kWh instead of the assumed 1.4 N$/kWh
- There is no update of heat by the industries.
- There is 100% heat uptake, but some of the heat is converted to be utilized as cooling water.

In the calculations presented below, only one parameter has been changed in each scenario, as compared to the original case presented above.

5.6.1 Annual Electricity Price Increase of 8%

The annual increase in the price of electricity has been between 5-8% in the past few years in Namibia. The calculations in the previous section have been carried out with the assumption of 5% annual increase. If the electricity price increased by 8% on average annually, the average annual

revenue during the first 10 years of operation would be about EUR 33 million. This will decrease the payback period for the project to 6 years, and the ROI would increase to 19%.

5.6.2 Lower Selling Price of Heat

The company Meat Co has shared the cost of operating their steam boilers, however this information was received quite late in the project and therefore has not been included in the main financial calculations above. It is also unclear whether the figure shared by Meat Co includes all the costs, such as maintenance costs of the boiler, or only the cost of fuel (coal). In order to match the figure shared by Meat Co, the heat from the waste-to-energy plant would have to be supplied at a price of about 0.28 N$/kWh. In this case, the revenues from the sales of steam are not substantial. At this price, the ROI would decrease to about 5% with a payback period of 20 years.

5.6.3 No Recovery of Heat

The financial calculations in the previous chapter assumed that all of the heat generated shall be utilized as either hot water or steam. A different scenario is considered here, where only electricity is recovered, and there is no uptake of heat. In such a case, it is assumed that the energy efficiency of the plant would be 35% i.e. 35% of the energy shall be recovered in the form of electricity. The assumption for electricity prices is 5% annual increase. In this case, the payback period would increase to 22 years and it gives an ROI of 5%.

5.6.4 Absorption Chiller to provide Cooling Water

An alternative of selling the heat is to transform the heat into cooling water. Majority of the industries today utilized electricity for their cooling processes. Switching to absorption cooling would reduce the electricity demand in Windhoek.

As mentioned in Section 4.4.5, the two companies that have shared data on their cooling demands are Namibia Breweries and Coca Cola, which have a total refrigeration capacity of about 3000 kW. It would be possible to optimize the plant to sell some of the residual heat as cooling for these companies. In this case, the plant would be operated in a CCHP (combined cooling, heat and power) mode.

The revenue from selling of cooling water would be lower than the sale of heat as per the assumptions and data gathered in this project. The difference in revenue would be about EUR 2 million annually. This translates into an increase in the payback period by 1 year, and a decrease in ROI by 2%.

Combined cooling, heating and power

If absorption chiller is used to provide cooling to Namibia Breweries and Coca Cola, the financial results would be:

Payback period: 10 years
Return on investment: 10%

6 Climate Savings

A comparison of the carbon footprints of two alternative ways to manage the waste in Windhoek, Namibia has been carried out. The two scenarios that are studied and compared are:

1) Incineration with energy recovery in a WtE plant, where both heat and electricity are produced. This scenario will show the impacts on climate if a WtE facility is built.
2) Landfilling of waste in a modern landfill. This scenario will show the impact if the current waste management (based on landfilling) is continued in the future.

The aim of the study is to compare the emissions of climate gases between those alternatives.

The results show that **the waste-to-energy facility will reduce the emissions of climate gases with more that 160,000 tonnes CO_2-equivalents per year.** This corresponds to a reduction of about 74% compared to the landfilling scenario. The methodology, assumptions and the data, and detailed results are described in the sections below.

6.1 Methodology

The study is performed with Life Cycle Assessment (LCA) methodology, for example:

- Up-streams emissions are included in the emissions, for example emissions from producing electricity consumed in the waste management processes are included, as well as emissions connected to extraction, processing and distribution of oil consumed in the waste management processes.
- We have also studied an "enlarged system". In the case of WtE, electricity and heat are produced. To make landfill comparable to WtE, we have included a "background system" which in the landfill scenario will produce the same amount of heat and electricity as the WtE facility. In the landfilling scenario the background system is included, so the WtE scenario and the landfilling scenario produces the same amount of electricity and heat.

6.1.1 Scenarios

The two scenarios can be described as follows.

- **Waste-to-Energy.** Treatment of 250 tons per day waste (82,500 tons/year) in the proposed WtE facility. Slag and ashes from the combustion of waste are landfilled. The WtE facility produces 70 GWh/year electricity and 140 GWh/year heat. The electricity is transferred to the general electricity net, and the heat (hot water and steam) is used by local industries near the facility.
- **Landfilling.** Treatment of 82,500 by landfilling. The landfill is of modern design and has leachate collection and treatment, but no recovery of landfill gas. The background systems are included which produces 70 GWh/year electricity and 140 GWh/year of heat (hot water and steam).

The electricity produced by the WtE facility is assumed to substitute "average" Namibia electricity (see below) and the heat generated is assumed to substitute fuel used in industry, mainly diesel and heavy fuel oil.

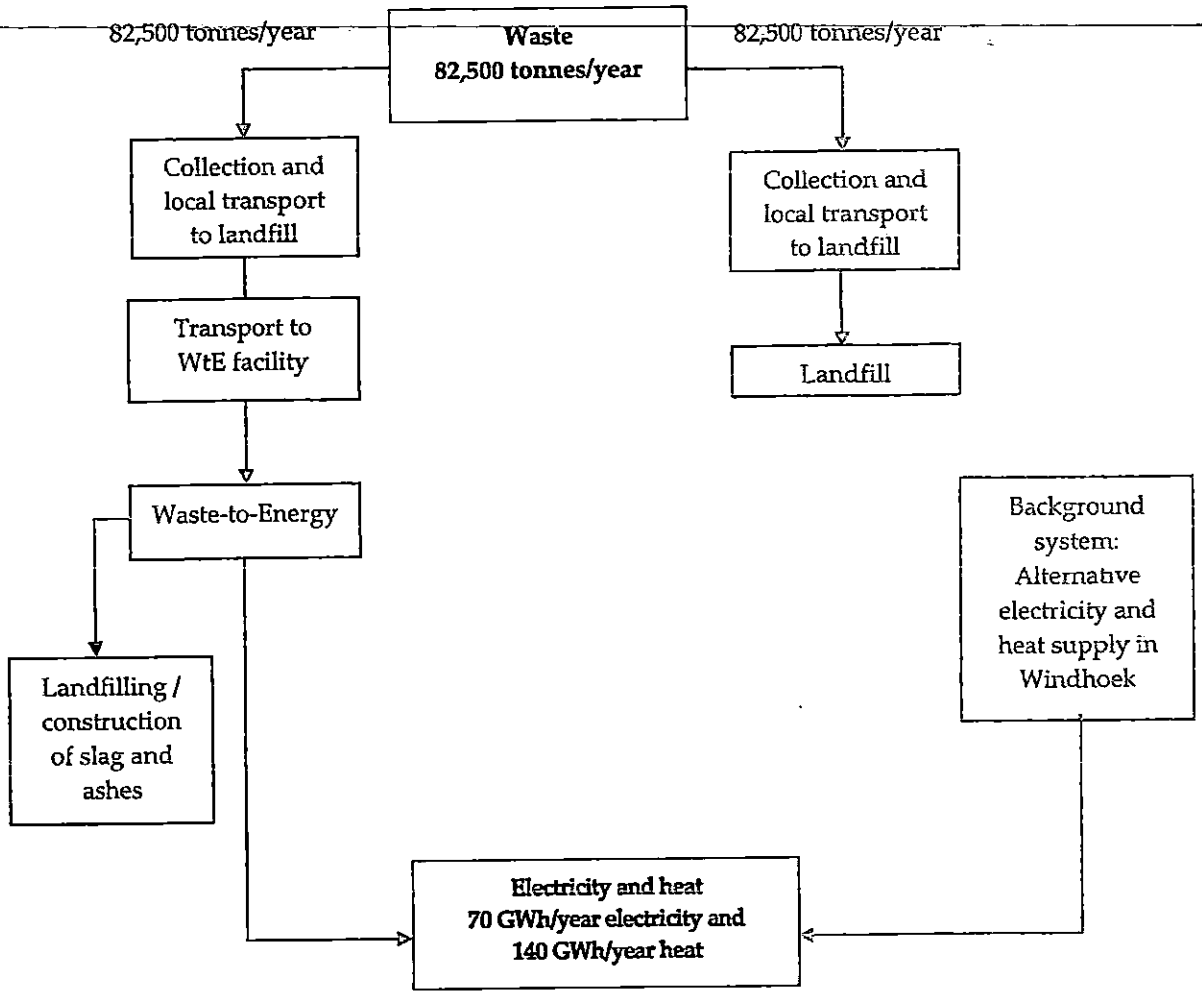


Figure 15. The studied system, based on Waste-to-Energy facility and landfill

One important issue in these kinds of studies is how the alternative electricity and heat sources in the background system is produced when the waste is landfilled and the background system must produce the same amount of electricity and heat. We have assumed that the electricity from the Waste-to-Energy facility substitutes electricity that otherwise would have been produced as average electricity in Namibia.

6.1.2 Assumptions and Basic Data

CO2-equivalents

In this report we have expressed the emissions of climate gases as amount CO_2e (CO_2-equivalents)., The emissions of methane (CH_4) and dinitrogen oxide (N_2O, also called laughing gas), are included in the CO_2e. 1 kg of methane has the same climate impact as 27 kg CO_2, and 1 kg of laughing gas has the same impact as 298 kg CO_2.

Location

The WtE facility is assumed to be located 38 km from the landfill and 16 km from the city center. In both scenarios it has been assumed that the waste is collected and transported to the landfill. In the WtE scenario the waste is then transported further to the WtE facility. Since the collection and transport to landfill is equivalent in the main WtE scenario and landfill scenario, we have omitted the emissions from collections and transports in both scenarios. The transports from the landfill to the WtE is assumed to be in waste trucks with 5 ton load. This kind of transport consumes about 0.4 litres of diesel per km which gives an emission factor of 2.06 g CO2e/km for a 5 ton load truck and empty return trip (Network for Transport Measures, 2023).

Energy recovery in WtE and emissions from WtE and landfilling

The heat generated at the WtE plant shall be used by the surrounding industries. We have assumed that the WtE heat will substitute 90% coal and 10% heavy fuel oil.

The electricity produced at the WtE plant will be transferred to the electrical grid, and substitute "average" electricity produced in Namibia. We have not found any reliable data on how "average" electricity is produced. Power Africa in Namibia reports that the installed capacity is:

Table 6. Installed capacity in Namibia (USAID, 2021)

Source	Installed capacity
Hydropower	347 MW
Coal power	122 MW
Wind power	7 MW
Solar power	163 MW
Thermal power (gas, oil, diesel)	41 MW

Wikipedia reports that in 2012, 68,2% of the electricity was produced by hydropower and 31,8% by fossil fuels, and that 40% of the consumption is based on imported electricity (Wikipedia, 2023). From those figures we have estimated the following mixture as "average" electricity:

Table 7. Assumption of "average" electricity in Namibia

	Installed capacity MW	Share %	Emission factor g CO2e/kWh el
Hydro	347	51	4,4
Coal	122	18	654
Wind	7	1	13,2
Solar	163	24	85
Thermal	41	6	474
	680	100	169

The emission factors in the table are based on the Swedish report "Miljöfaktaboken 2011" (Värmeforsk, 2011). The emission factors generated at the WtE facility and at the landfill is calcultated by the Excel tool WAMPS (developed by IVL).

6.2 Results of Climate Calculations

The results from the calculations are presented below.

Table 8. Presentation of the LCA calculations

	Amount	Unit	Scenario 1. WtE *ton CO_2e/year*	Scenario 2. Landfill *ton CO_2e/year*
Collection and transports to landfill			-	-
Transport from landfill to WtE	38	km	1 294	0
WtE process (including management of ash and slag	82,500	tonnes	47 971	
Landfilling	82,500	tonnes		180 000
Alternativ electricity production	70	GWh/år	0	11 807
Alternative heat production	140	GWh/år	0	20 604
TOTAL			**49 265**	**212 411**

The WtE facility will reduce the emissions of climate gases with more that **160,000 tonnes CO_2-equivalents per year.** This corresponds to a reduction of about 74% compared to the landfilling scenario. The emissions in the WtE scenario depends on the content of plastic and synthetic textiles in the waste that is combusted. The emissions in the landfilling scenario depends mostly on methane emissions from the landfill (1 kg methane corresponds to 27 kg of carbon dioxide), and also of the emissions from the background system that produces the equivalent amount of heat and energy as in the WtE scenario.

An alternative scenario is that the waste is transported directly to the WtE facility, instead of being transferred via the landfill. Since the landfill and the WtE facility are located on opposite ends of the city, avoiding the transfer via landfill shall result in some emission savings. These savings nevertheless are only marginal: the CO_2e emissions will reduce the climate impact with only about 600 - 700ton CO_2e/year if the waste is transferred directly to the WtE plant.

Another option, which has not been studied in detail, is to establish a gas recovery system on the landfill and use the landfill gas to generate electricity. With a good-landfill gas recovery system, the emissions of climate gases will be reduced by up to 50% from the landfill, and there will also be some reductions from the electricity in the "background" system because electricity is generated from the landfill gas. In total this could lead to a reduction of about 100,000 tonnes CO_2e per year for the landfill scenario, but this will require a total new landfill with still improved technical standard to minimize the emissions of methane. There will still be about more than double amount of the CO2e emissions (about 110,000 tonnes CO_2e/year) compared to the WtE scenario.

7 Conclusion

The aim of the project was to carry out a pre-feasibility study for a waste-to-energy plant in Windhoek. The analysis shows that the strength of the project lies in strong collaboration between different stakeholders, such as the City of Windhoek, governmental agencies, industrial actors, and potential financiers.

The recommended technology is incineration. A waste incineration plant with a capacity of 250 tons per day is proposed. The land area requirement would be around 3-5 hectares. A slow speed shredder is recommended to disintegrate and mix the waste before it is delivered to the bunker. The grate should be designed such that the flue gases reach a temperature of at least 850°C for at least 2 seconds. This is followed by a recommendation to follow European Union's emission standards for water and air, together with continuous monitoring during the operation of the plant. The air pollution control system would consist of selective non-catalytic reduction (SNCR) for control of nitrogen oxides, wet scrubber for control of sulphur, chlorides, and fluorides, filter for particulate control, and wastewater management system. Bottom ash is recommended to be used in construction of roads after recovery of ferrous metals.

The plant shall operate in a combined heat and power (CHP) mode and be optimized to recover 30% of the energy as electricity and 60% as heat. Based on the estimated calorific value of 11 MJ/kg, the plant's energy capacity would be about 8.5 MW electricity and 17.5 MW heat. This would be equivalent to about 70 GWh/year electricity and 140 GWh/year heat generation. These figures have been calculated assuming 8000 hours of operation per year. The heat could be utilized either in the form of steam or hot water. Discussions with several industrial actors in Windhoek show that many of the industrial plants utilize coal and oil for production of steam, thus switching to heat from waste incineration plant would be a step towards more sustainable energy. The industrial actors have expressed interest to buy the steam from waste-to-energy plant, if the price is competitive compared to their current costs of steam production. Some of the industrial plants have shared their process demands and based on that, we foresee that Meat Co and Coca Cola have a total demand of about 135 GWh/year of heat, that could be supplied from the waste-to-energy plant, should the plant be located in the Northern Industrial Area in Windhoek.

An alternative scenario to convert some of the heat into cooling and supply cooling water to the industrial plants has also been presented in the report. Some of the companies such as Namibia Breweries have expressed interest to switch from electric chillers to absorption cooling. The advantage of this option is that this would reduce the city's electricity demand, thus providing some relief to the constrained electricity grid.

The estimated capital expenditure for the proposed waste-to-energy plant is EUR 100 million. The cost of land acquisition and infrastructure development around the waste-to-energy plant and the depreciation on capital equipment is not included in the economic analysis. The return on investment is estimated as 12% with an estimated payback period of 9 years. Alternative scenarios such as variations in electricity prices and converting the residual heat to cooling are also presented in the report.

The City of Windhoek has expressed interest in the investment and ownership of the plant and is open for collaboration with the private sector. The recommendation therefore is to form a joint venture along with private actor(s) in the form of a Public-Private Partnership (PPP). We recommend that the City of Windhoek should have the majority stake in the ownership so that the environmental and social benefits are given their due weightage in future decisions and

operation. Regarding the financial investment, to divide the financial risk, one strategy is to approach the national/international banks and climate financing schemes such as GCF. From the Nordic side, the possible banks that could provide soft loans are Swedish Export Credit (SEK) or Danish Export Credit (EKF).

The SWOT analysis for the proposed waste-to-energy plant is presented below. A SWOT analysis covers the possible strengths, weaknesses, opportunities, and threats in a project. Risk mitigation measures should include:

- ✓ Confirmation on competitive price for heating – this could be resolved during the feasibility study.
- ✓ Introduce source separation of food waste in order to increase the heating value of the waste that goes for incineration
- ✓ Competence development programs for managers and operational staff during project preparation phase
- ✓ Discussions with the national ministries to update environmental legislation to motivate the use of Best Available Technologies

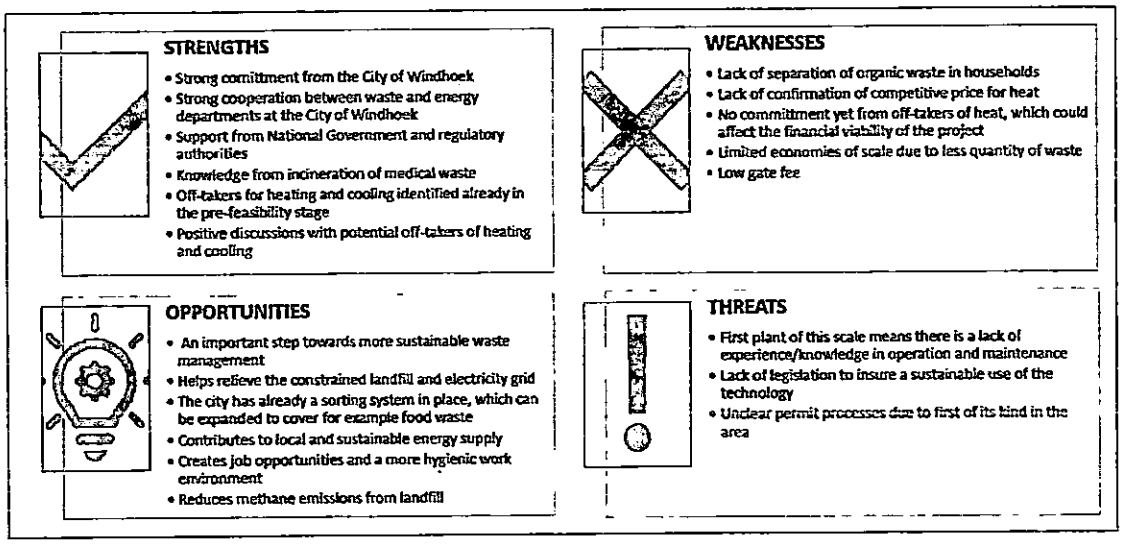


Figure 16: SWOT analysis for waste-to-energy in Windhoek

The results of this pre-feasibility study are based on basic economic calculations from Swedish experiences and adjusted to the African economy and conditions. After this pre-feasibility study, a feasibility study should be carried out as the next step, whose outcome would be a detailed project report. This is an essential step and will provide valuable information which can be used by potential investors to assess the commercial viability and act as a guide for technology suppliers.

A proposed timeline together with the different phases and activities of the project, broken down to each quarter of a year, is presented in Figure 17. The project is divided into three phases as follows:

1. Feasibility Study Phase: This stage involves carrying out the pre-feasibility study and the detailed feasibility study. It is important to take this in different steps in order to effectively mitigate potential risks in the project implementation phase. The feasibility study will cover techno-economic-environmental assessments. In addition to this, it is important to

investigate the most suitable organizational framework and business models. This should include the division of roles and responsibilities among investors and operators, and result in creation of a business plan for the project.

2. Project Preparation Phase: Should there be a decision to proceed to the next step after the feasibility study, the financial proposals and negotiations would be the most important in order to secure financing for the implementation phase. Once the financial plan is in place, two procurement processes should be carried out: one for the equipment suppliers and construction, and another one for an experienced, independent consultant who should supervise the construction process. Capacity development for key management personnel should be done during in this phase, for example regarding contractual agreements with suppliers and off-takers, environmental monitoring, fuel supply, etc. It is highly recommended to also update the national institutional framework such as the emission regulations for waste-to-energy plants.
3. Project Implementation Phase: The final phase is the selection of, and negotiation with, contractor of the project. Another key step in this phase would be to finalize the contracts with off-takers of heating or cooling. The economic figures are much dependent on the selling of heat, and therefore, it would be ideal to have contracts with off-takers of heating/cooling before the decision about investment is reached. At this stage, these agreements should be reviewed to ensure commitment.
   During the commissioning phase, all performance specifications should be tested. This phase also includes training of operations staff, which should be a combination of training at an already operational plant in another country, and on-the-job training in Windhoek.

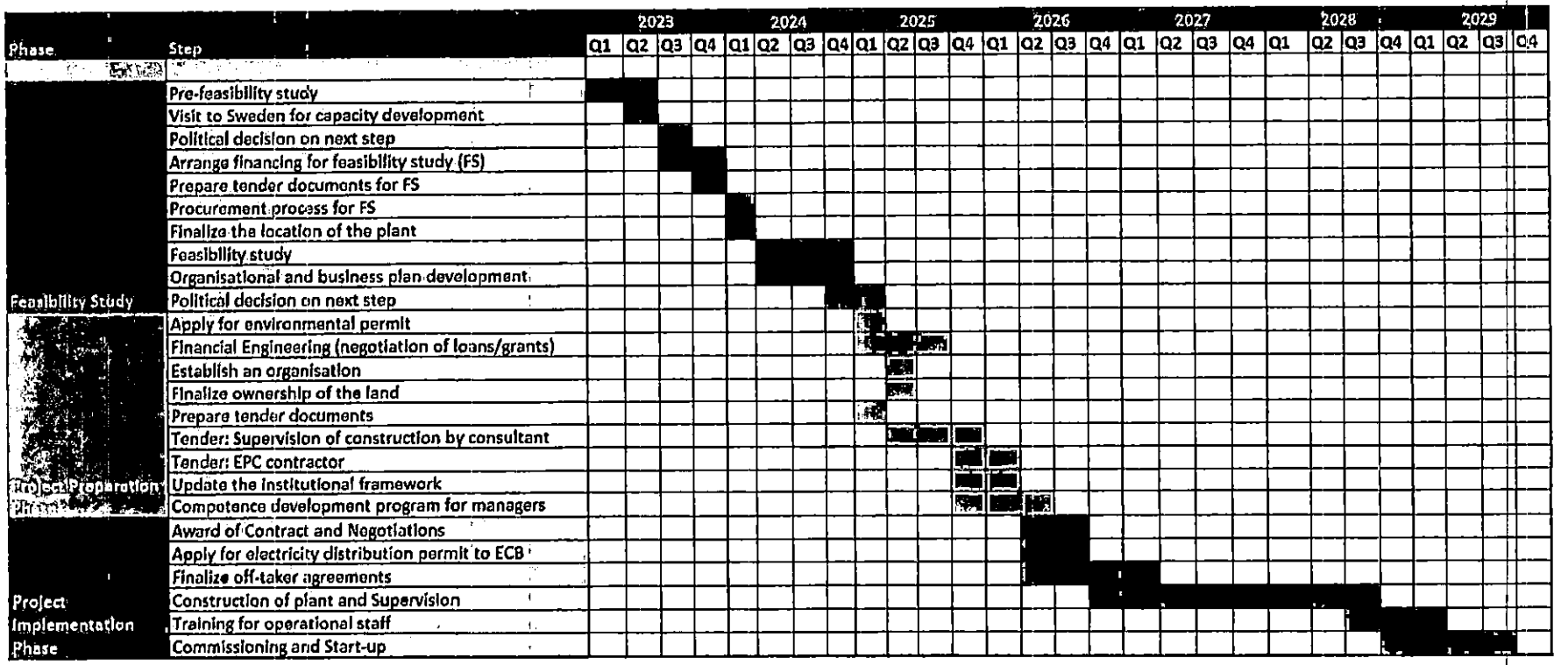


Figure 17: Proposed timeline and action plan for waste-to-energy plant in Windhoek

8 Future opportunities

Below we present future opportunities that would complement the implementation of the waste-to-energy project.

8.1 Capacity Building for Waste-to-energy

Waste-to-energy will be a new industrial sector for Namibia, and therefore there is a need to build capacity – not only on the technical level, but also for management and authoritative levels. This skills development should be done progressively over the years. The action plan in the previous chapter outlines the timelines for different types of capacity building programs and here is a short summary of the needs that we foresee:

- Study visit to Sweden during the pre-feasibility phase for the core team: This would involve site visits to similar plants in Sweden in order for the team to develop a vision for the plant in Windhoek, as well as meetings with potential financiers who could support the project going forward.
- Competence development for legislators and authorities: Legislations and policies related to industrial emissions must be updated in Namibia to create right conditions for efficient operation of waste-to-energy plants, in accordance with the Best Available Technologies. In the European Union, it is the Industrial Emissions Directive that was implemented in 2010 (2010/75/EU) that guides the emission control and monitoring systems required in industrial plants, including waste incineration plants. Sweden or another European country could support Namibian authorities in developing similar legislation. Such a legislation in Namibia would ensure proper implementation and avoid harmful emissions into air or water.
- Competence development for managers during the project preparation phase: This should cover issues such as business plan, contractual agreements, environmental monitoring, fuel supply and logistics, recruitment of operations and maintenance teams, for a team of about 7-10 people.
- Training of operations staff during the project implementation phase: During the construction of the plant, some of the technical personnel should be recruited and they should visit an operational incineration plant for about 2-4 weeks to develop the operational competence. In addition, on-the-job training should continue during the first year of plant commissioning in Windhoek, by experts from another country.

8.2 Source sorting for Food Waste

Pure organic waste from the food industry such as fisheries, markets, and slaughterhouses are a great source that can be easily converted to biogas of good quality, for usage as electricity, in the industry, or as fuel for public buses and cars. Since the city of Windhoek has already started sorting recyclables, there is a great opportunity to also start sorting food waste from households by informing citizens about the benefits of biogas generation.

8.3 Awareness Raising for Sorting at Source

It is imperative to have continuous awareness raising activities regarding sorting of waste, over the years. The content should be formed for different communication channels and customed to different groups of citizens, such as low- and high-income areas, kids and adults, in order to effectively convey the message. The roll-out of these programs should also be carefully coordinated with the implementation of recycling infrastructure and the implementation of waste-to-energy plants.

We recommend that the Solid Waste Management Division at CoW should have at least one full-time person working with educational campaigns. One idea could be to use digital platforms and influencers to make the citizens understand the importance of recovering value from waste.

8.4 From Landfill to Eco-park

Once the waste-to-energy plant is commissioned, the Kupferberg landfill should be properly covered with different layers and could then be converted to an eco-park. This has been done at Högby located in the north of Stockholm. In Högby, coniferous forests and deciduous trees have been planted, there are water systems with ponds, open ditches, and arable islands designed to emulate nature. One by one, expansion, restoration, and replanting have taken place as parts of the landfill have been filled. The final coverage consists of soil, clay, and sludge that protects against leakage to water and air. Today, the public is welcomed into this recreation area to stroll with the dog, take a jogging tour, work out in our outdoor gym, or just view animals and nature and some specially crafted works of recycled material.

In this case, our recommendation is to build picnic parks, child-oriented parks, and green areas for family gatherings with sunshades and benches. The parks could have an educational orientation with signs on how waste must be recycled instead of ending up in landfills, encouraging visitants to recycle their waste in adequate bins.

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Appendix: Swedish Solutions

Some Swedish solutions and technologies in the waste management sector that could be relevant for Windhoek are listed below.

Flue Gas Emission Control System - GMAB Environmental Solutions by B&W

GMAB™ solutions provide flue gas purification and flue gas condensation for a wide range of applications. The unique patented flue gas technologies help customers reduce atmospheric emissions of substances hazardous to the environment and health. GMAB flue gas condensation solutions are operating in more than 35 installations across the EU as a cost-effective method to recover energy for a district or local heating grid. GMAB product line solutions include:

- Flue gas cleaning
- Flue gas condensation
- **Dioxin removal**

For more information, visit: https://www.babcock.com/gmab

Flue Gas Condensation - Radscan AB

Radscan is a flue gas condensation turn-key supplier. Radscan's engineers have a strong background in process engineering. In the '80s, they were the pioneers in flue gas condensation. The '90s saw Intervex FGD Process development and in the 00's the first condensate purification plant based on membrane technology was installed. All installations are unique and customized according to client needs, this means that processes are constantly evolving and at the same time experience from previous plants can be used in the new ones.
For more information, visit: https://www.radscan.se/en-GB

Heat Recovery - Francks Kylindustri

Francks Kylindustri develops tailored industrial cooling or heating technology solutions to ensure the need for controlled temperature over the system's lifetime. They have more than 70 years of experience in this sector. They can create an optimal system solution that reduces energy use and environmental impact and that ensures that solutions always have exactly the right temperature. They also develop and design solutions, including full design documentation, installation drawing, programming, and control systems.
For more information, visit: https://francksref.com/om-francks/

Heat Recovery – FVB

Both in Sweden and internationally, FVB is a leading consultant in the Energy, Industry, Property, Electrical & Automation, and Water & Sewage sectors. Through their branch offices in Sweden, the UK, Canada, and the US, they provide increased value for customers by maintaining a local presence in a globalized market. By offering high-level competence, unwavering commitment, and solutions that are both efficient and green, their goal is to reduce environmental impact, contribute to a sustainable society and create profitability for their customers.
For more information, visit: https://www.fvb.se/en/

Instrumentation and Automation – ABB

ABB has been supplying integrated automation, electrical, instrumentation, and optimization solutions for waste-to-energy plants for more than 50 years all over the world and for all types of incineration and combustion. They strive to help municipalities, waste management companies,

utilities, and financial institutions to generate more energy, more efficiently and more cost-effectively from their waste-to-energy investments
For more information, visit: https://new.abb.com/power-generation/segments/waste-to-energy

Digital Weighing Solutions - Botek

Botek develops, manufactures and supplies mobile weighing solutions with systems for RFID-based collection recording and associated software solutions to plan, execute and report collection services within the waste management industry.
For more information, visit: https://www.botek.se/en/

Shredder – IQR System

IQR System's hammer mills are constructed for the treatment of waste materials. They have a built in safety system with a reject door that allows uncrushable objects to leave the machine without damaging it. Machines for feeding, conveying, screening and metal separation, as well as electrics, automation and hydraulics is part of their offer.
For more information, visit: https://iqr.se/en/products/

Compacting equipment - Presona AB

Presona is a complete supplier of compacting equipment, balers, and compactors, for professional users. Presona AB have, since the first fully automatic channel baler was delivered in 1971, supplied their pre-press technology balers to more than 60 countries. The company's balers produce high-dense bales of a wide range of recyclables, from paper, cardboard, and plastics to straw, textiles, and RDF. Whatever material you have, Presona's solution makes it take less space and be easier and cheaper to transport.

Presona also supplies turn-key waste extraction plants for effective handling of paper waste from print shops, paperboard and packaging industry, and sorting plants for recovery of recyclables from municipal waste.
For more information, visit: https://presona.se/en/products/

Food waste collection - Rensa Avskiljarteknik AB

Rensa Avskiljarteknik develops and manufactures systems for the collection of food waste from businesses and households. Rensa has been invited and involved in countless innovative projects where the future path of handling wastewater and food waste has been redefined. The product range includes:

- Grease separators for purifying wastewater from businesses and households.
- Food waste systems for collecting food waste from businesses and households.
- Combined grease separators/food waste systems for businesses and households.
- Technical accessories for our range of systems solutions. Including pumping stations, emptying stations, etc.
- Disposers for both the private and commercial sectors.
- Designing and manufacturing client/project-specific solutions.

For more information, visit: https://rensa.se/

Wastewater Treatment and Biogas - Malmberg Water AB

The family business Malmberg is at the forefront of clean technologies as regards the design and production of biogas and natural gas refinement plants. Malmberg has unique products and solutions within biogas. Through its concept, Malmberg Compact, the company offers gas refineries with high performance and availability. Having completed more than 50 gas treatment

plants throughout Europe, Malmberg has unique experience within biogas. Malmberg made the first biogas installation already in 1997.

Malmberg supplies different types of water and wastewater treatment plants. The company uses its large knowledge base and process know-how to find optimal solutions for clean water and economic sustainability both for industrial and municipal customers.
For more information, visit: https://www.malmberg.se/en-us/

Wastewater Treatment and Biogas - Purac

Purac is a world leader in contracting for the treatment of wastewater, process water, and drinking water, as well as innovative treatment of biological waste. Purac has decades of documented experience and can offer turnkey plants with function guarantees. We design solutions using the latest computer tools, methods, and technologies, and then we supply, build and commission the plants for industrial and municipal customers worldwide. To date, Purac has earned us more than 4,000 contracting assignments in 70 countries. They customise plants and working methods to local: technical, legal, traditional, and cultural conditions.
For more information, visit: https://purac.se/

Biogas Facility - Scandinavian Biogas

Scandinavian Biogas produces renewable energy from virtually all types of organic material. In parallel, a digestate is generated, which in many cases can be used as a nutritive bio-fertilizer. Scandinavian Biogas supports customers and partners with designing and operating biogas plants with a high level of resource and energy efficiency. The core expertise is to develop concepts for resource-efficient, high-loaded, stable biogas processes where organic waste and residual products are used as substrates. The company either owns or co-owns the biogas facilities that they design and operate. Scandinavian Biogas currently holds a leading position in renewable energy and biogas production in the Nordic region.

For more information, visit: https://scandinavianbiogas.com/en/

Biogas Facility - Biogas Systems Nordic AB

Biogas Systems develops environmentally and economically sound solutions for biogas plants. Their business idea is to build complete biogas plants with applications for, among other things, environmentally friendly electricity and heat production. They develop, manufacture and market complete solutions for landfill gas, anaerobic digestion plants, and sewage treatment plants. They take responsibility for contract work, part-planning, execution of construction, and service of products such as gas storage, gas flares, pressure lifting equipment, pipe systems, instrumentation, controlling, gas engines, gas turbines, and gas boilers.
For more information, visit: http://www.biogassystems.com/en/our-business

Biogas Facility - Gasum

Gasum's local biogas plants provide services related to biodegradable waste processing, biogas production, and the production and distribution of recycled fertilizers. By 2024, Gasum will make 4 TWh of biogas available through their production and certified European partners. Gasum ensures local availability, as well as offers a bridge between LNG and LBG, to help you take the necessary steps towards carbon neutrality. One of the several business cases where Gasum has successfully planned and implemented a biogas plant with an industrial partner is Stora Enso's plant in Nymölla. Gasum's biogas plant is being built at the site of Stora Enso's Nymölla paper mill in Sweden. Turning the mill's wastewater effluent into renewable energy sets an example of cooperation between industries.

For more information, visit: https://www.gasum.com/en/gas--energy/biogas--circular-economy/join-the-biogas-cycle/

Biogas Upgradation - Biofrigas

Biofrigas Sweden AB offers facilities with a unique technology that makes it possible to upgrade and liquefy biogas for small-scale production in agriculture, smaller treatment plants, and industry. The unique technology comes as a mobile turn-key production unit where you can upgrade and liquefy your raw gas to liquefied biomethane. Liquid biomethane can be used as a fuel for trucks, farming machinery, buses, marine vessels, or for other various needs in the industry. The small scale of the production unit makes it suitable for agriculture farms, small wastewater treatment plants, and the food industries.
For more information, visit: https://biofrigas.se/en/

Scania

Scania is a global transport solutions provider and manufacturer of trucks and buses. Scania is a global leader in biogas powered buses.
For more information, visit:
https://www.scania.com/content/dam/scanianoe/market/uk/brochures/bus-and-coach/brochures/brochure-bio-gas.pdf

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[Municipal Council Minutes: 2021-08-12(07-29)]

9.4.5 **FNS.2 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 850, ROCKY CREST EXTENSION 1 FOR CONSOLIDATION WITH ERF 631, ROCKY CREST EXTENSION 1**
(L/850/RC) (3/38)

On proposal by Councillor Ms N Larandja, it was

RESOLVED

1 That the Remainder of Erf 850, Rocky Crest Extension 1 be subdivided into Portion A (± 190 m² in extent) and the Remainder as indicated on Plan RC 631, attached as page 205 to the agenda.

2 That Portion A(± 190 m² in extent) of Erf 850, Rocky Crest Extension 1, be rezoned in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) from 'private open space' to 'residential' with a density of 1:250 m² and included into the next Amendment Scheme.

2.1 That the Municipal Council of Windhoek prepare the closure notice and that the owner of Erf 631, Rocky Crest Extension 1 be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours and that proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a Sales Agreement is signed.

3 That the owner of Erf 631, Rocky Crest Extension 1 be responsible for the town planning and cadastral procedures, being the subdivision into Portion A (± 190 m² in extent), rezoning and consolidation of Portion A (± 190 m² in extent) with Erf 631, Rocky Crest Extension 1, survey and registration of the newly consolidated erf, and the costs involved.

4 That, subject to the successful implementation of all town planning and cadastral procedures, rezoning and obtaining of an Environmental Management Clearance Certificate, Portion A (± 190 m²) of the Remainder of Erf 850, Rocky Crest Extension 1, be sold to the owner of Erf 631, Rocky Crest Extension 1 at an upset price of N$563.00/m², being 50 % of N$1 204.00/m² or N$114 500.00 (for the portion of ± 190 m²) in total, as indicated on the Valuation Certificate dated 16 February 2021, attached as page 207 to the agenda, as determined by the Strategic Executive: Housing, Property Management and Human Settlement.

4.1 That should the applicants wish to take occupation of Portion A (± 190 m² in extent) of the Remainder of Erf 850, Rocky Crest Extension 1, prior to the sale, same be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$953.17, further subject to annual escalation in line with the Namibia Inflation Rate.

5 That the sale of Portion A (± 190 m² in extent) of the Remainder of Erf 850, Rocky Crest Extension 1 be subject to the following conditions:

5.1 That Portion A (± 190 m² in extent) of the Remainder of Erf 850, Rocky Crest Extension 1 be consolidated with Erf 631, Rocky Crest Extension 1, simultaneously with transfer.

5.2 That the existing conditions registered against Portion A (± 190 m² in extent) of the Remainder of Erf 850, Rocky Crest Extension 1 be replaced by the standard conditions of the title including a minimum building value equal to four (4) times the municipal valuation to be registered against the consolidated erf.

5.3 That the applicants/owners note that Portion A of the Remainder of Erf 850, Rocky Crest Extension 1 is affected by stormwater which must be accommodated at own cost.

5.4 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

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

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

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

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

5.4.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

5.4.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.

5.4.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

5.4.6 That no building plans be approved until the stormwater conditions are met.

5.4.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

5.4.8 That the stormwater course be fully accommodated along the length of the proposed Portion A of the Remainder of Erf 850, Rocky Crest.

5.4.9 That no developments be allowed over or onto any stormwater system or course.

6 That the following be noted:

6.1 That only one (1) electrical service connection will be allowed from the municipal network to the consolidated erf.

6.2 That one (1) additional electrical meter can be applied for an approved flat, should it be required.

6.3 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.

7 That the applicant/owner of Erf 631, Rocky Crest Extension 1:

7.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Townships Board for consideration.

7.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Closure, Subdivision and Consolidation Certificate that a Surveyor has been appointed.

7.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

7.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.

8 That should the applicants fail to comply with any of the conditions stipulated in this Council Resolution, or fail to finalise the sale within eighteen (18) months from the date of this resolution, that the purchase price be revised by the Strategic Executive: Housing, Property Management and Human Settlement.

9 That the sale and lease of Portion A (± 190 m² in extent) of the Remainder of Erf 850, Rocky Crest are subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

10 That the intended sale and lease of Portion A (± 190 m² in extent) of the Remainder of Erf 850 Rocky Crest, (± 190 m² in extent) be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

11 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

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

Financial implications

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

RESOLUTION 170/08/2021

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

10.1.4 FNS.2 [HPH] APPLICATION TO PURCHASE A PORTION OF SEKRETÄR STREET (A PORTION OF ERF 1068), HOCHLAND PARK FOR CONSOLIDATION WITH ERF 1154 (A PORTION OF ERF 1068), HOCHLAND PARK
(13/2/1/1)

On proposal by Councillor Ms N Larandja, it was

RESOLVED

1 That the reserve of Sekretär Street (a portion of Erf 1068), Hochland Park, be subdivided into Portion A (± 148 m² in extent), Portion B (± 234 m² in extent) and the Remainder, as indicated on Plan HP 1153&1154-1, attached as page 149 to the agenda.

2 That Portions A and B of the reserve of Sekretär Street (a portion of Erf 1068), Hochland Park be closed as street in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

3 That the City prepare the closure notice for the applicant.

4 That the applicant advertise the intended closure as per section 50(3) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), at own cost.

5 That Portions A and B of Sekretär Street (a portion of Erf 1068), Hochland Park be rezoned from 'street' to 'residential', assume the same zoning as Erven 1154 and 1153, Hochland Park respectively and consolidated with Erf 1154, Hochland Park, simultaneously with transfer.

6 That the conditions registered against Portions A and B of Sekretär Street (a portion of Erf 1068), Hochland Park, be cancelled and that the standard conditions, including a minimum building value equal to four (4) times the municipal valuation of the erf, be registered against the consolidated erf.

7 That the applicant be responsible for the town planning and cadastral procedures, being the application to the Urban and Regional Planning Board, land surveying, and registration of the newly created erf, and all costs involved.

8 That, subject to the successful implementation of cadastral procedures Portions A and B of the reserve of Sekretär Street (a portion of Erf 1068), Hochland Park, be sold to the owners of Erf 1154, Hochland Park and Erf 1153, Hochland Park, at the amount of N$565.00/m² being 50 % of N$1 160.00/m² or a total of N$86 000.00 (rounded off) for Portion A and N$136 000.00 (rounded off) for Portion B, as determined by the Strategic Executive: Housing, Property Management and Human Settlement and as indicated on the Valuation Certificates dated 16 July 2021 and 15 July 2021, attached as pages 151 and 153 respectively to the agenda.

8.1 That henceforth, all funds generated from the sale of resulting from the subdivision of Public Open Spaces (POS) be used exclusively (unless with consent of Council), for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc.

8.2 That the Strategic Executive: Finance and Customer Services create a dedicated account where proceeds of land sales resulting from the subdivision of public open spaces will be deposited.

8.3 That a report on the utilisation of these funds (how it was dispensed), be provided at the next Management Committee/Council meeting.

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

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

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

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

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

10 That no access be allowed within twenty five (25) meters of the intersection of Sekretär Street and Hendrik Witbooi Drive or the slip lane.

11 That only one (1) electrical service connection be allowed from the municipal network to the consolidated erf.

12 That it be noted that one (1) additional electrical meter can be applied for an approved flat, should it be required.

13 That where a Sectional Title Deed is registered over the notarial linked erf, only one (1) service connection be allowed from the municipal electrical network.

14 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.

15 That the applicant/owner of Erf 1154, Hochland Park:

15.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

15.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Closure, Subdivision and Consolidation Certificate that a Surveyor has been appointed.

15.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

15.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.

16 That should the applicant fail to comply with any of the conditions stipulated in this Council Resolution or fail to finalise the transaction within eighteen (18) months from date of this Council Resolution, the allocation be subject to revision of the price, as determined by the Strategic Executive: Housing, Property Management and Human Settlement.

17 That should the applicant wish to take occupation of Portion A (±148 m^2 in extent) of Sekretär Street (a portion of Erf 1068), Hochland Park, prior to the conclusion of the sale, that same be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$716.67 for Portion A and N$1 133.33 for Portion B further subject to annual escalation in line with the Namibia Inflation Rate.

18 That the intended sale and lease of Portions A and B of Sekretär Street (portions of Erf 1068), Hochland Park be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

19 That the intended sale and lease of Portions A and B of Sekretär Street (a portion of Erf 1068), Hochland Park, be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

20 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale and/or Lease.

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

Financial implications

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

RESOLUTION 184/08/2021

P. O. Box 98311
Pelican square
Windhoek
07 November 2016

P. O Box 59
City of Windhoek
Urban Planning and Property Management Department
Property Management

Dear Sir,

APPLICATION FOR SUBDIVISION OF ERF R/616 ACADEMIA, 10m PIECE OF LAND TO CONSOLIDATE WITH ERF 305 ACADEMIA

I am the owner of Erf 305 Academia and would like to buy a 10m piece of Erf R/616 academia, which is adjacent to my property.

Erf R/616 Academia is an open space; a portion of ±270.0m^2 is applied for.

I would like to use the additional 10m for expansion of my house and to build a flat to assist with bond repayment.

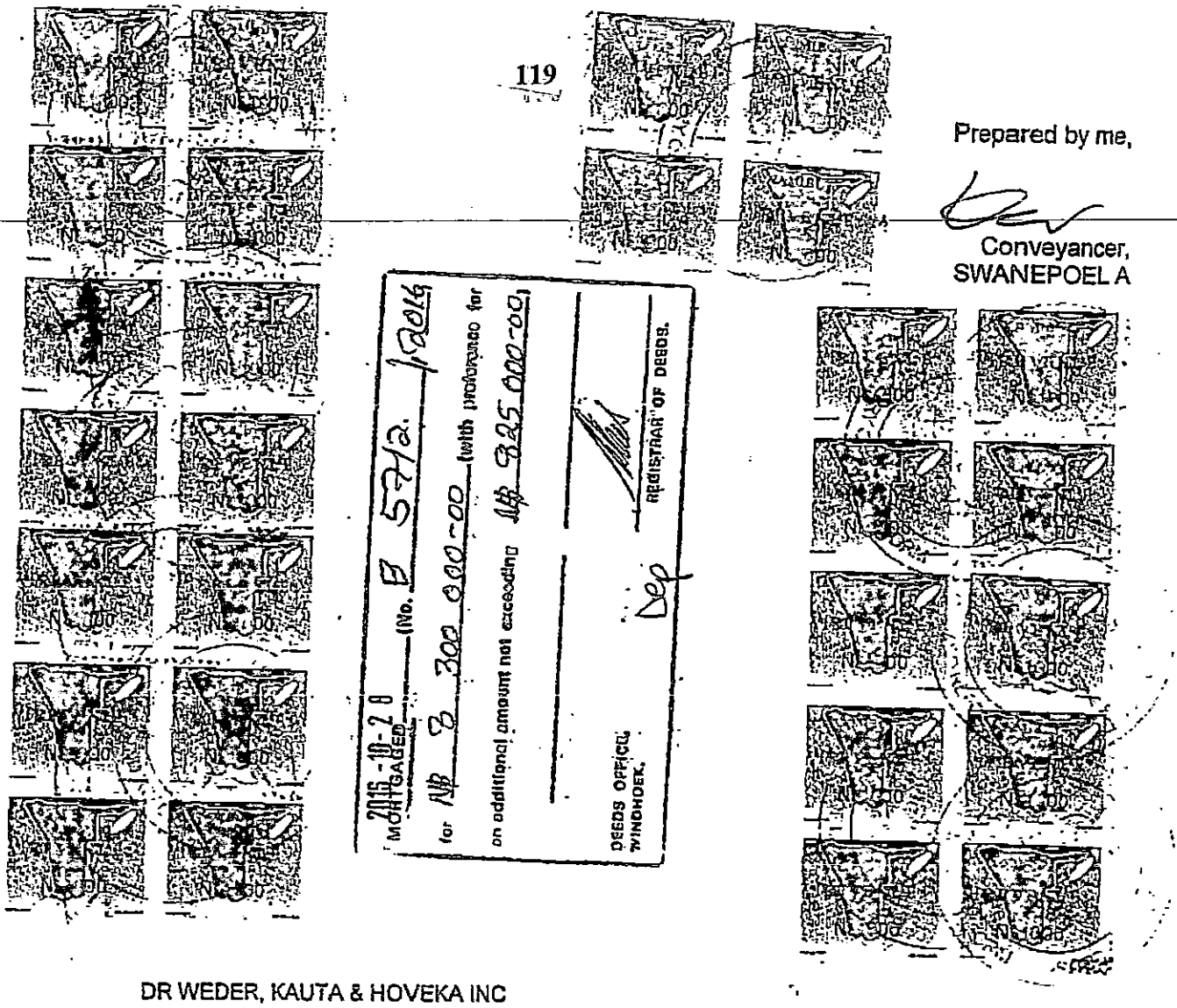
The subdivision plan is attached.

Thank you

Mrs. Mary Shiimi

Prepared by me,

Conveyancer,
SWANEPOEL A



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

T 6560 2016

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

THAT AND~~RE SWANEPOEL~~ ETIENNE HENNING YSSEL AND/

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

AREND CORNELIUS DE WAAL
Identity Number 391007 0026 6
Married out of community of property

RECEIVED: DATE: 17/11/2016

Dated 12 August 2016 and signed at WINDHOEK

AND THAT APPEARER declared that his/her Principal had truly and legally sold on 12 August 2016

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

MARY NDESHIHAFELA SHIIMI
Identity Number 751005 0010 7
Married, which marriage does not have the legal consequences of a marriage in community of property by virtue of the provisions of proclamation 15 of 1928

her heirs, executors, administrators or assigns

CERTAIN	:	Erf No. 305 Academia
SITUATE	:	In The Municipality Of Windhoek REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING	:	1 292 (one Thousand Two Hundred And Ninety Two) Square Metres

FIRST TRANSFERRED by Deed of Transfer No. T221/1971 with General Plan S.G. 625/68 relating thereto

HELD BY : Deed Of Transfer No. T489/1986

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

IN FAVOUR OF THE LOCAL AUTHORITY:

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

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

WHEREFORE the Appearer, renouncing all the Right and Title which the said **TRANSFEROR** heretofore had to the Premises did, in consequence, also acknowledge him 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 and henceforth shall be entitled thereto, conformably to local custom: the State, however, reserving its rights, and finally acknowledging that the purchase price of the aforesaid property amounts to **N$3 400 000.00 (THREE MILLION FOUR HUNDRED THOUSAND NAMIBIA DOLLARS)**

SIGNED AT WINDHOEK on 2018 -10- 2 8

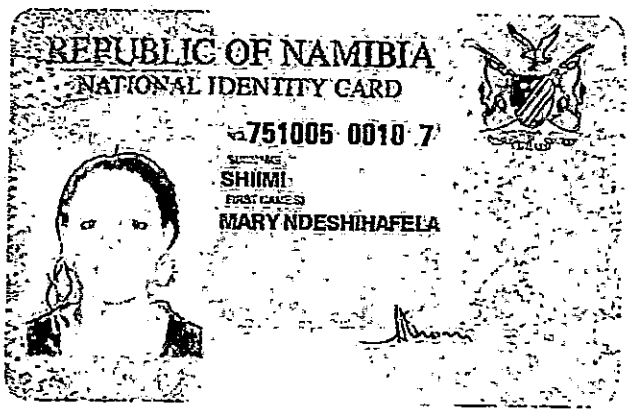
together with the appearer, and confirmed with my seal of office

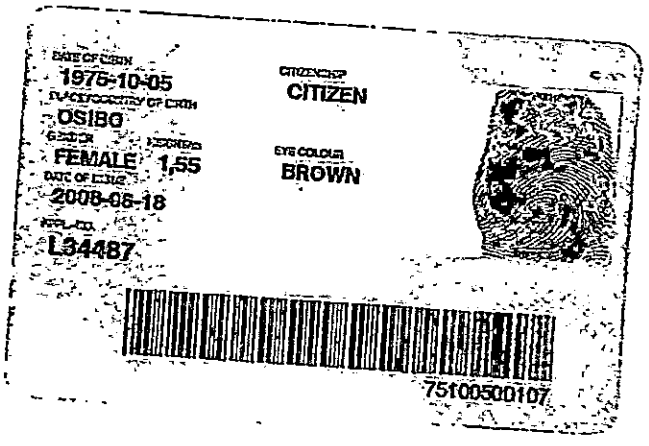
SIGNATURE OF APPEARER

DEPUTY REGISTRAR OF DEEDS

In My presence,

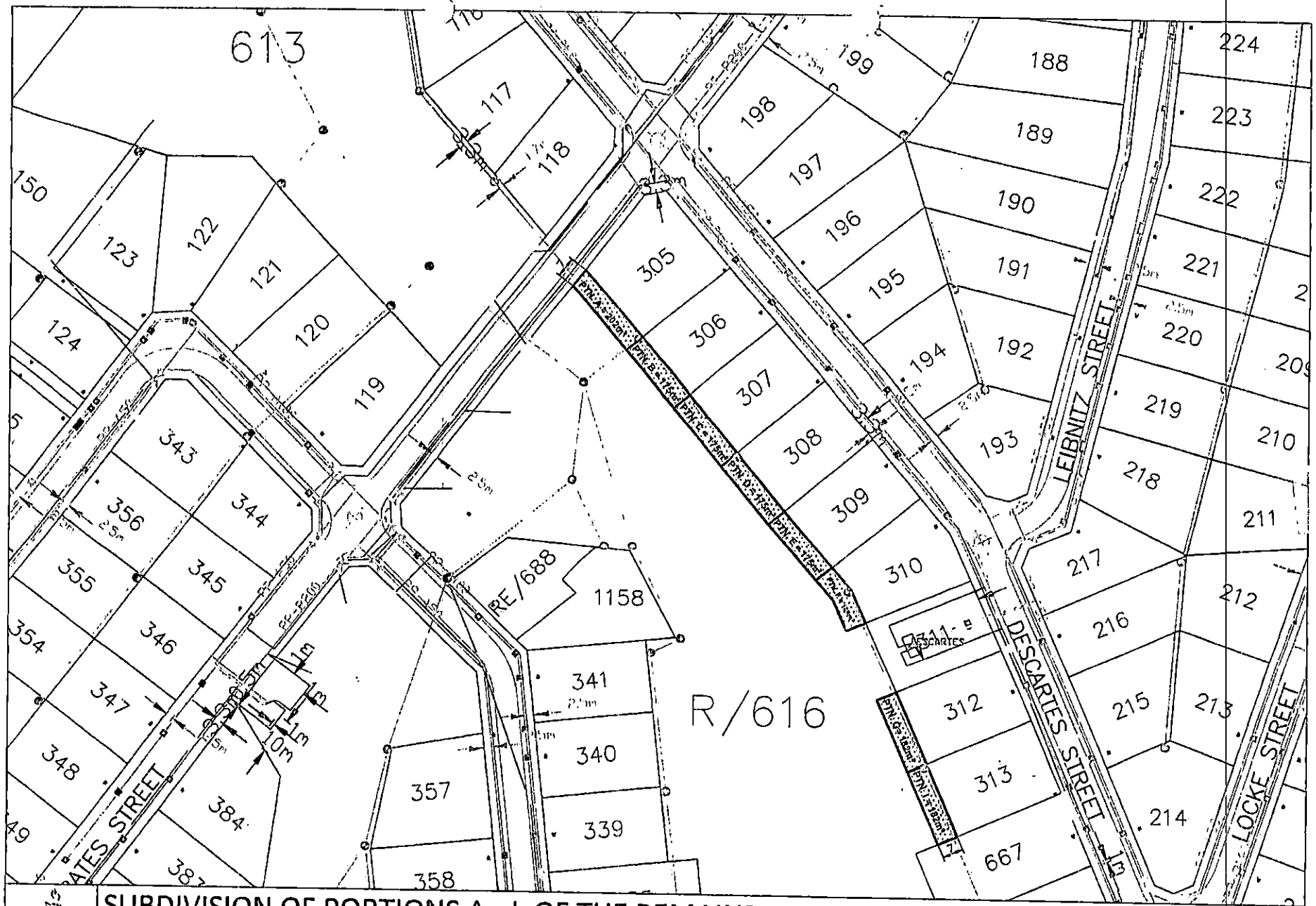
REGISTRAR OF DEEDS





Certified to be a true copy of the original

Benedictus Ngairorue. B :- (Unam) LLB (Unisa)
Commissioner of Oaths Ex Officio
Municipal Offices
P O Box 59, Windhoek
Municipal Area


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R/616
RE/688
1158
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DESCARTES STREET
LOCKE STREET
BATES STREET
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[Municipal Council Minutes: 2004-08-25]

8.3.4 **BRB.2 [PLA] CALCULATION OF PURCHASE PRICE – ADDITIONAL LAND SALES**
(16/15/2/2/1)

Resolved

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

That Council Resolution 405/08/95 be rescinded and replaced by the following:

1 That portions of open spaces, which are big enough to enhance the potential of the property with which the portion is to be consolidated, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.

2 That portions of open spaces which can be used as separate erven, with separate access and which are fully serviced, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.

3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.

4 That, where fully market-related prices is payable, the costs incurred for the closure, town planning and cadastral procedures (as calculated by the Strategic Executive: Planning, Urbanisation and Environment) be deducted from the eventual purchase price: Provided that the eventual purchase price not be less than 50 % of the market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.

5 That additional land being sold at a subsidised price for consolidation with the adjacent 'institutional' zoned properties not be allowed to deduct the costs mentioned in paragraph 4.

6 That the policy on the deduction of costs where full market-related purchase prices are payable also be made applicable to all outstanding sales subject to the conditions of the original resolution.

RESOLUTION 276/08/2004 [POLICY]

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES
DATE OF VALUATION05/08/2024

Erf No.: R/616 **Suburb :** Academia **Street name:** Sartre

Erf size: 51 413 m² **Zoning:** Public open space **Density:** n/a

Required portion size: 202 m²

Current use of the portion under consideration: Public Open Space

Acquisition purpose: To be sold to the owner of Erf 305 Academia for consolidation purpose

Current vacant land going price/ m²	N$1294/m²	
Size of the portion Required	202 m²	
Estimated market Value	N$ 261 400.00	

Erven in academia were sold in the past one year at an average price of N$1294/m². The aforementioned price per square meter shall be applied to value the portions required.

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Valued by: Kaulikufwa Hendjala **Date:** 05/08/2024

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 05/08/2024

Erf No.: R/616 **Suburb:** Academia **Street name:** Sartre

Erf size: 51 413 m² **Zoning:** Public open space **Density:** n/a

Required portion size: 175 m²

Current use of the portion under consideration: Public Open Space

Acquisition purpose: To be sold to the owner of Erf 306 Academia for consolidation purpose

Current vacant land going price/ m²	N$1294/m²	
Size of the portion Required	175 m²	
Estimated market Value	N$ 226 500.00	

Erven in academia were sold in the past one year at an average price of N$1294/m². The aforementioned price per square meter shall be applied to value the portions required.

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Valued by: Kaulikufwa Hendjala **Date:** 05/08/2024

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 05/08/2024

Erf No.: R/616 **Suburb :** Academia **Street name:** Sartre

Erf size: 51 413 m² **Zoning:** Public open space **Density:** n/a

Required portion size: 175 m²

Current use of the portion under consideration: Public Open Space

Acquisition purpose: To be sold to the owner of Erf 307 Academia for consolidation purpose

Current vacant land going price/ m²	N$1294/m²	
Size of the portion Required	175 m²	
Estimated market Value	N$ 226 500.00	

Erven in academia were sold in the past one year at an average price of N$1294/m². The aforementioned price per square meter shall be applied to value the portions required.

.....

Valued by: Kaulikufwa Hendjala **Date:** 05/08/2024

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 05/08/2024

Erf No.: R/616 **Suburb :** Academia **Street name:** Sartre

Erf size: 51 413 m² **Zoning:** Public open space **Density:** n/a

Required portion size: 175 m²

Current use of the portion under consideration: Public Open Space

Acquisition purpose: To be sold to the owner of Erf 308 Academia for consolidation purpose

Current vacant land going price/ m²	N$1294/m²	
Size of the portion Required	175 m²	
Estimated market Value	N$ 226 500.00	

Erven in academia were sold in the past one year at an average price of N$1294/m². The aforementioned price per square meter shall be applied to value the portions required.

.....

Valued by: Kaufikufwa Hendjala **Date:** 05/08/2024

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 05/08/2024

Erf No.: R/616 **Suburb:** Academia **Street name:** Sartre

Erf size: 51 413 m² **Zoning:** Public open space **Density:** n/a

Required portion size: 175 m²

Current use of the portion under consideration: Public Open Space

Acquisition purpose: To be sold to the owner of Erf 309 Academia for consolidation purpose

Current vacant land going price/ m²	N$1249/m²	
Size of the portion Required	175 m²	
Estimated market Value	N$ 226 500.00	

Erven in academia were sold in the past one year at an average price of N$1294/m². The aforementioned price per square meter shall be applied to value the portions required.

.....

Valued by: Kaulikufwa Hendjala **Date:** 05/08/2024

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 05/08/2024

Erf No.: R/616 **Suburb :** Academia **Street name:** Sartre

Erf size: 51 413 m² **Zoning:** Public open space **Density:** n/a

Required portion size: 149 m²

Current use of the portion under consideration: Public Open Space

Acquisition purpose: To be sold to the owner of Erf 310 Academia for consolidation purpose

Current vacant land going price/ m²	N$1294/m²	
Size of the portion Required	149 m²	
Estimated market Value	N$ 192 800.00	

Erven in academia were sold in the past one year at an average price of N$1294/m². The aforementioned price per square meter shall be applied to value the portions required.

.....

Valued by: Kaulikufwa Hendjala **Date:** 05/08/2024

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES
DATE OF VALUATION: 05/08/2024

Erf No.: R/616 **Suburb:** Academia **Street name:** Sartre

Erf size: 51 413 m² **Zoning:** Public open space **Density:** n/a

Required portion size: 182 m²

Current use of the portion under consideration: Public Open Space

Acquisition purpose: To be sold to the owner of Erf 312 Academia for consolidation purpose

Current vacant land going price/ m²	N$1294/m²	
Size of the portion Required	182 m²	
Estimated market Value	N$ 235 500.00	

Erven in academia were sold in the past one year at an average price of N$1294/m². The aforementioned price per square meter shall be applied to value the portions required.

.....

Valued by: Kaulikufwa Hendjala **Date:** 05/08/2024

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 05/08/2024

Erf No.: R/616 **Suburb :** Academia **Street name:** Sartre

Erf size: 51 413 m² **Zoning:** Public open space **Density:** n/a

Required portion size: 182 m²

Current use of the portion under consideration: Public Open Space

Acquisition purpose: To be sold to the owner of Erf 313 Academia for consolidation purpose

Current vacant land going price/ m²	N$1294/m²	
Size of the portion Required	182 m²	
Estimated market Value	N$ 235 500.00	

Erven in academia were sold in the past one year at an average price of N$1294/m². The aforementioned price per square meter shall be applied to value the portions required.

.....

Valued by: Kaulikufwa Hendjala **Date:** 05/08/2024

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

On proposal by Councillor Ms N Larandja, it was

RESOLVED

1 That Erf 878, Cimbebasia Extension 2, be subdivided into Portion A (± 94 m² in extent) and the Remainder, as indicated on Plan CIM 792-1, attached as page 138 to the agenda.

2 That Portion A of Erf 878, Cimbebasia Extension 2, be closed as public open space in terms of section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

2.1 That the City prepare the closure notice and that the owner of Erf 792, Cimbebasia Extension 2, be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours and that proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a Sales Agreement is signed.

3 That the applicant be responsible for the town planning and cadastral procedures, being subdivision into Portion A of Erf 878, Cimbebasia Extension 2, consolidation of Portion A of Erf 878, Cimbebasia with Erf 792, Cimbebasia Extension 2, survey and registration of the new consolidated erf, and the costs involved.

4 That, subject to the successful closure and implementation of all town planning and cadastral procedures and obtaining of an Environmental Management Clearance Certificate, Portion A of Erf 878, Cimbebasia (± 94 m² in extent) be sold to the owner of Erf 792, Cimbebasia Extension 2, at an upset price of N$645.00/m² being 50 % of N$1 290.00 or N$61 000.00 in total, as indicated on the Valuation Certificate dated 23 June 2021, attached as page 139 to the agenda, as determined by the Strategic Executive: Housing, Property Management and Human Settlement.

4.1 That henceforth, all funds generated from the sale of resulting from the subdivision of public open spaces be used exclusively (unless with consent of Council), for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc.

4.2 That the Strategic Executive: Finance and Customer Services create a dedicated account where proceeds of land sales resulting from the subdivision of public open spaces will be deposited.

4.3 That a report on the utilisation of these funds (how it was dispensed), be provided at the next Management Committee/Council meeting.

5 That the applicant appoint a registered professional Engineer at its own cost to determine whether the western and south western boundaries of the proposed Portion A of Erf 878, Cimbebasia Extension 2 require protection against any potential flood damage.

6 That the sale of Portion A of Erf 878, Cimbebasia be subject to the following conditions:

6.1 That Portion A of Erf 878, Cimbebasia Extension 2 be consolidated with Erf 792, Cimbebasia Extension 2, simultaneously with transfer.

6.2 That Portion A of Erf 878, Cimbebasia assume the same zoning as the abutting Erf 792, Cimbebasia Extension 2, being 'residential' with a density of 1:250 m², in terms of clause 5(3) of the Windhoek Town Planning Scheme.

6.3 That the existing conditions registered against Portion A of Erf 878, Cimbebasia Extension 2 be replaced by the standard conditions of the title including a minimum building value equal to four (4) times the municipal valuation be registered against the consolidated erven.

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

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

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

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

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

6.5 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

7 That only one (1) electrical service connection be allowed from the municipal network to the consolidated erf.

8 That it be noted that one (1) additional electrical meter can be applied for an approved flat, should it be required.

9 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.

10 That the applicant:

10.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the

Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

10.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Subdivision and Consolidation Certificate that a Surveyor has been appointed.

10.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

10.4 Sign the Deed of Sale not later than sixty (60) days after having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.

11 That should the applicant fail to comply with any of the conditions stipulated in this Council Resolution, or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, that the allocation of Portion A of Erf 878, Cimbebasia Extension 2 to the owner of Erf 792, Cimbebasia Extension 2, beyond the eighteen (18) months be subject to a price escalation to be determined by the Strategic Executive: Housing, Property Management and Human Settlement.

12 That should the applicant/owner wish to take occupation of Portion A of Erf 878, Cimbebasia Extension 2 prior to the sale of Portion A of Erf 878, Cimbebasia Extension 2, same be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$508.33, further subject to annual escalation in line with the Namibia Inflation Rate.

13 That the sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 are subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

14 That the intended sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 (± 94 m² in extent), be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

15 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

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

Financial implications

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

RESOLUTION 183/08/2021

[Municipal Council Minutes: 2001-07-25]

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

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

1 That the 'Policy for the Distribution and Future Usage of Public Open Space in Windhoek', its appendices and the plan 'Parks in Windhoek 2000' be adopted as policy documents.

2 That urban development within Windhoek, by the public or private sector, be guided, inter alia, by the general principles contained in the Policy.

3 That the usage of open spaces as set out in the appendices be approved and that the recommended facilities accompanying the designation and as set out in chapter 5 of this policy be adopted as minimum targets for parks and recreational development.

4 That the approved usage and designated facilities be used to assist annual budgeting for further development commensurate with the designated role of the open space.

5 That based on the principle that people should not have to walk for longer than ten minutes to get to a local facility such as a park, the size and distance criteria set out in chapter 6 be adopted as design guidelines for new townships.

6 That the City recognise its heritage of fragile eco-systems identified in the report comprising river courses, dams, mountains, hilltops and steep valleys, and other natural features and is determined that they be subject to environmental conservation measures and that opportunities be pursued for sensitive recreational development and eco-tourism so as to maintain a balance between conservation and recreational open spaces.

7 That special protection be provided for drainage areas by way of a buffer 'infiltration area' extending to a recognised distance from the riverbeds so that absorptive soil sponge next to the riverbank can be retained to facilitate seepage of water into the groundwater reserves, for maintaining riverine ecological systems, and also to act as a bio-filter, cleaning water before it is deposited into the riverbed.

8 That the following guidelines be used for assessing applications for portions of public open space:

8.1 A watercourse including an 'infiltration area' not be permanently closed, other than with a servitude to prevent building within the infiltration area, or be used other than as park, a garden or a recreational area.

8.2 The 'infiltration area' be assessed preferably by a hydrogeological study to be carried out as part of an environmental impact study to assess groundwater vulnerability and to fix the boundaries for subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability, or where this is not feasible then by the following criteria:

- Adoption of the 1:100 year flood line where this is available, or
- Imposition of a 5 metre wide infiltration area between the seasonally active bed of a watercourse which is further than 500 metre or more from its bounding watershed, and the nearest structures.

8.3 The physical occurrence of a watercourse be defined as being the outer edge of the seasonally active (gravel) bed or the identifiable banks of a watercourse.

8.4 The protection afforded by an infiltration area be applicable for a watercourse should it be 500 metre or more from its bounding watershed or should special topographical or flow conditions warrant earlier recognition.

8.5 No area within a 1 in 50 year flood line be built upon or used for any purpose other than as park, a garden or a recreational area.

8.6 Minor watercourses (drainage channels) be consolidated with adjacent properties provided that any 'infiltration area' of the watercourse is reserved by a servitude free of structures or impermeable surfacing.

8.7 That no land designated for a City, suburban or neighbourhood park be diminished in any way unless a park development plan exist which indicate clearly that some portion of the land not be used by the community and represent waste land.

8.8 That in all cases where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse for non residential activities which pose a threat of polluting the watercourse, and in all cases where such a development lie within 10 metre of a watercourse, a hydrogeological study be carried out:

- To assess groundwater vulnerability,
- To recommend conditions for the development and
- To fix the boundaries for any subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability.

8.9 That where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse full details of the proposed activities be supplied so as to enable the City to assess the groundwater vulnerability.

8.10 That in other cases not involving watercourses or designated parks, 10 metre wide portions of land be acquired for consolidation with adjacent erven provided that:

- The extent of land taken would not undermine the value of the open space to the community;
- Extraction of a portion will not damage or inhibit access of the public to the open space;
- Only one 10 metre wide portion may be acquired with no subsequent extraction (small variations from the 10 metre may be permitted to accommodate local features);
- Neighbours and other affected parties have no valid objection;
- The new usage would not damage any scenic views of the hillside or any valuable natural features, and
- Services are not adversely affected.

9 That, as opportunity arises, every remaining open space be considered in respect of its full extent for closure, partial closure or retention and that no recommendations be made on the basis of a partial investigation only.

10 That the criteria set out above and in the Policy be used in the design of new settlements and that specially attractive or sensitive natural features and areas of scenic beauty be incorporated for their protection into future open spaces as far as is reasonably possible.

11 That for all townships proclaimed since 1980, except for additional strips of land along the edges of steep hillsides (approximately10 metre wide), where application is supported by affected adjacent erf owners, no further small scale diminution of open spaces be supported.

12 That for townships proclaimed before 1980, namely Katutura and Extensions 1 to 13, Khomasdal and Extensions 1 to 3, Windhoek residential townships, Klein Windhoek and Extensions 1 to 3, Erospark, Academia, Olympia and Pionierspark, except for approximately 10 metre wide strips along the edges of steep hillsides, where application is supported by affected adjacent erf owners, applications be handled in terms of paragraphs 8 and 9 and further small scale diminution only be allowed where such diminution has already commenced.

13 That the above rules not be interpreted to bar the City from totally closing an open space which serve only as a drainage channel and by piping the stormwater flow, to make the land available for urban use or where the area is to be physically closed or fenced off for security purposes at the request of adjacent erf owners.

14 That in all new township development a hydrogeological study be carried out as part of any environmental impact analysis or feasibility study to assess groundwater vulnerability and to fix the boundaries for subdivision of

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

15 That the public be reminded that in terms of Council Resolution 55/02/93 of 24 February 1993 which has been incorporated into this Policy, it consider the allocation of portions of public open spaces for local community development of community facilities with or without a community centre as part of Citizen-City partnership initiatives.

16 That the City see the establishment of common goals in the conservation and utilisation of open spaces in the City as a critical factors in promoting social upliftment and improving the living conditions of its citizens.

RESOLUTION 251/07/2001 [POLICY]

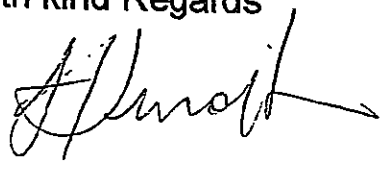
16 July 2020

Dear Mr/Mrs Shimmi (Erf 305 Academia)

As per our previous communication about the 10meter space you want to buy next to the river I, HM Kunert (owner erf 306 Academia) still feel it will be unsafe for us with the wall creating a corner of 10meter right behind our house.
No light or camera will keep thiefs and homeless people away.
We feel it will be in our best interest without the corner being created on the river side. The wall will also be very close (about 3 meters) to the river creating a barrier and could be dangerous with unpredictable floods. Neighborhood watch will also not be able to patrol the river behind us as there will be no space to drive through anymore.

I Sincerely hope you understand.

With kind Regards



HM Kunert
(Owner Erf 306 Academia)

NEIGHBOURS CONSENT

SALE OF A PORTION OF PUBLIC OPEN SPACE ADJACENT TO ERF 305 ACADEMIA,

ERF 306 ACADEMIA

I/WE HORST KUNERT (MARTIN) IDENTIFICATION NUMBER(S) 5909240094 47 THE OWNER(S) OF ERF ....., OBJECT/~~DO NOT OBJECT TO THE INTENDED SALE.~~

16/07/2020

.....

(SIGN)

.....

(SIGN)

The applicant, (Owner of Erf 305 Academia) will keep the area just behind Erf 306 Academia lit at night and install a camera to prevent robbers from standing there and to enhance safety.

DATE:.....

.....

ERF

I/WE..... IDENTIFICATION NUMBER(S).....THE OWNER(S) OF **ERF** ....., OBJECT/DO NOT OBJECT TO THE INTENDED SALE.

.....

(SIGN)

.....

(SIGN)

DATE:.....

.....

From: Cloete (W.M)
Sent: Thursday, February 9, 2023 10:37
To: kunert@iway.na
Subject: FW: Sale of portions of Re-616 AC for consolidation with neighbouring erven
Attachments: Untitled

Dear Mrs. Kunert

The attached communication bears reference.

Kindly advise on the neighbours consent.

Kind regards

From: Cloete (W.M)
Sent: Monday, January 30, 2023 11:49 AM
To: kunert@iway.na
Subject: Sale of portions of Re-616 AC for consolidation with neighbouring erven

Dear Mrs. Kunert

Attached, the map with the additional portions for consolidation.
Portion B is to be consolidated with Erf 306. The purchase price is N$110,000.00 (if approved by Council by 31 October 2023).

Included, the storm water and sewer comments.

A sewer line runs through portions B to I. The sewer line should be relocated outside the boundaries of the consolidated erf, at the cost of the applicant.

Erf 306, Academia (storm water):

1. Erf 306, Academia has a downward slope from the north east into a south westerly direction.
2. The proposed Portion B of the Remainder of Erf 616, Academia has a downward slope from the north east into a south westerly direction.
3. There is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 9.0 meters away and parallel to the south western boundary of Erf 306, Academia.
4. There is however a platform along the north eastern embankment of the stormwater course, situated between the south western boundary of Erf 306, Academia and the stormwater course, approximately 8.0 meters wide, that provides some protection against the stormwater course.
5.

This division therefore does not support the sale of a 10.0 meter wide portion of the Remainder of Erf 616, Academia to be consolidated with Erf 306, Academia.

This division supports the sale Portion B of the Remainder of Erf 616, Academia to be consolidated with Erf 306, Academia, provided:

1. That the proposed Portion B of the Remainder of Erf 616, Academia be not more than 7.0 meters wide, resulting in an area of ±175m² in extent.
2. That the applicant appoints a registered professional engineer at the own cost and risk, to determine if the south western boundary of the proposed Portion B of the Remainder of Erf 616, Academia requires protection against any potential flood damage.

3. That the owner submits detailed Engineering drawings on how the proposed Portion B of the Remainder of Erf 616, Academia is to be protected against any potentia 143 evels.

Kind regards

Ina Cloete

From: Kunert Signs <kunert@iway.na>
Sent: Wednesday, March 8, 2023 10:05
To: Cloete (W.M)
Subject: RE: Sale of portions of Re-616 AC for consolidation with neighbouring erven

Dear Ms Cloete
The objection to the application remains. I have spoken to my neighbours in Descartes str and he would also not be interested in buying a portion on the river side.

With kind regards,
Ester Kunert

Kunert Signs
& Engravings
Tel: (061) 22 88 00
x: (061) 22 87 70
P.O. Box 2159
Windhoek

From: Cloete (W.M) [mailto:Wilhelmina.Cloete@windhoekcc.org.na]
Sent: 08 March 2023 08:50 AM
To: kunert@iway.na
Subject: FW: Sale of portions of Re-616 AC for consolidation with neighbouring erven

Dear Mrs. Kunert

The subject matter bears reference.
Kindly advise if your objection to the application remains or if another decision was taken.

Kind regards

From: Cloete (W.M)
Sent: Thursday, February 9, 2023 10:37 AM
To: kunert@iway.na
Subject: FW: Sale of portions of Re-616 AC for consolidation with neighbouring erven

Dear Mrs. Kunert

The attached communication bears reference.

Kindly advise on the neighbours consent.

Kind regards

From: Cloete (W.M)
Sent: Monday, January 30, 2023 11:49 AM
To: kunert@iway.na
Subject: Sale of portions of Re-616 AC for consolidation with neighbouring erven

Dear Mrs. Kunert

Attached, the map with the additional portions for consolidation.

Portion B is to be consolidated with Erf 306. The purchase price is N$110,000.00 (if approved by Council by 31 October 2023).

Included, the storm water and sewer comments.

A sewer line runs through portions B to I. The sewer line should be relocated outside the boundaries of the consolidated erf, at the cost of the applicant.

Erf 306, Academia (storm water):

1. Erf 306, Academia has a downward slope from the north east into a south westerly direction.
2. The proposed Portion B of the Remainder of Erf 616, Academia has a downward slope from the north east into a south westerly direction.
3. There is a stormwater course flowing along the Remainder of Erf 616, Academia, flowing approximately 9.0 meters away and parallel to the south western boundary of Erf 306, Academia.
4. There is however a platform along the north eastern embankment of the stormwater course, situated between the south western boundary of Erf 306, Academia and the stormwater course, approximately 8.0 meters wide, that provides some protection against the stormwater course.
5.

This division therefore does not support the sale of a 10.0 meter wide portion of the Remainder of Erf 616, Academia to be consolidated with Erf 306, Academia.

This division supports the sale Portion B of the Remainder of Erf 616, Academia to be consolidated with Erf 306, Academia, provided:

1. That the proposed Portion B of the Remainder of Erf 616, Academia be not more than 7.0 meters wide, resulting in an area of ±175m² in extent.
2. That the applicant appoints a registered professional engineer at the own cost and risk, to determine if the south western boundary of the proposed Portion B of the Remainder of Erf 616, Academia requires protection against any potential flood damage.
3. That the owner submits detailed Engineering drawings on how the proposed Portion B of the Remainder of Erf 616, Academia is to be protected against any potential flood levels.

Kind regards

Ina Cloete

From: Shiimi (M.N)
Sent: Wednesday, March 8, 2023 09:39
To: Cloete (W.M)
Cc: Shapopi (ET)
Subject: RE: Erf 305 AC cons Re-616 AC

Dear Ms. Cloete,

I already did, several times and she indicated she will not support it. This is a racial matter. I don't think there is any basis for her to refuse. Her back wall is so high already I see no reason why me buying a portion will reduce her safety. But ya, maybe council must go decide because there is nothing else I can do.

From: Cloete (W.M) <Wilhelmina.Cloete@windhoekcc.org.na>
Sent: Wednesday, March 08, 2023 8:53 AM
To: Shiimi (M.N) <Mary.Shiimi@windhoekcc.org.na>
Cc: Shapopi (ET) <Elia.Shapopi@windhoekcc.org.na>
Subject: Erf 305 AC cons Re-616 AC

Dear Mrs. Shiimi

Kindly be informed that the item has been drafted.

Neighbours' consent is an integral part of the submission and the item cannot be submitted without the consent. The owner of Erf 306, Academia has objected to the sale of a portion, as you are aware.
Property Management has engaged Mrs. Kunert about the objection and has forwarded the subdivision map and information requested via email communication on 30 January 2023 and followed up for a response on 09 February 2023. No reply was received. A follow up was done today and PM will revert if any reply.

Kindly note that favourable neighbours' consent is one of the documentation that is to be provided by the applicant. You might want to engage your neighbour again regarding the matter.

Kind regards

147



149


150

MR DANIEL KODI

P O BOX 1624

Windhoek

19 August 2019

CITY OF WINDHOEK

P O BOX 59

SUSTATIONABLE DEVELOPMENT

DIVISION TOWN PLANNER

WINDHOEK

RE APPLICATION FOR PORTION OF LAND (ERF)

I DANIEL KODI RE APPLY FOR A PORTION OF LAND NEXT TO MY ERF 6380 MANDAWA STREET KHOMASDAL ,THE RDF NO READ AS FOLLOWED 5135, PLEASE DO FIND YOUR REFNO : L/5135/KD

AS WE LIKE TO DEVELOP THAT LAND IN TO OUR ERF AS SOON WE GET POSITIVE RESPOND FROM YOUR OFFICE. AS WE ARE VERY MUCH INTRESTED IN THAT PORTION OF THE LAND, AS LIKE TO EXTEN OUR HOME DUE TO THE LIMETED SPACE WE HAVE IN THE YARD. WE THERE WE WISH GET 20 METER OF THE LAND/PORTION.

OTHER REASSON IS ALL SO WE LIKE TO CLOSE THAT SIDE AS MOST OF THE TIME WENT PEOPLE GET GRAB THEIR PROPERTY THIEF ARE USING THAT AS GET AWAY ZONE

PLEASE DO FIND ATTCHED RESPOND FROM YOUR OFFICE

WE LOOK FORWARD TO GET POSITIVE OUT COME ON OUR REQUEST.

FOR ANY QUERRIES DON'T HESTATE TO CONTACT: DANIEL KODI AT CELL NO 264 81 335 7530 OR 264 081 303 2474 (ANNA J. KODI)

YOURS FAITHFULLY

DANIEL KODI



REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

670930 0061 4



KODI
DANIEL ELLIS

1967-09-30 CITIZEN
OTJIWARONGO
MALE 1.64 BROWN
2007-07-05
H40079



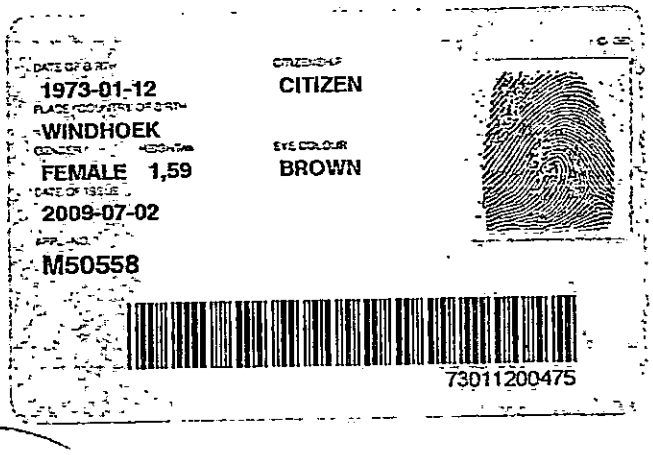
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153

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

730112 0047 5

SURNAME
KODI
FIRST NAME(S)
ANNA JOSOFINA



DATE OF BIRTH
1973-01-12
PLACE/COUNTRY OF BIRTH
WINDHOEK
SEX
FEMALE
HEIGHT
1,59
DATE OF ISSUE
2009-07-02
APPL. NO.
M50558

CITIZENSHIP
CITIZEN
EYE COLOUR
BROWN

73011200475

PREPARED BY ME:
CONVEYANCER
HOVEKA TK

ORIGINAL
STAMPED
DUTY N$ 28800-00
FEES

MORTGAGED ... NO. B 184490 (N$600)
for N$ 285 000-00 (With preference for
an additional amount not exceeding N$ 57 000-00)
1 DEC 2006
DEEDS OFFICE
WINDHOEK
REGISTRAR OF DEEDS

2015-01-29
MORTGAGED (No. B 266 /2015)
for N$ 384 000-00 (with preference for
an additional amount not exceeding N$ 576 000-00)
DEEDS OFFICE, WINDHOEK
REGISTRAR OF DEEDS,

8000000105718

FOR INFORMATION ONLY

DR. WEDER, KAUTA & HOVEKA INC.
LEGAL PRACTITIONERS, CONVEYANCERS & NOTARIES
P.O. BOX 864/822
WINDHOEK

DEED OF TRANSFER NO.

T 8635 2006

BE IT HEREBY MADE KNOWN THAT

GYSBERTUS JOHANNES LIGTHELM

~~**TJAKAZENGA KAMUHANGA HOVEKA**~~

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

THEODORE LLEWELLYN BOCK
BORN ON 25 JUNE 1978
UNMARRIED

Dated the **26th** of **OCTOBER 2006**

Signed at **WINDHOEK**

And the said Appearer declared that his Principal had truly and legally sold on the

11 OCTOBER 2006

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

DANIEL ELLIS KODI
BORN ON 30 SEPTEMBER 1967
and
ANNA JOSOFINA KODI
BORN ON 12 JANUARY 1973
MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

Their Heirs, Executors, Administrators or Assigns:-

CERTAIN:	**ERF NO. 6380 (A PORTION OF ERF 1512) KHOMASDAL (EXTENSION NO. 14)**
SITUATE:	**IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION**
MEASURING:	**337 [THREE THREE SEVEN] SQUARE METRES**
FIRST TRANSFERRED	**by Deed of Transfer no. T5840/2003 with General Plan SG no. A438/2002 relating thereto and**
HELD BY	**DEED OF TRANSFER NO. T4503/2005**

FOR INFORMATION ONLY

SUBJECT to the following conditions imposed in terms of Section 19of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) and created in Deed of Transfer no. T5840/2003, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

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

2. The minimum value of the main building, excluding the outbuilding, must be at least four times the municipal valuation of the erf.

WHEREFORE the Appearer, renouncing all the Right and Title which the said **TRANSFEROR(S)** heretofore had to the premises, did, in consequence also acknowledge the **TRANSFEROR(S)** to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said **TRANSFEREE(S)** their Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights and finally acknowledging that the purchase price of the hereinmentioned property is the sum of **N$290 000.00.**

Signed at WINDHOEK on 01 DEC 2006 , together with the appearer, and confirmed with my seal of office.

SIGNATURE BY APPEARER

In my presence,

REGISTRAR OF DEEDS,

FOR INFORMATION ONLY

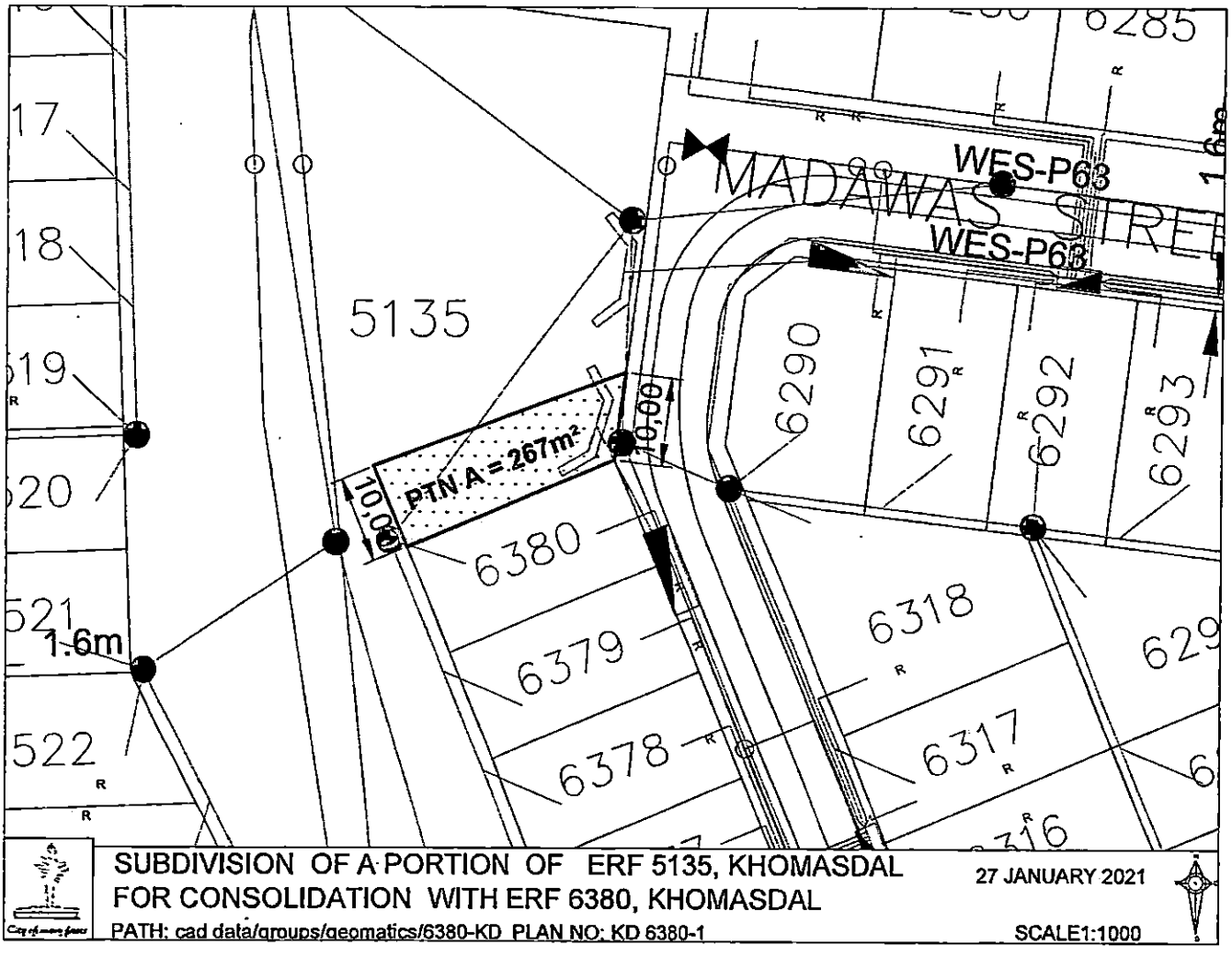
Transfer Duty receipt no.: ***102187461***
issued by the Receiver of Revenue, Windhoek on the ***15 November 2006***
in the amount of ***N$5500.00.***

Checked by: *1.* *2.*

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

CONVEYANCER
HOVEKA T K

inf


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18
19
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521
522
5135
PTN A = 267m²
10,00
10,00
1.6m
WES-P63
WES-P63
MADAWAS STREET
6285
6290
6291
6292
6293
6380
6379
6378
6318
6317
SUBDIVISION OF A PORTION OF ERF 5135, KHOMASDAL
FOR CONSOLIDATION WITH ERF 6380, KHOMASDAL
27 JANUARY 2021
PATH: cad data/groups/geomatics/6380-KD PLAN NO: KD 6380-1
SCALE1:1000

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 11/07/2024

Erf No.: 5135 **Suburb:** Khomasdal **Street name:** Madawas

Erf size: 21 458 **POS** Public Open Space **Density:**

Required portion size: A=267m²

Current use of the portion under consideration: vacant

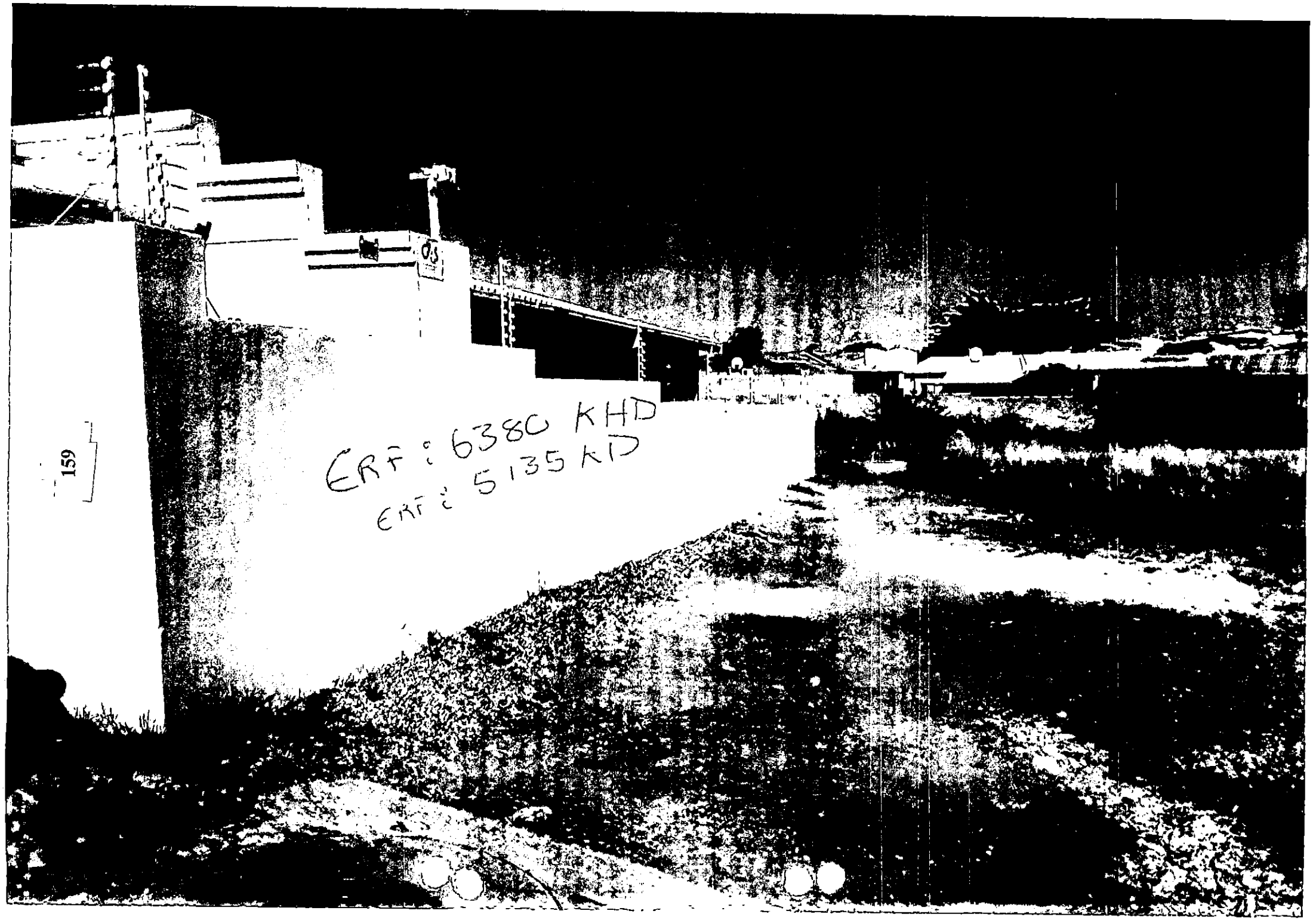
Acquisition purpose: To be sold for consolidation with erf 6380 Khomasdal

Current vacant land going price/ m²	N$ 858	
Size of the portion Required	267 m²	
Estimated market Value	N$ 229 100.00	

Erf 2580 Khomasdal was sold on Auction that took place on the 9th November 2007 at a price of N$268.29/ m² the aforementioned price was escalated from 2009 to 2023. After escalation a price of N$ 858/m² was produced. Consequently the portion required should be valued at N$ 858/m².

.....

Valued by: Kaulikufwa Hendjala **Date:** 11/07/2024


159
ERF : 6380 KHD
ERF : 5135 KD

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

11.4 **FNS.2 [HPH] APPLICATION TO PURCHASE A PORTION OF SEKRETÄR STREET (A PORTION OF ERF 1068), HOCHLAND PARK FOR CONSOLIDATION WITH ERF 1154 (A PORTION OF ERF 1068), HOCHLAND PARK**
(13/2/1/1)

On proposal by Councillor Ms N Larandja, it was

RESOLVED

1 That the reserve of Sekretär Street (a portion of Erf 1068), Hochland Park, be subdivided into Portion A (± 148 m² in extent), Portion B (± 234 m² in extent) and the Remainder, as indicated on Plan HP 1153&1154-1, attached as page 149 to the agenda.

2 That Portions A and B of the reserve of Sekretär Street (a portion of Erf 1068), Hochland Park be closed as street in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

3 That the City prepare the closure notice for the applicant.

4 That the applicant advertise the intended closure as per section 50(3) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), at own cost.

5 That Portions A and B of Sekretär Street (a portion of Erf 1068), Hochland Park be rezoned from 'street' to 'residential', assume the same zoning as Erven 1154 and 1153, Hochland Park respectively and consolidated with Erf 1154, Hochland Park, simultaneously with transfer.

6 That the conditions registered against Portions A and B of Sekretär Street (a portion of Erf 1068), Hochland Park, be cancelled and that the standard conditions, including a minimum building value equal to four (4) times the municipal valuation of the erf, be registered against the consolidated erf.

7 That the applicant be responsible for the town planning and cadastral procedures, being the application to the Urban and Regional Planning Board, land surveying, and registration of the newly created erf, and all costs involved.

8 That, subject to the successful implementation of cadastral procedures Portions A and B of the reserve of Sekretär Street (a portion of Erf 1068), Hochland Park, be sold to the owners of Erf 1154, Hochland Park and Erf 1153, Hochland Park, at the amount of N$565.00/m² being 50 % of N$1 160.00/m² or a total of N$86 000.00 (rounded off) for Portion A and N$136 000.00 (rounded off) for Portion B, as determined by the Strategic Executive: Housing, Property Management and Human Settlement and as indicated on the Valuation Certificates dated 16 July 2021 and 15 July 2021, attached as pages 151 and 153 respectively to the agenda.

8.1 That henceforth, all funds generated from the sale of resulting from the subdivision of

Public Open Spaces (POS) be used exclusively (unless with consent of Council), for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc.

8.2 That the Strategic Executive: Finance and Customer Services create a dedicated account where proceeds of land sales resulting from the subdivision of public open spaces will be deposited.

8.3 That a report on the utilisation of these funds (how it was dispensed), be provided at the next Management Committee/Council meeting.

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

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

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

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

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

10 That no access be allowed within twenty five (25) meters of the intersection of Sekretär Street and Hendrik Witbooi Drive or the slip lane.

11 That only one (1) electrical service connection be allowed from the municipal network to the consolidated erf.

12 That it be noted that one (1) additional electrical meter can be applied for an approved flat, should it be required.

13 That where a Sectional Title Deed is registered over the notarial linked erf, only one (1) service connection be allowed from the municipal electrical network.

14 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.

15 That the applicant/owner of Erf 1154, Hochland Park:

15.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

15.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Closure, Subdivision and Consolidation Certificate that a Surveyor has been appointed.

15.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

15.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.

16 That should the applicant fail to comply with any of the conditions stipulated in this Council Resolution or fail to finalise the transaction within eighteen (18) months from date of this Council Resolution, the allocation be subject to revision of the price, as determined by the Strategic Executive: Housing, Property Management and Human Settlement.

17 That should the applicant wish to take occupation of Portion A (±148 m² in extent) of Sekretär Street (a portion of Erf 1068), Hochland Park, prior to the conclusion of the sale, that same be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$716.67 for Portion A and N$1 133.33 for Portion B further subject to annual escalation in line with the Namibia Inflation Rate.

18 That the intended sale and lease of Portions A and B of Sekretär Street (portions of Erf 1068), Hochland Park be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

19 That the intended sale and lease of Portions A and B of Sekretär Street (a portion of Erf 1068), Hochland Park, be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

20 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale and/or Lease.

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

Financial implications

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

RESOLUTION 184/08/2021

ENQUIRIES : E.H. NANDAGO

CELL: 081 2432861

E mail: ehnandago@hotmail.com

P.O. BOX 3961

WINDHOEK

NAMIBIA

DATE: 22/02/2017



CITY OF WINDHOEK

P.O.BOX 59

WINDHOEK

Dear Sir/ Madam

APPLICATION FOR ALLOCATION OF EXTRA 8 METERS TO ERF 2500 OKUVARE STREET WANAHENDA

We Patrick Nandago ID No: 5911110218700 and Elina nandago Id No: 62060701147 are hereby requesting the city of Windhoek to give us 8 (eight) meters from the land at the back of Erf 2500 Okuvare street Wanahenda.

The reason for this request is this that we are not able to build anything in front due to the fact that there is a big municipality pipe run in front of our house and all architect invited to draw us a plan told us that there is a big municipality pipe there and we are not able to build anything

. As a result, we are hereby requesting you to allocate/give us a small portion at the back to enable us to build some rooms there.

We want to build some rooms there simple because we inherited a lot of orphan and it became too difficult to accommodate all this kids in our house. We have our own four biological children and now we inherited orphans and they are very young.

We want to build rooms there to make them a place they will call their home. None of them were left with any property.

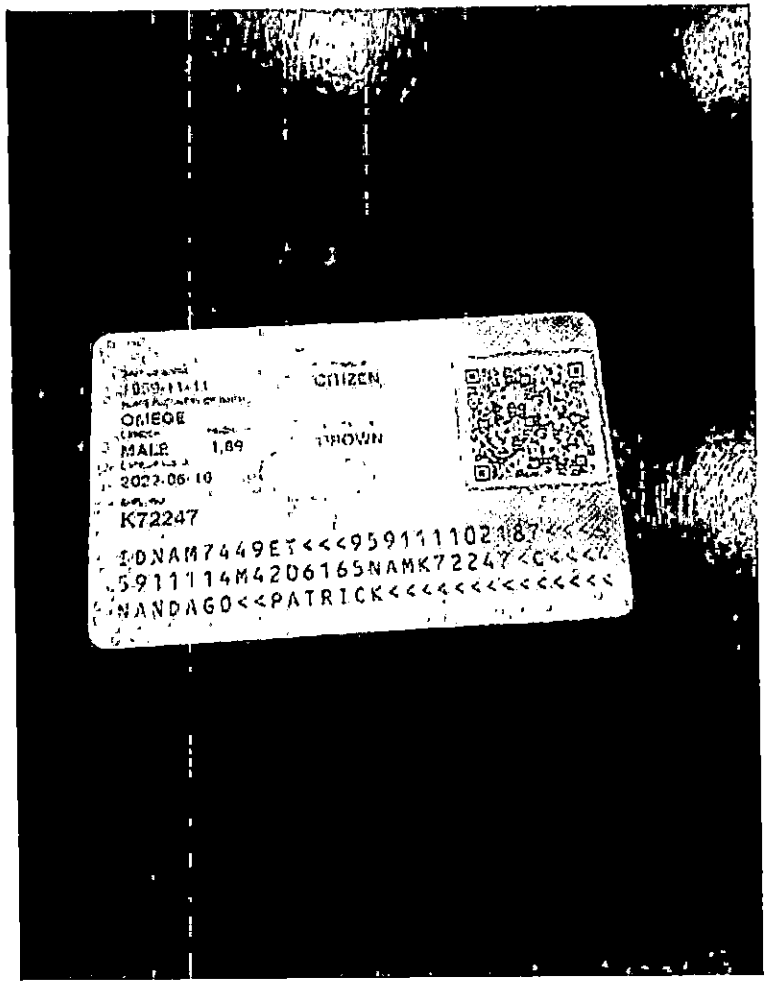
Hopefully you will consider our application . We are looking forward to hear from you

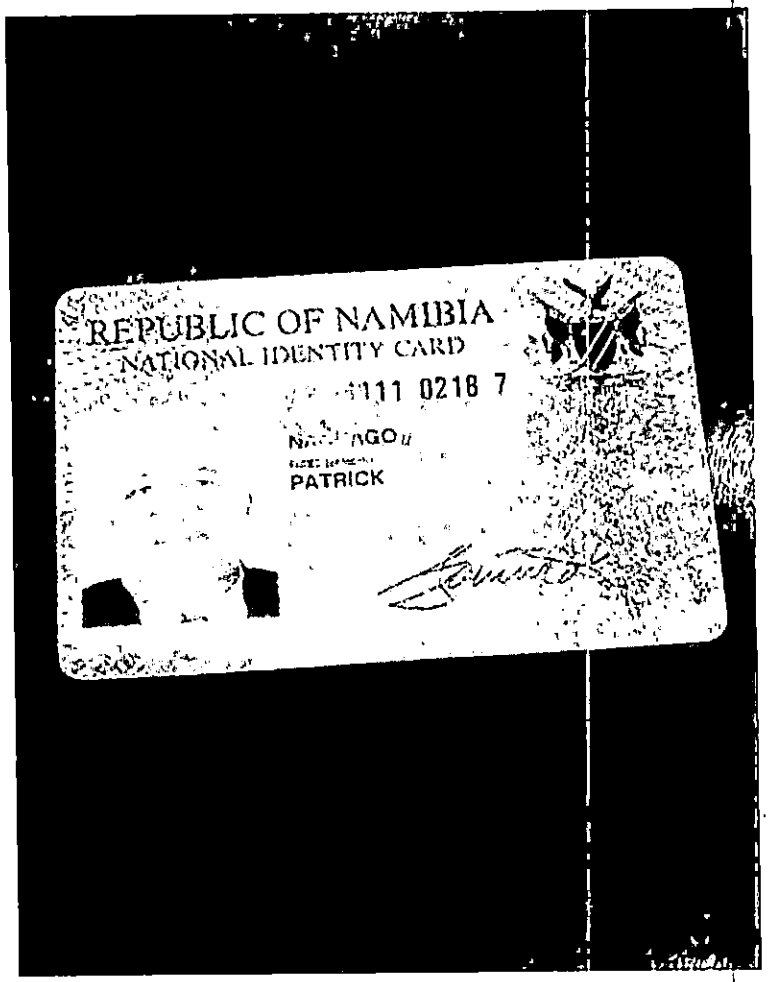
Yousr faithfully

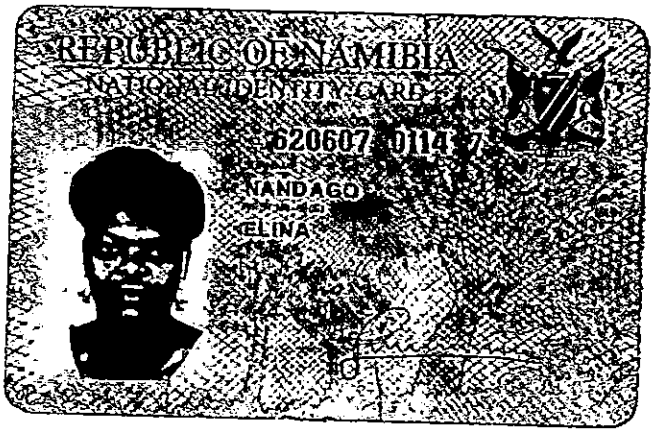
Patrick Nandago

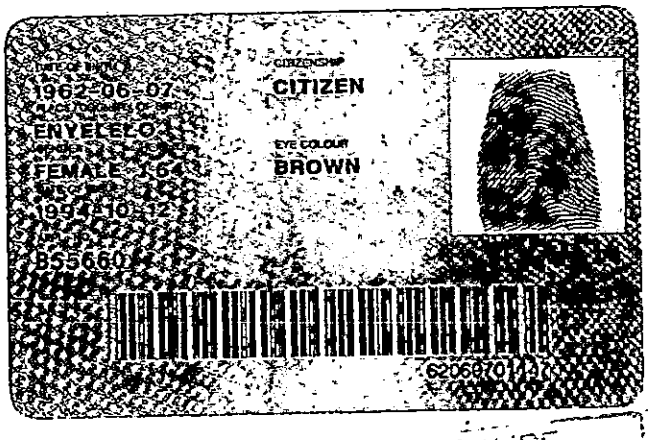
And

Elina Nandago


CITIZEN
ONIEGE
MALE
1,69
BROWN
2022-06-10
K72247
IDNAM7449ET<<<959111102187<<<<
5911114M4206165NAMK72247<C<<<<
NANDAGO<<PATRICK<<<<<<<<<<<<<


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
0218 7
PATRICK

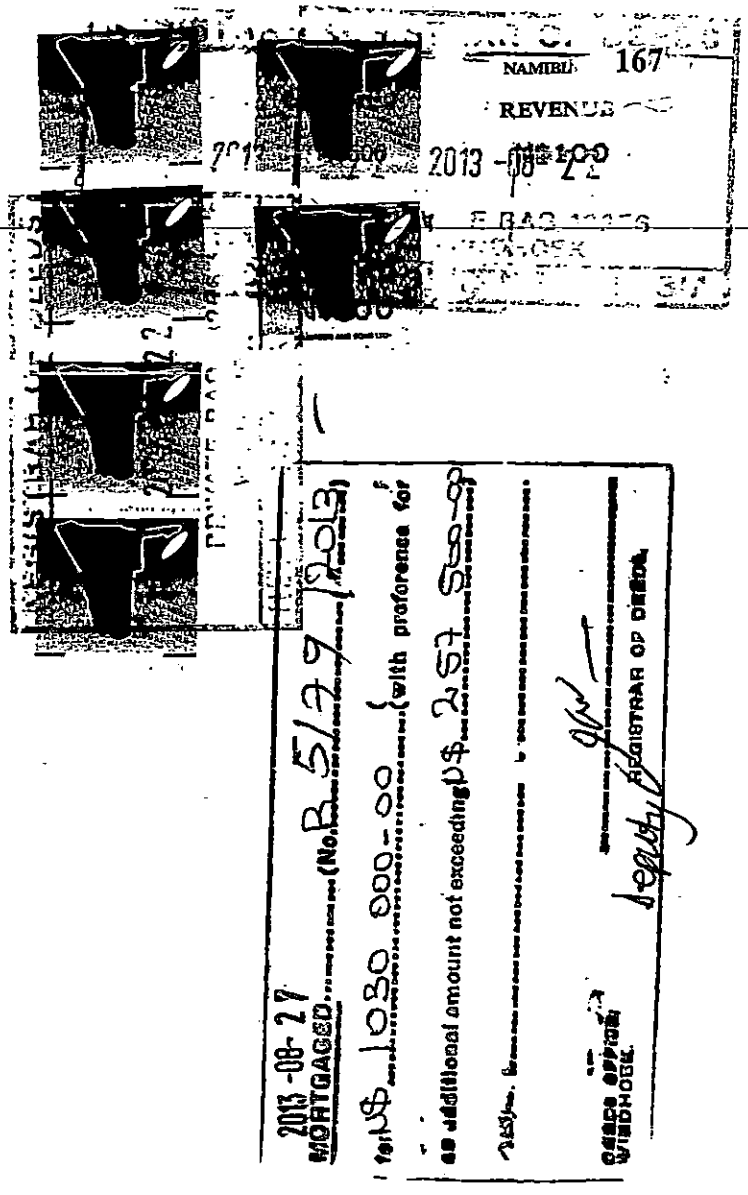




NAMIBIAN POLICE
STATION

17 MAR

...from my own custody and control the original has not
...altered in any way.



Prepared by me

CONVEYANCER
BEZUIDENHOUT C

T 4660 2013

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **CLIFFORD BEZUIDENHOUT**

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

NAMIBIAN POLICE
[illegible]

ERIKKA RITA SHEEHAMA

Identity Number 790531 0015 6

Unmarried

[illegible] document is a true reproduction of the original which was examined by me and from my observations the original has not been altered in any manner.

dated the 26th day of July 2013 and signed at Windhoek,

AND the said appearer declared that his said Principal had truly and lawfully sold on 25th June 2013.

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

PATRICK NANDAGO

Identity Number 591111 0218 7

and

ELINA NANDAGO

Identity Number 620607 0114 7

Married in community of property to each other

Their Heirs, Executors, Administrators or Assigns,

CERTAIN	ERF NO 2500 WANAHEDA (EXTENSION NO 4)
SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
EXTENT	1012 (ONE ZERO ONE TWO) SQUARE METRES
FIRST	transferred by Certificate of Registered Title No T415/1987 with General Plan No A427/86 relating thereto
AND HELD BY	DEED OF TRANSFER NO T3089/2005
SUBJECT	to the following conditions in terms of Town Planning Ordinance no 18 of 1954 as amended namely: -

IN FAVOUR OF THE LOCAL AUTHORITY

A. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approval 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.

NAMIBIAN POLICE STATION
05 MAR 2020

WHEREFORE the appearer, renouncing all the rights and title which 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, Their Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging that the purchase price is the sum of N$1 080 000.00.

SIGNED at WINDHOEK, on 2013 -08- 27
together with the appearer, and confirmed with my seal office.

SIGNATURE OF APPEARER

In my presence,

REGISTRAR OF DEEDS

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

TRANSFEROR (Seller)
ERIKKA RITA SHEEHAMA

TRANSFEREE (Purchaser)
PATRICK NANDAGO and ELINA NANDAGO

DESCRIPTION OF PROPERTY

CERTAIN	ERF NO 2500 WANAHEDA (EXTENSION NO 4)
SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
EXTENT	1012 SQUARE METRES

Date of transaction: 25 June 2013	Consideration : N$1 080 000.00

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

FOR OFFICIAL USE

Transfer duty paid on N$ 1 080 000.00 Act under which duty charged	Being **PURCHASE PRICE**

Steel/selecting stamp of Office of issue 13 AUG 2013 Namibia Revenue	RECEIVER OF REVENUE WINDHOEK *Receiver of Revenue* 2/8/13	CASH REGISTER RECEIPT

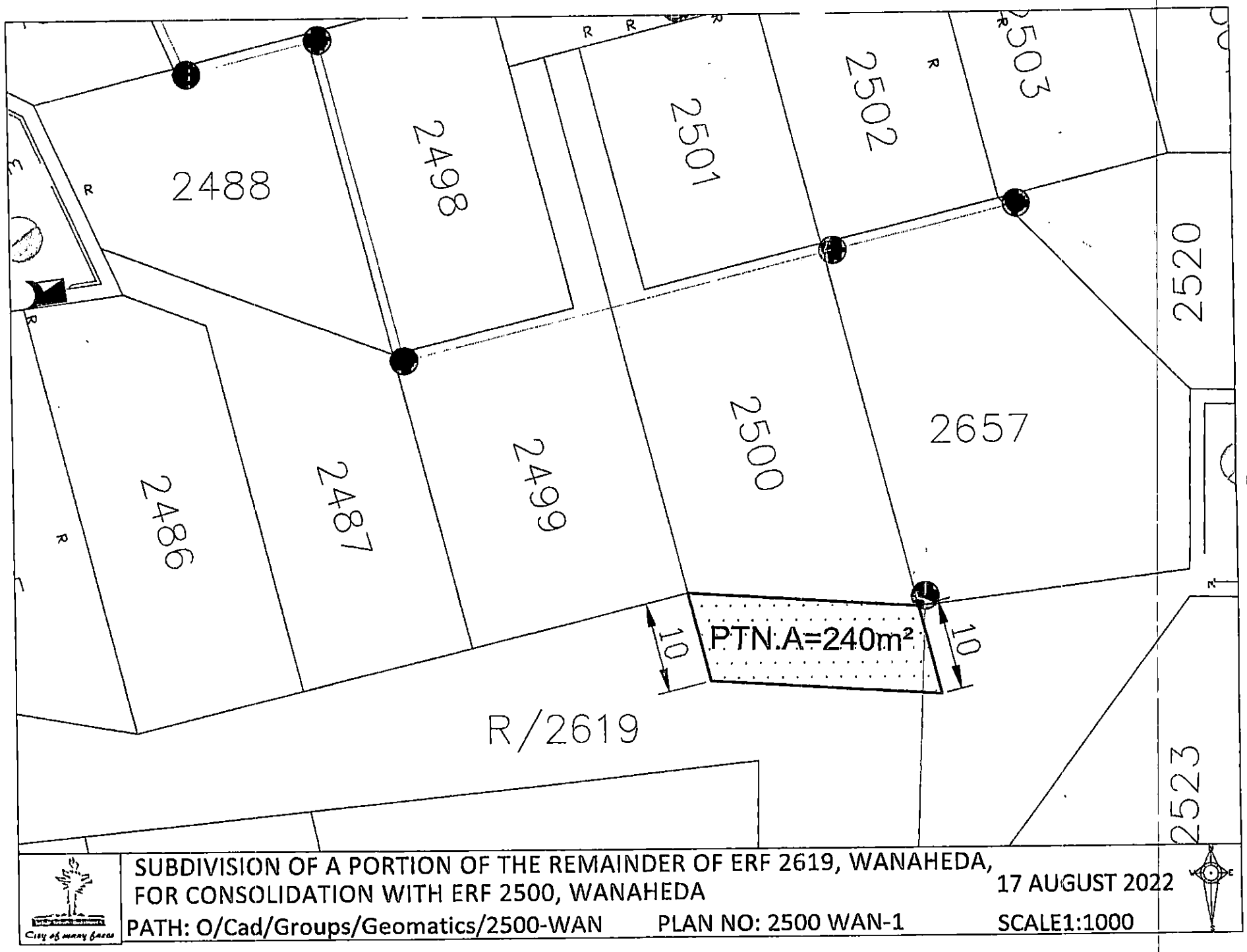
NAMIBIAN POLICE
STATION COMMANDER

3026

130813 104314814 00008000.00

05 MAR 2020

AN



SUBDIVISION OF A PORTION OF THE REMAINDER OF ERF 2619, WANAHEDA, FOR CONSOLIDATION WITH ERF 2500, WANAHEDA

17 AUGUST 2022

PATH: O/Cad/Groups/Geomatics/2500-WAN PLAN NO: 2500 WAN-1 SCALE1:1000

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 24/07/2024

Erf No.: 2619 **Suburb:** Wanaheda **Street name:** Omongo

Erf size: 6315 m² **Zoning:** residential **Density:**

Required portion size: 240 m²

Current use of the portion under consideration: Vacant

Acquisition purpose: To be sold for consolidation with Erf 2500 Wanaheda

Current vacant land going rate / m²	N$ 363
Size of the Erf excluding panhandle	240m²
Estimated Market Value	N$ 87 100(rounded off)

Similar portions were sold in 2010 at a price of N$ 230/m2. To bring the price per square meter achieved in 2010 up to what could be today's market related price, the above price was escalated from 2010 to 2023. After escalation, a price of N$363/ m² was produced.

Consequently, the portion required should be valued at N$363/m².

Valued by: Kaulikufwa Hendjala **Date:** 24/07/2024



(Owner)Name: Patricia & Elina Nandeg
P. O Box: 2105
Windhoek

City of Windhoek
Property Management

Dear Sir/ Madam

Request for a 10 metre portion inclusion of Erf 2619, Location: Wanaheda into my Erf 2500, Location: Wanaheda

(Neighbour)I hereby do/ we with ID number: 600429005 49
P. O Box 4781 WHK
Cell: 0814330797
Erf no: 2657

☑ Do not object with the inclusion of a 10 metre portion of Erf 2500

☐ Do object with the inclusion of a 10 metre portion of Erf ....., ...

For the following reasons:

1.
.....
.....
.....
.....
.....

Signed at Windhoek on this 7 day of September 2022

Signature of property owner

175

(Owner)Name: PATRICK & Elina Nandago
P. O Box: 2151
Windhoek

City of Windhoek
Property Management

Dear Sir/ Madam

Request for a 10 metre portion inclusion of Erf 2499 Location: Wanaheda into my Erf 2500, Location: Wanaheda

(Neighbour)I hereby do/ we with ID number: 9110170015 7
P. O Box 20324 WHK
Cell: 0813246231
Erf no: 2499, Okuvare Street

☑ Do not object with the inclusion of a 10 metre portion of Erf ....., ...

☐ Do object with the inclusion of a 10 metre portion of Erf ....., ...

For the following reasons:

1. .....
.....
.....
.....
.....
.....

Signed at Windhoek on this 06 day of September 2022

.....
Signature of property owner

P. O. Box 22043

Windhoek

30 September 2021

Department of Housing Property Management & Human Settlement Division:
Division: Property Management

RE: Erf 7758 Katutura application for 10m portion. ~~7588~~ R7961

We hereby wish to apply for 10m portion adjacent to Erf ~~7758~~ Katutura as per Council's Public Space Policy. The portion I am interested in will be subdivided from Erf R/7961 (P.O.S.) as per attached sketch.

Your urgent attention in this matter will be highly appreciated.

Regards,

Ms. Letty Happy Kamati

Cell. +264 81 436 2755

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



NO. **710124 0030 1**

SURNAME
KAMATI

FIRST NAME(S)
LETTY HAPPY

2022 -07- 29

DATE OF BIRTH
1971-01-24

CITIZENSHIP
CITIZEN

PLACE / COUNTRY OF BIRTH
OTJIWARONGO

GENDER
FEMALE

HEIGHT/m
1,64

EYE COLOUR
BROWN

DATE OF ISSUE
2013-05-10

APPL.-NO
K71175



71012400301

Ref: TKK/zj/KAM4/0010

DEED OF TRANSFER NO.

4930 / 2021

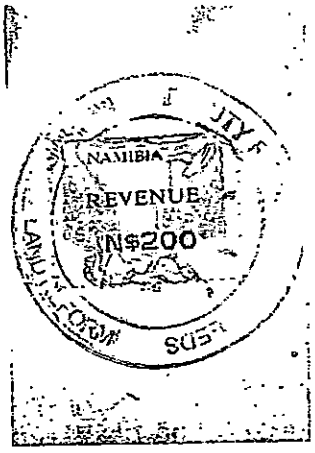
IN FAVOUR OF:

LH KAMATI

ERF NO. 7588, KATUTURA (EXT. 18)

Kamuhanga Hoveka, Samuel Inc.
Legal Practitioners, Conveyancers, Estate Practitioners and Notaries
Unit 2, 20 Feld Street, Windhoek

P.O. Box 87350, Erospark Namibia
Tel: 083 330 9520 • Fax: 083 330 9524
Windhoek Namibia



PREPARED BY ME:

CONVEYANCER
TK KAMUHANGA

KAMUHANGA HOVEKA SAMUEL INC.
LEGAL PRACTITIONERS, CONVEYANCERS,
ESTATE PRACTITIONERS & NOTARIES
UNIT 2, 20 FELD STREET
WINDHOEK

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN: 4930 2021

THAT **TJAKAZENGA KAMUHANGA KAMUHANGA**

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:

ALFEUS SAMUEL
Identity number: 510317 0043 9
UNMARRIED

dated the 9th of **FEBRUARY 2021** and signed at **WINDHOEK**

and the said Appearer declared that his principal had truly and legally sold on **14 SEPTEMBER 2020** and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of:

LETTY HAPPY KAMATI
Identity number: 710124 0030 1
UNMARRIED

Her heirs, Executors, Administrators or Assigns:

CERTAIN ERF NO. 7588, KATUTURA (EXTENSION NO. 18)

SITUATE In the Municipality of WINDHOEK
Registration Division "K"
Khomas Region

MEASURING 315 (THREE ONE FIVE) Square metres

FIRST TRANSFERRED and still held by Deed of Transfer No. T1004/1996 with General Plan No. K 205 (A46/1983) relating thereto

SUBJECT to the conditions imposed in terms of the Urban and Regional Planning Act No. 5 of 2018 (See BC.22/2007), 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 and 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(S) heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR(S) to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE(S) 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 that the purchase price is the sum of **N$620 000.00.**

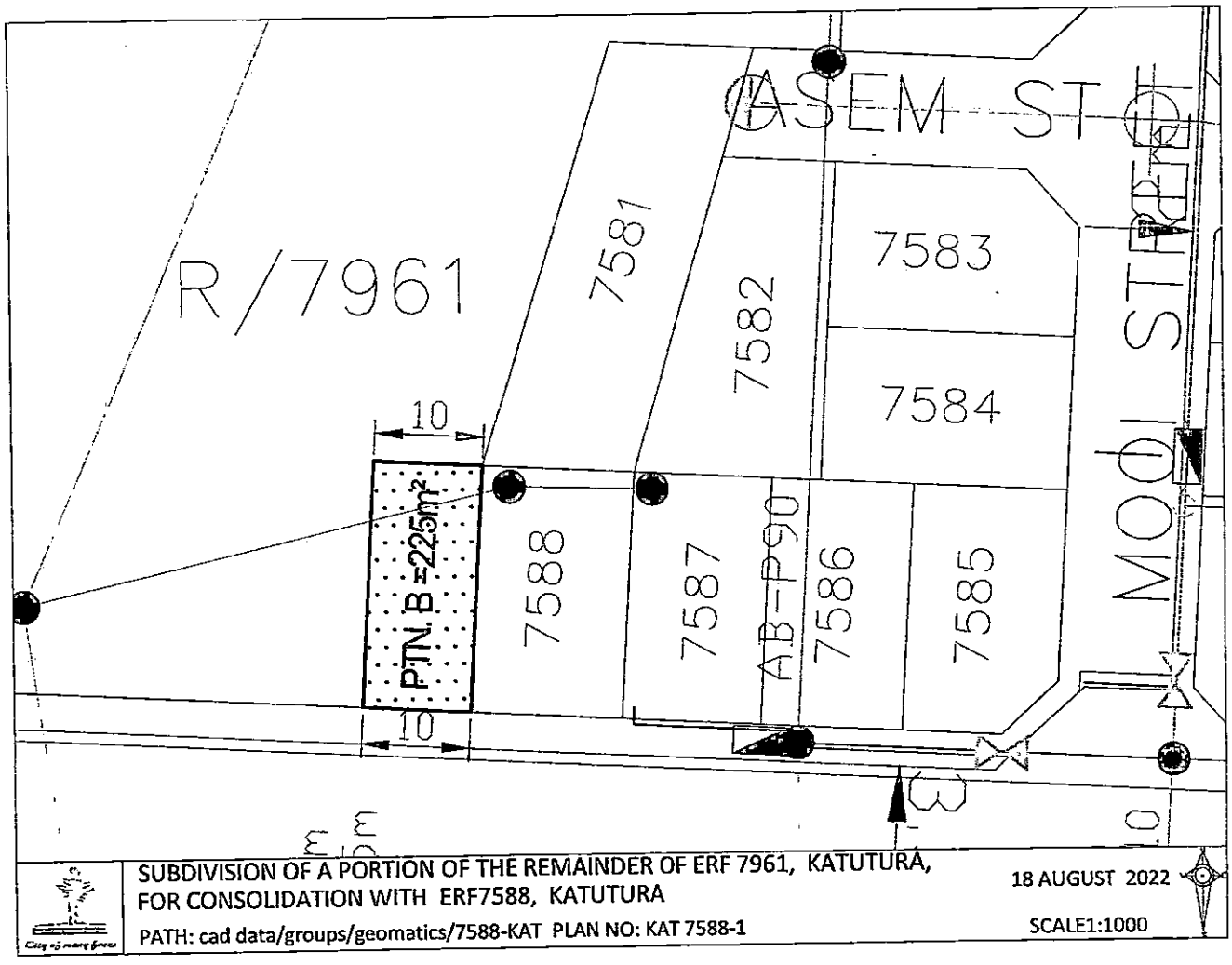
SIGNED at WINDHOEK on 2021 -08- 0 9
Together with the Appearer, and confirmed with my seal of office.

SIGNATURE OF APPEARER

In my presence

MINISTRY OF LAND REFORM DEPUTY REGISTRAR OF DEEDS

REGISTRAR OF DEEDS



SUBDIVISION OF A PORTION OF THE REMAINDER OF ERF 7961, KATUTURA, FOR CONSOLIDATION WITH ERF7588, KATUTURA

18 AUGUST 2022

PATH: cad data/groups/geomatics/7588-KAT PLAN NO: KAT 7588-1

SCALE1:1000

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 24/07/2024

Erf No.:	7961	**Suburb:**	Katutura	**Street name:**	Cladious Kodovanzu
Erf size:	17 530m²	**Zoning:**	Public Open Space	**Bulk/Density:**	

Required portion size: 225 m²

Current use of the portion under consideration: Vacant

Acquisition purpose: To be sold for consolidation with Erf 7588 Katutura

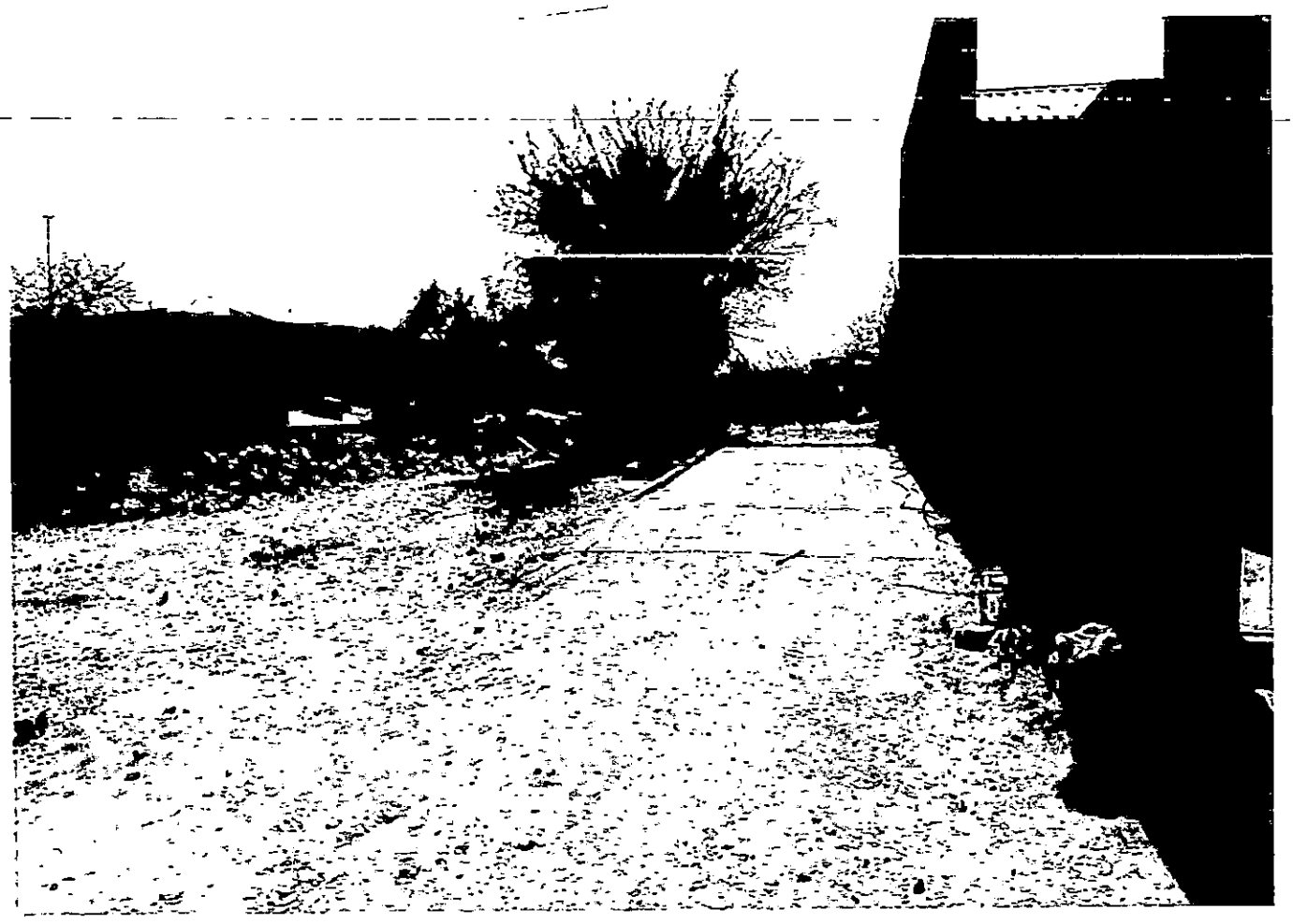
Current vacant land going rate / m²	N$ 363
Size of the Erf	225 m²
Estimated Market Value	N$81 700 (rounded off)

Similar portions were sold in 2010 at a price of N$ 230/m2. To bring the price per square meter achieved in 2010 up to what could be today's market related price, the above price was escalated from 2010 to 2023. After escalation, a price of N$363/ m² was produced.

Consequently, the portion required should be valued at N$363/m².

.....

Valued by: Kaulikufwa Hendjala **Date:** 24/07/2024



(Owner)Name: LETTY HAPPY KAMAH
P. O Box: 22043
WINDHOEK

City of Windhoek
Property Management

Dear Sir/ Madam

Request for a 10 metre portion inclusion of Erf 7961., Location: Kahuhura into my Erf 7588., Location: Kahuhura

(Neighbour)I hereby do/ we with ID number: 76010900387
P. O Box. 4298 WINDHOEK
Cell: +264812960 64
Erf no: 7581

☑ Do not object with the inclusion of a 10 metre portion of Erf 7961 Kahuhura

☐ Do object with the inclusion of a 10 metre portion of Erf ....., ...

For the following reasons:

1.

.....

.....

.....

.....

.....

Signed at WINDHOEK on this 4th day of November 2022

.....
Signature of property owner

Signature of Property owner
Neighbour
4/11/2022

186

25 APRIL 2022

CITY OF WINDHOEK
P.O BOX 59 WKH
MANAGER: PROPERTY MANAGEMENT

ATTENTION: MS SHERIDAN SIMPOSON

Dear Madam,

RE: REQUEST TO PURCHASE A PORTION ADJECENT/BEHIND ERF 256 GAMSA VISTA STREET KLEINE KUPPE, WINDHOEK

1. The above subject matter refers.

2. We recently purchased Erf 256 Gamsa Vista Street, Kleine Kuppe and we were informed that the area behind our property belongs to the municipality and that we could apply to the Property Management Division of the City of Windhoek to purchase a portion of that area.

3. We hereby request to purchase a portion behind our erf for purposes of extending our erf.

4. Kindly advise what you require from us to effect this purchase and what the purchase price would be.

5. Looking forward to your response.

6. Our contact details are:

   Vanessa Kauta-Ndaitwah 0814390758
   vanessakauta92@gmail.com

   Ndelitungapo Ndaitwah 0817875633
   ndelindaitwah@gmail.com

Yours Sincerely,
Mr and Mrs Ndaitwah

SECTIONAL PLAN No.SS 187 /2017	SHEET No.1 OF 6 SHEETS	S.G. No.S13/2017
Registered Registrar of Deeds Date:		Approved for Surveyor-General Date: 2017-03-03

NAME OF SCHEME: Gamsa Vista

REGISTERED DESCRIPTION OF LAND: Erf 256
Kleine Kuppe
Situate in the Municipal Area of Windhoek
Registration Division K, Khomas Region
Measuring 1000m^2 (one zero zero zero square metres)

GENERAL PLAN NO.: S.G No.A79/1994 (filed as K251)

NAME OF LOCAL AUTHORITY: Municipality of Windhoek

DESCRIPTIONS OF BUILDINGS: Two Building, namely
a) Building 1, comprising part of Section 1;
b) Building 2, comprising part of Section 1 and Section 2.

ENCROACHMENTS ON LAND: None

City of Windhoek
Dept. Planning, Urbanization & Environment
Sectional Plan Reference No. 256/2016
Approved
Subject to the Conditions contained in the Certificate
Windhoek 10/3/17
Strategic Executive

LAND SURVEYOR'S CERTIFICATE

I, Herman Lourens Strydom, hereby certify that I have prepared Sheets 1 to 6, of this sectional plan from actual measurements taken by me or under my direction, in terms of section 8(1)(a) of the Sectional Titles Act, 2009, in a manner that will ensure accurate results and in accordance with the requirements of the said Act and the Regulations promulgated thereunder.

Date: 22 February 2017
Signed:
Land Surveyor
Registration Number: STP/0007

Strydom & Associates
Land Surveyors
P.O. BOX 40716
Ausspannplatz
Windhoek
Namibia

Survey Records No. SR13/2017	Compilation: MG-5CA-V5

188

SHEET 6 OF 6 SHEETS

S.G. No.S13/2017

Approved

for Surveyor-General

Date: 2017-03-03

SECTION NUMBER	FLOOR AREA (Square metres)	PARTICIPATION QUOTAS (Percentages)
1	585	62.9032
2	345	37.0968
TOTAL	930	100.0000

City of Windhoek
Dept. Planning, Urbanization & Environment
Sectional Plan Reference No. 296/2014
Approved
Subject to the Conditions contained in the Certificate
Windhoek 10/3/17
Strategic Executive

Strydom & Associates
Land Surveyors
P.O. BOX 40716
Ausspannplatz
Windhoek
Namibia SIGNED:

H.L. Strydom
Land Surveyor

Date:22 February 2017

SCHEME: Gamsa Vista

DRAWING TITLE:

PARTICIPATION QUOTA SCHEDULE

POWER OF ATTORNEY

We, the undersigned, in our capacity as the owners of Gamsa Vista Sectional Title Scheme do hereby give permission to:

Ukaurua Vanessa Kauta
920207 0043 3
P O Box 2359, Windhoek

Ndelitungapo Tuhafeni Ndaitwah
910724 0034 0
P O Box 2359, Windhoek

To apply to the City of Windhoek for a Portion of open space behind our property to extend our property.

The appointee will sign all the document with regard to the acquisition of a portion applied for.

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

SIGNED at **WINDHOEK** on this ..8th..... day of .....March..... **2023** in the presence of the undersigned witnesses.

.....
MICHAEL KHUN:
GAMSA VISTA SECTIONAL TITLE SCHEME

WITNESSES:

1.....

2.....

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

910724 0034 0

NDAITWAH

NDELITUNGAPO TUHAFENI

I hereby certify that this document is a true copy of the original which was examined by me and that, save for any observations, the original has not been altered in any manner.

DATE: 09.01.2023

ADV. HOLEINGE THOMAS KASITA
COMMISSIONER OF OATHS
Ex-Officio-Legal Practitioner
High Court of Namibia
2nd Floor, Namlex Chambers
C10 Independence and Joh Meinert
Street Windhoek
Cell: +264 85 733 6041

1991-07-24

WINDHOEK

MALE

1,84

2021-06-01

U40339

CITIZEN

BROWN



91072400340

2022 -04- 06 191

DEED OF TRANSFER

NO. ST 349 /2022

BETWEEN

TRACY ANNE GRELLMANN

AND

NDELITUNGAPO TUHAFENI NDAITWAH

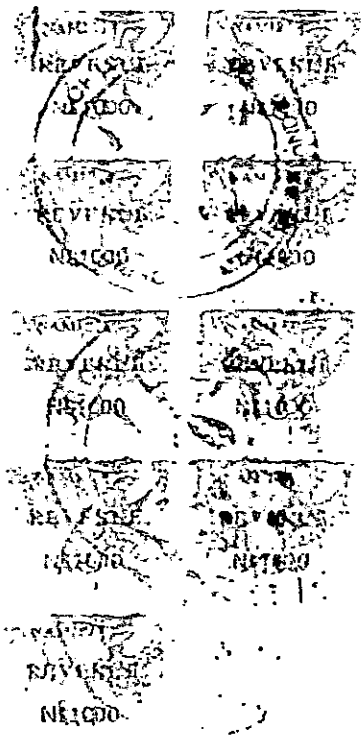
½ SHARE IN AND TO:

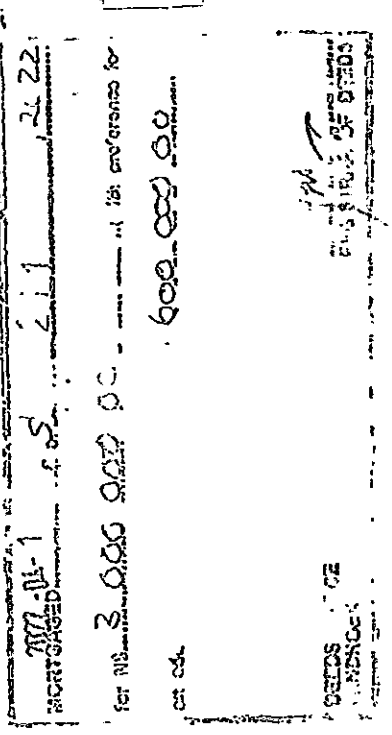
[SECTION 2 GAMSA VISTA]

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

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

MAT77272/pok





Prepared by me

CONVEYANCER
VAN DEN BERG, L.T.

ST 349 /2022

DEED OF TRANSFER

SECTIONAL TITLES ACT, 2009
(Section 17(1)(a), Regulation 12(5))

Be it hereby made known:

That [illegible]

appeared before me at WINDHOEK, she being duly authorised thereto by a power of attorney granted to her by

TRACY ANNE GRELLMANN
IDENTITY NUMBER 661209 0075 6
MARRIED OUT OF COMMUNITY

dated the **04TH APRIL 2022** and signed at **BADEN**

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 08th day of MARCH 2022 for the amount of N$ 1 499 500-00 (ONE MILLION FOUR HUNDRED NINETY NINE THOUSAND AND FIVE HUNDRED NAMIBIAN DOLLARS)

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

NDELITUNGAPO TUHAFENI NDAITWAH
IDENTITY NUMBER 910724 0034 0
MARRIED OUT OF COMMUNITY OF PROPERTY

His Heirs, Executors, Administrators and Assigns

A unit consisting of –

½ SHARE IN AND TO:

(a) Section No. 2
as shown and more fully described on Sectional Plan No.SS 76/2017
in the development scheme known as GAMSA VISTA
in respect of the land and building or buildings situated at ERF NO.256 KLEINE KUPPE in the Municipality of WINDHOEK, Registration Division "K", KHOMAS Region of which Section the floor area, according to the Sectional Plan is 346 (THREE FOUR FIVE) square metres in extent;

(b) an undivided share in the common property in the development scheme apportioned to that section in accordance with the participation quota as endorsed on that sectional plan.

Held by virtue of Deed of Transfer No. ST 265/2020

The unit/interest is subject to or benefits by

(i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in section 11(3)(b) of the Sectional Titles Act, 2009, and the servitudes referred to in section 30 of that Act; and

(ii) any alteration to the building or buildings or to a section or to the common property shown on that sectional plan.

Wherefore all the right, title and interest which the transferor heretofore had to the abovementioned unit is renounced, and in consequence it is also acknowledged that the transferor is entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents the abovementioned transferee now is entitled thereto. the State however reserving its rights.

SIGNED, EXECUTED and SEALED at WINDHOEK on

q.q. APPEARER

In my presence

REGISTRAR OF DEEDS

(Seal of Office)

REPUBLIC OF NAMIBIA - MINISTRY OF FINANCE
TRANSFER DUTY - FORM D
DECLARATION BY PURCHASER

PAGE 1

TRANSFEROR (Seller)
TRACY ANNE GRELLMANN

TRANSFEREE (Purchaser)
NDELITUNGAPO TUHAFENI NDAITWAH

DESCRIPTION OF PROPERTY

½ SHARE IN AND TO:

(a) a unit, consisting of **SECTION NO. 2**, as shown and more fully described on **SECTIONAL PLAN NO. SS 76/2017**, in the building or buildings known as **GAMSA VISTA,**
CERTAIN ERF NO. 256 KLEINE KUPPE
SITUATE in the Municipality of WINDHOEK
Registration Division "K"
of which Section the floor area according to the said Sectional Plan is **345 (THREE FOUR FIVE)** square metres in extent; and

(b) together with an undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan, apportioned to the said Section in accordance with the participation quota of the said Section specified in a Schedule endorsed on the said Sectional Plan;

Date of transaction. **08 MARCH 2022**	Consideration: **N$ 1 499 500.00**

TRANSFER DUTY PAID BY **DR WEDER KAUTA & HOVEKA INC** (DDK)
Postal address: **P O Box 864, WINDHOEK**

FOR OFFICIAL USE

Transfer Duty paid on 14995000-00 | Being the Purchase Price accepted for Stamp Duty purposes PURCHASE N$

Law under which duty charged

Steel defacing stamp of office of issue

14/4/22
Receiver of Revenue

CASH REGISTER RECEIPT

NamRA

DOMESTIC TAXES DEPARTMENT

PAYMENT RECEIPT

Receipt Number: 0200093652

Office Code	TIN	Taxpayer Name	Postal Address	Received by
02	05028864	Ndelitungapo Tuhafeni Ndaitwah	P O Box 2359; Windhoek; Namibia;	Dina, Hengari (Kahuure)

Transfer Duty Details:

Transferor Name(Seller)	Tracy Anne Grellmann		
Transferee Name (Purchaser)	Ndelitungapo Tuhafeni Ndaitwah		
Conveyancer Name	Dr Weder , Kauta And Hoveka Incorporated		
Physical Address of Property	1/2 SHARE IN AND TO SECTION NO. 2 ON SECTIONAL PLAN NO. SS 76/2017, GAMSA VISTA, ERF NO. 256 KLEINE KUPPE		
Town	WINDHOEK	**Region**	KHOMAS
Size of Property	345	**Date of Transaction**	08-03-2022
Consideration (Purchase Price)(N$)	1,499,500.00	**Transfer Duty paid on (N$)**	1,499,500.00

Tax Type	Year	Period	Payment Date	Liability Type	Payment Mode	Received Amount (N$)
Transfer Duty	2023	-	11-04-2022	Duties & Levies	Direct Deposit	28 975.00
Total Amount(N$)						**28,975.00**

This is the original receipt

REPUBLIC OF NAMIBIA - MINISTRY OF FINANCE PART 1
TRANSFER DUTY - FORM B
DECLARATION BY PURCHASER

TRANSFEROR (Seller)
TRACY ANNE GRELLMANN

TRANSFEREE (Purchaser)
UKAURUA VANESSA KAUTA

DESCRIPTION OF PROPERTY

½ SHARE IN AND TO

(a) a unit, consisting of SECTION NO. 2 , as shown and more fully described on SECTIONAL PLAN NO. SS 76/2017, in the building or buildings known as GAMSA VISTA,
CERTAIN ERF NO 256 KLEINE KUPPE
SITUATE in the Municipality of WINDHOEK
Registration Division "K"
of which Section the floor area according to the said Sectional Plan is 345 (THREE FOUR FIVE) square metres in extent, and

(b) together with an undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan, apportioned to the said Section in accordance with the participation quota of the said Section specified in a Schedule endorsed on the said Sectional Plan.

Date of transaction. 08 MARCH 2022	Consideration: N$ 1 499 500.00

TRANSFER DUTY PAID BY DR WEDER KAUTA & HOVEKA INC (JDK)
Postal address: P O Box 864, WINDHOEK

Transfer Duty paid on 14,995 00-00	FOR OFFICIAL USE Being the Purchase Price accepted for Stamp Duty purposes.
Law under which duty charged	
Steel defacing stamp of office of issue	Receiver of Revenue
	CASH REGISTER RECEIPT

NamRA

DOMESTIC TAXES DEPARTMENT

PAYMENT RECEIPT

Receipt Number: 0200093660

Office Code	TIN	Taxpayer Name	Postal Address	Received by
02	07132842	Ukaurua Vanessa Kauta	P.O. Box 2359 Windhoek Namibia Namibia	Dina, Hengari (Kahuure)

Transfer Duty Details:

Transferor Name(Seller)	Tracy Anne Grellmann		
Transferee Name (Purchaser)	Ukaurua Vanessa Kauta		
Conveyancer Name	Dr Weder , Kauta And Hoveka Incorporated		
Physical Address of Property	1/2 SHARE IN AND TO SECTION NO. 2 ON SECTIONAL PLAN NO. SS 76/2017, GAMSA VISTA, ERF NO. 256 KLEINE KUPPE		
Town	WINDHOEK	Region	KHOMAS
Size of Property	345	Date of Transaction	08-03-2022
Consideration (Purchase Price)(N$)	1,499,500.00	Transfer Duty paid on (N$)	1,499,500.00

Tax Type	Year	Period	Payment Date	Liability Type	Payment Mode	Received Amount (N$)
Transfer Duty	2023	-	11-04-2022	Duties & Levies	Direct Deposit	28,975.00
Total Amount(N$)						28,975.00

This is the original receipt

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

920207 0043 3



KAUTA

UKAURUA VANESSA

I certify that this document is a true copy of the original which was examined by me and that,from my observations,the original has not been altered in any manner

DATE: 09.01.2023

ADV. HOLEINGE THOMAS KASITA
COMMISSIONER OF OATHS
Ex-Officio-Legal Practitioner
High Court of Namibia
2nd Floor,Namdex Chambers
C10 Independence and Joh Jacheni
Street Windhoek
Cell:+264 85 725 5841

1992-02-07

CITIZEN

WINDHOEK

FEMALE 1,70

BROWN

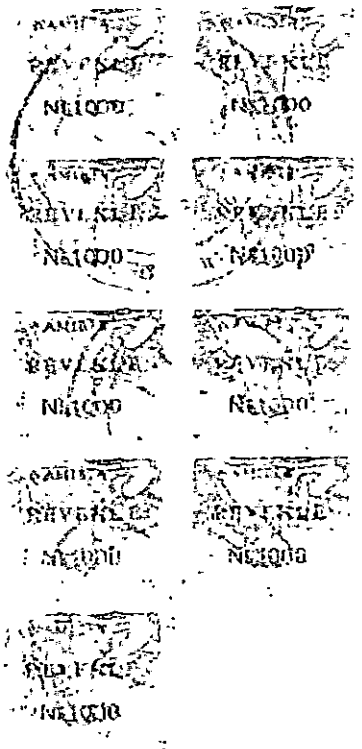
2017-10-05

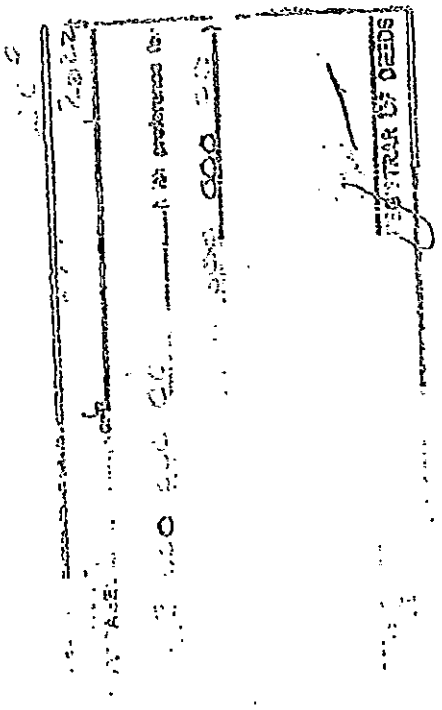
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92020700433

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Prepared by me

CONVEYANCER
VAN DEN BERG, L T

12022

DEED OF TRANSFER

SECTIONALTITLES ACT, 2009
(Section 17(1)(a) Regulation 12(5))

Be it hereby made known.

That LIANA THERESA VAN DEN BERG

appeared before me at WINDHOEK, she being duly authorised thereto by a power of attorney granted to her by

TRACY ANNE GRELLMANN
IDENTITY NUMBER 661209 0075 6
MARRIED OUT OF COMMUNITY

dated the **04TH APRIL 2022** and signed at **BADEN**

2022 -04- 0 0

201

DEED OF TRANSFER

NO. [illegible]

BETWEEN

TRACY ANNE GRELLMANN

AND

UKAURUA VANESSA KAUTA

½ SHARE IN AND TO:

[SECTION 2 GAMSA VISTA]

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

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

M[illegible]

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 08th day of MARCH 2022 for the amount of N$ 1 499 500-00 (ONE MILLION FOUR HUNDRED NINETY NINE THOUSAND AND FIVE HUNDRED NAMIBIAN DOLLARS)

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

UKAURUA VANESSA KAUTA
IDENTITY NUMBER 920207 0043 3
MARRIED OUT OF COMMUNITY OF PROPERTY

Her Heirs, Executors. Administrators and Assigns

A unit consisting of

½ SHARE IN AND TO

(a) Section No. 2
as shown and more fully described on Sectional Plan No.SS 76/2017
in the development scheme known as GAMSA VISTA
in respect of the land and building or buildings situated at ERF NO.256 KLEINE KUPPE in the Municipality of WINDHOEK, Registration Division "K", KHOMAS Region of which Section the floor area, according to the Sectional Plan is 345 (THREE FOUR FIVE) square metres in extent

(b) an undivided share in the common property in the development scheme apportioned to that section in accordance with the participation quota as endorsed on that sectional plan

Held by virtue of **Deed of Transfer No. ST 265/2020**

The unit/interest is subject to or benefits by

(i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in section 11(3)(b) of the Sectional Titles Act, 2009, and the servitudes referred to in section 30 of that Act; and

(ii) any alteration to the building or buildings or to a section or to the common property shown on that sectional plan

Wherefore all the right, title and interest which the transferor heretofore had to the abovementioned unit is renounced, and in consequence it is also acknowledged that the transferor is entirely dispossessed of and disentitled to the same, and that, by virtue of these presents the abovementioned transferee now is entitled thereto. the State however reserving its rights

SIGNED, EXECUTED and SEALED at WINDHOEK on

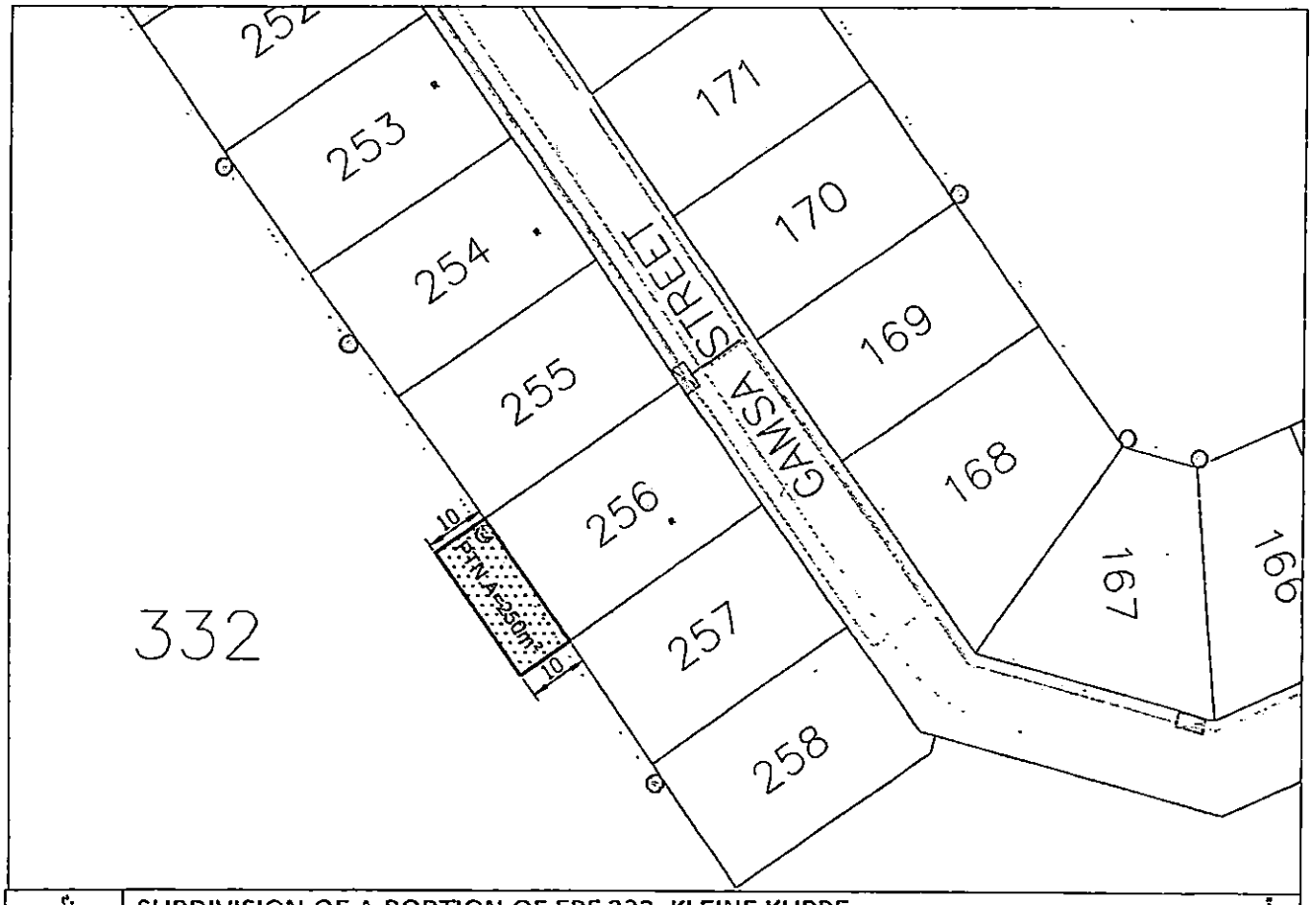
q.q. APPEARER

In my presence

REGISTRAR OF DEEDS

AND REFORM

(Seal of Office)



SUBDIVISION OF A PORTION OF ERF 332, KLEINE KUPPE
FOR CONSOLIDATION WITH ERF 256, KLEINE KUPPE

06 SEPTEMBER 2022

PATH: o:\cad data\groups\geomatics\256 KK PLAN NO: KK 256-1

SCALE1:1000

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 22/07/2024



Erf No.:	332	Suburb:	Kleine Kuppe	Street name:	Gamsa
Erf size:	190 759 m²	Zoning:	Public Open Space	Density:	

Required portion size: 250 m²

Current use of the portion under consideration: Vacant

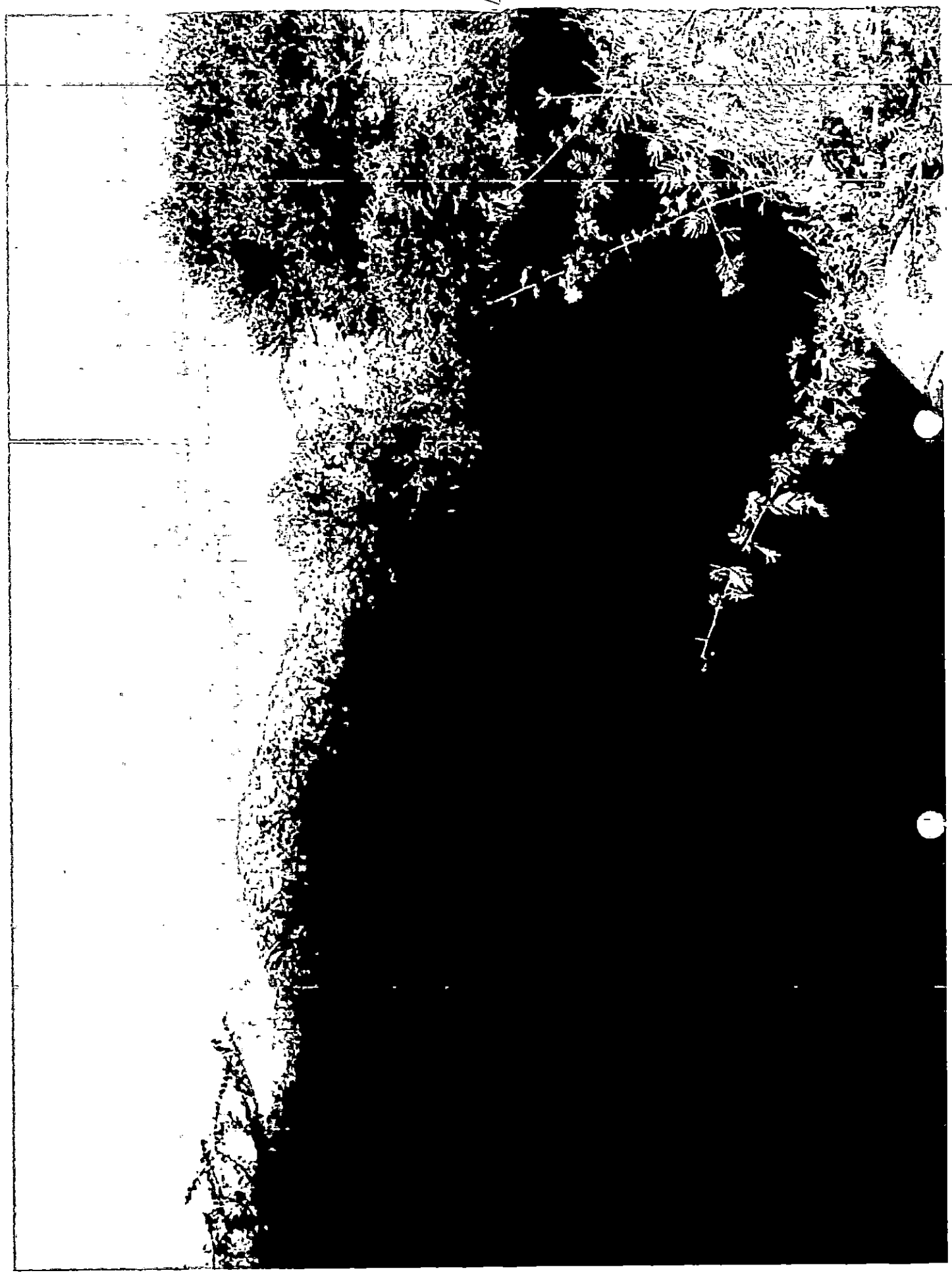
Acquisition purpose: To be sold for consolidation with Erf 256 Kleine Kuppe

Current vacant land going price/ m²	N$ 1 407	
Size of the portion Required	250 m²	
Estimated market Value	N$ 351 800	

Sales from 2021 tender in Kleine Kuppe produced an average purchace price of N$ 1358.00, consequently we are of the opinion that going rate for vacant land be adjusted from N$ 1 699.00 to N$ 1 407.00 as reflected by the sale. Considering the above, a rate of 1 407/ m², is advised. Hence the portion required shall be valued at the aforementioned price.

.....Hendjala.....

Valued by: Kaulikufwa Hendjala Date: 22/07/2024





NEIGHBOURS' CONSENT

SALE OF A PORTION OF THE REMAINDER OF ERF 332, KLEINE KUPPE TO THE OWNER OF ERF 256 (SECTION 2), KLEINE KUPPE FOR NOTARIAL LIKANGE PURPOSES

NAME/S\: HAIFO SHILONGO

IDENTITY NUMBER/S: 8906010028 7

PHYSICAL ADDRESS: 9 BASSINGTHWAIGHTE STREET, KLEIN WINDHOEK

POSTAL ADDRESS: PO BOX 91315 KLEIN WINDHOEK

I/We the owners of **Erf 257, Kleine Kuppe**

Indicate [x]

Do not object [X]

Object [ ]

If objecting, state reasons for objection

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Signature

20/02/2023

Date

NEIGHBOURS' CONSENT

SALE OF A PORTION OF THE REMAINDER OF ERF 332, KLEINE KUPPE TO THE OWNER OF ERF 256 (SECTION 2), KLEINE KUPPE FOR NOTARIAL LIKANGE PURPOSES

NAME/S\: N.A. ZIHLOMBOLENI

IDENTITY NUMBER/S: 6911190085 04

PHYSICAL ADDRESS:: 255 GAMA STREET, KLEINEKUPPE

POSTAL ADDRESS: P.O. BOX 40631 AUSSPANNPLATZ

I/We the owners of **Erf 255, Kleine Kuppe**

Indicate [x]

Do not object [X]

Object [ ]

If objecting, state reasons for objection

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N.A. Zihlomboleni 20-02-2023

Signature 0811270458 **Date**

NEIGHBOURS' CONSENT

SALE OF A PORTION OF THE REMAINDER OF ERF 332, KLEINE KUPPE TO THE OWNER OF ERF 256 (SECTION 2), KLEINE KUPPE FOR NOTARIAL LIKANGE PURPOSES

NAME/S\:..... Michael Kuhn

IDENTITY NUMBER/S:..... 6209071003 2.

PHYSICAL ADDRESS:: Erf 256 A Ramsa Street Kleine Kuppe

POSTAL ADDRESS:... P.O. Box 81300

I/We the owners of **Erf 256 (Section 1), Kleine Kuppe**

Indicate [x]

Do not object [X]

Object [ ]

If objecting, state reasons for objection

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Signature

20-02-2023

Date