Municipality of Swakopmund

AGENDA PART 1 ORDINARY COUNCIL MEETING

ON

THURSDAY

30 JANUARY 2025

AT





CONTACT US:

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Ref No:

5/2/1/1/2

Enquiries:

Ms A Kahuika

21 JANUARY 2025

The Chairperson and Members of the Management Committee Municipality of SWAKOPMUND

Dear Sir / Madam =

NOTICE: ORDINARY COUNCIL MEETING

Notice is hereby given in terms of Section 24 (1) of the Local Authorities Act of 1992, Act 23 of 1992 as amended, of a **ORDINARY COUNCIL MEETING** to be held:

DATE

THURSDAY, 30 JANUARY 2025

VENUE

COUNCIL CHAMBERS,

MUNICIPAL OFFICE BUILDING,

C/O RAKOTOKA STREET AND DANIEL KAMHO

AVENUE, SWAKOPMUND

TIME

19:00

Alfeus Benjamin

CHIEF EXECUTIVE OFFICER

ak/-



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	None.
6.	PETITIONS
	None.
7.	MOTIONS OF MEMBERS
	None.
8.	ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN
	None.
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10.	REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT
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11. RECOMMENDATION OF THE MANAGEMENT COMMITTEE

11.1 MANAGEMENT COMMITTEE MEETINGS HELD IN JANUARY 2025

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12. REPORTS AND RECOMMENDATIONS OF COMMITTEES OR THE CHIEF EXECUTIVE OFFICER

None.

13. **DRAFT REGULATIONS AND TARIFFS, IF ANY**

None.

MINUTES

of an Ordinary Council Meeting held in Council Chambers, Municipal Head Office, Swakopmund on Thursday, 28 November 2024 at 19:00.

PRESENT:

Councillor D Namubes Councillor B R !Goraseb

Councillor W O Groenewald Councillor P Shimhanda

Councillor M Henrichsen Councillor C-W Goldbeck Councillor E Shitana

Councillor H H Nghidipaya Councillor S M Kautondokwa Mayor

Chairperson of the Management Committee

Alternate Chairperson of the Management Committee

Member of the Management Committee Member of the Management Committee

Additional Member of the Management Committee

Member of Council Member of Council Member of Council

OFFICIALS:

Mr A Benjamin Mr M Haingura Chief Executive Officer

Mr V S Kaulinge Mr C McClune

General Manager: Corporate Services & HC General Manager: Economic Development Services General Manager: Engineering and Planning Services

General Manager: Finance

Mr H !Naruseb Mr A Kationdorozu

General Manager: Health Services and SWM (Acting)

Public Relations Officer

Ms L Mupupa Mr U Tjiurutue Ms A Kahuika

Corporate Officer: Administration Administration Officer: Administration

ALSO PRESENT:

Seventeen (17) members of the public and other dignitaries.

OPENING BY PRAYER

Pastor Maritz opened the meeting with a prayer.

ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL

(C/M 2024/11/28

5/2/1/1/2)

On the proposal of Councillor B R IGoraseb seconded by Councillor W O Groenewald, it was:

RESOLVED:

That the agenda be adopted.

		2067	2024
3.	APPLICATIONS FOR LEAVE OF MEMBERS OF COUNCIL	ABSE	NCE AND DECLARATION OF INTEREST BY
3.1	Application for leave of absence:		
	Councillor D Am-!Gabeb	-	Approved
3.2	Declaration of interest:		
	Councillor H H Nghidipaya	•	items 11.1.8
4.	CONFIRMATION OF MINUTES		
	10/11/2021/11/202	5/2/1/1	
4.1	MINUTES OF THE ORDINARY NOVEMBER 2024	Y COI	UNCIL MEETING HELD ON 14 AND 28
		5/2/1/1	/2)
	On the proposal of Councillor B R it was:	R !Gora	seb seconded by Councillor W O Groenewald,
	RESOLVED:		
	That the minutes of the Ordinar confirmed as correct.	y Cour	ncil Meeting held on 14 November 2024, be
5.	INTERVIEWS WITH DEPUTATION	NS OR	PERSONS SUMMONED OR REQUESTED TO
	None.		
6.	PETITIONS		
	None.		

MOTIONS OF MEMBERS

None.

8. ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN

None.

9. OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS (C/M 2024/11/28 5/5/2)

Honourable Councilors, The Chief Executive Officer, Mr. Alfeus Benjamin, General managers, Managers and officials of Council, Paster, Members of the Junior Town Council, Members of the Community, Members of the media, Ladies and gentlemen

Good evening once again.

Ordinary Management Committee Meeting - 16 January 2025

207 / 2024

As we approach the close of another remarkable year, it is a great pleasure that I welcome you to the final Council Meeting for the year 2024. Thank you very much for joining us this evening and for your support throughout the year.

From the onset, I would like to extend my heartfelt gratitude to each and every Councillar, as well as to the management and staff of the Council, for their transandous afforts in ensuring that Swakopmund continues to deliver exceptional service to the residents and our visitors.

The achievements and milestones we've reached this year stand as a testament to the dedication, hard work and collaborative abilit of our entire team.

This year, we were able to launch new projects and successfully completed several origining initiatives. Each of these accomplishments reflects the talent, commitment and determination of everyone involved. We were also able to face challenges head on and transformed them into opportunities for growth and progress.

As you may recall, during my January Council announcements, I shared my vision for 2024, outlining four key areas of focus: economic empowerment, education, housing, and safety and security for our town.

Tanight, I am pleased to inform you that in 2024, Swakopmund saw significant strides in terms of growth and development in those areas.

Ladies and gentlemen,

Please allow me briefly share some key highlights.

In terms of

Economic Growth and Job Creation

Swakepmund is experiencing steady economic growth, driven by its thriving tourism industry, expanding infrastructure and increasing opportunities for local entrepreneurship.

As part of our engoing effects to maximise opportunities, Council established the Tourism Information Centre as a central hub for tourists, providing easy access to information about Swakopmund's attractions, services, and local expenences.

Meanwhile, the Economic Development Service focuses on fostering entrepreneurship and aims to empower youth by offering training programs designed to help them build and run successful businesses. It is also encouraging to see that our local economy continues to thrive, driven by the emergence of new business opportunities, including medical practices and retail stores like Choppies, Metro Fresh, and many others.

It has become evident that Swakopmund remains a sought-after destination for both tourists and investors. These developments have created new job opportunities for our residents and provided a solid foundation for future growth.

Moving on to

Social Development and Community Initiatives

This year, we also made strides in social development, particularly in education and community development projects. The opening of the Tangeni Shilongo open Learning center has provided our school going children living in the DRC with greater access to advanced and conducive learning opportunities. A corneration of our achievements is the Tangeni Shilongo project, a NAD 50 million development in the informal settlement of DRC. These transformative initiatives himness smart foreign investment to address housing challenges, create employment opportunities, and stimulate our local economy through land sales, tender processes, and publicativate partnerships.

Our dedication to education is evident in the approval of land for the Tangeni Shilongo educational project. This initiative provides vulnerable children in the DRC community with access to quality education, laying the foundation for a brighter future.

We were also able to identify soup kitchens and register them with our offices, thereby allowing them to be able to receive donations and further provide support to their needy communities.

In our efforts to be able to restore the dignity of our senior citizens and give them an apportunity to generate some income, we hosted two elderly market days for our senior citizens to be able to trade their handmade clothing and cooked food to generate income. The success of this events have emanated in requesting for another elderly market day, however, the food festival organising committee has agreed to provide a stall for them to trade their goods from:

We are immensely grateful for this partnership in assisting our senior citizens.

Furthermore, as per our annual calendar, we will be hosting the senior citizen food parcel distribution on 3 December 2024.

When it comes to Environmental and Sustainability Efforts

2024 has also been a year of environmental responsibility for Swakopmund. We remain committed to sustainable energy practices. Our community's active participation in the recycling program has been exceptional, significantly reducing waste and helping preserve the beauty of our natural surroundings. Additionally, we are currently running the "Love Swakopmund, Leave No Litter" campaign as part of our committees to maintain a clean and sustainable town.

The Council is proud to reaffirm its commitment to the sustainable development of our town through innovative initiatives, strategic partnerships, and the empowerment of our communities

Environmental sustainability ramains a central lacus. The Council has successfully implemented pollutionreducing guidelines and bylaws, showcasing our commitment to protecting our natural environment for future generations. An impactful environmental presentation further highlighted our strategies for creating a cleaner and healther town

Moreover, in relation to

Cultural and Community Engagement

Swakopmund has remained a hub for culture and community spirit. This year, we celebrated the Africa Day Celebrations with achools in Swakopmund where learners showcased their heritage through different performances where the Junior Mayor dulivered her keynote address.

Our annual Matutura Cultural Festival has continued to grow each year, and this year was no different, drawing together people from all walks of life to celebrate our collective heritage and culture. The origing success of these events reflects the vitality of our town. This year, a fashion show was introduced to the program, and it was a tremendous success.

Honourable councillors

Safety and Security

The safety and security of our residents remains our top priority. In 2024, we have made substantial progress in enhancing public safety, with the introduction of new community policing programs and upgrades to our emergency services such as the installation of CCTV cameras, the police station which is currently under construction in the DRC and our ongoing stakeholder engagements. I believe that these efforts ensure that Swakopmund remains a safe and secure place for all.

In further support of safety and secunty, we donated land to Rossing for the establishment of a police station, enhancing safety measures for residents and visitors alike. The active involvement of G4S, the Neighborhood Watch, and the Tourist Protection Unit ensures the well-being of businesses and tourists. Law enforcement efforts, bolstered by the Special Reserve Force, have significantly contributed to come reduction in our town.

Honourable Councillors, Ladies and gentlemen

On the national and international stage, we continue to foster strategic relationships. Nationally, partnerships with the National Housing Enterprise and the Development Bank of Namibia are driving housing and infrastructure development. Internationally, our cullaboration with Fuzhou City in China strengthens cultural and developmental ties, while our participation in the BRICS Urban Future Forum in Moscow, Russia, reliects our active role in shaping global urban development initiatives.

These accomplishments underscore the Council's steadfast dedication to improving the lives of our residents while advancing sustainable growth, safety, and international cooperation. Together, we are building a resilient, thriving, and inclusive community.

As I end, I would just like to say that

Our Council has received praise for outstanding teamwork and excellence, which is a direct result of our focus on improving governance by enhancing transparency and promoting stronger collaboration between the local council, residents, and regional partners. We have set aside political differences to prioritize the needs of our community. Our commitment to accountable leadership continues to build trust between the council and the community. Let's give ourselves a round of applicase for our collective unity and efforts.

In conclusion, I would like to express my heartfelt thanks to each and every one of you for the trust, support, and apportunity to serve as your Mayor. I eagenly look ahead to 2025 and wish you all a blessed and joyful festive season. Please take care of yourselves and remember to share love and kindness with those around you and those you encounter.

Thank you very much.

Let us now proceed with our agenda for the evening before we dine together as we close off the year.

MAYOR

- 10. REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT
- 10.1 REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING NOVEMBER 2024

(C/M 2024/11/28

5/2/1/1/2)

RESOLVED:

That the report to Council on the resolutions taken by Management Committee meetings held on 14 November 2024 be noted.

- 11. RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETING HELD DURING NOVEMBER 2024
- 11.1 MANAGEMENT COMMITTEE MEETING HELD ON 14 AND 28 NOVEMBER 2024
- 11.2 MANAGEMENT COMMITTEE MEETING HELD ON 14 NOVEMBER 2024
- 11.1.1 REQUEST FOR AUDIENCE: MESSRS THE NAMIBIAN MARSHALL RANGERS EMERGENCY RESCUE SERVICES

(C/M 2024/11/28 -

16/2/10/6;5/2/4/5)

RESOLVED:

- (a) That Council takes note of the proposal by Namibian Marshall Rangers Emergency Rescue Services for volunteer sea rescue assistance at the Mole Boat Launch area.
- (b) That the presentation by Mr S Naude be noted.
- (c) That Council appreciates the voluntary service being rendered by the Namibian Marshall Rangers Emergency Rescue Services.
- (d) That the service provider indemnifies Council for any potential liability.
- 11.1.2 INFORMATION REQUESTED BY MANAGEMENT COMMITTEE: PURCHASE OF A PORTION OF RE/ PORTION 4 BEHIND ERVEN 9 AND 10 VINETA
 (C/M 2024/11/28 V 9, V 10)

RESOLVED:

That Council takes note:

- (a) That Council conditionally approved the sale of a portion of Re/Portion 4 on 25 January 2024 under item 11.1.24, but no decision was made regarding the rezoning application at the time.
- (b) That the statutory publication process for the sale was completed on 04 June 2024 and no objections were received by the closing date.
- (c) That on 14 June 2024, an objection was received mainly regarding the construction of a hotel on the subject portion of land and the objection was included in the submission to the Minister of Urban and Rural Development dated 17 June 2024. The objection is against the

construction of a hotel which is not possible without a rezoning to "General Business" being approved.

- (d) That on 08 July 2024 approval was granted by the Minister of Urban and Rural Development to proceed with the sale of the subject portion of land.
- (e) That the rezoning application is a separate statutory process attended to by the Engineering & Planning Services Department and was accordingly tabled to the Management Committee on 17 October 2024 under item 8.12.
- (f) That the Engineering and Planning Services Department resubmit the rezoning application for consideration.

11.1.3 PREPAID WATER TARIFF AND IMPLEMENTATION PLAN (C/M 2024/11/28 - 16/2/1/7/1; 17/2/1/7/1)

RESOLVED:

- (a) That Council approves the two (2) options for a Prepaid Water Service Connection, namely,
 - (i) Option 1 the customer can choose to pay for the Prepaid Water Services Connection up-front/once-off.
 - (ii) Option 2 the customer can choose a 5-year loan repayment and repay Council for the Prepaid Water Service Connection.
- (b) That Council approves the pre-paid water tariff to include,
 - (i) Water Service Connection charge (Option 2) of N\$60.00/month (subject to change) for 60 months to be included on the Municipal Account of the consumer.
 - (ii) A 4% Infrastructure Charge on the total cost of water consumed for the month and to be included on the Municipal Account of the customer and such charge shall be applied until the customer no longer uses the pre-paid water metering
 - (iii) The Water Consumption tariff is as follows:

8m³	at	14.87/m³
9m³ to 30m³	at	N\$ 19.88/m³
31m3 to 60m3	at	N\$ 25.06/m ²
More than 60m3	at	N\$ 38.77/m²

(c) That the installation of the pre-paid water meters and system of Messrs Netvend Metering Solutions CC be focused in Mondesa and in accordance with points (b), (c) and (d) of Council resolution taken 12 December 2023 under item 11.1.36.

11.1.4 REVISED AND AMENDED EXPECTED CREDIT LOSSES AND IMPAIRMENT OF DEBT POLICY

(C/M 2024/11/28 - 3/P)

RESOLVED:

That Council approves the newly revised and amended, "Expected Credit Losses and Impairment of Debt Policy".

11.1.5 REVIEW AND APPROVAL OF DRAFT MEMORANDUM OF UNDERSTANDING (MOU) WITH THE MINISTRY OF HEALTH AND SOCIAL SERVICES - ERONGO REGION

(C/M 2024/11/28 -

15/3/2;5/2/4/5)

RESOLVED:

- (a) That Council approves the Memorandum of Understanding (on file) between the Swakopmund Council and the Ministry of Health and Social Services- Erongo Region.
- (b) That Council authorizes the Chief Executive Officer, and the Chairperson of the Management Committee to sign the MoU on behalf of Swakopmund Municipality Council.
- (c) That the MOU (on file) be submitted to Council's insurance, to ensure coverage while the Ambulance is in the possession of the Ministry of Health and Social Services that it is covered by Council's insurance.
- (d) That the Ministry of Health and Social Services be responsible for replenishing of the standard medical consumable items and equipment e.g. syringes, needles, masks, medical gloves, gowns, etc. after use and that the Ministry be invoiced accordingly.
- 11.1.6 PROPOSAL TO HOST A NEW YEAR'S CELEBRATION WITH A FIREWORKS DISPLAY IN SWAKOPMUND

(C/M 2024/11/28 -

9/3/2/2)

- (a) That Council approves the hosting of the Swakopmund New Year's Celebration Countdown 2024 on 31 December 2024.
- (b) That the use of fireworks (pyrotechnics) at the annual event not be permitted.
- (c) That the event be hosted at the Northern Beach Recreational area next to the Platz Am Meer Mall, as it is the suitable location to host the Swakopmund New Year's Celebration Countdown 2024.
- (d) That the event starts at 12H00 on 31 December 2024 and that the area be vacated by 01H00 on 1 January 2025.
- (e) That the Marketing & Communications Section be required to inform all affected members of the community in the surrounding area.
- (f) That the beach area be laid out to accommodate picnics with sufficient access.
- (g) That Messrs Corporate Event Gear CC be appointed to provide staging, sound, visuals, and music on 31 December 2024.
- (h) That a total of 15x vendors be invited to apply for stands at a cost of N\$500.00 per application and that no liquor be permitted to be sold by the vendors.
- (i) That sufficient bins and mobile ablution facilities should be availed by the Health Services and Waste Management Department.

- (j) That the Municipal Traffic Section, Namibian Police, Special Reserve Force, Namibian Navy, securities companies, and First Aid and Emergency Responders be invited to provide safety and security services at the event.
- (k) That Erongo RED be approached to sponsor electricity and temporary light poles.
- (I) That the General Manager: Finance be granted permission to avail additional funds for the event.
- (m) That the following officials be part of the organizing team:

Manager: Corporate Services

Mr A Plaatjie

Marketing & Communications Officers -

Ms A Gebhardt

Mr V Vihanga Ms R Kandanga

Sports & Recreational Officer

Mr B Oaseb

Public Relations Officer

Ms L Mupupa

. Assistant Animal Control

Mr D Guruseb

* Names of the members serving on this organizing team are subject to change according to availability and responsibilities during the progress of the event.

- (n) That overtime be paid to the officials serving on the organising committee.
- (o) That the following conditions be applicable:

(i) That the area is clean at all times.

(ii) That Council be indemnified against any claims that may arise from using the area.

(iii) That the area must be restored to its original condition and to the satisfaction of the General Manager: Economic Development Services.

(iv) That the sound be restricted to the immediate surrounding area.

- (v) That the area be vacated by 01H00 on 1 January and no one be allowed to overnight.
- (p) That the proposal and arrangement to host the New Year's celebration with fireworks display for 2026 be started earlier and submitted to Council in the first quarter of 2025.
- (q) That the New Year's celebration be made an annual event and be budgeted for accordingly.

11.1.7 APPLICATION FOR THE SUBDIVISION OF ERF 119 MYL 4 PROPER INTO PORTION A AND THE REMAINDER

(C/M 2024/11/28 -

M4 E 119)

RESOLVED:

(a) That the subdivision of Erf 119, Myl 4 Proper into Portion A and the Remainder be approved as per the table below:

Erf Number	Size in m²	Zoning
Portion A	370m²	Single residential

Rem/Erf 119	402m²	5Ingle residential
Total	772m²	

- (b) That Conditions registered against Erf 119, Myl 4 Proper be retained and be registered against title deeds of both Portion A and the Remainder of Erf 119, Myl 4 Proper.
- (c) That the subdivision of Erf 119, Myl 4 Proper be subject to an endowment fee of 7.5% as provided for in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) as well as the Council's Property Policy.
- (d) That all additional infrastructures that may be required because of the proposed development be for the account of the applicant and in accordance with the specifications from the General Manager: Engineering and Planning Services.
- (e) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation (endowment) fee for the subdivision has been received by Council.
- (f) That the applicant provides proof that the subdivision of Erf 119, Myl 4 into Portion A and Remainder has been approved by the Minister of Urban and Rural Development and provides Council with approved diagrams before any submission of building plans to the Engineering and Planning Services Department for approval.
- (g) That the on-site parking requirements be as per the Swakopmund Zoning Scheme.
- (h) That the objectors be informed that they may appeal Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulation 18 of the Urban and Regional Planning Act.

11.1.8 APPLICATION TO RENT A PORTION OF ERF 313, SWAKOPMUND: M HARTMANN INVESTMENT 87 CC/2018/06280

(C/M 2024/11/28 -

Remainder Erf 313)

- (a) That Council approves the application by M Hartmann Investments 87 CC/2018/06280 to lease a portion of the Remainder of Erf 313, Swakopmund for the establishment of a business.
- (b) That permission be granted to the applicant to construct/erect a wooden structure similar to Swakop Info on the lease area (exact size still to be determined), subject to:
 - (i) Detailed building plans being submitted to the Engineering & Planning Services Department for consideration.
 - (ii) That the structure complies with health requirements such as the provision of potable water on-site and public ablution nearby.
- (c) That the lease period for M Hartmann Investments 87 CC/2018/06280 be for an initial 1-year period, followed by the standard 5 years lease

period:

- the initial 1 year lease period to commence from the date of signing the lease agreement;
- (ii) the standard 5-year period will commence upon expiry of the initial lease period and is subject to successful publication in terms of the Local Authorities Act, Act 23 of 1992, as amended and approval granted by the Ministry of Urban and Rural Development.
- (d) That the rental amount be N\$45.68 / m² + (15% VAT) N\$6.85 / m² = N\$52.53 (exact size still to be determined) with an annual escalation of 7% starting from 1 July 2025 to have a standard tariff for similar areas.
- (e) That the lease be subject to the following standard conditions:
 - (i) That due to the nature of the business concept, sub-letting be allowed based on reasonable commercial terms.
 - (ii) That Council reserves the right to cancel the lease if valid objections are received from the public during the subsistence of the lease.
 - (iii) That the applicant shall indemnify Council and keep Council indemnified during the full period of this agreement against possible claims, which may arise from the use of the leased area.
 - (iv) That the lease is terminable by either party given or receiving 3 months' notice.
 - (v) That a deposit equal to 1 month's rental be paid.
 - (vi) That all costs involved be for the lessee's account. Should they cease operating they must inform Council in writing and reinstate the area to its original condition at their own cost.
 - (vii) The lease agreement is not transferable and may not form part of an estate.
 - (viii) That Council be informed of any change in membership or shareholding depending on the entity to be established.
- (f) That the General Manager: Engineering & Planning Services determines the value of a refundable deposit payable by the lessee based on an estimate of rehabilitation costs should the lessee not rehabilitate the area on the expiry/cancellation of the lease period.

11.19 UNIK CONSTRUCTION ENGINEERING NAMIBIA (PTY) LTD: RENEWAL OF LEASE PERIOD

(C/M 2024/11/28 -

13/3/1/5)

- (a) That Council takes note of the application dated 17 August 2024 by Unik Construction Engineering Namibia (Pty) Ltd for the renewal of the current lease period which will commence on 01 December 2024 and lapse on 31 October 2025.
- (b) That Council approves the application by Unik Construction Engineering Namibia (Pty) Ltd for an additional lease period commencing on 1 December 2024 until 31 October 2025, subject to the lease conditions approved by Council on:
 - 30 June 2016, item 11.1.16;
 - 31 August 2017, item 11.1.24;
 - 31 May 2018, item 11.1.5;
 - 23 May 2019, item 11.1.18 and

- 29 September 2022, item 11.1.4
- (c) That as per confirmation from the Finance Department (account dated 23 September 2024) the lease tariffs since 1 July 2024 are as follows:

(i)	Temporary Construction Site	•	N\$41 093.46 + N\$6 164.02 (15% VAT) = N\$47 257.48
(li)	6 x Accommodation Units	12	N\$2 379.09 + N\$356.86 (15% VAT) = N\$2 735.95

- (d) That an application be submitted to the Ministry of Urban and Rural Development to continue with the extended lease period for Unik Construction Engineering Namibia (Pty) Ltd to lease the construction site.
- 11.1.10 PS HSE CONSULTING & TRADING CC: CURRENT STATUS ON DELAYS REGARDING THE EXECUTION OF THE ESTATE OF THE DECEASED MEMBER (C/M 2024/11/28 Erf 8440, Erf 8441)

RESOLVED:

- (a) That as the sale of Erven 8440 and 8441, Extension 31 forms part of the transaction for the exchange of Erven 1152, Mondesa, and Erf 8442, Extension 31, it is proposed not to cancel the transactions for the sale of Erven 8440 and 8441, Extension 31 to PS HSE Consulting and Trading CC.
- (b) That Council takes note of the correspondence dated 04 July, 21 August, and 03 October 2024 regarding the failure to secure payment in terms of Council's decision passed on 04 June 2024 under item 11.1.22, point (b) (i) and (ii) because of delays at the High Court in finalizing the estate of the deceased member of the close corporation.
- (c) That Council remains with Council's decision passed on 04 June 2024 under item 11.1.22, but extend the due dates in points (b) (i) and (ii) to a reasonable date being 31 January 2025, copy below for ease of reference:
 - (b) That Council grants PS HSE Consulting and Trading CC an extension of time:
 - 30 days from the date of this Council resolution to secure the initial purchase prices and 15% VAT;
 - (ii) and that PS HSE be granted the opportunity to settle the balance between the initial purchase prices and the increased purchase prices and 15% VAT separately within 90 days from the date of this Council resolution:

Erf Number	Initial Purchase Price	Increased by 5% of the Initial Purchase Price	15% VAT
8440	N\$222 144.00	N\$233 251.20	N\$34 987.68
8441	N\$325 728.00	N\$342 014.40	N\$51 302.16

(d) That Council takes note that the purchase prices above are a contractual term under clause 3.4 of the agreements:

- "3.4 In the event that the Purchaser fails to comply with the provisions of 3.3 above and the seller opts not to invoke its entitlement to cancel the sale summarily (on account of such failure), the purse consideration shall increase by 5% on 25 March 2024."
- (e) That PS H5E Consulting and Trading CC be cautioned that Council cannot Indefinitely postpone the due date and that financial arrangements must be made to secure the purchase prices and 15% VAT applicable to the two erven on/before 31 January 2025, notwithstanding the fact that transfer of ownership might only be possible at a later stage.
- 11.1.11 DEMSHI REQUEST TO LEASE LAND FOR THE INSTALLATION OF TELECOMMUNICATION TOWERS

(C/M 2024/11/28 - 13/3/1

13/3/1/7; M 4653; E 5031; E 1248 M; E 7238 M)

RESOLVED:

That this item be referred back to the Management Committee as an incorrect recommendation was included in the Agenda.

11.1.12 40/40 (CREDIT-LINK) HOUSING PROJECT: SALE OF ERF 1399, MATUTURA, EXTENSION 7 BY EMBAMBA INVESTMENT CC TO A FIRST TIME PROPERTY OWNER

(C/M 2024/11/28

E 1399 M)

- (a) That Council takes note that Erf 1399, Matutura, Extension 7 is part of the 40/40 housing project and was allocated to Embamba Investment CC to construct a house for an applicant on the Master Waiting List as per the project criteria.
- (b) That Council takes note that Embamba Investment CC has constructed a foundation while the property has not been transferred and there has been no prospective buyer from the Master Waiting List since 2019.
- (c) That Council approves the deviation from its condition of sale in respect of the 40/40 project for the sale of Erf 1399, Matutura, Extension 7 developed by Embamba Investment CC to a first-time homeowner even though they are not on the Master Waiting List.
- (d) That the Engineering and Planning Services Department inspects the site to determine whether the foundation is safe for construction.
- (e) That Council requests its valuator to determine the market price of the property at the cost of the contractor.
- (f) That the contractor provides an interested purchaser who is a first-time property owner and a resident of Swakopmund to submit a preapproval from a registered financial institution with a qualifying amount equivalent to or more than the purchase price.
- (g) That after the valuation is obtained, the property be advertised in accordance with section 63(2) of the Local Authorities Act, Act 23 of 1992, as amended, at the cost of Embamba Investment CC.

- (h) That Embamba investment CC be responsible for paying the current value of the land to Council to reinvest in the development of low-cost housing programmes.
- (i) That the purchaser takes note that there is a foundation on Erf 1399, Matutura, Extension 7.
- (j) That Council not be liable for the improvements of the house constructed on Erf 1399, Matutura, and that it be sold voetstoots (as is).

11.1.13 GHERON BUILDING CONSTRUCTION (PTY) LTD: CURRENT STATUS (C/M 2024/11/28 16/1/4/2/1/14)

- (a) That Council takes note that Gheron Building Construction (Pty) Ltd complied on 29 September 2023 with the suspensive Clause 3.1.4 by having Ariya Bridge Capital (ABC) secured as a financier and that on 12 December 2023 under item 11.1.28 Council approved Köningstein Capital as a financier, however, both financiers subsequently withdrew resulting in non-compliance with Clause 3.1.4.
- (b) That Gheron Building Construction (Pty) Ltd be put on terms in terms of Clause 8.1 due to non-compliance with Clauses 3.1.4, 3.1.5, and 5.8.5.
- (c) That Gheron Building Construction (Pty) Ltd be given until 31 January 2025 to confirm that they comply with <u>Clause 3.1.4</u>, failing which the agreement is cancelled.
- (d) That the due date for Gheron Building Construction (Pty) Ltd to submit proof that Luxury Investment 111 (Pty) Ltd has replaced Köningstein Capital as financier be approved as 31 January 2025.
- (e) That if Gheron Building Construction (Pty) Ltd fails to provide the confirmation in points (c) and (d) above, the transaction be canceled.
- (f) That subject to (b) and (c) above, Council enters into a second addendum to the development agreement with Gheron Building Construction (Pty) Ltd to rectify the breach arising from the withdrawal of financiers resulting in non-compliance with Clause 3.1.4; and allow Luxury Investment 111 (Pty) Ltd to replace Köningstein Capital as 51% shareholder in Gheron Building Construction (Pty) Ltd (point (d) (i) 6 of Council's resolution passed on 12 December 2023 under item 11.1.28).
- (g) That it be noted as recorded in the first addendum, that the timelines provided in Clause 5.8.5 (330 days) commence upon lapsing of the period in (c) above.
- (h) That Council waives the penalties in terms of Clause 8.2.
- (i) That Council supports the application dated 18 October 2024 by Gheron Building Construction (Pty) Ltd based on their commitment to the project and the location of informal households on Extension 38.

- (j) That Council takes note of the enumeration and relocation of informal households as approved by Council on 04 June 2024 under item 11.1.6 and that the occupation of Extension 38 by these households poses challenges to Gheron in securing a financier.
- (k) That Council takes note that notwithstanding the partial occupation of Extension 38 (eastern part), Gheron Building Construction (Pty) Ltd intends to commence with the execution of Clause 5.8.5 soonest by commencing with services installations from the western boundary of the township.
- 11.1.14 ECOBOND SERVICES NAMIBIA CC: CONFIRMATION OF COUNCIL'S DECISION FOR THE CANCELLATION OF THE TRANSACTION
 (C/M 2024/11/28 16/1/4/2/1/13)

RESOLVED:

- (a) That Council takes note of the letter dated 16 September 2024 received from Ecobond Services Namibia CC in reply to Council's letter dated 09 September 2024 executing Council's decision passed on 03 September 2024 under item 11.1.3.
- (b) That Council takes note that in terms of the decision passed on 04 June 2024 under item 11.1.21 Ecobond Services Namibia CC did not provide a report by the due date, i.e.: 04 July 2024.
- (c) That Council remains with its decision passed on 03 September 2024 under item 11.1.3 in terms whereof the allocation of the portion of land is cancelled as conveyed to Ecobond Services Namibia CC in a letter dated 09 September 2024.

11.1.15 ALLOCATION OF CANCELLED ERVEN EXTENSION 31, SWAKOPMUND (NORTH)

- REDUCTION IN PURCHASE PRICE
- REQUEST FOR EXCHANGE OF ERVEN

(C/M 2024/11/28 - E 8460, E 8476, E 8496, E 8510, E 8532, E 8567, E 8495)

RESOLVED:

(a) That Council revokes the allocation of the erven listed below due to the beneficiaries not meeting the conditions of sale as approved by Council on 12 December 2023 under item 11.1.39.

NO.	ERF	SOM	PRICE M2	SELLING PRICE	PREVIOUS BENEFICIARY	ID NO.
1	8460	324	N\$150.00	N\$48 600.00	Rain Melvin Naibab	82112310585
2	8476	302	N\$150.00	N\$45 300.00	Klaudia Handjamba	92061000231
3	8496	481	N\$150.00	N\$72 150.00	Alfeus Kulikeinge Lukas	80090310748
4	8532	315	N\$150.00	N\$47 250.00	Jeremia Amutenya	78111500114
5	8567	315	N\$150.00	N\$47 250.00	Tulangi Ngulofi	93073100137
6	8495	315	N\$150.00	NS47 250.00	Maretha Gawanas	77101110150

(b) That Council <u>rejects</u> the request by Mr. Alfeus Kuikeinge Lukas to reduce the purchase price of Erf 8496, Ext 31, Swakopmund (North) from 72 150.00 to N\$ 40 000.00.

- (i) That Council approves the allocation of Erf 8532, Extension 31, Swakopmund (North) instead to Mr Alfeus Kuikeinge Lukas whose value is N\$47 250.00.
- (c) That Council rejects the request by Ms Grietjie Palmer to swap Erf 8510, Ext 31, Swakopmund (North) for an alternative erf next to the main street of Matutura.
- (d) That Council approves the allocation of Erven 8460, 8476, 8496,8532, 8567 & 8495 Ext 31, Swakopmund (North) as follows:

No.	Ed	- 8 (8177)	Price m2	Selling Price	New Beneficiary	ID No.	Income	Annexum
1	8460	324	N\$ 150.00	N\$48 600.00	Joel Isak	96110400904	N\$ 3 989.96	a
2	8476	302	NS 150.00	N\$45 300.00	Otto Daniel Shetunyenga Shimooshili	91101001402	N\$ 4 800.00	R
3	8496	481	NS 150.00	N\$72 150.00	Anianus Indongo	82070210111	N\$22 762.33	5
4	8567	315	NS 150.00	N\$47 250.00	Erkkson Ndjebela	65100600934	N\$ 4 598.34	T
5	8495	315	NS 150.00	N\$47 250.00	Donatha Vyamuhona Kariko	95092100327	N\$ 9 481.30	U

- (e) That the following conditions of sale be approved in addition to those approved on 12 December 2023, item 11.1.39:
 - (i) That should it be found at any time, that a beneficiary has not been honest with Council in obtaining housing or erven, e.g they have owned or own fixed property, the transaction be canceled, and they forfeit all payments made in respect of the transaction and the erf be repossessed if necessary and allocated to the next qualifying beneficiary.
 - (ii) That the purchaser commences with the construction of a dwelling once the full purchase price for the erf has been paid.
 - (iii) That the purchaser may only move to the allocated erf after the Engineering and Planning Services Department has issued a building completion certificate.
 - (iv) That it be noted that building plans can only be approved once the transfer of ownership is registered.
 - (v) That the purchaser relocates with their entire family and relatives to vacate the DRC erf they currently reside and return the vacant plots to the Municipality and ensure that the plots are clean of all debris.
- 11.1.16 MASS HOUSING DEVELOPMENT PROGRAMME: REQUEST FOR CANCELLATION OF PRE-EMPTIVE CONDITION AND ENABLE TRANSFER OF ERF 4039, EXTENSION 9, MONDESA TO A THIRD PARTY (C/M 2024/11/28 M 4039)

RESOLVED:

- (a) That Council takes note of the application to cancel the pre-emptive condition for Erf 4039, Extension 9, Mondesa.
- (b) That Council approves the request for the cancellation of the preemptive condition on Erf 4039, Extension 9, Mondesa from Mr. Jonatana Hamukoto and Ms Klaudia Frans to Maria Napopye Isak, citing that Mr. Hamukoto is unemployed, due to illness.

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- (c) That Council takes note that Maria Napopye Isak is not on the Master Waiting List but is a first-time homeowner.
- (d) That the donation of Erf 4039 be revoked and the land value of N\$68 000.00 be paid to Council by Mr. Hamukoto, upon transfer along with any arrears on the services account.

11.1.17 INFORMATION AND RECORDS MANAGEMENT POLICY

(C/M 2024/11/28 -

8/P, 2/P)

RESOLVED:

That Council approves the Information and Records Management Policy and that it be reviewed every five (5) years.

11.1.18 RECORDS MANAGEMENT DISASTER PLAN

(C/M 2024/11/28

8/P, 2/P)

RESOLVED:

That Council approves the Records Disaster Management Plan and that it be reviewed every five (5) years.

11.1.19 REQUEST FOR SPONSORSHIP OF HYGIENIC PACKS TO THE SWAKOPMUND CORRECTIONAL FACILITY

(C/M 2024/11/28

3/15/1/6/1)

RESOLVED:

- (a) That Council approves the sponsorship of 120 hygienic packs as gifts for the offenders at the Swakopmund Correctional Facility.
- (b) That the quotation from Messrs Woermann Brock Swakopmund Cash and Carry to the cost of N\$6 236.40 be accepted.
- (c) That the funds be defrayed from the Corporate Services Publicity Vote: 150515533000 where N\$ 233 977.83 is available.
- (d) That the Mayor and available Councillors be available to officially hand over the hygienic packs to the Swakopmund Correctional Facility.

11.1.20 PROPOSED CALENDAR AND PROGRAMME FOR MONTHLY SPONSORSHIP AND DONATION COMMITTEE MEETINGS FOR THE YEAR 2025

(C/M 2024/11/28 -

3/15/1/6/1)

- (a) That the calendar and programme (on file) for the Sponsorship and Donation Committee meetings for the year 2025 be approved.
- (b) That the Heads of Departments ensure that applications/ addendums be submitted to the Secretary and/or the Vice-Secretary of the Sponsorship and Donation Committee on time.

NOMINATION OF COUNCILLORS TO SERVE AS THE CHAIRPERSON AND 11.1.21 VICE-CHAIRPERSON OF THE SPONSORSHIP & DONATION COMMITTEE 3/15/1/6/1) (C/M 2024/11/28 -

RESOLVED:

- That Council nominates Councillor M Henrichsen and Councillor S Kautondokwa to serve as the Chairperson and Vice Chairperson of the Sponsorship Committee respectively.
- That the portfolios of the other Sponsorship Committee members will remain unchanged.
- DONATION OF REDUNDANT WHEELIE BINS TO STAMPRIET VILLAGE 11.1.22 COUNCIL

(C/M 2024/11/28 -

13/2/4/4/3, 21/2/4/4/3)

RESOLVED:

- That Council takes note of the request to donate seven hundred (700) old and redundant wheelie bins to Stampriet Village Council.
- That Council approves the donation of seven hundred (700) old and redundant wheelie bins to Stampriet Village Council.
- That Council covers the transport cost of the donated items.
- FEEDBACK REPORT ON THE BRICS FUTURE URBAN FORUM MOSCOW. 11.1.23 RUSSIA

(C/M 2024/11/28 -

5/5/1, 9/4/3)

RESOLVED:

That Council takes note of the feedback report from the Mayor and the Chief **Executive Officer.**

FEEDBACK REPORT ON THE INTERNATIONAL SOLID WASTE ASSOCIATION 11.1.24 (ISWA) CONFERENCE, CAPE TOWN, SOUTH AFRICA 2024 (C/M 2024/11/28 -

11/2/5/3}

RESOLVED:

That Council takes note of the feedback report from the Manager: Health Services & Solid Waste Management.

APPROVAL FOR THE REINSTATEMENT OF FUNDS FOR THE 11.1.25 CONTINUATION PROJECT (CS/RP/SM-003/2023) AND THE INSTALLATION OF HIGH MAST LIGHTS IN THE WAGDAAR AREA

(C/M 2024/11/28)

16/1/4/2/14, 3/1/1/1/1)

RESOLVED:

That Council approves the reinstatement of Vote: 550031020300 [Extension 41 Swakopmund (Streetlights)] from the 2023/2024 financial budget to the 2024/2025 financial budget.

(b) That the General Manager: Finance, be granted permission to reallocate the necessary funds within the current budget to support these projects.

11.1.26 APPROVAL FOR FUNDS FOR THE CONTINUATION PROJECT (C/M 2024/11/28 16/1/3/2)

RESOLVED:

- (a) That Council approves the reinstatement of Vote: 500031020000 [Tide Gauge and Wind Anemometer] from the 2023/2024 financial budget to the 2024/2025 financial budget.
- (b) That the General Manager: Finance be granted permission to reallocate the necessary funds within the current budget for this project.

11.1.27 WRITING OFF OF REDUNDANT ITEMS AT CORPORATE SERVICES: MARKETING SECTION

{C/M 2024/11/28 -

16/2/6/1)

RESOLVED:

(a) That Council approves the writing off of the Items tabled below:

Quantity	Description
1	Gazebo frame - 6x3 m
1	Gazebo frame - 3x3 m

(b) That the damaged frames, tabled above, be donated to E-Rescue 24.

11.1.28 REQUEST TO EXEMPT TIERSCHUTZVEREIN (SPCA) FROM PAYMENT OF ASSESSMENT RATES

(C/M 2024/11/28 -

E 3758, 3/4/1/2)

RESOLVED:

That Council approves the exemption of SPCA/Tierschutzverein from the payment of assessment rates for the year 2024/25 as their application for the following erf was submitted before 31 May 2024:

Erf 3758 Swakopmund

11.1.29 REQUEST FOR SPONSORSHIP SELECAO FUTSAL CLUB AND ACADEMY

(C/M 2024/11/28 -

3/15/1/6/1)

RESOLVED:

That the request for sponsorship to the value of N\$20 800.00 from Selecao Futsal Club and Academy for the court rental fees from MTC Dome Swakopmund not be approved, as this will create a precedent for other sports clubs.

11.1.30 PROPOSAL: NAMIB DESERT INTERNATIONAL JAZZ FESTIVAL (C/M 2024/11/28 - 9/3/1/2)

RESOLVED:

- (a) That Council takes note of the hosting of the Namib Desert International Jazz Festival in March 2025 in Walvis Bay and requested sponsorship.
- (b) That Council supports the hosting of the Namib Desert International Jazz Festival in Walvis Bay with subsequent events held in Swakopmund and sponsors the following:
 - (i) The Mole Beach area for one-day use for free performances for the public.

(ii) Waste Bins and Removal services during the one-day event to be hosted in Swakopmund

(iii) Traffic & Law Enforcement to assist with the increased flow of traffic, and visitors as well as ensure the safety of visitors and the community at large.

(iv) Billboards - allowing handing of billboards in Italison with Engineering services and Town Planning departments

- (c) That the Tourism Protection Unit be present at the event to help ensure the safety of the tourists.
- (d) That the organizer be advised to provide additional ablution facilities, due to the anticipated audience outcome at the event.
- (e) That the organizer be advised to approach the Ministry of Home Affairs and Immigration to acquire work permits
- (f) That the organizer be informed that Council will not be able to provide Generators as well as the buses/transportation of festival attendees from the ship to the event.

11.1.31 SUBDIVISION OF ERF 5621, SWAKOPMUND, EXTENSION 17 INTO PORTION A AND REMAINDER

(C/M 2024/11/28 - E 5621)

- (a) That the subdivision of Erf 5621, Swakopmund, Extension 17 into Portion A and Remainder measuring 782m² in extent each be approved.
- (b) That compensation fee in respect of an endowment fee of 7.5% be charged for the newly created portion.
- (c) That the applicant provides proof that the subdivision of Erf 5621, Swakopmund, Extension 17 into Portion A and Remainder has been approved by the Minister and provides Council with approved diagrams before any submission of building plans to the Engineering and Planning Services Department for approval.
- (d) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the

compensation fee for the newly created portion has been received by Council.

- (e) That all additional infrastructures that are to be required because of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering and Planning Services.
- (f) The current title deed conditions registered against Erf 5621, Swakopmund Extension 17 be retained and be registered against the title deeds of the newly created Portion A and the Remainder of Erf 5621, Swakopmund, Extension 17.
- (g) That the objector be informed of this decision and their right to appeal Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.
- 11.1.32 APPLICATION FOR RELAXATION OF STREET BUILDING LINES ON ERF 5811, SWAKOPMUND, EXTENSION 18

(C/M 2024/11/28 - E 5811

RESOLVED:

- (a) That the applicant's request to relax from 5 meters to 1.3 meters be turned down.
- (b) That the applicant be informed of Council's decision and their right to appeal to the Minister against Council resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
- 11.1.33 REZONING OF ERF 2874 SWAKOPMUND, EXTENSION 9 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:900M2 TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:250M2

(C/M 2024/11/28 - E 2874

RESOLVED:

- (a) That the rezoning of Erf 2874, Swakopmund, Extension 9 from "Single Residential" with a density of one dwelling per 900m² to "General Residential 2" with a density of one dwelling per 250m² be approved.
- (b) That the rezoning of Erf 2874, Swakopmund, Extension 9 from "Single Residential" with a density of one dwelling per 900m² to "General Residential 2" with a density of one dwelling per 250m² is subject to a 20% compensation fee calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant.
- (c) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.
- (d) That the applicant provides proof that the rezoning of Erf 2874, Swakopmund, Extension 9 from "Single Residential" with a density of

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one dwelling per 900m² to "General Residential 2" with a density of one dwelling per 250m² has been approved by the Minister and promulgated before any submission of building plans to the Engineering and Planning Services Department for approval.

- (e) That all additional infrastructure required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering and Planning Services.
- (f) That the on-site parking requirements be as per the Swakopmund Zoning Scheme.
- (g) That the objectors be informed that they may appeal against Council decision for the allocated density to the Minister in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), within 21 days of receipt of notice of this resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.

- (a) That the rezoning of the Erf 4692, Swakopmund, Extension 9 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250m² be approved on condition that the access to the additional units must be kept a minimum of four (4) meters width.
- (b) That the submission of the building plans incorporates the said minimum and be to the satisfaction of the General Manager: Engineering and Planning Services.
- (c) That the rezoning of Erf 4692, Swakopmund, Extension 9 is subject to a compensation fee with respect to Betterment calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the national betterment fee policy of 2009.
- (d) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
- (e) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated.
- (f) That sufficient on-site parking and turnaround space should be provided within the development to avoid vehicles reversing along the panhandle driveway, which could lead to safety risks or congestion.
- (g) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.

11.1.35 PROGRAMME FOR ORDINARY MONTHLY MANAGEMENT COMMITTEE AND COUNCIL MEETINGS FOR 2025

(C/M 2024/11/28 - 5/2/1/1/2

RESOLVED:

- (a) That the programme for the ordinary Management Committee and Council meetings for the period January 2025 until November 2025 (as per Annexure "A") (on file), be approved.
- (b) That the election of office bearers of Council for 2025 be arranged to take place on 28 November 2025 at 09:00.
- (c) That the General Manager: Corporate Services and Human Capital arranges with the local magistrate to chair and facilitate the election of office bearers at the meeting scheduled for 28 November 2025.

11.1.36 APPOINTMENT AS AN ALTERNATE MEMBER OF THE NATIONAL SOLID WASTE MANAGEMENT ADVISORY PANEL

(C/M 2024/11/28 - 16/2/7/2/2, 4/2/4/1/6)

RESOLVED:

- (a) That the nomination of the Manager: Health Services & Solid Waste Management to serve on the National Solid Waste Management Advisory Committee for three (3) years, starting from 01 April 2024 01 April 2027 be approved.
- (b) That the Manager: Health Services & Solid Waste Management, be granted permission to provide relevant information.
- (c) That the Manager: Health Services & Solid Waste Management, be granted permission to attend planned meetings and other engagements related to the National Solid Waste Management Advisory Panel.
- (d) That the Manager: Health Services and Solid Waste Management, receive subsistence and travel allowance from the Ministry of Environment, Forestry and Tourism.
- (e) That special leave be granted after consultation with the General Manager: Health Services and Solid Waste Management.

11.1.37 PROPOSAL ON URBAN AQUACULTURE/AGRICULTURE

(C/M 2024/11/28 - 17/5/3; 16/1/4/2/1/11)

RESOLVED:

- (a) That Council approves Messrs Okondeka Trout Aquaculture (Pty) Ltd's proposal for the establishment of the experimental aquaculture facility next to Council's Urban Agriculture project at the old sewerage treatment plant.
- (b) That Council allows Messrs Okondeka Trout Aquaculture (Pty) Ltd to use the four (4) redundant concrete vortex chambers for aquaculture farming, but all repairs, renovations, modifications, and additions to be for the cost of the proponent, Messrs Okondeka Trout Aquaculture (Pty) Ltd.
- (c) That Council allows Messrs Okondeka Trout Aquaculture (Pty) Ltd to use the three (3) earth dams/oxidation ponds next to the staff offices for aquaculture farming, but the ponds shall only be used once

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11.1.35 PROGRAMME FOR ORDINARY MONTHLY MANAGEMENT COMMITTEE AND COUNCIL MEETINGS FOR 2025

(C/M 2024/11/28 - 5/2/1/1/2

RESOLVED:

- (a) That the programme for the ordinary Management Committee and Council meetings for the period January 2025 until November 2025 (as per Annexure "A") (on file), be approved.
- (b) That the election of office bearers of Council for 2025 be arranged to take place on 28 November 2025 at 09:00.
- (c) That the General Manager: Corporate Services and Human Capital arranges with the local magistrate to chair and facilitate the election of office bearers at the meeting scheduled for 28 November 2025.

11.1.36 APPOINTMENT AS AN ALTERNATE MEMBER OF THE NATIONAL SOLID WASTE MANAGEMENT ADVISORY PANEL

(C/M 2024/11/28 - 16/2

16/2/7/2/2, 4/2/4/1/6)

RESOLVED:

- (a) That the nomination of the Manager: Health Services & Solid Waste Management to serve on the National Solid Waste Management Advisory Committee for three (3) years, starting from 01 April 2024 01 April 2027 be approved.
- (b) That the Manager: Health Services & Solid Waste Management, be granted permission to provide relevant information.
- (c) That the Manager: Health Services & Solid Waste Management, be granted permission to attend planned meetings and other engagements related to the National Solid Waste Management Advisory Panel.
- (d) That the Manager: Health Services and Solid Waste Management, receive subsistence and travel allowance from the Ministry of Environment, Forestry and Tourism.
- (e) That special leave be granted after consultation with the General Manager: Health Services and Solid Waste Management.

11.1.37 PROPOSAL ON URBAN AQUACULTURE/AGRICULTURE (C/M 2024/11/28 - 17/5/3; 16/1/4/2/1/11)

RESOLVED:

- (a) That Council approves Messrs Okondeka Trout Aquaculture (Pty) Ltd's proposal for the establishment of the experimental aquaculture facility next to Council's Urban Agriculture project at the old sewerage treatment plant.
- (b) That Council allows Messrs Okondeka Trout Aquaculture (Pty) Ltd to use the four (4) redundant concrete vortex chambers for aquaculture farming, but all repairs, renovations, modifications, and additions to be for the cost of the proponent, Messrs Okondeka Trout Aquaculture (Pty) Ltd.
- (c) That Council allows Messrs Okondeka Trout Aquaculture (Pty) Ltd to use the three (3) earth dams/oxidation ponds next to the staff offices for aquaculture farming, but the ponds shall only be used once

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successful implementation and operation of the concrete vortex chambers in point (b) and all repairs, renovations, modifications, additions and alterations to be for the cost of the proponent, Messrs Okondeka Trout Aquaculture (Pty) Ltd.

- (d) That Council agrees with Messrs Okondeka Trout Aquaculture (Pty) Ltd for the establishment of the experimental aquaculture facility which defines the party's responsibilities.
- (e) That the agreement is for five (5) years with an option of renewal.
- (f) That Council determines a lease amount for the agreement.
- (g) That repairs, renovations, modifications, additions, and alterations for the facilities listed in point (b) and point (c) be done in consultation with and to the satisfaction of the General Manager: Engineering and Planning Services.

11.1.38 PROPOSAL TO PARTNER WITH MESSRS JHM ENTERPRISE (PTY) LTD TO ESTABLISH AN AGRICULTURAL TOWNSHIP IN SWAKOPMUND

(C/M 2024/11/28 -

17/5/3; 16/1/4/2/1/11)

RESOLVED:

- (a) That Council takes note of the feedback on the benchmarking visit to the Roots Agriculture Project, which is located in Stampriet, and the Urban Agriculture Programme in Mariental by the Ministry of Agriculture, Water and Land Reform.
- (b) That Council supports the partnering with Messrs Jahenmar Trading Enterprises (Pty) Ltd in a Joint Venture to establish the following Agricultural Hubs, namely,

5 Mariculture plots

fish farming

. Green belt

crop farming

90 Allotment plats

crop farming

10 Agriculture plots

livestock farming and abattoir

11.1 39 PROPOSAL FOR A PARTNERSHIP BETWEEN SWAKOPMUND MUNICIPALITY AND THE MOTOR VEHICLE ACCIDENT (MVA) FUND FOR SKILLS SHARING AND EXPERTISE EXCHANGE

(C/M 2024/11/28 -

15/3/2; 5/2/4/5)

- (a) That Council approves the Memorandum of Understanding (MOU) (on file) between the Swakopmund Council and the Motor Vehicle Accident (MVA) Fund.
- (b) That Council authorizes the Chief Executive Officer, Mr. Affeus Benjamin, and the Chairperson of the Management Committee, Councillor Blasius Goraseb, to sign the MoU on behalf of the Municipality of Swakopmund.
- (c) That both parties will avail emergency medical response vehicles with the required medical inventory at their own cost.
- (d) That the emergency response activities covered under this MoU be limited to incidents occurring within the Municipal boundaries of Swakopmund

11.1,40 INCREASED OF SECURITY GUARDS - TOURISM PROTECTION (TPU) UNIT (C/M 2024/11/28 13/3/2/1)

RESOLVED:

- (a) That Council condones the increase in the number of security guards from five (5) to thirteen (13) to cover eight security zones as shown on the attached map, for N\$35 265.60, for two (2) months.
- (b) That Omle Security Services CC be requested to purchase all the necessary equipment to enable them to better perform their duty.
- (c) That the funds be defrayed from Vote: 150515543500 where N\$6 774 776.16 is available.
- (d) That a meeting be convened with all the security service providers on modalities to ensure coverage of multiple zones/areas.

11.1.41 INVITATION TO THE DAURES AGRICULTURAL AND SME EXPO

RESOLVED:

That Council condones the attendance of the Deputy Mayor at the Daures Agricultural and SME Expo.

11.1.42 PENSIONERS (SENIOR CITIZENS) OUTSTANDING DEBTS (C/M 2024/11/28 - 3/11/1/2/1/6)

RESOLVED:

That Council approves the writing off the bad debts of the Senior Citizens received after 12 December 2023, for account balances till 30 November 2023.

11.1.43 WOERMANN HAUS PREMISES: EXPRESSIONS OF INTEREST TO KEEP THE KEY AND REGULATE ACCESS TO THE WOERMANN TOWER (C/M 2024/11/28 - 13/3/1/3, E 1308 M)

RESOLVED:

- (a) That Council takes note of all the informal applications/expressions of interest from lessees at the Woermann Hause to lease the tower deck and regulate access to the Woermann Tower.
- (b) That permission be granted to Ms. Lynette van Niekerk of Primal Art Namibia to lease the Woermann tower deck and regulate access to the tower for the interim pending a decision regarding the future sale of the Woermann Haus, subject to the same conditions as approved by Council on 29 September 2016 under item 11.1.2, i.e.:
 - "(a) That Council approves the proposal of Messrs African Desk to manage the Tower and Tower Deck at a nominal fee of N\$1 000.00 per annum taking into consideration the facts under point 4 of the submission.
 - (b) That based on point (a) above, an addendum to the lease agreement of Messrs African Dask be compiled for the management of the Tower and Tower Deck, subject to the following lease conditions:

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- (i) The lease shall commence on the date of signing the addendum to the lease agreement and shall terminate automatically by effluxion of time on 30 November 2020.
- (ii) Three (3) months written notice period of termination is applicable for either party.
- (iii) The lessee shall not cede, makeover, or assign this lease or to alienate this agreement, or sublet the whole or any part of the premises.
- (iv) Should any valid complaints be received such be considered by Council.
- (v) That the entrance fee be fixed at N\$20.00/adult and N\$10.00/child.
- (vi) That a notice board displays these tariffs with the Municipal logo.
- (vii) That Council be indemnified against any claims."

11.1.44 WOERMANN HAUS PREMISES: ARREARS RENTAL ACCOUNT: MS BIANCA /UIRAS OF ADEL'S CREATION

(C/M 2024/11/28 - 13/3/1/3, E 1308 M)

- (a) That Council takes note that Ms B /Uiras trading as Adel's Creation is occupying Rooms D 24 and 25 illegally as well as 28 up to 33 at the Woermann Haus premises for which the rental of rooms D 28 until 33 are in arrears in the amount of N\$517 426.67 as on 23 September 2024.
- (b) That Council takes note that it is not known how Ms B /Uiras acquired access to occupy Rooms D 24 and 25 illegally as Council did not approve the exchange of the rooms for Rooms D 28 until 33 on 30 September 2021 under item 11.1.7 and accordingly no lease agreement was signed.
- (c) That Council takes note that the lease period for Rooms 28 up to 33 was only renewed for a further year period (point (c) of Council's resolution dated 30 September 2021), i.e. until 31 July 2022, but that in terms of common law if a tenant remains at the premises with the tacit consent of the landlord (Council) it is deemed that the lease continues on the same terms and conditions. The lease agreement provided for a 3 months' period for the cancellation of lease.
- (d) That Council takes note that Ms B /Uiras had the beneficial use of various rooms from 01 August 2016 without complying with her obligation of paying rental. No effort was made by Ms B /Uiras to reduce her arrears by making nominal rental payments.
- (e) That due to an oversight being the result of the interrupted workdays during the Covid-19 pandemic and the change of staff members, the standard Covid-19 rental relieve for a maximum period of 14 months approved by Council on 28 October 2021 under item 11.1.27 was not credited to the rental account of Ms B /Uiras.
- (f) That the General Manager: Finance recovers the arrear rental in the amount of N\$517 426.67 less 14 month's rentals from 01 April 2020 as standard Covid-19 relief approved by Council on 28 October 2021 under item 11.1.27.
- (g) That Ms B /Uiras be given 1 months' notice to vacate the various rooms occupied by her at the Woormann Haus premises.

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11.1.45 QUINTESSENTIAL TRADING & CONSULTANCY (PTY) LTD: DELAYED TRANSFER OF FIRST AND SECOND BATCHES OF 21 ERVEN

(C/M 2024/11/28 -

17/1/4/2/1/11, Erven 13, 24, 37, 53, 55, 59, 65, 66, 67, 68, 70, Mat Proper; and Erven 72, 75, 77, 80, 81, 91, 92, 93, 94 & 95, Mat Proper)

RESOLVED:

- (a) That Council takes note of the unexpected delays caused with the transfer of ownership of the 1st and 2nd batches of erven listed below to Messrs Quintessential Trading and Consultancy (Pty) Ltd:
 - (i) Erven 13, 24, 37, 53, 55, 59, 65, 66, 67, 68 & 70, Mat Proper (1st batch); and
 - (ii) Erven 72, 75, 77, 80, 81, 91, 92, 93, 94 & 95, Mat Proper (2nd batch).
- (b) That Council approves the levying of site value rates for the abovelisted erven in terms of clause 7.1.1 of the development agreement and Improvement rates in terms of clause 7.2.1, i.e from the date of transfer of ownership to Messrs Quintessential Trading & Consultancy (Pty) Ltd.
- (c) That zero amount clearance certificates be issued for the above-listed erven for transfer purposes.
- (d) That should any amounts have been paid by Messrs Quintessential Trading & Consultancy (Pty) Ltd in respect of the rates for the abovelisted erven, such be credited to the said entity.
- 11.1.46 RESUBMISSION: DONATION OF ERVEN TO THE 3 HOUSING GROUPS: HARAMBEE GROUP, MOVEMENT FOR HOUSING GROUP AND JUNTOS CONSTRUIR GROUP

(C/M 2024/11/28 -

15/2/1/2)

- (a) That Council adopts the conditions of allocation as approved at the Council meeting of 31 August 2023 under item 11.1.31.
- (b) That Council takes note that the application for ministerial consent was not approved pending the land values of the properties to be donated, and which are herewith attached as per the gazetted interim Valuation Roll of 2024.
- (c) That Council take note that there are applicants who were allocated erven under other housing schemes and are not eligible to be allocated erven under the 3 Housing Groups to comply with the condition of first-time homeownership.
- (d) That Council takes note that there are beneficiaries who are not on the Master Waiting List, and are approved to be allocated erven under the 3 Housing groups, and it should be outlined in the ministerial consent application.
- (e) That Council notes the correction that Ms Nicolene Skini, who is replacing the late Ms Salinda Uises, was mistakenly recorded as the deceased, instead of Ms Uises.

- (f) That Ms Nicolene Skini was omitted from the list of erven allocations, and it is recommended that she be allocated Erf 10991 Swakopmund, that was previously allocated to Ms Elizabeth Bronn who has already benefited through the Shack Dwellers Federation of Namibia Programme.
- (g) That the lists of beneficiaries from the 3 Housing Groups be approved for allocation of erven as follows:

(i) MOVEMENT OF HOUSING

16.			Date Switter	different	445	Earnel Voltage
	The Manager		22-Aug-2007	11328	301	NAD 75,000.00
1	Gaseb	Bobby	7-Feb-2010	11290	312	NAD 78,000.00
2	Namases	Jacqueline	The state of the s	11351	344	NAD 86,000.00
3	Hauses	Melisse i	26-Apr-2010	11352	301	NAD 75,000.00
4	Gaomuses	Belinda	26-Apr-2010		468	NAD 117.000.00
5	Harses	Elfriede	27-Apr-2010	11348		
6	Naris	Getrud	27-Apr-2010	11369	345	NAD 86,000.00
7	Van Der Byl	Nicodomus	28-Apr-2010	11379	301	NAD 75,000.00
8	Movenyo	Fransisco Paulus	29-Apr-2010	11383	301	NAD 75,000.00
9	Hangula	Frieda Magarth	5-May-2010	11292	300	NAD 75,000.00
10	Kamses	Wilma W	14-May-2010	11311	301	NAD 75,000.00
11	Gellath	Adelheid	14-May-2010	11312	319	NAD 80,000.00
12	Classen	Jolanda	20-May-2010	11324	301	NAD 75,000.00
	Orren					
13	(Gorases)	Heilie	26-May-2010	11353	301	NAD 75,000.00
14	Engelbrecht	Getrude E	28-May-2010	11380	301	NAD 75,000.00
18	Kapetua	Jolande	5-Jun-2010	11295	301	NAD 75,000.00
14	Naris	Rolin P	5-Jun-2010	11296	301	NAD 75,000.00
17	Goases	Loretha	5-Jun-2010	11297	301	NAD 75,000.00
18	Kamseb	Bernhard T	5-Jul-2010	11299	301	NAD 75,000.00
19	Geoseb	Thartheus A	5-Jul-2010	11251	309	NAD 77,000.00
	Kasemba	Maria	5-Jul-2010	11252	311	NAD 78,000.00
20	71000	Renathe	5-Oct-2010	11254	300	NAD 75,000.00
21	On-America			11255	300	NAD 75,000.00
22	Garoeb	Albertus F	5-Dec-2010		_	And in contrast of the last of
23	Geinges	Othilie	5-Dec-2010	11254	300	NAD 75,000.00
24	Uwuses	Annagreth	11-Jan-2013	11257	300	NAD 75,000.00
25	Harases	Ursella	11-Jan-2013	11258	300	NAD 75,000.00
26	Useb	Brendel	11-Jan-2013	11259	300	NAD 75,000.00
27	Nanjere	Katrina	11-May-2013	11240	300	NAD 75,000.00
28	Richter	Anna	11-May-2013	11261	300	NAD 75,000.00
29	Doeses	Regina N	11-May-2013	11262	307	NAD 77,000.00
30	Claste	Victor	8-Oct-2013	11263	354	NAD 89,000.00
31	Seibes	Monicca	8-Oct-2013	11264	301	NAD 75,000.00
32	Kaizuma	Clemencia	9-Oct-2013	11265	301	NAD 75,000.00
33	Kock	Imelda	11-Oct-2013	11266	301	NAD 75,000.00
34	Ulras	Florence	14-Oct-2013	11304	301	NAD 75,000.00
35	Uirab	Martin A	14-Oct-2013	11305	301	NAD 75,000.00
	Orunib	Matheus	15-Oct-2013	11313	301	NAD 75,000.00
36			15-Oct-2013	11314	301	NAD 75,000.00
37	Neobes	Fredrik	16-Oct-2013	11318	301	NAD 75,000.00
38	Gariseb	Immanuel			_	
39	Eamo	Matsuis	17-Oct-2013	11320	301	NAD 75,000.00
40	Uiseb	Nico I	19-Oct-2013	11322	306	NAD 77,000.00
41	Gases	Nicelene E	22-Oct-2013	11326	301	NAD 75,000.00
42	Thighuru	Wenzel M	22-Oct-2013	11327	301	NAD 75,000.00
	Kambindu					
43	(Aebes)	Fillipine	23-Oct-2013	11329	301	NAD 75,000.00
44	Noabeb	Ludwig	23-Oct-2013	11330	301	NAD 75,000.00
	Noabes (So-			- 12 - 14	100	
45	cabes)	Stella	23-Oct-2013	11331	301	NAD 75,000.00
46	Goses	hvalda	23-Oct-2013	11332	432	NAD 108,000.00
47	Hunibes	Melodie M	23-Oct-2013	11333	428	NAD 107,000.00
48	Kakula	Annatolia	24-Oct-2013	11335	301	NAD 75,000.00
49		Michael R	24-Oct-2013	11336	301	NAD 75,000.00
4.7	Hauseb		24-Oct-2013	11337	301	MAD 75,000.00
50 51	Richter Gaoses	Maryka Lichon	24-Oct-2013	11338	301	NAD 75,000.00

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No.	Simenie	Manne	Date Dy MWs	Allocation Scores	10	Land Value
	Ozimbanete			44265	204	NAD 75,000.00
53	(Nawases)	Mariam	25-Oct-2013	11341	301	NAD 75,000.00
54	Campell	Erenstine L	25-Oct-2013	11342	306	NAD 77,000.00
55	Hoebeb	Andrian	26-Oct-2013 26-Oct-2013	11345	301	NAD 75,000.00
56	Jochobeth	Tauses	26-Oct-2013	11346	301	NAD 75,000.00
57	Mohongo	Ferntas Lucresia	26-Oct-2013	11347	301	NAD 75,000.00
58	Gairises Tauses	Antenoitte	26-Oct-2013	11348	301	NAD 75,000.00
59	Nanus	Rosalia R	26-Oct-2013	11349	301	NAD 75,000.00
61	Gases	Rolinda	27-Oct-2013	11354	301	NAD 75,000.00
42	Jones	Johanna	27-Oct-2013	11355	301	NAD 75,000.00
63	Nowaxab	Soth E	27-Oct-2013	11356	301	NAD 75,000.00
64	Goses	Edwina H	27-Oct-2013	11358	301	NAD 75,000.00
	Garises					
65	(Thouros)	Mercy M	27-Oct-2013	11359	301	NAD 75,000.00
66	Gurirab	Ellis Eluis	27-Oct-2013	11360	301	MAD 75,000.00
67	Kamati	Ambrosius	27-Oct-2013	11361	301	MAD 75,000.00
68	Doeses	Jeanette	27-Oct-2013	11362	301	NAD 75,000.00 NAD 83,000.00
69	Goreses	Stella	27-Oct-2013	11343	375	NAD 94,000.00
70	Unaes	Jolanda L	27-Oct-2013 27-Oct-2013	11364	367	NAD 92,000.00
71	Shivolo	Saari N	27-Oct-2013 28-Oct-2013	11371	301	NAD 75,000.00
72	Uiras	Enette E	28-Oct-2013	11372	301	NAD 75,000.00
73	Nawases	Magdelena Immaculatrix	29-Oct-2013	11381	301	NAD 75,000.00
74	Toures Harnes	Morjam	29-Oct-2013	11394	301	NAD 75,000.00
75	Helbing	megani		1.101		
76	(Heibes)	Jacqueline	30-Oct-2013	11387	301	NAD 75,000.00
77	Somees	Cocilia	31-Oct-2013	11391	301	NAD 75,000.00
78	tvula	Katrina J	31-Oct-2013	11392	378	NAD 86,000.00
79	Nanub	Afreb	31-Oct-2013	11393	345	NAD 84,000.00
80	Ochurus	Mercia .	13-Nov-2013	11302	301	NAD 75,000.00
81	Nambahu	Lukas A	15-Nov-2013	11315	301	NAD 75,000.00
82	Goseb	Gavin H	15-Nov-2013	11316	301	NAD 75,000.00
83	Aoxamub	Phillips	30-Apr-2014	11389	301	NAD 75,000.00 NAD 75,000.00
84	Gaseb	Arnaltus	8-Nov-2014	11267	301	NAD 75,000.00
85	Oachab	Simon	21-Nov-2016 12-Apr-2017	11268	301	NAD 75,000.00
84	Oxurub	Helmuth	11-Jun-2017	11269	301	NAD 75,000.00
87	Gertze	Irmelo L. Regina	11-Jun-2017	11270	301	NAD 75,000.00
88	Albeb	Riekie R	11-Jun-2017	11271	301	NAD 75,000.00
90	Tiveza	Erenstine	11-Jun-2017	11272	301	NAD 75,000.00
91	Awases	Floriana B	11-Jun-2017	11273	301	NAD 75,000.00
	Chimtashu					
92	(Deeses)	Rovena R	11-Jul-2017	11274	301	NAD 75,000.00
93	Naweses	Meriensia F	11-Jul-2017	11275	340	NAD 85,000.00
94	Vries	Johanna E	11-Jul-2017	11276	341	NAD 85,000.00
95	Hamaseb	Edward	11-Jul-2017	11277	303	NAD 76,000.00
96	Gurirab	Gerhard	11-Jul-2017	11278	303	NAD 76,000.00 NAD 76,000.00
97	Maria	Juliane	11-Jul-2017		303	NAD 76,000.00
98	Garises	Beatrix Biola	11-Jul-2017 11-Jul-2017	11280	301	MAD 75,000.00
99	Uirab	Claerence	1111 0000	11281	303	NAD 76,000.00
100	Subes	Beverly	11-Aug-2017	11282	303	NAD 76,000.00
101	Amakali	Ernst	11-Aug-2017	11283	303	NAD 74,000.00
102	Araeb	Harold M	11-Aug-2017	11284	304	NAD 76,000.00
103	Mukwana Eichab	Dawid	11-Aug-2017	11285	304	NAD 76,000.00
105	Ucham	Cynthia Symforia	11-Oct-2017	11286	304	NAD 76,000.00
105	Goscoses	Lydia	11-Oct-2017	11287	304	NAD 76,000.00
107		Paulus	13-Nov-2017	11303	301	NAD 75,000.00
108	Goses	Christa E	14-Nov-2017	11304	301	NAD 75,000.00
109		Badlemeus	14-Nov-2017	11307	301	NAD 75,000.00
110		Pauline U	14-Nov-2017	11308	301	NAD 75,000.00
111		Theresia	14-Nov-2017	11309	301	NAD 75,000.00
		Getrud	15-Nov-2017	11317	301	NAD 75,000.00 NAD 75,000.00
112	Kurengera					
112 113	Kamati	Salomon	23-Nov-2017	11334	301	
112 113 114	Kamati Timothy	Celome	28-Nov-2017	11373	301	NAD 75,000.00
112 113	Kamati Timothy Muukua	The state of the s		THE RESERVE OF THE PERSON NAMED IN		

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No.	foresome	Manne	Darrowalke	Allelated	H/II	Autorit des dies
118	Shiindi	Joseph	30-Nov-2017	11388	301	NAD 75,000.00
119	Goaxab	Milner M	28-Feb-2018	11376	307	NAD 75,000.00
120	Pinnehas	Abed	2-Aug-2018	11288	304	NAD 76,000.00
121	Nei	Otilie	8-Dec-2019	11300	306	NAD 77,000.00
122	Neib	Immenuel	8-Dec-2019	11301	306	NAD 77,000.00
123	Hansen	Lorreda G	30-Oct-2020	11386	301	NAD 75,000.00
124	Goamus	Arnolda	Not on MWL	11310	342	NAD 86,000.00
125	Narubes	Paulina	Not on MWL	11395	301	NAD 75,000.00
126	Gaomuses	Monalisa	Not on MWL	11396	318	NAD 80,000.00
127	Hevite	Priskila W	Not on MWL	11400	308	NAD 77,000.00
128	Hoeses	Anna-Marie	Not on MWL	11401	301	NAD 75,000.00
129	Nanus	Giselle	Not on MWL	11402	301	NAD 75,000.00
130	Nakale	Jerome R T	Not on MWL	11404	301	NAD 75,000.00
131	Isaacks	Cheryl H J	Not on MWL	11405	302	NAD 76,000.00

(ii) HARAMBE HOUSING GROUP

in.	Surcepie	Name	Park College	Aller Hall Small	NAME OF THE PARTY OF	A AMERICA
	Somseb	Josef	9-Jul-2007	11407	302	NAD 76,000.00
1	Ochurub	Methias	11-Sep-2007	11408	302	NAD 76,000.00
	Neidel	Hans	27-Apr-2010	11410	302	NAD 76,000.00
	Gurirab	Gerson Geofrey	27-Apr-2010	11411	302	NAD 76,000.00
5	Haragaeb Khamuxas	Rudolf	29-Apr-2010 29-Apr-2010	11413	302	NAD 76,000.00
,	Garises	Penesia	11-May-2010	11415	318	NAD 80,000.00
	Uwwee	Maria V	14-May-2010	11479	401	NAD 100,000.00
,	Awaseb	Beullah	18-May-2010	11417	301	NAD 75,000.00
0	Uakuramenua	Roswitha	2-Jul-2010	11418	301	NAD 75,000.00
1	Hipose	Sebastiaen	4-Jul-2010	11419	301	NAD 75,000.00
2	Nawases	Gisela	5-Nov-2010	11420		
3	Guriras	Jean	31-Mar-2012	11421	301	NAD 75,000.00
4	Ndashe	Ester E	11-May-2013	11422	301	NAD 75,000.00
5	Naober	Salinde	11-Aug-2013	11423	301	NAD 75,000.00
6	Noabels	Moses	12-Oct-2013	11424	323	NAD 81,000.00
7	Oxurus	Petrina	12-Oct-2013	11425	461	NAD 115,000.00
	Ochurus	Paulina Katharina	12-Oct-2013	11426	378	NAD 95,000.00
•	Hendricks	Elriede B	12-Oct-2013	11427	301	NAD 75,000.00
0	Hikas	Amrien	15-Oct-2013	11527	364	NAD 91,000.00
21	Naibas	Genda	16-Oct-2013	11428	318	NAD 80,000.00
22	Naib	Sortha	17-Oct-2013	11482	338	NAD 85,000.00
13	Doeses	Marcella	24-Oct-2013	11430	307	NAD 75,000.00
24	Langerman	Mariolen	24-Oct-2013	11486	437	NAD 109,000.00
25	Sakaria	Maria	25-Oct-2013	11487	308	NAD 77,000.00
6	Shiona	Festus	26-Oct-2013	11431	356	NAD 89,000.00
7	Oreb	Unotjari	26-Oct-2013	11432	400	NAD 100,000.00
8	Ubites	Maria	26-Oct-2013	11433	323	NAD 81,000.00
29	Garises	Carolina	26-Oct-2013	11488	310	NAD 78,000.00
30	Aubeb	Festus	27-Oct-2013	11434	323	NAD 81,000.00
1	Musinga	Alexandrine	27-Oct-2013	11435	301	NAD 75,000.00
12	Ulras	Brigitte	27-Oct-2013	11436	301	NAD 75,000.00
13	Kauzuu	Theresia	27-Oct-2013	11437	301	NAD 75,000.00
14	Keib	Kevin	27-Oct-2013	11489	314	NAD 79,000.00
15	Lamberth	Elizabeth	28-Oct-2013	11438	301	NAD 75,000.00
16	Goagossb	Magrietha	28-Oct-2013	11437	JUI	NAD 75,000.00

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A.	PARME	Manie	Distributions	Allo-anid Koned	Art.	Films Source
27	Haungeya	Panehafo	29-Oct-2013	11440	301	NAD 75,000.00
37	Goamub	Ti-Khoe	30-Oct-2013	11492	399	NAD 100,000.00
38	Kharas	Else	31-Oct-2013	11441	301	NAD 75,000.00
	Doeses	Revival R K	31-Oct-2013	11493	370	NAD 93,000.00
40	Garises	Rosalia	31-Oct-2013	11494	362	NAD 91,000.00
41	Truses	Helga	4-Nov-2013	11442	301	NAD 75,000.00
42	Gautseb	Gideon	14-Nov-2013	11477	330	NAD 83,000.00
43	Shikongo	Seime	8-Sep-2014	11443	318	NAD 80,000.00
44	Sakaria	Fillipus	11-Oct-2014	11444	318	NAD 80,000.00
45	Ndaulita	Fastus S	8-Dec-2016	11445	301	NAD 75,000.00
46	Gonteb	Eddie B	11-Jun-2017	11446	301	NAD 75,000.00
47	Carrom	Shannen-le D	11-Jul-2017	11448	301	NAD 75,000.00
48	Barren	Josefine M	11-Jul-2017	11449	301	NAD 75,000.00
49	Tanisas	Mailen E	11-Aug-2017	11450	301	NAD 75,000.00
50	Ganases	Daine S	11-Aug-2017	11451	301	NAD 75,000.00
51	Dawids	Muriel Ann	6-Nov-2017	11452	345	NAD 86,000.00
52		Alfred	7-Nov-2017	11453	413	NAD 103,000.00
53	Ganaseb	Gerhard	7-Nov-2017	11454	363	NAD 97,000.00
54		Nomensia	7-Nov-2017	11455	318	NAD 80.000.00
55	Tjipute	Theresia	7-Nov-2017	11456	318	NAD 80,000.00
56	Garas	Theopolitine	7-Nov-2017	11457	351	NAD 88,000.00
57	Tjangura	Jenethe	7-Nov-2017	11458	320	NAD 80,000.00
58	Semses	Kornel	7-Nov-2017	11459	345	NAD 86,000.00
59	Sobob		7-Nov-2017	11520	360	NAD 90,000.00
60	Namaseb	Jonas Natasha S	8-Nov-2017	11460	345	NAD 86,000.00
61	Steenkamp	Marchell	10-Nov-2017	11461	301	NAD 75,000.00
62	Hoeseb		13-Nov-2017	11462	301	NAD 75,000.00
63	Gelseb	Garin Gerhard	13-Nov-2017	11463	301	NAD 75,000.00
64	Keib	Matilda	14-Nov-2017	11464	301	NAD 75,000.00
65	Melima	Nicoline	14-Nov-2017	11478	374	NAD 94,000.00
66	Tsoum	Kiesberthe	15-Nov-2017	11480	379	NAD 95,000.00
67	Oses		16-Nov-2017	11481	338	NAD 85,000.00
68	Tjongarero	Sussana	17-Nov-2017	11465	301	MAD 75,000.00
69	Geises	Fostudo K P	21-Nov-2017	11483	330	NAD 83,000.00
70	Seibeb		22-Nov-2017	11484	406	NAD 102,000.00
71	Johnson	Gorge Geofrey	23-Nov-2017	11466	301	NAD 75,000.00
72	Tsuseb	Gerson Geofrey	23-Nov-2017	11467	301	NAD 75,000.00
73	Hoses	Morithen	23-Nov-2017	11485	405	NAD 101,000.00
74	Pots	Otto	27-Nov-2017	11468	318	NAD 80,000.00
75	Tsuses	Weime	29-Nov-2017	11469	355	NAD 89,000.00
76	Tsuseb	Immanuel	8-Jan-2018	11470	355	NAD 89,000.00
77	Kooper	Gregory		11471	369	NAD 92,000.00
78	Mukwena	Robert C	10-Jan-2018	11472	307	NAD 77,000.00
79	Uirab	Frens	11-Jun-2018	11473	346	NAD 87,000.00
80	Tjipo	Shendrella	4-Sep-2018	11474	321	NAD 80,000.00
81	Ganuses	Ignasius	9-Nov-2018	11474	321	-IND 90,000.00

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NI.	Secume	Name	DATE OF MICH.	Albertal	100	upra viirus
82	Geises	Jolanda Z	10-Nov-2018	11475	315	NAD 79,000.00
83	Geingos	Mulani	8-Dec-2019	11476	336	NAD 84,000.00
84	Hainuca	Paullensia P P	30-Jan-2020	11491	319	NAD 80,000.00
85	Goses	Elfriede	Not on MWL	11495	328	NAD 82,000.00
84	Sande	ismoralda	Not on MWL	11496	323	NAD 81,000.00
	Gaoseb	Rodney Ringo	Not on MWL	11497	323	NAD 81,000.00
87	Books	Christof	Not on MWL	11498	301	NAD 75,000.00
88	Garab	Romanda	Not on MWL	11499	301	NAD 75,000.00
89	Nowases	Shamitt	Not on MWL	11500	301	NAD 75,000.00
90	Ahmedo	Kullaumone	Not on MWL	11501	301	NAD 75,000.00
91	Gom-Khaiseb	Daniel	Nat on MWL	11502	301	NAD 75,000.00
92	Horabes	Felencia	Not on MWL	11503	301	NAD 75,000.00
93	Abrham	Clemendina	Not on MWZ	11504	306	NAD 77,000.00
94	Gamzamus	Juralyn	Not on MWL	11505	347	NAD 87,000.00
95	Goareb	Consilh	Not on MWL	11506	360	NAD 90,000.00
96	Kashilulu	Prepetuwe	Not on MWL	11507	360	NAD 90,000.00
97	Ouses	Queendellen	Not on MWL	11508	360	NAD 90,000.00
98	Gonteb	Gideon	Not on MWL	11509	360	NAD 90,000.00
99	Garoeb	Alfons	Net on MWL	11510	360	NAD 90,000.00
100	Gaoseb	Lichus K	Not on MWL	11511	360	NAD 90,000.00
101	Aluteni	Katiti A	Not on MWL	11512	360	NAD 90,000.00
102	Ngairo	Asser E	Not on MWL	11513	360	MAD \$0,000.00
103	Haobes	Susanna	Not on MWL	11514	360	NAD 90,000.00
104	Keis	Rachel N	Not on MWL	11515	360	NAD 90,000.00
105	Gaseb	Bernard	Not on MWL	11516	360	NAD 90,000.00
104	Keib	Alfons	Not on MWL	11517	360	NAD 90,000.00
107	Nkuvi	Flore LN.M	Not on MWL	11518	360	NAD 90,000.00
108	Naobes	Dankiro I	Not on MWL	11519	360	NAD 90,000.00
109	Namaseb	Faith	Not on MWL	11521	360	NAD 90,000.00
110	Garises	Serline S	Not on MWL	11522	360	NAD 90,000.00
111	Ames	Engelhardine	Not on MWL	11523	360	NAD 90,000.00
112	Gases	Roseswieta T	Not on MWL	11524	360	NAD 90,000.00
113	Goases	Eva	Not on MWL	11525	364	NAD 91,000.00
114	Mbura	Loide	Not on MWL	11526	459	NAD 115,000.00
115	Kooper	Petra J	Not on MWL	11528	360	NAD 90,000.00
116	Goses	Sharley	Not on MWL	11529	360	NAD 90,000.00
117	Houbab	Marcel	Not on MWL	11530	360	NAD 90,000.00
118	Pete	George	Not on MWL	11531	360	NAD 90,000.00
119	Van Wyk	Neels	Not on MWL	11532	360	NAD 90,000.00
120	Eichas	Carmen T	Not on MWL	11533	360	NAD 90,000.00
121	Gameses	Sabine J	Not on MWL	11534	393	NAD 98,000.00
122	Hoxobes	Willwmyne	Not on MWL	11535	458	NAD 115,000.00
123		Rinaldo	Not on MWL	11536	462	NAD 116,000.00
124	Goagoseb	Fritz	Not on MWL	11537	366	NAD 92,000.00
125	Nowaseb	Jonathan	Not on MWL	11538	325	NAD 87,000.00
126	Hange	Jonathan	AND ON MALE	1.,,,,,	1	

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W-	Sunant	Name	# 404 (D.) MING	Anterior of Enterior	- Batter	Autor Matte
127	Sheefukeni	Folbe	Not on MWL	11539	325	NAD 81,000.00
128	Katamba	Pehovelo	Not on MWL	11540	325	NAD 81,000.00
129	Haufiku	Julianda D	Not on MWL	11541	325	NAD 81,000.00
130	Garas	Joianda	Not on MWL	11542	325	NAD 81,000.00
131	Haradeos	Rebekka	Not an MWL	11543	325	NAD 81,000.00
132	Kamuhake	Petra A W	Not on MWL	11544	325	NAD 81,000.00
133	Skini	Silvanus	Not on MWL	11545	325	NAD 81,000.00
134	Naobes	Ernstine M	Not on MWL	11546	325	NAD 81,000.00
135	Ganchab	Asser D W	Not on MWL	11547	325	NAD 81,000.00
136	Nangombe	Lischen C	Not on MWL	11548	325	NAD 81,000.00
137	Maliro	Christine	Not on MWL	11549	325	NAD 81,000.00

(iii) JUNTOS CONSTRUIR HOUSING GROUP

110_	Summer	Name	Owner (Yes/No)	A Chargonia of the Char	10 t	Lind Villar
1	Nghede	Bonifatius	7-Feb-2000	11067	313	NAD 78,000.00
2	Felicity	Groenewald	29-Aug-2007	11006	306	NAD 77,000.00
3	Nanus	Libertina	11-Sep-2009	11109	323	NAD 81,000.00
4	Erastus	Julia	26-Apr-2010	10995	329	NAD 82,000.00
5	Ndeshihaluka	Jorinimu	26-Apr-2010	11047	310	NAD 78,000.00
6	Katamila	Salinda	26-Apr-2010	11050	316	NAD 79,000.00
,	Garoes	Gisələ	27-Apr-2010	11024	306	NAD 77,000.00
	Gurirab	Bernhardus	27-Apr-2010	11044	320	NAD 80,000.00
9	Muazy	Marileth	27-Apr-2010	11058	315	NAD 79,000.00
10	Mucamba	Alvine	27-Apr-2010	11072	314	NAD 79,000.00
11	Alweendo	Loide	27-Apr-2010	11096	325	NAD 81,000.00
12	Awases	Constancia	27-Apr-2010	11124	325	NAD 81,000.00
-		Fillimon	28-Apr-2010	10990	325	NAD 81,000.00
13	Benjamen	Fredrika	28-Apr-2010	10996	343	NAD 86,000.00
14	Kose	Miker	28-Apr-2010	10997	433	NAD 108,000.00
15	Tjaveondja		28-Apr-2010	11008	306	NAD 77,000.00
16	Hangula	Hannatile	28-Apr-2010	11022	306	NAD 77,000.00
17	Kambonde	Frieda	28-Apr-2010	11083	325	NAD 81,000.00
18	Helao	Thomas	28-Apr-2010	11099	325	NAD 81,000.00
19	Petrus	Gina	28-Apr-2010		325	NAD 81,000.00
20	Daniel	Johannes	29-Apr-2010	11117		
21	Nowotes	Adolfine	29-Apr-2010	11004	306	NAD 77,000.00
22	Shiweda	Peneyambeko		11016	306	NAD 77,000.00
23	Fredricks	Elizabeth	29-Apr-2010	11030	322	NAD 81,000.00
24	Ubu khaes	Jorneth	29-Apr-2010	11035	312	NAD 78,000.00
25	Gaoses	Petroide	29-Apr-2010	11037	327	NAD 82,000.00
26	Gases	Christene	29-Apr-2010	11068	313	NAD 78,000.00
27	Kauko	Josus	29-Apr-2010	11112	325	NAD 81,000.00
28	Shilongo	Lydia	29-Apr-2010	11115	325	NAD 81,000.00
29	Akweenye	Florian	5-May-2010	10999	325	NAD 81,000.00
30	Tjiveze	Magrietha	5-May-2010	11001	317	NAD 79,000.00
31	Nunueb	Josef	5-May-2010	11063	317	NAD 79,000.00
32	Shivolo	Magreth	5-May-2010	11080	325	NAD 81,000.00
33	Tjizao	Jenneth	5-May-2010	11082	325	NAD 81,000.00
34	Seukes	Katrina	6-May-2010	11038	300	NAD 75,000.00

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Ave.	Summer	Dame	On Make (Yes: No)	Althouten	Art	Carried Valley
35	Natangwe	Temus	6-May-2010	11059	313	NAD 78,000.00
36	Kalio	Florina	6-May-2010	11106	338	NAD 85,000.00
37	Jagger	Sara	7-May-2010	11052	312	NAD 78,000.00
38	Hunibeb	Jeremisa	10-May-2010	11100	326	NAD 82,000.00
39	Skhole	Julandy	11-May-2010	11014	340	NAD 85,000.00
40	Van Wyk	Emma	12-May-2010	11017	306	NAD 77,000.00
41	Morkei	Eva	12-May-2010	11077	352	NAD 88,000.00
42	Imbilli	Tabea	17-May-2010	11103	325	NAD 81,000.00
43	Albes	Genede	17-May-2010	17114	325	NAD 81,000.00
44	Mukuti	Alfons	18-May-2010	11065	316	NAD 79,000.00
45	Makayi	William	19-May-2010	10978	338	MAD 85,000.00
46	Noabes	Zeida	19-May-2010	11026	329	NAD 82,000.00
47	Moses	Frans	19-May-2010	11036	415	NAD 104,000.00
48	Van Wyk	Mieta	19-May-2010	11095	325	NAD 81,000.00
49	Note	Kennedy	20-May-2010	11066	312	NAD 78,000.00
50	Viskondo	Sylvia	20-May-2010	11110	380	NAD 95,000.00
51	Sarases	Fransiska	21-May-2010	11048	320	NAD 80,000.00
52	Gabes	Constancia	24-May-2010	11119	301	NAD 75,000.00
53	Swartbool	Magdalena	26-May-2010	11000	325	NAD 81,000.00
54	Nakaonge	Komelia	27-May-2010	11012	306	NAD 77,000.00
55	Morina	Muningirus	28-May-2010	10982	324	NAD 81,000.00
56	Waterboer	Edwasdos	28-May-2010	10992	325	NAD 81,000.00
57	Ngaivane	Vetjoza	28-May-2010	11111	437	NAD 109,000.00
58	Kuushornwa	Paulina	2-Jul-2010	11043	316	NAD 79,000.00
59	Neels	Olivia	2-Jul-2010	11104	325	NAD 81,000.00
60	Shikongo	Victoria	5-Jul-2010	10993	361	NAD 90,000.00
61	Stiebel	Define	5-Oct-2010	11009	304	NAD 77,000.00
62	Thiro	Bertha	5-Dec-2010	10989	338	NAD #5,000.00
63	Abed	Liita	10-Apr-2012	11126	323	NAD 81,000.00
64	Natanael	Meliarna	12-Apr-2012	11015	306	NAD 77,000.00
45	Skini	Nicolean Diana		10991	325	NAD 81,000.00
66	Andreas	Agnes	10-Oct-2013	10994	394	NAD 99,000.00
67	Garoes	Jeta	10-Oct-2013	11094	325	NAD 81,000.00
68	Thomas	Maria	12-Oct-2013	11034	320	NAD 80,000.00
69	Nambongo	Titus	23-Oct-2013	11084	350	NAD 88,000.00
70	Hansen	Otto	23-Oct-2013	11101	325	NAD 81,000.00
71	Ngunovandu	Enstela	23-Oct-2013	11105	392	NAD 98,000.00
72	Dineinge	Emilia	24-Oct-2013	10983	324	NAD 81,000.00
73	Nuses	Senty	24-Oct-2013	11075	346	NAD 87,000.00
74	Uiras	Atlanda	24-Oct-2013 25-Oct-2013	11107	325	NAD 37,000.00
75	Mateus	Diine		11003	306	NAD 77,000.00
76	Tadeus	Maria	25-Oct-2013	11040	304	NAD 76,000.00
77	Endjala	Jacobina	27-Oct-2013	10986	324	NAD 81,000.00
78	Shikongo	Simeon	27-Oct-2013	11018	306	NAD 77,000.00
79	Gorases	Bianca	27-Oct-2013	11032	325	NAD 81,000.00

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(to	Sattlerin	- Minne	Sta Miles (Per Note)	Allegation From	dist.	Land Villa
80	Schwin	Olyn	27-Oct-2013	11055	324	NAD 81,000.00
81	Amunyela	Ndimwenena	27-Oct-2013	11056	321	NAD 80,000.00
82	Tiiveza	Magdalena	27-Oct-2013	11089	337	NAD 84,000.00
		Angele	28-Oct-2013	11010	306	NAD 77,000.00
83	Molelekeng		28-Oct-2013	11013	340	NAD 85.000.00
84	Byl	Mandy Pamela	28-Oct-2013		306	MAD 77.000.00
85	Kerunguru	Ivonne	29-Oct-2013	11019		
86	liyembo	Hilya		10988	338	NAD 85,000.00
87	Kasenda	Willemina	29-Oct-2013	11033	327	NAD 82,000.00
88	Afrikaner	Martha	30-Oct-2013	10998	325	NAD 81,000.00
89	Thiro	Josephine	30-Oct-2013	11027	330	MAD 83,000.00
90	McDonaitdt	Eichab	30-Oct-2013	11097	363	NAD 91,000.00
91	Garises	Selme	31-Oct-2013	11046	323	NAD 81,000.00
	Domingo		31-Oct-2013	44000	371	MAD 93,000.00
92	(Garises)	Roselie	31-Oct-2013	11090		
93	Hashipala	Ruth		11121	325	MAD 81,000.00
94	Somses	Johanna	1-Nev-2013	11029	328	MAD 82,000.00
95	Kordom	Tracy	4-Nov-2013	11102	323	NAD 81,000.00
96	Duwe	Lee Selma	5-Nov-2013 18-Sep-2014	11081	325	NAD 81,000.00 NAD 77,000.00
97	Kanakoneni Kalimba	Secillia	11-Jul-2017	11005	306	NAD 77,000.00
	Moondi		11-Aug-2017	10985	324	NAD 81,000.00
100	(Katjiutus) Membuli	Christophine Johannes	4-Nov-2017	11045	308	NAD 77,000.00
101	Johannes	Tangeni	6-Nov-2017	11071	314	NAD 79,000.00
102	Shawapala	Stephenus	6-Nov-2017 6-Nov-2017	11079	325	NAD 81,000.00 NAD 81,000.00
103	Matthys Shounduli	Lucas	4-Nev-2017	11118	328	NAD 82,000.00
105	Shadile	Iyambo	7-Nov-2017	10987	338	NAD 85,000.00
106	Mukuve	Petronella	7-Nov-2017	11039	306	NAD 77,000.00 NAD 79,000.00
107	Uupindi Shuunduli	Tobias Jacobs	7-Nov-2017 7-Nov-2017	11078	324	NAD 81,000.00
109	Nyumbu	Fetime	7-Nov-2017	11116	325	NAD 81,000.00
110	Uhuru	Katiti	7-Nov-2017	11125	325	NAD 81,000.00 NAD 81,000.00
111	Haindongo Februarie	Vistorina Salinde	8-Nov-2017 9-Nov-2017	11028	331	NAD 83,000.00
113	Ndakolongoshi	Martha	9-Nov-2017	11070	313	NAD 78,000.00
114	Ananias	Silar	13-Nov-2017	11085	332	NAD 83,000.00 NAD 79,000.00
115	Khaxab Boos	Theren Charles	14-Nov-2017 14-Nov-2017	11092	325	NAD 81,000.00
117	Simon	Lasarus	15-Nov-2017	11049	327	NAD 82,000.00
118	Hemunyela	Kristy	16-Nov-2017 20-Nov-2017	11042	367	NAD 92,000.00 NAD 78,000.00
119	Nakale	L.K Ester	21-Nov-2017	11087	334	NAD 84,000.00
121	Amakali	Hanna	23-Nov-2017	11064	318	NAD 80,000.00
122	Gom-Khaiseb	Ananias	23-Nov-2017	11123	325	NAD 81,000.00 NAD 78,000.00
123	Fares Geinemees	Valeria Dorina	30-Nov-2017 12-Feb-2018	11098	363	NAD 91,000.00
125	Dela	Helena	22-May-2018	10980	325	NAD 81,000.00
126	Nkuyu	Protasius	4-Peb-2019	11054	326	NAD 82,000.00 NAD 85,000.00
127	Februarie Kasenda	Slinde	9-Nov-2019 Not on MWL	11041	353	NAD 88,000.00
128	Kanandjebo	Fillomon	Not on MWL	11020	306	NAD 77,000.00
130	Kasanda	Louis Ronaldo	Not on MWL	11074 11086	313	NAD 78,000.00 NAD 85,000.00
131	Twakulilwa Namene	Ngkina Heleni	Not on MWL Not on MWL	11120	338	NAD 81,000.00

11.1.47 RESUBMISSION: THE LIST OF ERVEN ALLOCATED TO REMAINING TENANTS IN DRC PROPER

(C/M 2024/11/28 -

17/1/4/2/1/11)

RESOLVED:

(a) That Council approves verified list of erven with the land value in Extension 27, 29 and 30 (DRC Proper) below:

List Hum ber	New Erf No	Estension	Old Bif	Summe	Name A ST	DHUMBER	SOM	Land Value
1	100	27	1422	Karae	Salores Pennagola	27023410251	1125	MINE 022 (O)
2	Total .		1733	Saruset	Fena	902000000	198	M88 (00.00
3	7247		TEXA	Namesada	Samuel			事長の数金
4	7248	37	14.9	Newron	Falls	36055530471	458	NS102 000 00 12922 000 00
5	7250	22	172	Danie	Kuth Staterous V		100	WE 4 000 00
6	7252	37	1011	Jakota 5 Folga Fernjak - afo	Amenda's	75010101775 39041400591	100	M8-02-00
7		12	974	Early	Tohas	50000101047	107	M 110 000 00
9	7254 7257	10	TURE	Gulare	Fema	750301 5344		相位金金金
10	1258	200	1204	19	Note V	89051670465		NA 108 C02 00
11		O .	TOPE	Note: edu	Ungerspace of	871529: 15034E	592	245124 000 00
12	9343	107	639	Shanea	Marhuos.			HETEN GUE DE
13	7265	23	954	Karguto	Himakangua	356407 0345	504	1988 122 000 00
14	1207	27	052	Carre	Seese	84081202793	154	148 102 006 00
15	1991	27	1080	Augre.	Farm Nango	75101210243	91	1819 00 2
16	1211 1212	27	1904	Ngdaguo	Onesmus Arease	650MCW10034	1400	0.00 to 0.00
17	222	72	191	Angordal	Maria Magana	58111410231	-34	20011-000-00
18	7271	<u> </u>	1986	Ho ATHOUGH	Pases	63082310641 83040411675	592	M2 166 350 TC
19	7276	2	1051	A mail Carlo	Stangers	33271911099	1000	ME 100 000 10
20	7276	11	1043	Salvado	George Kataperus	701630048	1838	THE PART OF THE
21		-	11042	Thips/aus Thomas	Alther Shirtingers (a)	5106222003A4	Sit	1042 (EE 30
22 23	100	-	15	tignthing.	Treofice	E18040-127	(E)	1817M 1000 000
24	7200	6	104	Radionals a	Anne Nangula	5901061100016	554	16109 300 30
-	1100							
25	7288	27		Rembu	E0.80*	\$507.1200075		MILITER SOCIOS
26	7088	21	98	Am ee	Satur	37092230121	592	MS/10E 000 00
27	7290	27	18	Tanses	.416	83020406421	58*	NS106 000 00
28	7295	27	10	Kindaskii	"exflict	170001000000	621	NS1 12 000 00
29	7210	1	80	Matricus	Epatras	MARCH 1988	604	NS110 000 00
30	720	107	765	Stery	Convience	91002110021	300	NS56 000.00
31	296.7	27	1274	Manua -	Magretti	74121200986	530	描述数数
32	7368	1	100	Egic	Mehsel	830531:5286	1587	M\$106.000.00
33	F312	156	514	Person	Magdalena	61062401086		16164 225 90
34	Taria		329	Same	Françoi à	19112110104	409	N874 600:00
della file			123	Kinge	Voigs Type of temp	80071499384	1834	MB112 000 00
35	7519	101	100		Amplia Turn Indieni	75642510102	613	MET OF THE ST
36	1320	22	100	Karser	Cont.	64 17 007	617	M-246.32
37	-	Take .	100	Maretaky	500	5208120068	129	1000000000
38	70%	E.	120	(A)acria	Serra lupresent la	74642410657	311	19850-00E-00
39	7325	167	124	F.45%		2822100435	111	
40	7527	100	450	Adut	Pacing		-	MESS SECTION
41	1279	7	100	Mark	Stefanous Binguise	03031461107	100	NSSE COC CO
42	7024	37	417	Han ema	Helena	851120/D850	-30	MEST 000 10
43	7340	201		Goranet	AREA TO BE FROM	7259640160	-15	
44	1343	100		Hamarini.	Ascient	TE 122602436	151	ASSES 200 30
35	22.00	J	150	Salan.	Rin quite.	ALTERNATION AND A	100	- NAME OF TAXABLE

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_					100	The Assessment I	160	THE LOC COLUMN
46	350	27	584	Shiumbu	Datic	750808200E	200	AE 106 500.00
47	351	27	283	STARTO	Marride	.69040801751	980	NB 106 200 60
48	1954	27	276	Kattala	Marke	72030600753	517	1994 000.00
49	1958	57	525	Cincato	Timotheus	71091306531	339	V\$52,000.00
50	1651	指	268	Avages	Gearde Ventre	72080100478	573	V85154 200 GD
	1200	No.	264	Gaeses	Katrica	74030830764	573	195154 902.03
51	362	165	1000		Danca	THE OF WHAT EST		141111111
52	1265	27	150	Meanyela masanna	Learning a.	15 N. C. 110	57.3	1000 600 00
53	1365	22	1200	# 35acna	Constitu	Transport V	-13-	AUGUS MONEY
54	161	77	-	Blanz 1	Perchical Perchical	7000000000	576	149 618 539 52
55 56	740.0	15	251	Good	Gerson Gottard	2mm1.00171		115 136 COL 51 115 136 COL 51
57		22	744		Cester ZUVX	10042910000	513	Harris (M. 10)
58	111	10	Tine.	Colar	Rettus	NEC415 DIRECT	817	NSTID GAD TO
59		27	117	Notice and	Althorate .	73111202728	300	14504 600 70 0514 600 60
60		12	400	Contail	Letterd .	76089 00271		(40) 630 (0
61		100	124	A - mab	5.000	IND ADDITION	418	N\$75.002.001
62	EACLS.	102	1	Nandara	Mateur		364	NOV 003 (III
64	10E	15	118	Tances	Richard Mathewa Transporter Rigerman	76050715132 52743617858 73121065296 88132400501	364	16505 000 17 16505 600 07 16505 000 07
65		17.	1202	Tances (ignorial	Egentia,	FRISINE .	364	HEN CHO CO
68	MIL	27	207	Paulin	Ester	S#13749(\$1)		2000年
67	7414	27	214	Non-Hourdton	Junios francescienas, e	#1022515267	100	HST 258 18
68	411	10	182	Dr. 8(6)	Gerda Recathe Afbiropa Estel Belluig Tokafer	#102211267 #102211267 #102311267 #103211268 #002250561 84070105616 74082300041	341	HST) (GT CS HST) 0GS (S HSC) 0GS (S NBS 0GS (S
70	N119	1	201	Eq. mil	Exhaus Tuhafern	00022502501	358	N354 000 CG
71	2422	20	311	- Contract	Sale	64070000676		N964 000 CO
72	435	9	208	Street	Lambar Cara da Sarada Karas	74002300041		31004 300 SS
73	7438	37	181	(late	Application of the Control of the Co	TGC00417575 7 TGC00481 54(40100764 8885 G10193	30-2	11055 00G CC
74		27	167	Santo	Strate	7 10100081	380 421	M504 000 00 M876 000 00
75	474	17		(ant)	festra	BACHESTOCKING	122	A-926 000 00
76	7471	27		Kreseb	144	96012000EF18	367	NAME OF THE OWNER OWNE
77	7477	22	100	Geroco-Ge in	Jumphre	9710000018 97100000000	217	MEN DALCE MENN SERVE
		Toy	110	and the same	France	10050210092	428	NOV64 (66 00
79 80	7427	100	100	ANALOS .	Toks Vigetag Manas Absalan	74960216092 74960219356 74960236691		NO 104 000 DD
81	100	59	54	Transac	Manax	749802006591	673	10 170 00 00 10 00 000 00
82	414	27	21	Abraham Narias Shapop Asninar	Absaine	72000401070	490	NSSH 000.00
83	rest	25	18	Astrone	Silas Tegisla	78080110207	326	N856 500.00
84	1468	77.	10	Acces	Gebruit Namenana	COMMITTED STATE	0.40	1690 000 00 169104 000 00
85	7500	1	ITO	Coords	January 1997	*S040900072 A306 (400) 49	934	NO. 102 TOP 02
86	103	111	/03	Chart	Mareus Monmene Noshambeana	12071120001	767	NS 102 200 00 NS 02 000 00 NS 0 001 01 NSS 000 01 NSS 000 00 NSS 000 00
87	10//0	15	16-	Dates	Nidace reshall Emira	21071100907 74060900872	592	A810.002.00
89	-	150	15	The second	Abile	65110680544		205.07 002.02
90	7509	27	153	ongress ergus promote	HIGHARI	#211111CO111	346	7/85, ODE OF
91	101	77	18	Angula	Gerhard Nanau			
92	TELL	100	46	Statistic		69129101959	1007	10111 000 00 A
93	7513	27	46:	Taleati	Tentes	Poster roasa	6.50	10014 300 00
94	7514	122	441	Philip	Some	55 215 013		10 114 100 00 AS110 200 00 M110E 300 00 M110E 300 10 M10E 300 10
95	No.	100	1621	This amestical	An a til haange	66 215 9227 3622 3600 446		Net 106.500.00
95 97	TATE	139	1024	Jahrnava	Dona wilano	#35700100760	361	M3 105 300 50
98	75.26	139			2/8601	intendedies	1	1000,000,00
99	1815	180	1003	Name and Advanced	744	7210020094	7,01	14101 930 33
100	7505	17	1012	Marrie .	TOWNS.	03090000234	354	18192 023 02
101		27	TOTAL	Green	PATRICE .	814 55 1272	1207	165104 300 22 16110, 523.50 16120 800.00 16110 800.00
102		183	1016	shares	Cert	TO CONTRACT OF		847mg 215 26
103		45		Karl Karanga	Smert and a	2014		M1102 00010
104		138	10.00	The same of the sa	Charren	ef febrigers	14.6	

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Cont			1.00		(Nema Niceshop a	TAPAR CHISTON	874	ENERGY SOUTH
106	100	10	11/2	Top as	Eira.	25 145 20 25 2	44	NORT (018 100
109	24-	_	1136	Catalan	NACH KRISEWIE	1073514	410	14574-000 CO
109	511	29	1100	188	Este	T10(28)0073		hishou (000 or
110		100	1113	Obes	Cetta	86 122420087.	600	ME: 14 000 00
111		協	11174	Sueset	Konne	62092512681		MB4 000 00.
112	848	file.	1152	righter a	Notes	41011200673	141	NB+04 000 00 NB+04 000 00
113	1451	19	11144	Stene	Sakina "	12015301038	451	ABST 000 CC
114	152	29	1143	Navases	Sanon	71602510072	397	(数7) 200.00
115	150	20	11/49	Heret	Asacian	55012713602	657	G*11 000 -0
115	1537	26		CARDONA	202	#1031HQD85H	6.3	14110 00939
117	1552	10		T-0552	(uptaine	104-0300785 F20-0431844	162	Life (50 500 00
118		29	1200	Dgcd	Material Cand	[72062421846	-	15 104 OUL X
119	872	29	1210	Share		41041910518 MIN11006401	36°	MED 000.00
128	1078.		250	Autor	1.11	MINI TRANSPORT	500	161 2 000 M
121	10	20	113	Conses	Weiserne Susana	02000400044	200	AMERICAN TO
122	103	-	1222	Gents	Enka Regna	77071470500 780411/5221	337	14100 0000 00
123	384	10	1668	genes.	No. a sa	43651501 DE	1986	SISTE 200.00
124	MUS MS4	70	1238	Gorene	Attended Course	71032XII475	1	165 166 000-00
125		20 29			Hireca	73057030412		145 178 050 00
126	895	- 18	1258	Pill guy Zamano	Johannes	C4000000000	350	11d 109 000 00
127		150	1.00	SELECTION OF SERVICE S	54.44	5504100700548	546	/cs 108 000 00
128	7507	100	100	Harvis Garen Narrola	Name of	52072710022	316	VII(0) (0) (0)
130	905	70	66.5 656	Various	sate Normale	62100510160		185 1 1 0 TO TO TO TO
131	1007	56	863	Nangtit	Paris	84082110011	A14 *	165 108 000 30
132	FA.	150	652	0/108	Down.	72011210070	107	10 100 000 30
	-	Ten.	10.00	ALMON A	Disass	PACA0100.750	487	6/873 000-80
133		18-	1046	National Participation	Vason Shidney	70001200200	100	3/3/04/0000CC
134	TRIA	18	619	- FEBRUAR		89120310042	674	345404-000-00
135	0.001	-8-	526	Tyape	Trans Trans Amedica	655519061s	335	N. 5 GR (00.0 20
136		-18-	555		conaves	89549801321	100	105/10/00/03
137	rece	18	582	Epaties		000 82800162	805	US100 000 00
138	TRUE I	20	461	Hass-are	Moreke Landquindla	72020916144	602	WE108 W0 00
139		-8	542	Discharge	Spr.ora Hail wendo	75733506453	9.54	NS108 000.00
140	153	100	1765	Sheehama	SERVICE TOWN	75032506453 64120506533	15,02	048168 000.00
141	10/21	- 2	1570	Maderstar.	Jerobeam	68072500062	515	145106 000 00
142	1920	18	-88	Sasapete	Dente and	Terrendo Santa Santa	197	74570 000 00
143		-8-	516	sheven	Post #	6702181180406	314	72501 000 ID
144		100	319	Jenisia	Anderna	71000316367	411	1/500 000 III 1/614 000 00
145		12	12.17	Katawa	SVVIII	70112606441	100	NS 10H COU OC
146		100		Frans	Ighannes Nicolokamilia	78061100029	597	145108 000.00
147		120	1902	Shapes	(495)	68111101546		16106-50075
148	1946	122	1489	Netwomenua	Farms Mana	83011805487	100	16156 001 00
149		100	1172	Sheehama	Every Nata	\$5100 S10037	Tar.	NS 106 COS 00
150		424	1200	Dime	Nebar Treatings a	0 1110100016	843	N\$104 005 00
151		122	100	N/PAGE		6008:001525	115	1678 203.03
152			143	Litter	Variata Kanasi	32562515263	110	MONTHUM
153		144		rsama-pana	Atrox	3206110546	- 125	N962-302-00 N5108-000-00
154		122	167	Haitembu	Mores	100000000000000000000000000000000000000	12.54	Distance in
155		29		Name ago	1777	10004 march 17	320	N284/300.00
156		29	160	Energhera	Feet	70061810121 8*07*72116	100	NSSE 200.02
157		: 129	160	Number	asemu.	56070400437	110	
158		_	194	Shirter 10	To your to	SSUIT ALTIES?	100	
159	TATE	(2)2	146	VEST	Volumes Named and	The same of		12 13 18 19 T

43
Ordinary Management Committee Meeting - 16 January 2025

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100	Ton.	170	-Caus	- Mino-	720625	388	NS 106 000 00
160	22	139	Vego	Talkana .	92020A10237	679	N1104 00000
161 247	22	141	9860	LBURDOR Marin	1.100000000	215	4579 000.00
162 3963	- 24	125	G.Ibes	Magneria Natio	7810251029K	539	NS110 000 00
163	23	173	Naturka	c010	59360/13036	4	NS106 000 00
184	29	(17)	frats	Harris'	86121103518	×	NSSS 000 00
165	29	_ ₩	unere .	Timotheus	SCILLI VASIE	1991	
168	21	378	Hoses	Sussana	74051400350	917	NSSE 000.00 NESE 000.00
167 500	29	381	Narghena	Gideor	87120500724	240	
168	- 79	35.5	Nghojerg asha	Pancelo Pandullings	87100502567	582	65/04/38/38
169 307	28	350	Alloses	Beating Chanele Rashols	\$71)(300088	ETT	NS 104 000.00
170 3013	23	347	Van Kije	Wendeline	BBC12800167	234	10,000,00
171	29	345	J. IU-KRado	Ellin	35051710418	320	1650 000.00
172 3311	29	1544	Khareus	Leta	61000400111	32	NSSE 500.00
173	29	343	Kanders	Madus	/SE12180054E	348	N\$62 000.00
174 =313	20	342	Gabuses	Serva	890426003MG	844	1836 000.00
175 80 5	79	338	Shinessale	Mana Magdaléena M. adrina		(Q)*	NS110 000 00
176 8017	139	114	Karnasi		75090200519	6/18	20110-000-00
177	10	331	Nyangana	Tadens L Moande	81112210520	536	NS 105 000 CO
	- 12	220	Muhaus	inmarcel*	70071100585	W.5	NS 108 000/001
178 8012	12	363	Ja'el	Cneamus	61091230930	381	14568-001-01
A material and a second	- 2	100	ien en	Komple Nasimana Junas	570620100E5	314	A\$55,000.05
100	162	204		Shows county	89022510135	314	NASS 052 02
181 1022	-8-	-153	3600	THE RESERVE OF THE PARTY OF THE	73063600678	ARI	M650 000 50
182 5023	20	405	Manhla	SanedMin Al yeards	75073000000	591	Na 108 000 00
183	12	_ 9 32	Nakale		73072900279	514	AUD 000 000 00
184	70	_25	Kaorga	Faciality	PROGRAMME I	406	NETTO COO CO
185 8027	28	39.0	Lambert	Sal.	4900 00000394	77	NS108 000-00 NS108 000-00
186 8028	14	335	Blattius .	Herrich Libete	968/20501	989	
187 6535	29	351	LLUSING .	Simot	7109000049	1550	ha los con ou ha es con co
188	29	350	Liv ab	Rank	80000400008	(38)	146 00 00
189 1001	8	370	Drahu Drah Stapuros	losel	55021510029	1585	NE 106 000 00
190		187	Com-Whates	Engelhandrie Rausa N	#8040710057 61072800047	593	NS116 000 00
191 1141	29	485	Marting 1	Abat 1	76012700058	100	145106 000 00
192	29	474 473	Nauraes Nauraeago	Vaneus Shoule		593	
192 193	20	455	Accounts	Dimon	79081850000 86001800727	560	16 TE 000 DD
195	13	40	National contracts	Val 1	77112810207	005	Named total Co
196 8084	20	462	Gendura	199	360171110036	64.1	148110 000 00
197 8.57	29	477	Rendrico	Cardo	510905000035	607	147,112,200,00
198 6080	19	360	16-14	Andreas Little	83100010567	D111	100 St 000 00
199	10	593	Marstand	Paulis Pendalata	490910017 4909100124	211	14550 000 00 14572 000 00
200		394	No.ist	Mande &	80:11201438	180	5110 000.00
201	- 12	500	Makera	Kahare Jeshya	(4031000449		S110 000 00
203			Hartman	Martina Nigherie	71 38000		VE120 FO0 60
203	100	1678	Thadia	Files	TRESPANCETS:	281	4834 300 CC
205	1	1775	FAR TOP 8	Andreas	0.0021000712	58.4	
206 8078	28	503	Patrus	Johannes Namosi	17 12 15410	8.19	ME484 000 DE
207	26	1554	PRISE 204	Paylis Harsaille	75049830764	682	NS104 00C 00
208	1 3	630	The sea	Absolute Naturale	£504150509	327	NSSE 202:00
209 5083	28	(0.25	Sidecuparation	Local Gabiel	71002730464		Note to to
210			Negotipo	Prans Kannariton Patranut	1965, NG 50 860721120656	237	Na109 010 50
211	125	-45	Elfas	Profit	6309271130952	146	NB 100 000 ED
212	100	621	Alle as	Herman Hallidge	£3050615613	351	NO. 66 642 00
					THE RESERVE TO THE PARTY OF THE		The second secon

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		15.		79	Manager Street	TAXES STARS	88.9	3,5106,000,00
214		125	1814		Roce t brow and the	CONTRACTOR	301	1417 (00 60)
215	C94	(A)	61	in true	EIR A	##111860136 72070701893 93102010210	647	9-A-100-160-10
216	3035	75	642	lidbr	Frieda	221074222	539	NA 106 000 CO NA 106 000 CO
217	3099	<i>i</i>	191	Shalefieke	Teoretics (Legistic	733E2700459		345 100 CEO DO
218	101		635	Paulis	csegn Nghidipo			NS60 000 00
219	#10#	29	A09	Elian elian	Adjusts.	870E1500530	236	
220	5110	129	596	Nashene	aree Laters	#70#2700157 #110011058	343	MSE8 000 00
221	3111	29	518	Christia	Jose 6d-grido		421	rais was w
222	9210	29	454		Nountia sincera	81082710326		INSER COO CD
223	93.1E	25	449	Maleria	-tex	84388401153	128	ICHE (EQ C)
224		29	450	Ganettes	,ells a	97082500437	273	POSES (CC 00)
225	8124		NEW	Should	Thomas	72060901131	316	WINE CONTROL
226	8128	25	446	Sabet (Cras)	Palma	951 2710051	346	M4582 000 00
227			44%	Kamburgo	LOUIS	5005050[293	150	Mare the 16
228		70	432	Servicus	Amungalu	250,534 min.	SQF	Masse DOQ TO
229	2145	29	MEW	Uras	Syssa Kettigo	01230702336		MR24 000 00
230	6149	29	445	fram	Sample/	52102800052	346	M\$82 000 00
231	3147	136	1282	Haraeti.	Parrox Marthe	92032110024	416	N574 008-06
232	8148	130	1263	Oman	Restricts	68210400108	416	14974 000 00
233	3149	NG	1264	Ge aser	A beth	0062	429	M\$14 000 CB
234	8151	150	1263	Parts	Heta	91102910163	598-	NS 100 000 00
235	8152	150	1262	Equanto	Dave. (e)	66012600685	554	riske wow
236	6105	100	1378	Cana	Ester Turnibu Nour ambierta	\$31074UCT16	595	NS100 000 00
237	3160	100	1280	Hamilotgo	Value	19091600018	435	N578 000 00
	3120	-	1000		Nonetea	70042600366	375	NESCE OF CO
238	0108	IAC.	1303	Shienga	Paulus Barry	7409290C116	540	N\$104 000 00
239	1102	31	1000	, praet	Burney.	86101400697	473	1950 I 00 000
240	#195	(20)	11897	I DVESSES	JOHN	E LAN-ARADAD	Total Control	William Dan No.
241	\$155	30	1298	Neumoo	Aprille	DASTINGUIUS	1981	MAN WARREN
242	8158	10	1300	Erakmus	EH#	8701030D896	506	M5110 000 00
243	8176	10	1314	Stikenba	Proto Katora	76070110129	1954	ARREST 123
244	9192	30	1280	Petus	Repekta Nelso	78092510192	585	N1100 000 00
245	8192	30	1292	Exet	Lonei Reagen	64032110317		NS102 000:00
246	2184		1753	Goranes	Incqueling	93680631068	570	NS102 032.03
247	8185	90	1206	Gaster	Adelade	58112500259	589	D45102 000 00
248	1158	10	11114	(Mak	Develop Van	58112500259 79220910237	485	14354 000.00
	E100		1177	S- arts	Vejatuka	86041900036	563	NS98 200.00
249		30	1325	hanbes	Delega	74110710316	824	NS112 000 50
250	A STATE OF	_			The state of the s	73092900585	6/8	N\$119,000.00
251	100	30	1324	Tagerus	Evs .	70103320367	RDS.	INS188 090 00
252	4.0	30	Tall.	Salovi	Veterra Vetitrare	60% Country	Sil	N\$18 003.00
253	(20)	122	1367	Kahimise		730304 10258	560	NS102 000 00
254	6206	30	1368	Jurga	Mahunga Rinde		155	
255	6278	30	1389	Aitringe	Racha	6105260005	494	NSSE 200.02
256	\$219	30.	1357	Nghahshiral	Benry	77082300190	573	N\$104 040 00
257	8210	30	135	Daniele	Jara	81101011262	121	N958 606 00
258	E223	30	1355	David	Josephina N	70102830738	J589	WELT# 060 50
259	8225	35	11267	Mana	elisis fidep lost sho	86126450017	568	N5102 020 00
260	244	12	900	Series	miaria	66110810037	309	WSSE 002.00
261	8245	10	279	Onc.s	Mersia	(9400) 1000529		NBCC E01/30
282	57.48	130	1982	Segamot	Shikongo	63051811216 85081211175	1568	N\$101 010 10
	- 34	100	064	Shyamoo	brest	85091211175	355	NG 100 000 00 NG 100 000 00
263	1000	10	201	Exama	isse	56092300802	540	N5 100 020 00
264		100				80,111510527	581	Nes nou record
265	Nº L	120	100	GaleStoat	Ramahas A	T0071460656		N574 809 05
266	5264	100	161	Manage	Erasmin	763/1260250	582	0.5104 102 00
267	-254	130	74.0	Josef	Jones Amaterya	THE PROPERTY.	100	THE REAL PROPERTY.

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							200	Test on account
268	5265		2/58	27/4/4	Kowers	5705 (60075)	594	14 x 20 x
269	270		344	Aug	Frank Make Letter	90100300200	401	N578 930 00
270			846	XV-154	Martie		506	ME:00:000:00
271	ANEL		990	Silat	(SCIALINE)	67080400816	311	By516 000 00
272	ATAM.	W	907	Petrus	Ministra	73950406071	315	NS66 000/00
		2	814		TEATER	72101021543		NT 106 000 CO
273	0.03	-		Skingang	Paul	69000000168	453	NS44 300 00
274	8795	70	795	Ten 19	Estas	76031519244	493	NETON 000 00
275	0301	30	902	Johnnes		CANAL PROPERTY AND	1000	M5110 000.00
276	8302			Shirange	Jacob Mekeodys		100	ASPR COLOR
277			744	Falls	Intima	84032210114		
278	8365		743	(Variate)	Jarema	E4120300447	302 588	1/058 000:00
279			748	(Johannes	Out 5-mon	(5011000192	188	3/21/06/CCO/00
280	63.50	10	757	Nangombe	(smed)	8/010570195	574	Na (62 000-69
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(b) That the allocation of 6 single residential erven in Extensions 29 and 30 and 1 single residential erf in Extension 31 North to overspill residents on the list below be approved.

OLD ERF	ERF NO	EXTENS	NAME	IÓ NÓ	INCOME	SOM	LAND VALUE
800			Stella Marie Onurus	00001110057	00,000 (20)	316	NS66 000.00
22	8124	29	Thomas Shidute	72090901101	M\$10 286.33	316	N\$54 000.00
7	0142	29	Sylvia Kothioen Uirae	91030700336	1053 000.00	302	N\$54 000.00
541	6133	29	Jymett Hersess	70010200533	1053 049.52	311	N554 000.00
290	8115	29	Else Kandjambi Useta	360 32000109	8857 918.56	314	N\$54 000.00
1052	8556	31 North	Netensel Padjelenga	67021400322	NS14 750.00	315	N\$56 000.00

- (c) That Mr Nataniel Padjelenga be approved to purchase Erf 8556, Extension 31, Swakopmund which is valued at N\$ 47 250.00.
- (d) That Mr Padjelenga be informed that he has an option to approach NHE to consolidate the erf price in point (c) above and the construction cost of the house in the home loan agreement.
- (e) That all beneficiaries in point (b) be informed to pay N\$1,000.00 administrative fee.
- (f) That the surviving relatives of deceased residents in Annexure E (on file), when applying for transfer of right of use be considered once submitting all required documents for change of ownership.
- (g) That the proposed donation in (a) and sale in (b) be published in terms of section 63 (2) of the Local Authorities Act, (Act 23 of 1992) as amended, and
- (h) That ministerial consent be obtained from Ministry of Urban and Rural Development in terms of section 30 (1) (t) of the Local Authority's Act, (Act 23 of 1992), as amended, to donate the erven in (a) and sell the erf in (b) above to the beneficiaries.

13. DRAFT REGULATIONS AND TARIFFS, IF ANY

None.

The meeting adjourned: 20:00

Minutes to be confirmed on: 30 January 2025.

Councillor Dina Namubes MAYOR

Mr Alfeus Benjamin CHIEF EXECUTIVE OFFICER

MINUTES

of a Special Council Meeting held in the Council Chambers, Municipal Main Office Complex, Swakopmund on Friday, 29 November 2023 at 09:00.

PRESENT:

The District Magistrate, Mr A Gariseb 📑

Presiding Officer (In terms of Section 12(1))

Councillor D Namubes
Councillor P N Shimhanda
Councillor C-W Goldbeck
Councillor B R I Goraseb
Councillor W O Groenewald
Councillor M Henrichsen
Councillor E Shitana
Councillor S M Kautondokwa
Councillor H H Nghidipaya
Councillor D Am-I Gabeb

OFFICIALS:

Mr A Benjamin	*	Chief Executive Officer
Mr M Haingura	4	General Manager: Corporate Services & HC
Mr V S Kaulinge	4	General Manager: Economic Development Services
Mr C McClune	4	General Manager: Engineering and Planning Services
Ms L N Mutenda	4	General Manager: Health Services & SWM
Ms L Mupupa):	Public Relations Officer
Ms D Hanes	4	Personal Assistant to the Mayor
Ms A Kahuika	4	Administrative officer: Administration
Mr U Tjiurutue	:	Corporate Officer: Administration
Ms S Pogisho	4	PA to the General Manager: Corporate Services & HC

ALSO PRESENT:

In attendance were members of the public, media and other dignitaries.

1. OPENING

The District Magistrate welcomed everybody to the meeting.

2. APPLICATIONS FOR LEAVE OF ABSENCE BY MEMBERS OF COUNCIL

None.

3. ELECTION OF OFFICE BEARERS

S/C/M 2023/11/30

5/1/4)

The District Magistrate called for nominations for the following:

- 3.1 MAYOR AND CHAIRPERSON OF COUNCIL (In terms of Section 11(1)(a) read with Section 12)
- 3.1.1 Councillor P N Shimhanda nominated **Councillor D Namubes** as **Mayor and Chairperson of Council**, whose nomination was seconded by Councillor C-W Goldbeck and accepted by Councillor D Namubes.
- 3.1.2 Councillor W O Groenewald nominated **Councillor B R !Goraseb** as **Mayor and Chairperson of Council,** which nomination was seconded by Councillor M Henrichsen and accepted by Councillor B R !Goraseb.

The District Magistrate called for a vote by secret ballot, in terms of Section 12(5%a) of the Local Authorities Act, Act No. 23 of 1992, as amended. The result of the secret ballot was as follows:

Candidate	Votes Obtained
Councillor D Namubes	4
Councillor B R !Goraseb	6

In view of the votes obtained by the candidates, the District Magistrate declared Councillor B R (Goraseb duly elected as Mayor and Chairperson of Council.

- 3.2 DEPUTY MAYOR AND VICE-CHAIRPERSON OF COUNCIL (In terms of Section 11(1)(a) read with Section 12)
- 3.2.1 Councillor B R iGoraseb nominated Councillor S M Kautondokwa as Deputy Mayor and Vice-Chairperson of Council, which nomination was seconded by Councillor H H Nghidipaya and accepted by Councillor S M Kautondokwa.
- 3.2.2 Councillor D Namubes nominated Councillor D Am-!Gabeb as Deputy Mayor and Vice-Chairperson of Council, whose nomination was seconded by Councillor C-W Goldbeck and accepted by Councillor D Am-!Gabeb.

The District Magistrate called for a vote by secret ballot, in terms of Section 12(5)(a) of the Local Authorities Act, Act No. 23 of 1992, as amended. The result of the secret ballot was as follows:

Candidate	Votes Obtained
Councillor S M Kautondokwa	6
Councillor D Am-!Gabeb	4

In view of the votes obtained by the candidates, the District Magistrate declared Councillor S M Kautondokwa duly elected as Deputy Mayor and Vice-Chairperson of Council.

- 3.3 MEMBERS OF THE MANAGEMENT COMMITTEE (FOUR (4) (In terms of Section 22 read with Section 21 (1)(b).
- 3.3.4 Councillor E Shitana nominated **Councillor W O Groenewald** as a **Member of the Management Committee**, which nomination was seconded by Councillor S M Kautondokwa and accepted by Councillor W O Groenewald.
- 3.3.2 Councillor P N Shimhanda nominated Councillor D Namubes as a Member of the Management Committee, whose nomination was seconded by Councillor C-W Goldbeck Special Council Meeting: 29 November 2024

and accepted by Councillor D Namubes.

- 3.3.3 Councillor 6 R !Goraseb nominated **Councillor H H Nghidipaya** as a **Member of the Management Committee**, which nomination was seconded by Councillor 5 M Kautondokwa and accepted by Councillor H H Nghidipaya.
- 3,3.4 Councillor M Henrichsen nominated Councillor E Shitana as a Member of the Management Committee, whose nomination was seconded by Councillor W O Groenewald and accepted by Councillor E Shitana.
- 3.3.5 Councillor D Namubes nominated **Councillor P N Shimhanda** as a **Member of the Management Committee**, whose nomination was seconded by Councillor C-W Goldbeck and accepted by Councillor P N Shimhanda.
- 3.3.6 Councillor W O Groenewald nominated **Councillor M Henrichsen** as a **Member of the Management Committee**, whose nomination was seconded by Councillor H H Nghidipaya and accepted by Councillor M Henrichsen.

The District Magistrate called for a vote by secret ballot, in terms of Section 12(5)(a) of the tocal Authorities Act, Act No. 23 of 1992, as amended. The result of the secret ballot was as follows:

Candidate	Votes Obtained
Councillor W O Groenewald	7
Councillor D Namubes	3
Councillor H H Nghidipaya	7
Councillor E Shitana	7
Councillor P N Shimhanda	4
Councillor M Henrichsen	6

In view of the votes obtained by the candidates, the District Magistrate declared the following members as duly elected **Members of the Management Committee:**

- 1. Councillor W O Groenewald
- 2. Councillor H H Nghidipaya
- 3. Councillor E Shitana
- 4. Councillor M Henrichsen

3.4 ADDITIONAL MEMBER OF THE MANAGEMENT COMMITTEE (In terms of Section 21(4)).

The District Magistrate declared that the Additional Member of the Management Committee will be elected at a separate meeting to be presided over by His Worship the Mayor and Chairperson of Council.

3.4 ACCEPTANCE SPEECH BY HIS WORSHIP THE MAYOR, IF ANY.

His Worship the Mayor delivered his acceptance speech.

The meeting adjourned at 10:00

Minutes confirmed on: 30 January 2025

Mr A Gariseb
DISTRICT MAGISTRATE

A Benjamin
CHIEF EXECUTIVE OFFICER

10. REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY PREVIOUS MANAGEMENT COMMITTEE MEETING HELD DURING JANUARY 2025

10.1 (A) MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 16 JANUARY 2025

2. **CONFIRMATION OF MINUTES**

(M/C 2025/01/16

5/2/1/1/2)

2.1 MINUTES OF THE MANAGEMENT COMMITTEE MEETINGS HELD ON 14 NOVEMBER 2024.

On the proposal of Councillor M Henrichsen and seconded by Councillor H H Nghidipaya, it was:

RESOLVED:

That the Minutes of the Management Committee meetings held on 14 November 2024 be confirmed as correct.

2.2 MINUTES OF THE MANAGEMENT COMMITTEE MEETINGS HELD ON 28 NOVEMBER 2024.

On the proposal of Councillor M Henrichsen and seconded by Councillor H H Nghidipaya, it was:

RESOLVED:

That the Minutes of the Management Committee meetings held on 28 November 2024 be confirmed as correct.

2.3 MINUTES OF THE MANAGEMENT COMMITTEE MEETINGS HELD ON 29 NOVEMBER 2024.

On the proposal of Councillor M Henrichsen and seconded by Councillor H H Nghidipaya, it was:

RESOLVED:

That the Minutes of the Management Committee meetings held on 29 November 2024 be confirmed as correct.

10.13 REQUEST BY MS TILLITJIE ISAAK TO DONATE ERF 1632, MATUTURA, EXTENSION 8 TO HER DAUGHTER

(M/C 2025/01/16

E 1632, M)

RESOLVED:

That this item be withdrawn from the Agenda.

11. RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETING HELD DURING JANUARY 2025

11.1 MANAGEMENT COMMITTEE MEETING HELD ON 16 JANUARY 2025

11.1.1 DEMSHI HOLDINGS (PTY) LTD:

- 1. NOTIFICATION OF CANCELLATION OF 4 OF 5 ALLOCATED LEASE SITES
- 2. REQUEST TO WAIVE OUTSTANDING RENTAL FOR THE 4 SITES

(C/M 2025/01/30 -

13/3/1/7; E 8664; M 4653; E 5031; E 1248 M; E 7238 M)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 7.1 page 03 refers.

A. This item was submitted to the Management Committee for consideration:

1. Introduction

The following item was submitted to the Management Committee on 14 November and Council on 28 November 2024. Unfortunately, an incorrect recommendation was recorded, and the item (item 11.1.11) was removed from the agenda. Therefore, the correct submission is herewith resubmitted.

The purpose of this submission is for Council to consider an application from Demshi Investment Holdings (Pty) Ltd (hereinafter "Demshi") dated **07 June 2024** and attached as **Annexure "A"** to:

- 1.1 take note of the notice of cancellation received from Demshi Investment Holdings (Pty) Ltd for 4 lease sites; and
- 1.2 consider their application to waive the arrears rental in the amount of N\$640 000.00 for the 4 lease sites (arrears rental increased since the date of the letter see **Annexure "C"**).

Attachments:

Annexure "A"	1995	A letter dated 07 June 2024 was received from
		Demshi to cancel the lease agreement for 4 of the 5
		lease sites and to waive the outstanding rental.
Annexure "B"		Council's decision passed on 30 September 2021.
Annexure "C"	ÿ	A statement indicating rental arrears in the amount of
		N\$ 771 989.00 dated 09 December 2024.

2. Background

On **30 September 2021,** under item 11.1.22 (**Annexure "B"**) Council allocated 5 BTS lease sites to Demshi Investment Holdings (Pty) Ltd (hereinafter referred to as Demshi) for the installation of telecommunication towers and equipment rooms.

Council entered into lease agreements with Demshi. All signed lease agreements became effective on the date of signature being **16 March 2022**. A copy of a letter dated **29 March 2022** together with copies of all 5 lease agreements were sent to Finance Department to levy rates and taxes.

A memo dated **07 October 2022** was also sent to the Finance Department to open accounts for the allocated sites. Demshi acknowledges that they were levied rental since **01 March 2022.**

A letter dated **07 June 2024** (**Annexure "A"**) was received from Demshi stating that although lease agreements were entered into on **16 March 2022** the required EIA was only finalized in March 2024.

Demshi further states that the whole process to be able to commence with their development took approximately 2 years during which time their funders changed their business model from telecommunication towers to deploying an open access fibre network infrastructure in Swakopmund. Demshi commenced with deploying an open access fibre network in Matutura, Tamariskia and Mondesa. An investment of N\$ 32 million was made with 450 jobs created in the period of 5 months. A further N\$ 10 million is earmarked for expansion of the network.

This change resulted in 4 of the 5 lease sites are no longer useful to their business. They only intend to develop Erf 1248, Matutura.

3. Current Situation

Although lease agreements were signed of which copies were provided under the cover of a letter dated **29 March 2022** indicating that the Finance Department will levy rental, Demshi states (page 2 of **Annexure "A"**) that they were not aware that they were being charged rental as the monthly statements were not e-mailed to them.

If they were aware that rental is being charged they would have cancelled the 4 lease sites earlier.

Page 5 of the lease agreements reflects the postal address of Demshi. No arrangements were made with the Finance Department to e-mail statements. Demshi assumed that statements would be e-mailed as the Property Section sent letters via e-mail and post.

Demshi states that the sites were not developed and used by them and therefore requests that the lease for the 4 sites being cancelled be waived. They are willing to pay the rental for Erf 1248, Matutura (the only site they proceeded with development). Demshi confirms its commitment to the creation of network infrastructure required for a smart and safe city.

In conclusion, Demshi states that Council has not incurred any costs in making the 5 sites available to them and will therefore not incur any losses in writing off / waiving the arrears rental for the 4 cancelled sites.

Currently, the lease tariffs for all Demshi's BTS sites are in arrears with the total amount of **N\$ 771 989.00** dated 09 December 2024 (**Annexure "C"**). Demshi is of the opinion that, since they did not start using the sites yet, Council should write off the current arears of 4 of the 5 BTS sites.

Demshi would like to continue with only one site as described in the table below:

Location	Erf Number	Erf Size	BTS Size	Tower Type
Matutura	1248	26 135	100 m ²	Lattice 35 m ²

4. Discussion

In terms of the law of contract, the lease agreement between Council and Demshi was concluded on the day it was signed (**16 March 2022**). Meaning all the content of the lease agreement was validated and agreed on, on the date of signature. Clause 2.1 requires notice of 3 months for the cancellation

of the lease periods. Clause 3.4 of the lease agreement clearly stipulates that:

"3.4 The LESSEE shall be liable for interest on all overdue amounts payable under this agreement at a prime commercial overdraft rate reckoned over the period of the lease, as charged by any registered commercial bank operating in Namibia, reckoned from the date the amount became due until the amount is paid."

There was no instruction or request from Demshi indicating that all their communication should be sent through email. In this regard, Demshi cannot claim that they were not aware of the rental charges. As stated above, a letter dated **29 March 2022** was issued stating that rental will be charged.

It is therefore proposed that Demshi remains reliable for the payment of rental fees accrued since the inception of the lease period for all 5 BTS sites as they had access and use of the sites at their disposal.

It is further proposed that the letter dated **07 June 2024** received from Demshi serves as 3 calendar months' notice of cancellation of the 4 unused sites; the 4 sites are cancelled by **07 September 2024** and the Finance Department must incorporate such in the final calculation of the arrears amount.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That it be noted that the submission regarding the application by Demshi Investment Holdings (Pty) Ltd in terms of their letter dated 07 June 2024 was submitted to the Management Committee on 14 November and to Council on 28 November 2024, the item was however withdrawn from the minutes and is now resubmitted.
- (b) That Council takes note of the cancellation of 4 BTS sites by Demshi Investment Holdings (Pty) Ltd, i.e. Erf 8664, Erf 7238, Erf 4653 and Erf 5031.
- (c) That Council takes note that Demshi Investment Holdings (Pty) Ltd retains the lease of 1 lease site, zoned "public open space":

Location	Erf number	Erf Size	BTS Size	Tower Type
Matutura	1248	26 135	100 m ²	Lattice 35 m ²

- (d) The letter dated 07 June 2024 received from Demshi Investment Holdings (Pty) Ltd serves as 3 calendar months' notice of cancellation of the 4 unused sites (Erf 8664, Erf 7238, Erf 4653 and Erf 5031); the 4 sites are cancelled by 07 September 2024 and Finance Department to incorporate such in the final calculation of the arrears amount.
- (e) That Council <u>does not</u> waive the rental tariffs arrears charged on all 5 BTS sites and Demshi Investment Holdings (Pty) Ltd remains liable for the payment of the arrears as among others they were informed per letter dated 29 March 2022 of the rental which will be charged by Finance Department.

ANNEXURE "A"



07 June 2024

Swakopmund Municipality
Office of the Chief Executive Officer
Private Bag
Swakopmund

Dear Mr. A Benjamin - CEO

CANCELLATION OF LEASE AGREEMENTS OF FOUR (4) SITES AWARDED FOR INSTALLATION OF TELECOMMUNICATION TOWERS AND EQUIPMENT ROOMS

Reference is made to the above subject matter.

BACKGROUND

The Municipality of Swakopmund awarded Demshi Investment Holdings (Pty) Ltd five (5) undeveloped sites to lease for a period of five (5) years. Demshi Investment Holdings (Pty) Ltd was awarded the sites in order to install telecommunications towers and equipment rooms. Demshi Investment Holdings (Pty) Ltd entered into a lease agreement with the Swakopmund Municipality in March 2022.

Demshi Investment Holdings (Pty) Ltd Environmental Impact Assessment (EIA) for the five sites was issued in October 2022 by the Ministry of Environment and Tourism of Namibia. The EIA is a regulatory condition which needs to be fulfilled prior to commencement of any construction work on site. In November 2022, the Swakopmund Municipality informed Demshi Investment Holdings (Pty) Ltd that the EIA process needs to be redone and that new dates need to be scheduled for public hearing. On 27 January 2023 public hearings where undertaken at the Swakopmund Municipality Training room (see attached). In March 2023, after the Municipality was satisfied with the outcome of the public hearing, the Swakopmund Municipality gave us the go ahead to commence construction on the undeveloped sites. This approval to go ahead with construction came a year after we entered into a lease agreement with the Swakopmund Municipality.

CHANGE OF BUSINESS CASE

Due to the period it took from submission of the application of the sites for the installation of the telecommunication towers and the approval to go ahead with developing of the sites, which was approximately two (2) years, our funders decided to change the business model as the telecommunication tower deployment became less attractive. This decision was derived at primarily due to the new towers that where constructed in Swakopmund during the two (2) years while waiting



to obtain approval to commence with construction of Demshi Investment Holdings (Pty) Ltd planned telecommunications towers. The business model change from telecommunication towers to deploying of an Open Access Fibre Network Infrastructure in Swakopmund.

From September 2023, Demshi Investment Holding (Pty) Ltd commenced with deploying of an Open Access Fibre Network in Matutura, Tamariskia and Mondesa. An investment of N\$32 million was made to complete this Open Access Fibre Network with four hundred and fifty (450) jobs created for local previously unemployed people from Swakopmund for a period of five (5) months. A further N\$ 10 million is earmarked for expansion of the Open Access Fibre Network in Swakopmund to cater for the new serviced area in Matutura and the new residential development in Tamariskia and Mondesa (freedom housing) and DRC.

SWAKOPMUND MUNICIPALITY ACCOUNT

The Municipality has been charging Demshi Investment Holdings (Pty) Ltd for rental of the five (5) undeveloped sites since March 2022, at an amount N\$ 22k per month. As of date, the outstanding rental amount stands at N\$ 640k and summons have been issued for the payment of the outstanding amount.

Demshi Investment Holdings (PtyO Ltd was at all times not aware that the Municipality was charging rental fees as the monthly statements where never transmitted via electronic mail to Demshi Investment Holdings (Pty) Ltd, given that all other communications between Demshi Investment Holdings (Pty) Ltd and the Swakopmund Municipality are transmitted through electronic mail. Had we have known earlier that the Municipality is charging rental fees, Demshi Investment Holdings (Pty) Ltd would have approached the Municipality earlier to cancel the lease agreement.

Secondly, the mere fact that the sites where undeveloped and no building plans where submitted to the Swakopmund Municipality and neither where any request made for the Municipality to provide any services on the sites also, albeit mistakenly, made us believe that no rental is being charged until some sort of services are provided on site and or until the building plans for construction of the telecommunications towers are approved.

At all times since entering into the lease agreement for the five sites until to date the sites where undeveloped and remain as such.



DEMSHI REQUEST

We kindly requesting the Swakopmund Municipality to firstly cancel the lease agreements of the four (4) out of the five (5) sites, namely:

LOCATION	ERF NO.	
DRC	8664	
Tulinawa	7238	
Mondesa	4653	
Ocean View	5031	

Secondly we kindly request the Swakopmund Municipality to write off the outstanding rental amount for the four (4) sites out of the five (5) sites for which the Municipality has been charging us rental fees.

Thirdly we would like to proceed to develop and lease as per the lease agreement entered into:

LOCATION	ERF NO.	
	1249	
Matutura	1248	

As a gesture from Demshi Investment Holdings (Pty) Ltd we are willing to pay the outstanding rental amount for Erf 1248 Matutura since March 2022. The building plans at Erf 1248 Matutura have been approved and construction for an equipment room are about to start pending the appointment of a contractor.

CONCULSION

Demshi investment Holdings (Pty) Ltd is a long-term development partner of the Swakopmund Municipality and our current investment and planned future investment for deployment of fibre in the new extension areas speaks to our commitment to the town of Swakopmund in general and specifically the Municipality of Swakopmund. Our aim is to connect the unconnected and bring about digital equity in Swakopmund while at the same time creating the much needed network infrastructure required for a smart and safe city. We have further committed to provide, at no cost to the Municipality, fibre connectivity to all the Municipality community centres within the deployed network area.

The sites which where awarded to Demshi Investment Holdings (Pty) Ltd are undeveloped areas and no services from the Municipality where installed at the sites. The Municipality did not incur any financial loss for services rendered during this period and no prejudiced was caused to any person or



the Municipality by awarding the sites to Demshi Investment Holdings (Pty) Ltd. The sites still remain undeveloped as of today.

We thus humbly and in utmost good faith, request the Municipality of Swakopmund to cancel the lease agreements of the four (4) identified sites forthwith, and secondly we kindly request the Swakopmund Municipality to write off the debt emanating from the rental of the four (4) sites and only charge us for the one (1) site which we are busy developing.

We hope the above is in order and look forward to hearing from your office.

Werner Shilunga

Managing Director

werner@demshlinvest.com

0815640084

ANNEXURE "B"

11.1.22 <u>MESSRS DEMSHI - REQUEST TO LEASE LAND FOR INSTALLATION OF TELECOMMUNICATION TOWERS</u>

(C/M 2021/09/30 -

13/3/1/7, M 4653, E 5031, E 1248 M, E 7238 M)

RESOLVED:

CO: P

(a) That the following portions of land measuring as indicated in the table below, zoned "Public Open Space" be leased to Messrs Demshi Investment Holdings (Pty) Ltd:

Location	Erf Number	Erf Size	BTS Size	
DRC	8664	1 739	100 m	
Tamariskia	1248	26 135	100 m	
Mondesa	4653		100 m	
Ocean View	5031	3 999	100 m	
Tulinawa	7238	1520	100 m	

- (b) That Messrs Demshi Investment Holdings (Pty) Ltd be granted permission to sublease space on all towers indicated in the table above.
- (c) That Messrs Demshi Investment Holdings (Pty) Ltd adheres to the following requirements:
 - Consent letter from the neighbors
 - Environmental Impact Assessment (EIA)
 - That only camouflaged towers may be used
- (d) That the following standard lease conditions apply to the leasing of the lease portion in (a) above.
 - (i) Lease period of 5 years.
 - (ii) That building plans of all proposed buildings must be submitted to the Engineering and Planning Services Department.
 - (iii) That the portion of land is leased on the explicit condition that the lessee indemnifies Council against any claim for damages resulting from its occupation by the lessee.
 - (iv) That the lease be at the current tariff of N\$ 39.64m² per month with an annual escalation of 7% every July (first being 1 July 2022).
- (e) That permission is granted to Messrs Demshi Investment Holdings (Pty)

 Ltd to sublease the sites applied for as it forms part of their business
 model.
- (f) That the Engineering & Planning Services Department provides a layout plan for the exact location on the identified erf to be used for the tower.
- (g) That Messrs Demshi Investment Holdings (Pty) Ltd installs their own electrical meter so that any expenses and costs generated be allocated to Messrs Demshi Investment Holdings (Pty) Ltd.
- (h) That the proposed lease of the site be dealt with in terms of section 63 of the Local Authorities Act 23 of 1992, as amended.

- (i) That Council's standard lease conditions be made applicable to the lease.
- (i) That all costs relating to the lease, including, but not limited to advertising costs, be for the account of the lessee.
- (k) That the following conditions be made applicable in addition to points (c) to (i) above to the lease:
 - (i) That Council will not reimburse Messrs Demshi Investment Holdings (Pty) Ltd for any costs relating to the installation or removal of its properties or any other expense incurred during or after the termination of the lease agreement.
 - (ii) That any damages that may be caused to the lease site be for the account of Messrs Demshi Investment Holdings (Pty) Ltd and shall be repaired at their cost and on demand.
 - (iii) That Messrs Demshi Investment Holdings (Pty) Ltd be responsible for the proper maintenance of the equipment, failure to maintain the water tower and equipment on a structural and aesthetic level satisfactory to the GM: Engineering and Planning Services will result in the cancellation of the lease and the removal of the leased equipment at the cost of the lessee.

ANNEXURE "C"



Municipality of Swakopmund
P.O. Box 53, Swakopmund
Tel (064) 410 4111 Fax (088) 651 9141 ACCOUNT ENQUIRIES FAX: 0886528144 / E-MAIL: enquiries/a/swkmun.com.na

DEMSHI INVESTMENT HOLDINGS (PTY) LTD P O BOX 81474 WINDHOEK 10005

TAX Invoice			
VAT No.	0687546-01-5		
Statement Date	2024/11/20		
Account Number	01000065814		
Reference	20241121-1279		
Deposit	19820.00		

De	Details/Meter Readings		Date	Date Description \		Vat charge	Amount	Amount
Previous	Present	Consumption	Date	- Description	Vat %	va. ciiai go	(VAT excl)	(VAT incl)
			10/22 21/20 21/20 21/20 21/20 21/20	BALANCE B/FHI PASTIAL TRY 5664 MATUTUPA PESTAL TRY 5216 MONIESA > PEDTAL TRY 5216 MONIESA > PEDTAL TRY 5011 SMANDENING RESTAL TRY 1045 MONIESA > PENTAL TRY 4053 MONIESA >		0,00 594,60 594,60 594,60 594,60	749196,08 3904,55 3904,55 2904,08 3904,08 3904,08 3904,05	149198,00 4555,60 4558,60 4558,60 4558,60
Me Previ	eter Readin	gs Dates Current	Total			2973.00	769016.00	731987.0

Arranged	Handed Over	90 Days Plus	60 Days	30 Days	Current	Amount Due
0.00	0.00	703610.00	22793.00	22793.00	22793.00	771989.00

MESSAGE

PLEASE NOTE: THE ACCOUNTS ARE PAYABLE ON OR BEFORE 09 DECEMBER 2024 TO AVOID THE DISCONNECTION OF WATER SUPPLY.

Property Information			Details of Property Assessment		
Stand No.	00000000	Ward	1	Land	Valuation Improvements
Township	001 001 DUMMY				
Street Address				Valuation	Building Clause Date
Portion	00000				
Area	1			A	nnual Levy
Unit	001/001/00000000/00	000/0000/0	00		

KINDLY TEAR OFF AND RETURN WITH PAYMENT



Swakopmund Municipality P.O. Box 53 Swakopmund

Name	Due Date	2024/12/09
DEMSHLINVESTMENT H	Account No.	01000065814
REMITTANCE ADVICE	Amount	771989.00

Bank Details. FNB, Swakopmund

Account Number: 62249603300 * Branch Code: 280 472
Fax No for confirmation: 0886519140
E-Mail for confirmation: payments@swkmun.com.na

11.1.2 <u>DETERMINATION OF THE PURCHASE PRICE FOR THE SALE OF THE PORTION</u> <u>OF RE/ERF 2747, SWAKOPMUND TO THE ESTATE OF LATE VAN BILJON</u>

(C/M 2025/01/30 - E 384, RE/ ERF 2747)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 7.2 page 13 refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to determine the purchase price of the portion of Re/Erf 2747, Swakopmund measuring approximately 122m² based on the valuation obtained from the municipal valuer in order to sell the portion to the Estate Late Van Biljon.

2. Background

In 2019, Mr. Van Biljon (now deceased) submitted a proposal to exchange a portion of Erf 384, Swakopmund with a portion of the Re/ Erf 2747, Swakopmund of the same size. The reason being that the improvements on his Erf 384 are protected by the National Heritage Council, thus they were unable to make alterations to the existing building, therefore he opted to move the boundary of his Erf 384 to the north-eastern side by 10m.

Re/ Erf 2747, Swakopmund was in the past allocated to Kazak African Experience Cultural Tourism CC (herein after referred to as "KAECT") to lease, however on **29 April 2021** under item 11.1.1 Council terminated the lease of KAECT due to non-performance.

Subsequent to the cancellation of the lease transaction with KAECT, the application of Mr Van Biljon for the exchange was approved by Council on **28 April 2022**. Due to the location of Erf 384, Swakopmund, Council has limited access to Re/ Erf 2747, Swakopmund hence Council approved the exchange in order to provide proper access to the remaining unoccupied Re/Erf 2747. The exchange transaction was advertised as Notice 62/2022 in terms of the Local Authorities Act, Act 23 of 1992 as amended, and approval was granted by the Minister of Urban and Rural Development to proceed with the exchange.

On **22 April 2024**, Mr Nicky Smit, a representative of the Estate Late Van Biljon applied to exchange a smaller portion of their Erf 384 for a bigger portion of Re/Erf 2747, Swakopmund. According to the family of the late Van Biljon, they offer to pay for the excess area of 122m² at the market value and exchange only a portion of 123m². The portion required will be consolidated with Erf 384, Swakopmund, and visa versa. The total size of the two portions is 245m² (see point (c) below).

3. Valuation

On **03 September 2024,** under item 11.1.2, Council amongst others approved the following:

- "(a) That Council takes note of the size of the portion that is being exchanged measuring approximately 123m² of a portion of Re/Erf 2747, Swakopmund equal in size to Erf 384, Swakopmund.
- (b) That Council approves the sale of a portion of Re/ Erf 2747, Swakopmund measuring approximately 122m² to the Estate Late Van Biljon and be consolidated with Erf 384, Swakopmund.

- (c) That the total area measuring approximately 245m² (123m² for exchange plus 122m² for sale) of Re/ Erf 2747, Swakopmund be consolidated with Erf 384, Swakopmund.
- (d) That a valuation be obtained from the Council's valuator to determine the purchase price."

With reference to point (d) above, a valuation was requested from SBN Property Investments (municipal valuer) to provide the probable market value to enable Council to determine the purchase price of the portion to be sold to the Estate Late Van Biljon.

The attached valuation dated **10 September 2024** (Annexure "A") was received proposing the value of N\$ 1 916.06/m², i.e. N\$ 233 759.32 (round off to N\$ 233 759.00). According to the valuer, the valuation of N\$ 1 916.00/m² is determined based on the average price for the comparable vacant properties zoned General Residential sold between September 2017 to November 2023 in the vicinity.

It is therefore proposed that Council sell the portion of Re/ Erf 2747, Swakopmund measuring approximately 122m² based on the valuation obtained from the municipal valuer to sell the portion to the Estate Late Van Biljon. In terms of the Property Policy, the purchase price should be escalated with 5% per annum for a period of five years from the date Council approves the purchase price after five years lapsed, a new valuation will be obtained.

B. After the matter was considered, the following was:-

RECOMMENDED:

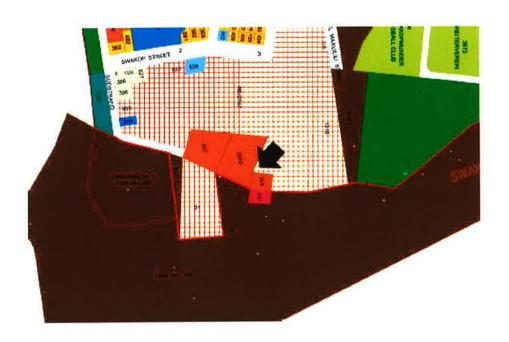
- (a) That Council approves the purchase price for the sale of a portion of Re/Erf 2747, Swakopmund measuring approximately 122m² at N\$1 916.00 i.e. 122m²x N\$1 916.00/m² = N\$233 759.00 to the Estate Late Van Biljon in terms of the current valuation received from Council's valuator escalating annually by 5% as prescribed in terms of the Property Policy.
- (b) That upon acceptance of the purchase price by Estate Late Van Biljon, Council's intention to sell a portion of Erf 2747, Swakopmund to Estate Late Van Biljon be advertised for possible objections as required in terms of the Local Authorities Act, Act 23 of 1992 as amended, at the cost of the purchaser.
- (c) That upon approval of the purchase price, the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, Act 23 of 1992, (as amended), Urban and Regional Planning Act, (Act 5 of 2018) and the Environmental Management Act, (Act 7 of 2007) respectively be dealt with successfully.
- (d) That the Estate Late A J L Van Biljon appoints a town planner at their cost to attend to the statutory processes (i.e. subdivision, consolidation, and EIA if applicable).
- (e) That all costs relating to the transaction and statutory processes be for the applicant, such as (but not limited to) the advertising of the sale, consolidation, EIA, the appointment of the land surveyor, and the payment of the transfer costs.
- (f) That the following standard conditions be applicable:
 - (i) The purchaser accepts that no rights will accrue to him from Council's resolution unless all the relevant conditions of the Property Policy are complied with in full and all the relevant authorities have given the necessary permission, if applicable.

ANNEXURE "A"



VALUATIONS REPORT

A PORTION OF RE/ERF 2747 SWAKOPMUND



10 SEPTEMBER 2024
Mr. BEFREE. N SHOOMBE (Sworn Appraiser/Valuer)
BACHELOR OF PROPERTYSTUDIES HONOURS NOF: 8 (Namibia University of Science and Technology)

Erf 7259, Grimm Street, Windhoek | P.O. Box 10642 Khamasdal, Namibia C +264 81 3600814 Esbaprophyeshnenis@gmail.com

Registration no: cc/2015/15506 Income Tax no: 7119220-01-1 VAT no: 7119220-01-5



1.0 INSTRUCTION

We have been instructed by the Municipality of Swakopmund to provide a market valuation per square meter, assuming a zoning of "General Residential 1", of a portion of Re/Erf 2747, Swakopmund.

2.0 DATE OF VALUATION

10 September 2024

3.0 DESCRIPTION OF PROPERTY

Erf No: Re/Erf 2747 SwakopmundExtension: Swakopmund Proper

Zoning: Special (assumed as General Residential 1)

4.0 SALES COMPARISON

NO.	TITLE Deed	ERF NO.	LOCALITY	EXTENT (SQM)	ZONING	DATE OF SALE	PURCHASE PRICE (N\$)	RATE/SQM (NS)
1	T6536/2023	1336	SWAKOPMUND PROPER	1,712	GENERAL RESIDENTIAL	Wednesday, 1 November 2023	2,125,000.00	1,241.24
2	T668/2018 & T669/2018	2788	SWAKOPMUND PROPER	1,297	GENERAL RESIDENTIAL	Friday, 16 February 2018	2,700,000.00	2,081.73
3	T6482/2017	113	SWAKOPMUND PROPER	1,237	GENERAL RESIDENTIAL	Friday, 29 September 2017	3,000,000.00	2,425.22
							AVERAGE (RATE PER SQUARE METER)	1,916.06

The table above indicates registered general residential sales within the area of Swakopmund. The sales indicate a range between N\$1,241.24 — N\$2,425.22 for vacant general residential erven's within the aforementioned area. An average of all the comparables was used to determine the sell-out rate as there are limited sales in the market for general residential vacant properties. We are of the opinion that a sell-out rate of N\$1,916.06 is a good reflection of the market for the subject property and will be used to establish the general residential market value for this report.

5.0 OPINION OF VALUE

ERF/PORTION NUMBER	SQM	RATE/SQM	MARKET VALUE (S)
Re/Erf 2747, Swakopmund.	122	1,916.06	233,759.32



We hereby certify that the estimated market value (general residential 1) for a portion of Re/Erf 2747, Swakopmund to be N\$233,760.00 (TWO HUNDRED AND THIRTY-THREE THOUSAND, SEVEN HUNDRED AND SIXTY NAMIBIAN DOLLARS).

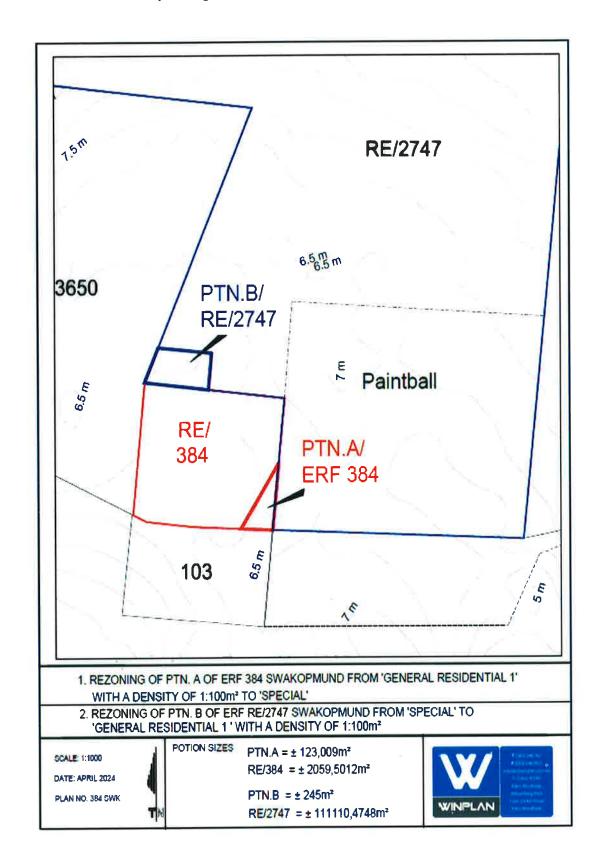
SBN Property Investments co

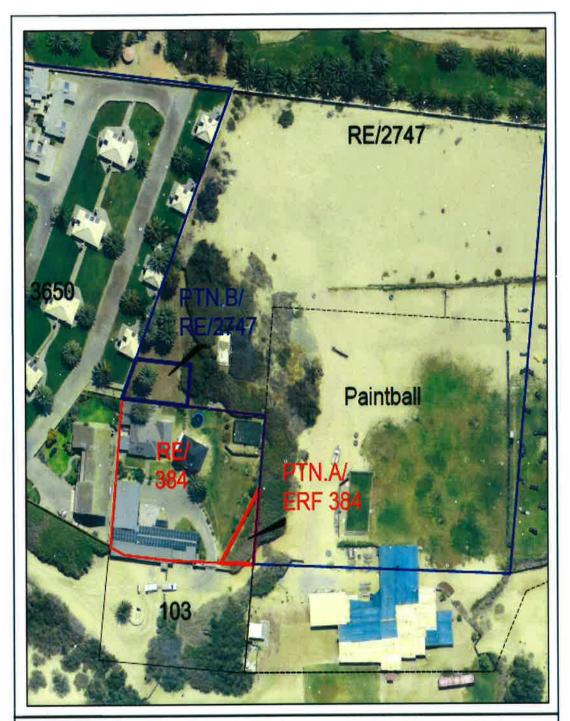
Befree. N Shoombe (Sworn Appraiser/Valuer)

Managing Director

Council on **03 September 2024,** under item 11.1.2, and the following was resolved:

- (a) That Council takes note of the size of the portion that is being exchanged measuring approximately 123m² of portion of Re/Erf 2747, Swakopmund equal in size to Erf 384, Swakopmund.
- (b) That Council approves the sale of a portion of Re/ Erf 2747, Swakopmund measuring approximately 122m² to the Estate Late Van Biljon and be consolidated with Erf 384, Swakopmund.
- (c) That the total area measuring approximately 245m² (123m² for exchange plus 122m² for sale) of Re/ Erf 2747, Swakopmund be consolidated with Erf 384, Swakopmund.
- (d) That a valuation be obtained from the Council's valuator to determine the purchase price.
- (e) That upon approval of the purchase price, the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, Act 23 of 1992, (as amended), Urban and Regional Planning Act, (Act 5 of 2018) and the Environmental Management Act, (Act 7 of 2007) respectively be dealt with successfully.
- (f) That the Estate Late A J L Van Biljon appoints a town planner at their cost to attend to the statutory processes (i.e. subdivision, consolidation, and EIA if applicable).
- (g) That all costs relating to the transaction and statutory processes be for the applicant, such as (but not limited to) the advertising of the sale, consolidation, EIA, the appointment of the land surveyor, and the payment of the transfer costs.
- (h) That the following standard condition be applicable:
 - (i) The purchaser accepts that no rights will accrue to him from the Council's resolution unless all the relevant conditions of the Property Policy are complied with in full and all the relevant authorities have given the necessary permission, if applicable."





- 1. REZONING OF PTN. A OF ERF 384 SWAKOPMUND FROM 'GENERAL RESIDENTIAL 1' WITH A DENSITY OF 1:100m² TO 'SPECIAL'
- 2. REZONING OF PTN. B OF ERF RE/2747 SWAKOPMUND FROM 'SPECIAL' TO 'GENERAL RESIDENTIAL 1' WITH A DENSITY OF 1:100m²

SCALE 1: 4000 DATE: APRIL 2024 PLAN NO. 384 SWK POTION SIZES

PTN.A = $\pm 123,009$ m² RE/384 = $\pm 2059,5012$ m²

PTN.B = ± 245 m²

 $RE/2747 = \pm 111110,4748m^2$



From: nicky@seenalegal.com <nicky@seenalegal.com>

Sent: Monday, April 22, 2024 11:11 AM

To: Margaret Sheehama <msheehama@swkmun.com.na>; Andre Plaatjie

<aplaatjie@swkmun.com.na>
Cc: acccounts@altebrucke.com
Subject: RE: Swakop plannetjie
Good Day Me. Sheehama/Mr. Plaatjie

Please ignore my earlier mail, it was sent by accident whilst I was still drafting my reply. Herewith are the plans, as received back from Winplan Town Planning Consultants.

In summary: We propose to exchange 123 square meters in exchange for 245 square meters of Erf 2747. The portion of Erf 2747 exceeds the 123 square meters of exchange, we are prepared to purchase at fair market value.

Through the proposed exchange Council will gain clear access to the portion of Erf 2747, to which access is currently complicated. There should be sufficient space in order to construct a two-way, urban street.

Kindly advise on the next steps that are required from our side, alternatively your further feedback.

Best Regards



Nicky Smit

SEENA LABOUR Swakopmund National Manager

T: 064 416 100 | C: 081 147 2887 | F: 064 461 000

www.seenalegal.com

From: nicky@seenalegal.com < nicky@seenalegal.com >

Sent: Monday, 22 April 2024 11:05 AM

To: 'Margaret Sheehama' < msheehama@swkmun.com.na >; 'Andre Plaatjie'

<aplaatjie@swkmun.com.na>

Cc: 'acccounts@altebrucke.com' <acccounts@altebrucke.com>

Subject: FW: Swakop plannetjie Good Day Me. Sheehama

Herewith are the plans, as received back from Winplan Town Planning Consultants.

In summary: We propose to exchange 123 square meters in exchange for 245 square meters of Erf 2747. The portion of Erf 2747 exceeds the 123 square meters of exchange, we are prepared to purchase at fair market value.

Through the exchange, Council will

Kindly advise on the next steps that are required from our side.

Best Regards



Nicky Smit

SEENA LABOUR Swakopmunc National Manager

T: 064 416 100 | C: 081 147 2887 | F: 064 461 000

www.seenalegal.com

From: Louis Esterhuizen < louis@winplan.com.na>

Sent: Monday, 22 April 2024 9:47 AM **To:** 'Nicky Smit' < nicky@seenalegal.com >

Subject: FW: Swakop plannetjie

Hallo Nicky,

Aangeheg die planne soos versoek.

Groete

Louis Esterhuizen



From: Hannelie Garbers < hannelie@garbersplan.com>

Date: Wednesday, 3 April 2024 at 5:20 PM **To:** Louis Esterhuizen < louis@winplan.com.na > **Cc:** Estelle Engelbrecht < winplan@winplan.com.na >

Subject: RE: Swakop plannetjie

Hi Louis, aangeheg is erf 384 Swakop se planne - daar is in total 15 planne.

Erf 2474 is baie groot daarom moes ek dit op verskillende skale doen sodat mens die

onderverdelings mooi kan sien.

Groete Hannelie

11.1.6 <u>APPLICATION BY MR A J L VAN BILJON TO PURCHASE OR EXCHANGE A PORTION OF ERF 384 WITH A PORTION OF ERF 2747, SWAKOPMUND</u>

(C/M 2022/04/28 -

E 384, E 2747; E 3650)

RESOLVED:

- (a) That Council approves <u>Proposal A</u>, of Mr A J L Van Biljon to exchange a portion of Erf 384, Swakopmund onto which the access road of the lease portion encroaches for a portion of Erf 2747, Swakopmund for the same size.
- (b) That Engineering and Planning Services determines the size of the portion of Erf 2747, Swakopmund to be exchanged with Mr A J L Van Biljon under Proposal A.
- (c) That upon approval, the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, Act 23 of 1992, (as amended), and the Urban and Planning Act of 2018 respectively, be dealt with successfully.
- (d) That Mr A J L Van Biljon appoints a Town Planner at his cost to attend to the statutory processes.
- (e) That Mr A J L Van Biljon appoints a Consultant to attend to the Environmental Impact Assessment in terms of the Environmental Management Act, Act 7 of 2007 as amended.
- (f) That all costs relating to the transaction and statutory processes be for the applicant, such as (but not limited to) the advertising of the sale, consolidation, EIA, the appointment of the land surveyor, and the payment of the transfer costs.
- (g) That the following standard conditions be applicable:
 - (i) The purchaser accepts that no rights will accrue to him from Council's resolution unless all the relevant conditions of the Property Policy are complied with in full and all the relevant authorities have given the necessary permission, if applicable.

(h) That should none of the above proposals be approved, a right of way over Erf 384, Swakopmund, measuring 4.16m² be registered to provide access to the open space of a portion of Erf 2747, Swakopmund in favor of Council at its cost.

(i) That once the application of Mr A J L van Biljon is finalized, the exact remainder of land be determined providing for proper access to the lease site, and proposals be invited as resolved by Council on 29 April 2021 under item 11.1.1.



Ref No:

MUNICIPALITY OF SUIAKOPMUND

壓 (064) 4104213

±1 (064) 4104208

= 53 Swakopmund

NAMIBIA

www.swkmun.com.na

The msheehama@swkmun.com.na

Enquiries: Ms M Sheehama

E 384

16 November 2023

Estate Late A JL Van Biljon Attention: Nicky Smit. P O Box 3360 VINETA 13003

nicky@seenalegal.com

Dear Ms Smit

EXCHANGE A PORTION OF ERF 384 WITH A PORTION OF ERF 2747, **SWAKOPMUND**

The above matter refers.

With reference to my letter dated 10 May 2022 and your subsequent confirmation of acceptance of the conditions on 08 August 2022; please be informed that approval has been granted by the Minister of Uban and Rural Development for Council to proceed with the exchange.

In order to proceed with the transaction, you must appoint a town planner to attend to the statutory processes as per point (d and e) of Council Resolution of 28 April 2022, item 11.1.6. Also consult our Engineering & Planning Services Department regarding point (b).

Council resolution passed on 28 April 2022 is quoted below:

- That Council approves Proposal A, of Mr A J L Van Biljon to exchange a portion of Erf 384, Swakopmund onto which the access road of the lease portion encroaches for a portion of Erf 2747, Swakopmund for the same size.
- (b) That Engineering and Planning Services determines the size of the portion of Erf 2747, Swakopmund to be exchanged with Mr A J L Van Biljon under Proposal A.
- (c) That upon approval, the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, Act 23 of 1992, (as

2

amended), and the Urban and Planning Act of 2018 respectively, be dealt with successfully.

- That Mr A J L Van Biljon appoints a Town Planner at his cost to attend to the (d) statutory processes.
- That Mr A J L Van Biljon appoints a Consultant to attend to the Environmental Impact Assessment in terms of the Environmental Management Act, Act 7 of 2007 as amended.
- That all costs relating to the transaction and statutory processes be for the applicant, such as (but not limited to) the advertising of the sale, consolidation, EIA, the appointment of the land surveyor and the payment of the transfer costs.
- That the following standard conditions be applicable:
 - (i) The purchaser accepts that no rights will accrue to him from Council's resolution unless all the relevant conditions of the Property Policy are complied with in full and all the relevant authorities have given the necessary permission, if applicable.
- That should none of the above proposals be approved, a right of way over Erf 384, Swakopmund, measuring 4.16m² be registered to provide access to the open space of a portion of Erf 2747, Swakopmund in favour Council at its cost.
- That once the application of Mr A J L van Biljon is finalized, the exact (1)remainder of land be determined providing for proper access to the lease site, and proposals be invited as resolved by Council on 29 April 2021 under item 11.1.1.

Once the statutory process is finalized and approved diagrams are obtained, Council will compile a deed of exchange that will be signed prior to the transfer of the portions to the relevant parties.

For any further enquiries, please do not hesitate to contact Ms M Sheehama at 2 064-4104213.

Yours faithfully

Mpasi Haingura

7023 - 11- 1 GM: CORPORATE SERVICES & HC

/ms

Copy: CM: Engineering & Planning Services - Please takes note of point (b) above.



Ministry of Urban and Rural Development

Enquiries: J. Ishila (Mr) Tel: (+264+61) 297-5192 Fax: (+264+61) 297-5305 Government Office Park Luther Street

Private Bag 13289 Windhoek, Namibla

Our Ref.: 14/14/3/S2 Your Ref.:

Mr. A. Benjamin Chief Executive Officer Swakopmund Municipality P. O. Box 53 **SWAKOPMUND**

Dear Mr. Benjamin,

OBJECTION AGAINST THE EXCHANGE OF A PORTION OF ERF 384, SWAKOPMUND FOR A PORTION OF THE REMAINDER ERF 2747, SWAKOPMUND

Your letter dated 27 January 2023 has reference.

We hereby communicate the decision of the Honorable Minister as follows;

The objection lodged by Messrs Kazak African Experience Cultural Tourism cc (KAECT) has been overruled and approval has been granted to the Municipality of Swakopmund in terms of Section 63 (3) (b) read together with Section (30) (1) (t) of the Local Authorities Act, 1992 (Act No.23 of 1992) as amended, to proceed with the exchange of a Portion of Erf 384, Swakopmund with a Portion of the Remainder of Erf 2747, Swakopmund belonging to Mr Albertus Johannes Ludevicus Van Biljon, subject to the condition of the Resolution of the Council Ordinary Meeting of 28 April 2022 under item 11.1.6.

Yours Sincerely,

EXECUTIVE DIRECTOR

BAN AND RURAL OF

VIVE DIRECTO

cc: The Hon. Minister, MURD

11.1.3 HAPPYDU CHILDREN CHARITY ORGANISATION: APPLICATION FOR ADDITIONAL LAND

(C/M 2025/01/30 -

Erf 2502, Extension 12, Matutura)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 7.3 page 26 refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to consider the allocation of additional land to **HAPPYDU CHILDREN CHARITY ORGANISATION** (hereinafter "Happydu"), an educational institution (non-profit-association established under Section 21, Registration Number: 21/2016/0054) offering educational and social upliftment on various levels.

Attached are their recent applications for additional land:

Annexure "A"	:	Application dated 01 August 2024 to acquire additional land measuring approximately 5,000 m ² .
Annexure "B"	15.0	Letter dated 13 December 2024 confirming their interest in acquiring Erf 2502, Extension 12, Matutura zoned "institutional" measuring 2 213m ² . Attached to the letter is all the required documentation.

2. Introduction

This submission deals with the above two applications for the acquisition of an additional portion of land measuring approximately 5 000m² for the:

- 2.1 construction of classrooms to expand their primary school from grade 4 to grade 7;
- 2.2 and establish a vocational training center for the youth in Namibia.

At an internal Project Implementation Meeting held on **07 November 2024,** it was proposed to offer Erf 8570, Extension 31, zoned "institutional" to Tangeni Shilongo Namibia (subject of a separate submission) and also search for a suitable erf for allocation to Happydu.

As per the attached memo dated **05 October 2022** (Annexure "C") Engineering & Planning Services confirmed that Erf 2502, Extension 12, Matutura is not occupied by informal households. The subject erf is still vacant. The cost of installation of services to Extension 12, Matutura is confirmed as N\$ 125.00/m².

Although Erf 2502 measures 2 213m² in extent (half the size they applied for) Happydu confirmed as per **Annexure "B"** that the land is suitable for their intended project.

3. Background

Stated in their letter dated **01 August 2024** Happydu was established in 2010 and has helped more than 900 orphans and vulnerable children by building daycare centres, kindergartens, renovating children's homes, medical assistance etc country-wide.

On **29 January 2022** Happydu Village Renata Mondesa was inaugurated on Erf 4323, Mondesa to assist children with their educational journey and other livelihood necessities. On **23 May 2019** Council allocated Erf 4323, Mondesa to Happydu following a public invite for development proposals. The facility is home to 212 children providing 2 kindergarten classes, 2 preprimary classes, 2 grade 1 classes, and afternoon classes for learners from grades 0 - 10 from all over Swakopmund, employing 24 Namibians. They also operate a feeding programme providing children with one meal everyday which is 4,000 meals per month. They also offer music lessons, volleyball and soccer training.

4. Erf 2502, Extension 12, Matutura

4.1 Erf 2502, Extension 12, Matutura is zoned "institutional" and measures 2 213m² in extent. A map indicating the location of the erf is attached as **Annexure "D"**.

Engineering & Planning Services confirmed that the erf is not occupied by informal households and Happydu confirmed in writing dated **13 December 2024** that the land is suitable to accommodate their proposed project as per points 2.1 and 2.2 above.

4.2 The cost for installation of services to Extension 12, Matutura is in the amount of N\$ 125.00 / m². The sale of land zoned "institutional" to non-profit entities is subsidized by 50%, therefore the purchase price will be in the amount of:

N\$62.50 x 2 213m2 = N\$ 138 312.50

- 4.3 Attached as **Annexure "E"** is Council's standard conditions applicable to the sale of land zoned "institutional" to non-profit entities.
- 4.4 If Council favourably considers the sale of Erf 2502, Extension 12, Matutura to Happydu, the following resolutions with specific reference to the subject erf must be repealed:

Council's resolution passed on 28 May 2020 under item 11.1.13, point (e):

"(e) That Council offers available vacant institutional erven to interested institutions subject to development agreements."

Council's resolution passed on **25 February 2021** under item 11.1.8, point (c):

"(c) That development proposals be called for the erven zoned "Institutional" subject to the conditions prescribed in Council's Property Policy."

5. Conditions and Purchase Price

Council's standard conditions of sale for land zoned "institutional" to non-profit entities will apply which is attached as **Annexure "E"**.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council takes note of the successful construction and implementation of the educational project on Erf 3423, Mondesa allocated to Happydu Children Charity Organisation by Council on 23 May 2019 after the public invitation for development proposals.
- (b) That Council takes note of the application by Happydu Children Charity Organisation 21/2016/0054 dated 01 August 2024 for an additional portion of land measuring approximately 5 000m² for:
- (i) the construction of classrooms to expand their primary school from grade 4 to grade 7;
- (ii) and establish a vocational training centre for the youth in Namibia.
- (c) That Council takes note of the letter dated 13 December 2024 received from Happydu Children Charity Organisation 21/2016/0054 confirming the suitability of Erf 2502, Extension 12, Matutura zoned "institutional" and measuring 2 213m² in extend.
- (d) That Council approves the allocation of Erf 2502, Extension 12, Matutura to Happydu Children Charity Organisation 21/2016/0054 subject to Council's standard conditions of sale for the sale of land zoned "institutional" to non-profit entities (Annexure "E") at the following subsidized purchase price:
 - N\$62.50 x 2 213m² = N\$ 138 312.50
- (e) The purchase price is based on 50% of the development cost in the amount of N\$125.00/m² for the installation of services to Extension 12, Matutura.
- (f) That the requirements of the Local Authorities Act, Act 23 of 1992, as amended be complied with.
- (g) That all costs be for the account of Happydu Children Charity Organisation 21/2016/0054.
- (h) That should Council favourably consider the sale of Erf 2502, Extension 12, Matutura, the following Council decisions with specific reference to the subject erf be repealed:
 - Council's resolution passed on 28 May 2020 under item 11.1.13, point (e):
- "(e) That Council offers available vacant institutional erven to interested institutions subject to development agreements."
 - Council's resolution passed on 25 February 2021 under item 11.1.8, point (c):
- "(c) That development proposals be called for the erven zoned "Institutional" subject to the conditions prescribed in Council's Property Policy."

Initial Application for Additional Land dated 01 August 2024.

7





Swakopmund, 01 August 2024

Mr. Andrea Di Gesualdo President of Happydu Children Charity Organisation President of Happydu ETS (Italy) P O Box 105, Swakopmund, Namibia

Cell (1): +264817829124 (Namibian cellphone number)

Cell (2): +393477246658 (Italian cellphone number and WhatsApp)

Email: andrea@happydu.org = office@happydu.org

Web: www.happydu.org

Mr. A Plaatjic The Chief Executive Officer Municipality of Swakopmund

Dear Mr. A Plaatjie



I am Andrea Di Gesualdo, the President and founder of Happydu ETS Italia, a non-profit organisation based in Italy. I decided to establish Happydu ETS in 2010, after my first visit to an orphanage named Orlindi Place of Safety in Katutura, Windhoek to assist our new friends with clothing, food, stationery, education and most importantly to show and give them love. Few years later, my girlfriend, Ms. Daniela Dallera, joined me in frequent visits to Namibia to assist the children with food, stationery, clothing and most importantly education. Happydu ETS has helped more than 900 orphans and vulnerable children by building day care centres, kindergartens, renovating children's homes, medical assistance etc country-wide.

In January 2016, we established Happydu Children Charity Organisation, a non-profit organisation based in Namibia and registered with the Ministry of Industrialisation, Trade and SME Development under section 21, registration number 21-2016-0054, SSC 30130201.

In 2017, Happydu Children Charity Organization established the first Happydu Village project in Windhoek called "Happydu Village Soweto", Katutura, Windhoek. The aim of the project was to help with educational support through the two kindergarten classes and two afternoon classes as well as other livelihood necessities that the children of Soweto and the neighboring areas needed. This project was fully sponsored and maintained by Happydu ETS. Unfortunately, we couldn't continue with the project in Windhoek as the land we were operating from was not our own piece of land therefore we closed the project and moved to Swakopmund.

Wanting to expand our boundaries and keeping our aim to help vulnerable children, we applied to buy a piece of land in Swakopmund. The Municipality of Swakopmund welcomed the project as they saw this as an opportunity for the town's vulnerable children to get assistance in which ever means Happydu Children Charity Organization could offer. Happydu Children Charity Organization opened its project in Swakopmund and inaugurated it on 29 January 2022 calling it "Happydu Village Renata Mondesa" with the same aim: to help and support children with their educational journey and other livelihood necessities. Happydu Village Renata Mondesa is home to 212 children providing 2 kindergarten classes, 2 pre-primary classes, 2 grade 1 classes and



afternoon classes for learners from grade 0 – 10 from schools all over Swakopmund, employing 24 Namibians.

The center also runs a feeding program providing children with one meal (lunch) everyday which is about 4.000 meals per month as a child can't learn and concentrate on an empty stomach. We truly believe in education as the power of change, to build a better future for the children as individuals and as human beings in a society to which they can contribute to one day. Furthermore, we also offer music lessons, volleyball and soccer training in the weekends. This is to give them an opportunity to discover their talents in sports and music.

The Organisation has various goals set which it wants to achieve and having a primary school from grade 0-7 is one of the main goals as well as having a vocational training Centre for the youth.

We currently have a piece of land approximately 4.911 square meters big. On this land, we have two kindergarten classes, two pre-primary classrooms, two grade 1 classrooms, three afternoon classes' classrooms, 2 playgrounds and two sport fields. Construction of two grade 2 classrooms is currently underway.

Goal 1: Expand our primary school from grade 4 to grade 7

With the above said, the space on the land we currently have is not enough to build more classrooms to complete our primary school till grade 7.

Goal 2: Establish a Vocational Training Centre (VTC) for the youth in Namibia

With much observation and research around the current youth situation of unemployment in the country specifically Swakopmund, we saw the need of establishing a vocational center to empower and enable the youth with the knowledge on how to start their own business and how to keep their business running. The center will cater for courses like plumbing and fittings, basic accounting and economics knowledge, English for basic communication, basic computer skills etc. This will be short courses offered at an affordable fee.

This initiative will benefit the settlements of D.R.C, Tulinawa, Mondesa, Tamariskia etc. faced with high unemployment and lack of educational facilities for their children and themselves.

Therefore, we are requesting for another land approximately 5,000 square meters to achieve these goals. It is worth notetaking that, funds to buy the land and to commence building the classrooms and other facilities needed at the center are available.

Your positive consideration for our land application will highly be awaited upon.

Sincerely,

Mr, Andrea Di Gesualdo

President and founder of Happydu Children Charity Organisation

President and founder of Happydu ETS

Letter dated 13 December 2024.



Swakopmund, 13 December 2024

Mr. Andrea Di Gesualdo President of Happydu Children Charity Organisation President of Happydu ETS (Italy) P O Box 105, Swakopmund, Namibia

Cell (1): +264813367455 (Ms Emmaron - Namibian cellphone number) Cell (2): +393477246658 (Italian cellphone number and WhatsApp)

Email: andrea@happydu.org - emmaron@happydu.org - office@happydu.org

Web: www.happydu.org

To: Mr A. Benjamin Chief Executive Officer Swakopmund Municipality

Att: Ms Stephny Bruwer

RE: APPLICATION FOR ERF 2502, EXTENTION 12, MATUTURA

Reference is made to the above captioned subject matter as well as to our letter send to you dated, 01 August 2024. Mrs Emmaron our Executive Board Member with Mr Augusto one of our teachers went to visit the site, Erf 2502, Ext. 12, Matutura. I hereby confirm that I am happy with the erven and wish to proceed to buy the land.

The erf is well smaller than what we were looking for but it will still satisfy our development needs as stated in our letter dated, 01 August 2024. Happydu ETS, the sponsor of Happydu Children Charity Organisation will provide the money to purchase the land to Happydu Children Charity Organisation. Construction will commence as soon as the land is obtained.

For any inquires, feel fry to contact Mrs Emmaron Muhaindjumba our Executive Board Member who is in Swakopmund at 0813367455 or email: emmaron@happydu.org.

Mr. Andrea Di Gesualdo

President of Happydu Children Charity Organisation

President Happydu ETS (NGO based in Italy, Sponsor of Happydu Children Charity Organisation

Happydu Children Charity Organization

Bank Windhoek Account number: CHK – 8005155670 - Capricorn Branch 486372

P.O. Box 105 - Swakopmund - ERF 4324 Mondesa, Swakopmund

www.happydu.org info@happydu.org Happydu Office number: 081 2484988

REPUBLIC OF NAMIBIA

COMPANIES ACT 2004 (Section 180) (Regulation 38(1))

(to be lodged in duplicate)

CERTIFICATE TO COMMENCE BUSINESS

Registration Number of Company

34 20160054

I hereby certify that

HAPPYDU CHILDREN CHARITY ORGANISATION (NON INCORPORATED UNDER SECTION 21)	
which was incorporated on the day of	of the year 2015.
has complied with the requirements of section 180 of the Companies Act, 20	04, and is with effect
from this day entitled to commence business	
Signed and sealed at WINDHOEK this day of Research of the Companies Registration Office	of the year 2015

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

EACH YEAR FINANCIAL YEAR ENDS ON

Copyright: Ministry of France and Undystry, Namebia

continuation of Form CM 46

REPUBLIC OF NAMIBIA

COMPANIES ACT 2004 (Section 180) (Regulation 38(1))

APPLICATION FOR CERTIFICATE TO COMMENCE BUSINESS

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ear 2015 applies	for a certificate to commence business and attaches hereto	the docum	nents
rescribed by regul			
he financial year o	of the Company ends on the END OF OCTOBER each year		
ostal Address			
Ostal Madiesa			
P O BOX 20198			
WINDHOEK			
	Hamiljon	Gparters	d Accountants
WINDHOEK NAMIBIA		(ABa	20198
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REPUBLIC OF NAMIBIA

COMPANIES ACT 2004 (Section 178) (Regulation 37)

(To be lodged in duplicate upon incorporation and prior to change of addresses)

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ate 2 NO	OVEMBER 2015 Signature	Hamilton Chartered Accountants Box 20198 Pindhoek Cpgrpany Secretary 20514
Registrar of Con	effect on DATE OF INCORPORATION	25/07/2016 DATE
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REPUBLIC OF NAMIBIA

COMPANIES ACT 2004 (Sections 180(3)(d), 277(1), 279(2), 281, 284, 285, 286, 288, 328(1)(c) and 331)) (Regulation 47(1))

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REPUBLIC OF NAMIBIA

COMPANIES ACT 2004
(Sections 180(3)(d), 277(1), 279(2), 281, 284, 285, 286, 288, 328(1)(c) and 331)) (Regulation 47(1))
NOTICE OF, CONSENT TO APPOINTMENT,
CHANGE OF NAME, OR RESIGNATION BY AUDITOR OR REMOVAL OF AUDITOR

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HAPPYOU CHILDREN CHARITY ORGANISATION

INON-PROFIT INCORPORATED UNDER SECTION 21)

NOTICE RELATING TO A CHANGE IN RESPECT OF AN AUDITOR DATED 25 JAMESBY 2015

P 0 BOX 20198

WINDHOEK NAMIBIA

Name of auditor.

Postal address:

company

NUTICE RELATING TO	A CHANGE IN RESPECT OF AN IN	SOITOR DATED DO FEBRUARY 2016	
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Lista movimenti dal 12.12.2024 al 13.12.2024

N.B.: I dati esposti nella presente lista hanno carattere puramente informativo.

Intestatario conto:

Saldo contabile finale:

Entrate/Uscite:

HAPPYDU ETS

150.852,14

Uscite

Numero conto:

Saldo contabile iniziale:

Tipologia movimenti selezionata:

100000016558

149.434,12

Filiale:

Saldo disponibile (escluso fido): Controvalore in:

Filiale di PIAZZA PAOLO FERRARI, 10 MILANO (MI)

150.603,48

I movimenti selezionati sono:

1

OPERAZIONI CONTABILIZZATE

DATA CONTABILE	DATA VALUTA	DESCRIZIONE	ACCREDITI	ADDEBITI
		Saldo contabile iniziale al 12.12.2024	149.434	,12
12.12.2024	08.12.2024	Pagamento effettuato su pos estero effettuato il 08122024 alle ore 1159 ora autorizzazione mediante la carta 5161 xxxx xxxx xx03 presso ethiopia0712149416180 ethi opia ctv di 659000 nad al cambio di 0052876 commissione di conversione applicata dal circuito eur 349 commissione di conversione valuta eur 352		-355,46
		Saldo contabile finale al 13.12.2024	150.852	,14

OPERAZIONI NON CONTABILIZZATE

DATA	DESCRIZIONE	ACCREDITI	ADDEBITI



Andrea Di Gesualdo Chairman of Happydu Children Charity Organisation

P.O. Box 20198 Windhoek, Namibia

Tel. (1): +264 817829124 (Namibian phone number)

Tel. (2): +393477246658 (Italian phone number and whatsapp)

Email: andrea@happydu.org Web: www.happydu.org

POWER OF ATTORNEY

Swakopmund, 12.12.2024

AUTHORITY IS HEREBY GRANTED TO Mrs. Emmaron Sintiche Muhaindjumba ID number: 84110710758, The Principal of Happydu Village Renata Mondesa and an Executive Board Member of Happydu Children Charity Organisation as well to act on our behalf for the application to purchase Erf 2502, Ext. 12, Matutura.

Yours sincerely

Andrea Di Gesualdo

Chairman of Happydu Children Charity Organisation

Memo dated 05 October 2022 from Engineering & Planning Services Department.



OFFICE OF ENGINEERING AND PLANNING SERVICES DEPARTMENT

To:

General Manager: Corporate Services and Human Capital

(Acting)

From:

General Manager: Engineering and Planning Services

Date:

5 October 2022

Reference:

Erf 3664, Swakopmund

Subject:

INVITATION FOR DEVELOPMENT PROPOSAL - E 2502

AND E 8570

Your memorandum dated 29 September 2022 but only received 04 October 2022 bears reference.

The development cost of N\$125/ m^2 which was confirmed through a Council decision on the 25 February 2021 under item 11.1.8 is a correct reflection of the expenditure incurred when the infrastructure was planned, designed and installed for Ext. 6 – 12 Matutura, Ext. 27 – 29 Swk, Ext. 37 Swk, a portion of Ext. 30, and a portion of Ext. 31

The above extensions and portions were developed using Central Government Funds under the Mass Housing Initiative, whereas the portion of Ext. 31 and Ext. 30 (layout attached) is being developed using Council's funds. By comparing the development cost vs the size of the land serviced, then the land serviced under the Central Government funds is larger which yields a smaller development cost per m² compared to the size of land for extension 31 and extension 30 which is being serviced with Council's funds, hence the development cost of N\$ 150/m².

Both erf 2502 (Extension 12, Matutura) and erf 8570 (Extension 31, Swakopmund) are not occupied by informal dwellings:

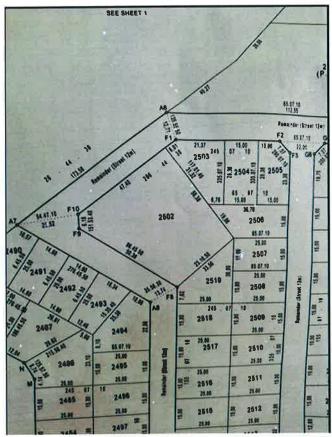
Please keep in mind that there was a request or interest by the Mondesa Station Commander to acquire erf 8570 in Extension 31, Swakopmund, which is a good location for a police station that will serve the community in "DRC", "Wagdaar", "Matutura" etc. Such interest was lodged at the office of the Mayor.

Regards

GENERAL MANAGER: ENGINEERING AND PLANNING SERVICES

com/com

A map indicating the location of Erf 2502, Extension 12, Matutura.





Extract from the Property Policy re the sale of land to Non-Profit Entities.

Chapter 4 - Extra-Ordinary Sales

Council may sell land subject to extra-ordinary conditions to due to the nature of the purchaser or the zoning of the portion of land or erf being considered for sale; i.e for ease of reference divided into the following sections:

- Section 1 Churches and Welfare Organisations
- Section 2 Private Schools, Pre-Primary Schools, Kindergarten & Creches
- Section 3 Sale of Land to Organisations registered with the Electoral Commission of Namibia
- Section 4 Sport Clubs or Sport Bodies
- Section 5 Aqua or Mari-Culture
- Section 6 Sale of Erven to Staff Members
- Section 7 Sale of Public Open Spaces
- Section 8 Sale of Corridors or Walkways with no Services located thereon
- Section 9 Subsidized Erven Low Cost Housing Schemes
- Section 10 Sale of land for Specific Purposes National Interest, to the Benefit of the Community or Public

Section 1 - Churches and Welfare Organisations

1. Introduction

The zoning of erven sold to Churches or Welfare Organisations, is "institutional".

The erven are sold by private transaction, but depends entirely on Council's discretion.

Erven for church or religious purposes may not be smaller than 2 500m².

2. Requirements

- 2.1 A constitution or proof of registration as a section 21 company.
- 2.2 Provide a name list of at least 75 adult members residing in Swakopmund.
- 2.3 A Power of Attorney granted by the church to a particular person/s that he/she/they have the authority to sign on behalf of the institution.
- 2.4 That churches or welfare organisations applying for land shall provide proof of their financial ability to develop the erf immediately after transfer.
- 2.5 Copies of financial statements for the last six months. In the case where it is not available, proof of financing from a financial institution will suffice.
- 2.6 Proof that the church or welfare organisation is operational in Namibia for at least two years before the sale of land to the entity is considered.
- 2.7 No application will be considered unless all the above information pertaining to the applicant has been submitted.
- Point 2.2 is not applicable to welfare organisations.

3. Purchase Price

The price will be subsidized by Council to the value of 50% of the cost of installation of services per square metre at the time the erf was developed.

The price will not be escalated from the date on which services were completed.

4. Method of Payment

The full purchase price is payable on date of sale, being the date of signing the deed of sale; or to be secured by a formal bank guarantee payable on date of transfer.

Alternatively, the purchase price plus interest calculated at the prime lending rate of Council's bank in 24 equal monthly instalments. (approved by Cnl under item 11.1.2 on 31 May 2016)

5. Cost of Transaction

All costs for the transaction are for the account of the applicant, such as, including, but not limited to the advertising of Council's intention to sell and the compilation of a deed of sale.

6. Conditions of Sale

- 6.1 That the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, Act 23 of 1992, (as amended), and the Townships Ordinance 11 of 1963 respectively, be dealt with successfully.
- 6.2 The deed of sale shall be drafted and signed by all parties within 12 months from date of the relevant Council resolution approving the sale.
- 6.3 Construction must commence within 12 months and land which is not developed within a period of 5 years from date of sale, shall revert to Council and all monies and or fees paid to Council will be forfeited to Council as per point 8 below¹.
- 6.4 Council retains a first right of refusal to purchase the developed land at the market value of the improvements at the time and the purchase priced paid should the owner decides to sell it.
- 6.5 Submit total layout plans, indicating the infrastructure, details of the project as well as the service demand for the intended project within 3 months of being notified of the approval of the application.
- 6.6 That the developments must comply with the provisions of the Town Planning Scheme.

7. Special Conditions

7.1 During construction, all churches, rectories and other improvements must submit a progress report every six months to Council to report on construction activities.

Refer to Council's Resolution passed on 29 July 2010 under item 11.1.2 – E 4235 S

7.2 That if no progress is reported in subsequent reporting period Council will deal with the non-compliance on merit.

8. Reverting Clause

A reverting clause which reads as **Annexure "G"** will be registered against all land sold at subsidised price.

9. **General**

- 9.1 No rights will accrue to the applicant unless all conditions are complied with in full and all the relevant authorities, if necessary, have given the required permission.
- 9.2 The deed of sale must be signed and returned to Council by the purchaser within 21 days of being requested to do so.
- 9.3 The erf is being sold *voetstoots* and in the condition as on the date of sale, being the date of signing the deed of sale.
- 9.4 Council shall not accept any responsibility for any upgrading work to the erf.
- 9.5 Building activities may only be commenced with once the erf is transferred.
- 9.6 The purchaser is entitle to apply to Council annually for the exemption from the payment of assessment rates, but is from the date of sale, being the date of signing the deed of sale responsible for the payment of all municipal charges.

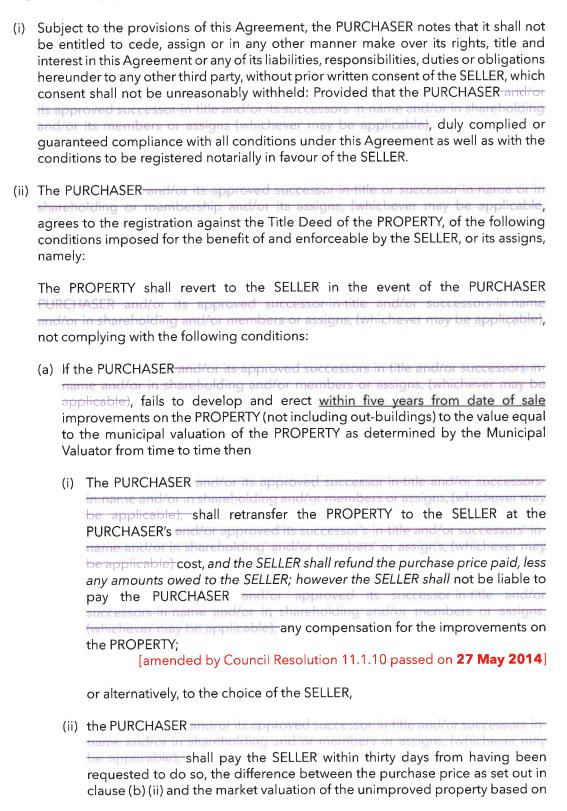
ANNEXURE "G" TO THE REVISED PROPERTY POLICY

Churches & Welfare Organisations

(vi) Reverting Clause

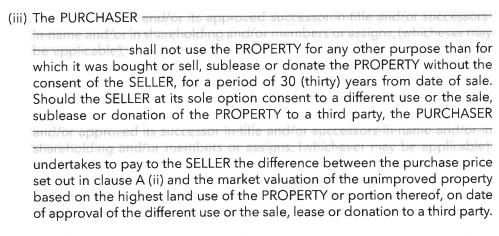
A reverting clause which reads as follows will be registered against all the land **sold at subsidised price**.

NOTARIAL REGISTRATION



Ordinary Management Committee Meeting - 16 January 2025

the highest land use of the PROPERTY on date the reverting clause shall apply.



(iv) The PURCHASER undertakes to effect at its own cost the registration of the conditions contained in clauses ... by way of a Notarial Deed of Imposition of Conditions against the Title Deed of the PROPERTY, the wording of such Notarial Deed to be determined by the Notary of the SELLER to reflect the intention of the PURCHASER or its successor- in-title or its assigns and SELLER contained in the said clauses.

11.1.4 NAMIBIA UNIVERSITY OF SCIENCE AND TECHNOLOGY (NUST) // MEMORANDUM OF AGREEMENT

(C/M 2025/01/30 - 5/2/4/5; 12/2/4/5)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 8.1 page 03 refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to present to the Management Committee an opportunity to partner with Namibia University of Science and Technology (NUST) under a Memorandum of Understanding (MOU) for student exchange and capacity building.

2. Background

Over the years, the Department of Engineering and Planning Services has accommodated several students to assist in the development of skills and knowledge transfer under the Work Integrated Learning (WIL) programmes offered by various higher learning institutions.

However, it was discovered that there is a gap between the actual employment environment and the educational curriculum being offered and to ensure that a student is equipped with the necessary skills and knowledge during their training period, it is important to align the training or WIL programme and the expectation of the industry.

3. Partnership with NUST

In July 2024, the General Manager: Engineering and Planning Services and several representatives from NUST's Engineering faculty and the Cooperative Education (CE) department met to discuss the possibility of amending the training curriculum being offered to align with the industry requirements for young professionals (Engineers, Architects, Town Planners, Environmentalists, etc.).

On 17 July 2024 (**Annexure A**), a request was received from NUST through the Department of Cooperative Education (CE), indicating that NUST would like to form a formal partnership with Council through a Memorandum of Agreement (MoA) regarding the student Work Integrated Learning (WIL) programme.

The MoA does not compel the organisation to take on students for WIL at any specified time/period, only when an opportunity arises and as an intern is needed. The draft MoA is attached under **Annexure B**.

The MoA explains the terms that benefit all stakeholders and for the organization is to be part of all capacity-building activities for industry mentors, appreciation events, career fairs and more.

4. Conclusion

As part of the Engineering and Planning Services' departmental objectives is to be a contributor to the successful development of young professionals, but also promoting and encouraging the capacity building of staff under

Ordinary Management Committee Meeting - 16 January 2025

the department and it is considered that the objective of the department will be met with the partnering with NUST through the MoA.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council accepts the request for partnership with the Namibia University of Science and Technology.
- (b) That Council reviews and approves the attached Memorandum of Agreement (MoA) between the Municipality of Swakopmund and Namibia University of Science and Technology.
- (c) That Council authorizes the Chief Executive Officer and the Chairperson of the Management Committee to sign the Memorandum of Agreement (MoA) on behalf of the Municipality.

ANNEXURE A

Clarence McClune

From:

Bruno, Roswitha <rbruno@nust.na> Wednesday, 17 July 2024 15:06

Sent:

Clarence McClune

Subject:

Possible Partnership between NUST & Swakopmund Municipality

Attachments:

Work Integrated Learning or Internship requirement form 19 April 2022.docx;

Template Memorandum of Agreement (MOA).doc

Dear Mr McClune

Pursuant to our Stakeholder Engagement meeting last week, I would like to shed more clarity on what we have already discussed. NUST through the Cooperative Education (CE) department would like to form formal partnerships with all industry that can take on students for Work Integrated Learning (WIL) and the ones that would like to take on students for WIL. We do this through an MoA (as attached). The MoA does not compel the organisation to take on students for WIL at any specified time/period, only when an opportunity arises and an intern is needed.

The MoA explains the terms that benefit all stakeholders and for the organization is to be part of all capacity building activities for industry mentors, appreciation events, career fairs and more. If you decide to sign the MoA, you will only be required to complete the organization details in the template and send it back to me, unsigned, in soft copy (Ms Word) for quality assurance before signatures. The organization can however still request interns with or without the MoA in place.

I have attached our Internship Requirement Form which organisations can use to request for interns when there is a

Do not hesitate me should you have any additional information.

Regards

Roswitha Bruno

Office administrator

Department: Cooperative Education

Namibia University of Science and Technology

T: +264 61 207 2866 F: +264 61 207 9866 E: <u>rbruno@nust.na</u> W: <u>www.nust.na</u>



COUNCIL LOGO

MEMORANDUM OF AGREEMENT

ENTERED INTO AND BETWEEN

NAMIBIA UNIVERSITY OF SCIENCE AND TECHNOLOGY (hereinafter referred to as "NUST")

Duly established in terms of the Namibia University of Science and Technology Act, Act No. 7 of 2015,

Herein represented by

Prof. ANDREW NIIKONDO in his capacity as Deputy Vice-Chancellor. Teaching Learning and Technology

AND

MUNICIPAL COUNCIL OF SWAKOPMUND

(Hereinafter referred to as "COUNCIL")

Herein represented by

ALFEUS BENJAMIN in his capacity as Chief Executive Officer, or

MPASI HAINGURA or CLARENCE MCCLUNE or VILHO KAULINGE or LYDIA

MUTENDA or HELLAO !NARILSER in his/her capacity as Acting Chief Executive

Officer

And

BLASIUS REINHARDUS GORASEB in his capacity as Chairperson of the Management Committee or WILFRIED GROENEWALD in his capacity as Alternate Chairperson of the Management Committee acting by virtue of the authority granted in terms of Section 31 A(a) of the local Authority Act, 1992 (Act 23 of 1992) as amended.

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1. THE PARTIES

The Parties to the Agreement are:

- 1.1 THE COUNCIL FOR THE MUNICIPALITY OF SWAKOPMUND; and
- 1.2 NAMIBIA UNIVERSITY OF SCIENCE AND TECHNOLOGY

2. PREAMBLE

- 2.1 WHEREAS NUST, is an Institution of Higher Education, values the practical, and scademic experience of its students by providing students with an opportunity to understand real life professional, technical and workplace environmental skills and to apply theoretical knowledge white studying:
- 2.2 WHEREAS COUNCIL wishes to contribute and support the aims of NUST and higher education in Namibia, as part of its social responsibility to ensuring a better workforce for the benefit of Namibian Society at large and:
- 2.3 WHEREAS NUST has made Work Integrated Learning a requirement of The Course that the student undertakes a Placement and:
- 2.4 WHEREAS COUNCIL has agreed to provide a placement for Student's of NUST for the purpose of Work Integrated Learning (WIL).

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

3. DEFINITIONS

- 3.1 "Confidential Information" means confidential information of a Party and includes information whether verbal, written or in some other form, including but not limited to:
 - 3.1.1 the Placement:
 - 3.1.2 knowledge or information regarding the business transactions, effairs, property, policies, procedures or activities of the COUNCIL.
 - 3.1.3 any document which is marked confidential; and
 - 3.1.4 any document or information which a Party advises the other is confidential.

- 3.2 "Facility" means the facility owned by or under control of COUNCIL at which the Placement will take <u>place</u>;
- 3.3 "Placement" means the placement of a Student in the Facility where the <u>Student</u> will be involved in business activities of COUNCIL under the supervision of an employee of COUNCIL.
- 3.4 "WIL Industry Liaison Coordinator" means the NUST employee who is responsible for the administration of the <u>Placement</u>;
- 3.5 "COUNCIL Supervisor" means the employee of COUNCIL who is responsible for supervising the <u>Student</u> whilst on <u>Placement</u>;
- 3.6 "Course" means any programme's registered with NUST:
- 3.7 "Student" means a <u>Student</u> undertaking the programme and participating in the Placement

4. COOPERATION

The Parties agree to explore the possibility to establish:

- 4.1 a regular internship programme for suitable students of any of the Faculty of NUST as and when suitable to both <u>Partias:</u>
- 4.2 attendance and participation (if possible) by the COUNCIL of Career Fairs at NUST:
- 4.3 explore possible synergies concerning exchanges between COUNCIL and advisory boards of the NUST; and
- 4.4 support by COUNCIL of workshops hosted by NUST staff, on offer to mentors or supervisors who oversee interns.

5. RESEARCH AND DEVELOPMENT

The Parties agree to explore the following:

5.1 Access to resources of COUNCIL for students who are doing action learning projects and/or mini theses for research;

- 5.2 Identification of specific areas of research in COUNCIL pertaining to bona fide industry needs, offering research opportunities for students; and
- 5.3 Consulting services fields where NUST has the required skills and expertise.

6. PLACEMENT

- 6.1 The sim of the Placement is to:
 - 6.1.1 Enable the student to apply theoretical and other knowledge gained from their course of study in a practical setting:
 - 6.1.2 Gain practical experience relevant to their studies:
 - 6.1.3 Provide an opportunity for the <u>Student</u> to explore career options or make informed decisions regarding their career development; and
 - 6.1.4 Increase the Student's range of employability skills.
- 5.2 Students will attend the Facility to participate in a Placement in such numbers, on such days and at such times as agreed between the Parties.
 - 6.2.1 The <u>Students</u> are required to intern the equivalent of a minimum of at least three (3) months and a maximum of six (6) months on a full-time basis.
- 6.3 The Parties agree that Students will be subjected to COUNCIL's work and Internship Guidelines and Contract at all times during the Placement.

7. PLACEMENT RESPONSIBILITIES

- 7.1 Responsibilities of COUNCIL
 - 7.1.1 COUNCIL agrees to work with NUST to ensure that the scope of the Placement is of sufficient technical content and complexity in order to meet the academic learning requirements of the Course.

- 7.1.2 COUNCIL agrees to make available Supervisors who will be:
- 7.1.2.1 suitably qualified to supervise, and evaluate students; and
- 7.1.2.2 responsible for the day to day supervision of the students.
- 7.2 COUNCIL will conduct an induction process for the <u>Students</u> (including occupational health and safety, other workplace policies and confidentiality requirements) to orient Students to the facility;
- 7.3 COUNCIL will ensure that the <u>Students</u> sign COUNCIL Internship Contract, outlining the Students' responsibilities and expectations.
- 7.4 COUNCIL will undertake Student evaluation processes as agreed with the WIL Industry Lisison Coordinator as required by the Course.

7.5 Responsibilities of NUST

- 7.5.1 NUST will be responsible for the selection of a short list of Students for participation in the Placement, but the final recruitment/placement will be done by COUNCIL.
- 7.5.2 NUST will provide a Placement Coordinator who will lisise with COUNCIL Supervisor in relation to the learning objectives and evaluation requirements of the Placement and who will:
- 7.5.2.1 provide academic input to the Students in relation to their evaluation;
- 7.5.2.2 be available to mediate any problems if they arise; and
- 7.5.2.3 use all reasonable endeavours to ensure that the <u>Student</u> while at the Facility comply with all the lawful directions of COUNCIL staff and abide by COUNCIL relevant policies, procedures and regulations of which they are notified by COUNCIL Supervisor.

8. CONFIDENTIALITY

8.1 A Party will not, except as expressly authorised thereto by the other Party or required by taw, disclose to any third party any Confidential Information provided by the other Party during the course of the Placement.

- 8.2 Provided that this provision shall not apply to the disclosure or publication for the purpose of any legal proceedings or arbitration to which the signatories hereto may be a Party, or where such confidential information has already been disclosed or published to the <u>general public</u> (other than as a result of a previous unauthorised disclosure publication or use for its own purpose by either of the Parties) thereafter.
- 8.3 For the avoidance of doubt, this Clause shall remain in full force and effect notwithstanding the termination of this Agreement howsoever caused, for a period of two (2) years thereafter the Agreement is signed.

9. INTELLECTUAL PROPERTY

The Parties acknowledge that any intellectual property created by a <u>Student</u> during and under the direct supervision of COUNCIL staff remains the property of COUNCIL unless otherwise agreed between COUNCIL and the Student.

10. WITHDRAWAL FROM PLACEMENT

- 10.1 Where COUNCIL considers that disciplinary action should reasonably be taken against one or more of the Students, COUNCIL will, as soon as is practical, notify NUST of the names/ of the <u>Student/s</u> as well as the grounds upon which it considers disciplinary action should be taken. The matter will then be the responsibility of NUST.
- 10.2 COUNCIL may exclude a Student from the Facility where it considers reasonable grounds exist that the <u>Student's</u> conduct is inappropriate in the relevant circumstances, and is of sufficient severity to warrant such exclusion.
- 10.3 Upon the decision to exclude a Student from the Facility under Clause 10.2.
 COUNCIL will notify NUST of the exclusion immediately.
- 10.4 Upon receipt of notice under Clause 10.3, NUST will advise the student not to attend the Facility for the purposes of the Placement. The matter will then be the responsibility of NUST.

11. INDEMNITY

11.1 NUST indemnifies COUNCIL, its officers and employees against all liability, loss, damage, expense or cost which they suffer, sustain or incur as a result of

- any negligent act or omission by NUST, its officers or employees or a <u>Student</u> in relation to the Placement.
- 11.2 COUNCIL indemnifies NUST, its Students, officers and employees against all liability, loss, damage, expense or cost which they suffer, sustain or incur as a result of any negligent act or emission <a href="https://px.council.com/by/council.c
- 11.3 A Party's liability to indemnify will be reduced to the extent to which any loss arises out of any negligent act or omission of the other party, its officers or employees or Students.
- 11.4 Under no circumstances will either Party be liable to the other Party for any damages if and to the extent caused by the other Party's failure to perform its responsibilities or for any of the following even if informed of their possibility:
 - 11.4.1 loss of, or damage to data;
 - 11.4.2 special, incidental or indirect damages or for any economic consequential damages:
 - 11.4.3 loss of profits, business revenue, goodwill or anticipated savings; and
 - 11.4.4 loss or liability incurred by COUNCIL as a result of a third party claim.

12. INSURANCE

- 12.1 NUST will maintain the following insurance cover:
 - 12.1.1 NUST has in place insurance policies that provide cover for Students undertaking course required placements. NUST holds a Public Liability Policy with Hollard Insurance. This cover extends to include any Student of NUST whilst they are undertaking any approved or recognised activity of NUST, including placements or course required work experience, provided that:
 - 12.1.1.1 the <u>Student</u> is not employed by the placement entity for any work being done; and
 - 12.1.1.2 the placement has been approved by NUST.

- 12.1.2 This cover is subject to NUST rules and to the terms and conditions of the policy.
- 12.1.3 NUST holds a Personal accident insurance policy through Momentum Short Term Insurance. This policy covers Students while they are engaged in activities directly related to their NUST studies and includes course required work experience, field activities and excursions including direct travel to and from such activities.
- 12.1.4 COUNCIL will not accept responsibility for the medical insurance of the <u>Student</u> or costs arising from injury, illness or death that may occur during the internship.
- 12.1.5 Students partitioning in the internship programme must provide proof of valid medical insurance coverage to cover the full period of the internship at COUNCIL and provide a medical certificate of good health (this could be in the form of a doctor's note) prior to the commencement of the internship.
- 12.1.6 COUNCIL accepts no responsibility for loss or damage to the Student's personal effects that may occur during the internship.
- 12.1.7 COUNCIL is not responsible for any claims by any parties where the loss of or damage to their property, death or personal injury was caused by the actions or omission of action by the <u>Students</u> during their internship.

13. RENUMERATION

Students will not receive a salary however the COUNCIL is encouraged to provide a stipend or an allowance to the student during the internship period.

14. FORCE MAJEURE

Neither of the Parties shall be liable for the failure to perform any of either Party's obligations under this Agreement insofar as it proves that:

- 14.1 The failure was due to an impediment beyond its <u>control</u> and which could not reasonably have been foreseen and svoided at the effective date and includes inter alia the following:
 - 14.1.1 war, whether declared or not, civil war, civil violence, riots and revolutions, acts of sabotage, etc.
 - 14.1.2 natural disasters, e.g. violent storms, cyclones, <u>earth_quakes</u>, tidal waves, floods, lightning;
 - 14.1.3 explosions, fires, destruction of machines, factories and any kind of installation:
 - 14.1.4 beycotts, strikes and lock outs, go slows, picketing and work stoppages rendering performance impossible; and
 - 14.1.5 acts of authority, whether lawful or unlawful, spart from acts from which the Party seeking relief has assumed the risk by virtue of any other provision of this Agreement.
- 14.2 For the purposes of this Clause, "impediment" does not include lack of authorisation, of licenses, permits or approvals necessary and to be issued by the appropriate public authority.

15, BREACH AND CANCELLATION

15.1 Should either Party commit a breach of any of the terms and conditions of this Agreement and fail to remedy the breach within fourteen (14) days after receiving written notice calling upon them to do so, then the other Party will be entitled, without prejudice to any other remedy it may have at common law, to cancel the Agreement by written notice to that effect to the other Party.

- 15.2 Either Party may cancel this Agreement by giving six (6) months' notice of its intention in writing to the other Party.
- 15,3 If this Agreement is terminated under Clause 15 during a Placement, such termination shall be suspended until the later of the six (6) months' notice period or the end of the Placement.

16. DISPUTE RESOLUTION

Should any dispute or differences whatsoever arise at any time between the Parties concerning this Agreement or its construction or effect as to the rights, duties and/or liabilities of the Parties or any of them under or by virtue of this Agreement or otherwise or as to any other matter in any way arising out of the subject matter of this Agreement, then; the Parties, through their respective Heads, shall endeavour to settle the dispute between them amicably. If, within seven (7) days after the date of the delivery of the declaration of a dispute, the Parties have not settled the dispute between themselves, then in that event, either Party shall within fourteen (14) days written notice to the other Party be entitled to cancel this Agreement.

17. JURISDICTION

This Agreement shall be governed by the laws of the Republic of Namibia.

18. RELAXATION/WAIVER

No indulgence, leniency or extension of a right, which either of the Parties may have in terms of this Agreement, and which either Party (the 'grantor') may grant or show to the other Party, shall in any way prejudice the grantor, or preclude the grantor from exercising any of the rights that it has derived from this Agreement, or be construed as a waiver by the grantor of that right.

19, DOMICILIUM AND NOTICES

19.1 The Parties hereby choose as their domicilium citandi et executandi for all purposes in terms hereof at the addresses set out below:

19.1.1 NAMIBIA UNIVERSITY OF SCIENCE AND TECHNOLOGY

13 Jackson Kauieua Street Windhoek, Namibia Private Bag 13388 Windhoek, Namibia

Telephone: +264 61 207 2866 Fax: +264 61 207 2866 Contact Person:

Email: dce@nust.na Website: www.nust.na

19.1.2 MUNICIPAL COUNCIL OF SWAKOPMUND

Head Office
o/o Rekatoka Street and Daniel Kambo Street,
Swakepmund, Namibia
P O Box 53,
Swakepmund, Namibia

Telephone:

Fax:

Contact Person:

Email:

Website:

- 19.2 The Parties may change their domicilium citendi et executandi on 14 (fourteen) days written notice to the other Parties to any other address in the Republic of Namibia which is neither a Post Box nor poste restante.
 - 19.2.1 All notices given in terms hereof shall be in writing and shall either be sent by pre-paid registered post, in which event it shall be deemed to have been received on the 5th day after posting, or delivered by hand, in which event it shall be deemed to have been received when so delivered.
 - 19.2.2 All notices given in terms of this Agreement shall be given to the Parties at their chosen domicilium.

20. AMENDMENT AND VARIATION

20.1 This Agreement may be amended by mutual consent, in writing, as appropriate from time to time.

20.2 This Agreement constitutes the whole Agreement and no warranties or representations, whether express or implied, other than those contained in this Agreement, have been made. No variation of or addition to this Agreement shall be of any force and effect unless reduced to writing and signed by or on behalf of the Parties.

21. SIGNATURES

The Parties hereto have executed this Agreement in two (2) original copies by their duly authorized representatives on the day and at the place referred herein, each Party receiving one (1) original copy hereof.

THU	S DONE AND SIGNED at SWAKOPMUND on this day of	2024
in the	presence of the undersigned witnesses:	
For N	NUST:	
AS V	VITNESSES:	
1,		
	Dr. Andrew Niikanda	
	Deputy Vice-Chancellor: Teaching Learning and Technology	
2.		
	Roswitha Bruno	
	WIL Industry Lisison Coordinator	
THU	S DONE AND SIGNED at SWAKOPMUND on this day of	2024
in the	e presence of the undersigned witnesses:	
For t	the COUNCIL:	

Page **13** of **14**

WIT	NESSES:
1.	
	CHIEF EXECUTIVE OFFICER or
	ACTING CHIEF EXECUTIVE OFFICER
2	<u> </u>
	CHAIREPERSON OF MANAGEMENT COMMITTEE or
	AN TERMATE CHAIRDERSON OF MANAGEMENT COMMITTEE

11.1.5 MEMORANDUM OF UNDERSTANDING BETWEEN SWAKOPMUND AND THE CITY OF FUZHOU JIANGXI, CHINA

(C/M 2025/01/30 - 5/2/4/5, 12/2/4/5)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 8.2 page 20 refers.

A. This item was submitted to the Management Committee for consideration:

This submission serves to inform Council regarding the request for possible cooperation or partnerships between the City of Fuzhou Jiangxi China, and the Municipality of Swakopmund.

Background information on the City of Fuzhou

Fuzhou is the capital city of Fujian Province, located on the southeastern coast of China. Situated along the Min River, Fuzhou has a rich history that dates back over 2,200 years, making it one of China's oldest cities.

In 2015, Fuzhou was ranked as the 10th fastest-growing metropolitan area in the world by Brookings Institution. Fuzhou is listed as No. 20 in the China Integrated City Index 2016's total ranking, a study conducted by the National Development and Reform Commission.

Fuzhou is a major city for scientific research, appearing in the top 50 global cities, as tracked by the Nature Index. The city is home to several major universities, notably Fuzhou University, one of China's key universities, and other public universities, including Fujian Normal University and Fujian Agriculture and Forestry University.

Request for possible cooperation with the City of Fuzhou

During **August 2024**, the delegation from Fuzhou visited Swakopmund and received a warm reception.

Attached letter dated **6 September 2024** from Wan Jian, Head of Foreign Affairs Office of the People's Government of Fuzhou City, addressed to Her Worship the former Mayor, Councillor Dina Namubes. It is stated in the letter the opening ceremony of the 2024 Tang Xianzu International Theatre Exchange Month events co-hosted by the People's Government of Jiangxi Province, the Chinese People's Association for Friendship with foreign countries, and the China Theatre Association was scheduled to be held on the evening of **26 September 2024** in Fuzhou city. To promote the exchange and cooperation between the two cities The former Mayor, Her Worship Councillor Dina Namubes, Councillor Blasius Goraseb, and Mr Alfeus Benjamin were invited to attend the opening ceremony.

Discussion

Council will benefit from entering into a cooperation agreement/ partnership with the City of Fuzhou, China. It is proposed that council enter into a partnership with the City of Fuzhou, China in the following areas:

• Exchanges and cooperation in digital city construction, new energy development and utilization, ecological and environmental protection, urban infrastructure construction, industrial park construction, foreign trade, tourism, and other fields.

 Exchanges and cooperation in the field of construction engineering, learn from each other in municipal integrated pipe networks, prefabricated buildings, and water supply projects, and actively promote the transformation and upgrading of the construction industry.

Council enters the partnership by requesting a Memorandum of Understanding between the two parties. However, the discussion on the areas of cooperation might generate other projects for the partnership.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the letter from Wan Jian, Head of Foreign Affairs, Office of the People's Government of Fuzhou City, China be noted.
- (b) That Council accept the request for partnership with the City of Fuzhou.
- (c) That the Memorandum of Understanding that was signed by the two parties (cities) be approved.
- (d) That it be noted that the Memorandum of Understanding includes the following focus area:
 - Exchanges and cooperation in digital city construction, new energy development and utilization, ecological and environmental protection, urban infrastructure construction, industrial park construction, foreign trade, tourism, and other fields.
 - Exchanges and cooperation in the field of construction engineering, learn from each other in municipal integrated pipe networks, prefabricated buildings, and water supply projects, and actively promote the transformation and upgrading of the construction industry.
- (e) That it be noted that the discussion between the two parties might generate other projects or areas for the cooperation, and not necessarily focus on the areas mentioned in (d) above.

抚州市人民政府

Date: 10th Aug. 2024

Mr. Alfeus Benjamin Chief Executive Officer Municipality of Swakopmund

Dear Mr Alfeus Benjamin

RE: MEMORANDUM OF UNDERSTANDING FOR COOPERATION

It is with great pleasure that we look for signing the Memorandum of Understanding (MOU) for the cooperation between the city of Fuzhou, Jiangxi Province, People's Republic of China and the city of Swakopmund, Republic of Namibia on digital city construction, new energy development and utilization, ecological and environmental protection, industrial park construction, foreign trade and tourism, etc.

Attached is the draft of the above MOU for your reference

I look forward to seeing you in Namibla

Xue Qiang

Vice Mayor of Fuzhou City

Fuzhou

P.R.China

MEMORANDUM OF INTENT FOR COOPERATION

Between

THE CITY OF FUZHOU

JIANGXI, CHINA

And

THE CITY OF SWAKOPMUNDS,

NAMIBIA

DATE: Sep 28th, 2024

Fuzhou City is a prefecture-level city under the jurisdiction of Jiangxi Province, People's Republic of China, while Swakopmund City is a port city located on the Atlantic coast in the west of Namibia. On August 18th, 2024, Xue Qiang, Vice Mayor of the Fuzhou City Government, led a delegation to visit Swakopmund City. After friendly negotiations, both parties agreed to establish cooperation intentions on the basis of equality and mutual benefit, and thus drafted and signed this memorandum as follows:

- (I) Both parties will carry out exchanges and cooperation in areas such as digital city construction, new energy development and utilization, ecological environmental protection, urban infrastructure construction, industrial park construction, foreign trade, and tourism.
- (II) Both parties will conduct exchanges and cooperation in the field of construction engineering, learn from each other in areas such as municipal integrated pipe networks, prefabricated buildings, and water supply projects, and actively promote the transformation and upgrading of the construction industry.

This memorandum was signed on September 28th, 2024, in both Chinese and English, in duplicate, with both texts being equally authentic. This memorandum shall come into effect from the date of signature and shall

be valid for five years. Upon expiration, if neither party proposes termination, it shall be automatically renewed

Signed on the <u>28 day of Sep 2024</u> in Fuzhou City, Jiangxi Province, China in two(2) original Copies in Chinese and English

Xue Qiang

Vice Mayor of Fuzhou City

Signed on the <u>28 day of Sep 2024</u> in Fuzhou City, Jiangxi Province, China in two(2) original Copies in Chinese and English

Blasius Goraseb

Chairman of Management Committee Swakopmund Municipal Council

Affeus Benjemin

CEO of Swakopmund Municipal Council

11.1.6 REQUEST FOR ADDITIONAL FUNDS FOR FLEET MAINTENANCE (C/M 2025/01/30 - 17/2/5/2/5)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 8.3 page 27 refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose:

The purpose of this submission is to request Council for additional funds to the value of N\$400 000 for the cleansing fleet management, allowing the section to continue providing essential services to the residents of Swakopmund.

2. Background

During this current financial period, council approved an operational budget for the maintenance of the fleet for the Solid Waste Section. An amount of N\$ 1 300 000 was allocated to Vote **7 000 140 18 000** (Fleet Maintenance). Due to unforeseen mechanical breakdowns, only N\$3,961.07 is still available in this vote.

The amount available in this vote is not sufficient to cover the remainder of this financial year. Waste Management is a critical and widespread concern as it directly impacts the quality of our environment. When waste is not handled appropriately, it has the potential to contaminate essential resources such as water, soil, and air. As of now, one (1) compactor truck and two (2) skip trucks have been withdrawn from the normal refuse removal program due to various pending repairs.

It is against this background that the General Manager: Health Services & Solid Waste seeks approval from Council for additional funds to enable the department to continue with the required service delivery.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the Management Committee takes note of the request for additional funds.
- (b) That the General Manager: Finance makes sufficient allocation for additional funds amounting to N\$400,000.00 for the repairs and maintenance of the solid waste fleet.

GO040-Financial Information - Summary and Detail

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11.1.7 APPLICATION FOR CONSENT TO CONSTRUCT AND OPERATE A TOURIST ESTABLISHMENT ON PORTION 60 (A PORTION OF PORTION 24) OF FARM 163 (PTN 60)

(C/M 2025/01/30 - PTN 60)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 8.4 page 29 refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to consider the application for consent to construct and operate a tourist establishment on Portion 60 (a portion of Portion 24) of Farm 163, Smallholdings, in terms of Clause 5(k)(1), in conjunction with Clause 6 of the Swakopmund Zoning Scheme.

2. Introduction and Background

An application for consent to construct and operate a tourist establishment on Portion 60 (a portion of Portion 24) of Farm 163, was received by the Engineering and Planning Services Department from van der Westhuizen Town Planning and Properties on behalf of the registered owner, Mr. A Bessinger. The application is attached as **Annexure A**.

3. Ownership

The ownership of Portion 60 of Farm 163 vests in Anthony Nikolaus Bessinger as held by Deed of Transfer T 3322/2022. The Deed of Transfer is part of the application, **Annexure A.**

4. Locality, Zoning, and Size

Portion 60 of Farm 163 is located in Smallholdings also known as Swakop River Plots. The portion is zoned "agriculture" and measures 59 5330m² (5.9533Ha) in extent.

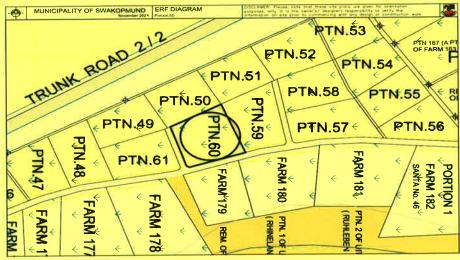


Figure 1: Locality plan for Portion 60

5. Access, municipal services, and parking

Access to Portion 60 is obtained from the public gravel road D1901 and no change in access points for the intended consent use is foreseen. The property is already connected to the municipal water reticulation system. Additionally, sewer is by means of a septic tank system as is the norm in the area.

Obviously, the proposed development will result in an increased demand and load in terms of water consumption, sewerage, and refuse removal. The provision and installation of any additional services should be for the account of the owner, to the satisfaction of the General Manager of the Engineering and Planning Services.

6. Public Consultation

A notice of the proposed consent use was published in the New Era newspaper on the 9th and 16th of October 2024. The intent was also displayed on site and neighboring property owners were notified in writing via registered mails in terms of Clause 6 of the Swakopmund Zoning Scheme.

In addition, the applicant placed a notice on Council's notice board. The closing date for objections or comments to the proposal was Wednesday 30th September 2024. No objections were received by the closing date.

7. Development Proposal

The applicant intends to construct seven (7) accommodation units for the purpose of providing overnight accommodation to tourists and travellers. He further wishes to expand at a later stage and construct a conference facility and possibly more units once the project has taken off and is financially viable.

8. Evaluation

The proposed Tourist Establishment is an activity that is permissible on consent under the "Agricultural" zone provision. In terms of Clause 4.1, Table B of the Swakopmund Zoning Scheme, land zoned "agriculture" has the following rights pertaining to the "erection and use of buildings and use of land":

	1	2	3	4
	Zone	Map Reference	Purposes for which land may be used	Purposes for which land may be used and buildings may be erected and used with the Special consent of the Council only.
K	Agriculture	Green outline	Agricultural building	Tourism Facilities, Dwelling Houses, Farm Stall, Place of Instruction, Place of Public Worship, Shop, <u>Tourist</u>

		Establishment,
		Private open Space

The Swakopmund Zoning Scheme defines the Tourist Establishment as:

"means a building designed and /or used as an accommodation establishment which is not a hotel and includes a pension, a caravan park, a guesthouse, a lodge, a backpackers lodge, a motel and all other establishments referred to in the definitions of "Accommodation Establishments and Tourism Ordinance 20 of 1973" as well as the regulations made thereunder, the Liquor Actó of 1998 and the Namibian Tourism Act 21 of 2000."

Given the definition above, the intended activities are permissible and conform to the provisions of the zoning scheme. In terms of the Swakopmund Structure Plan 2020-2040, Portion 60 falls within Zone C which is reserved for Residential Estate and Tourism.



The tourism sector has, for many years, been one of the pillars of the economy of Namibia. Swakopmund is a holiday destination for tourists and locals alike, looking to escape the heat of the interior and have an adventure, and contributes significantly to the local economy of Swakopmund.

Council has previously resolved to place a limit of 10% of the size of the portion for proposed developments on Portions 48, 42, 111, and 34 Smallholdings. The precedent should therefore be applied to the proposed development on Portion 60 as well.

The remaining portion of land should be kept for farming activities not to defeat the primary purpose of agricultural land.

Should there be any additional activities to be conducted in the river, or hiking, the permission must be obtained from the Ministry of Environment Forestry and Tourism to authorize such activities in the Dorob National Park as this is a protected and sensitive area.

9. Conclusion

The proposed development is not foreseen to pose any negative effect on the surrounding neighborhood. It can therefore be supported.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the application for Consent Use for a Tourist Establishment on Portion 60 (a portion of Portion 24) of Farm 163 be approved.
- (b) That the applicant is limited to not more than 10% of the size of the portion to be utilized for the "Place of Instruction" activities.
- (c) That all additional infrastructures that are to be required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering and Planning Services.
- (d) That Council reserves the right to cancel a consent use should there be valid complaints.
- (e) That the applicant registers with the Health Services Department and that the standard Health Regulations will apply.
- (f) That the applicant must operate within the Swakopmund Zoning Scheme provisions.
- (g) That consent is not transferable.

Ordinary Management Committee Meeting - 16 January 2025

ANNEXURE A - APPLICATION

3)

23.03.01. Ptr 60 (Ptr 24/ FormAC

WN PLANNING & PROPERTIES

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PO BOX 1598 SWAKOPMUND MAMBIA T

Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53
SWAKOPMUND
Namibia



1 November 2024

Dear Sir,

APPLICATION FOR "CONSENT TO CONSTRUCT AND OPERATE A "TOURIST FACILITY / ESTABLISHMENT" ON PORTION 60 (A PORTION OF PORTION 24) OF FARM NO. 163, SWAKOPMUND.

Application is herewith made, on behalf of the registered owner/s of Portion 60 (a Portion of Portion 24) of Farm No. 163, Swakopmund, Mr A Bessinger, for consent to construct and operate a Tourist establishment/facility from Portion 60, Swakopmund.

1. LOCALITY

Portion 60 is located approximately 1,8km East from the plot's turnoff along the D1901 Road that provides access to the majority of the Swakopmund River Plots. (Annexure A). The plot is located in an area that consist of relatively large plots of 10 ha or more. Very few smaller plots exist in the area.

2. ZONING AND ERF SIZE

Portion 60 is zoned as "Agriculture" and measures approximately 6.9ha in extent. According to the Swakopmund Town Planning Scheme No. 12, the owner may apply for such consent to construct and operate a Tourist establishment/facility from Portion 60.

In other similar applications it was indicated that 10% of the total floor area may be used for such use. The intensions of our client are in line with the zoning provisions of the Scheme and with previous decisions taken in this regard.

3. ACCESS TO THE PROPERTY

Access to the property is currently obtained via the D1901 road and will remain as is currently being utilized by the existing residential and agricultural use. No change in access points for the intended consent use is foreseen. Any additional access requirements that might arise in future shall be communicated to the Swakopmund Municipality for consideration.

4. PARKING

There is ample space present on the site to accommodate the necessary parking spaces as required by the Swakopmund Town Planning Scheme. Once the approval is obtained and formal business registration is being made to the Municipality of Swakopmund, the provision of parking requirements will be checked by the officials to ensure compliance with the Scheme. It is not foreseen that parking could be an issue as the amount of space available for development is rather significant.

5. INFRASTRUCTURE

The property is already connected to the Municipal water reticulation system and the Electrical network of Erongo Red. Any additional needs that might arise in the future shall be communicated to the relevant institutions. As per the norm in this area, the sewer will be dealt with by means of septic tanks. It is not foreseen that the intentions of our client will in any manner interfere in the current enjoyment of services.

6. ADVERTISEMENTS

Advertisements for the consent to operate a Tourist Establishment / Facility from Portion 60, Swakopmund, was placed in the New Era, on the 9th & 16th of October 2024 (Annexure B). Closing dates for objections was on the 30th of October 2024. Neighbouring properties have also been requested for comments and no objections were received by the closing time for objections. Attached please find copies of letters to neighbours via registered post and objections received. (Annexure C). Notice was also placed on the Erf and on the Municipal Notice Board for public comments (Annexure D). No objections were received by the end of the objection period (Annexure E).

7. Motivation

It is the intention of our client to apply and construct 7 Accommodation units for the purpose of providing overnight accommodation to tourists and travellers. The owner, at a later stage, also wishes to construct a conference facility and possibly more units once the project has taken off and is financially viable. Once the consent is obtained to proceed, formal plans will be compiled and submitted to the Swakopmund Municipality for approval by the Engineering Department.

As previously indicated in this application, the owner will make use of the 10% requirement for the consent use once granted. This will be in line with previous decisions of Council and in line with the current trend on the plots.

The tourism sector has, for many years, been one of the pillars of the economy of Namibia and, as a matter of fact, contributes significantly to the local economy of Swakopmund. With agriculture being somewhat tricky on the plots due to soil conditions and costs, the best alternative in order for the property to become self-sustainable, is to apply for additional land uses such as Tourist Facility and/or Tourist Establishment.

It is our opinion that the intended use is welcomed by the neighbouring properties. This is evident in the fact that no objections were received against the proposed intentions. We don't foresee any negative impact on the surrounding area due to the intentions of our client.

8. CONCLUSION

It is clear from the public participation process followed that both the neighbouring properties and the general public are in favour of the proposed intentions of our client. It is also not foreseen that the intended Tourist Facility / Establishment will have any negative effect on the surrounding neighbourhood. It is the opinion that the nature of use is similar to that of the single residential zoning and as a matter of fact also requires a tranquil environment in order to thrive as a business.

It is our opinion that the intentions of our client will actually enhance the overall appearance of the property and the neighbouring area. The intentions are in line with both the Swakopmund Town Planning Scheme and the Swakopmund Structure Plan, and can therefore be supported.

9. APPLICATION

Application is herewith made to Council for:

"Consent to construct and operate a Tourist Establishment / Facility" from Portion 60 (a Portion of Portion 24) of Farm No. 163, Swakopmund.

It is trusted that you will find the above Application for Portion 60 (a Portion of Portion 24) of Farm No. 163, Swakopmund, in order.

Yours Faithfully,

A R VAN DER WESTHUIZEN

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

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Wednesday 16 October 2024 NEW ERA

Tel: (061) 208 0800/44

Fax: (061) 220 584

Email: classifieds@nepc.com.na

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NOTICE OF INTENTION

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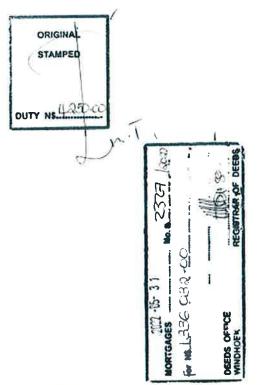
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Ordinary Management Committee Meeting - 16 January 2025





PREPARED BY ME WW MH MY CONVEYANCER GREYVENSTEIN, B.

cs CamScanner

DR WEDER, KAUTA & HOVEKA INCORPORATED LEGAL PRACTITIONERS, NOTARIES AND CONVEYANCERS P O BOX 864 WINDHOEK 9000

DEED OF TRANSFER NO

3322 2022

BE IT HEREBY MADE KNOWN

LIANA THERESA VAN DEN BEH

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

MANFRED VORBACK Identity Number 620520 0030 5 and **ALTA MARIA VORBACK** Identity Number 680709 0018 0 Married in community of property to each other

dated the 28th day of MARCH 2022 and signed at WINDHOEK

Page 2

AND THE SAID APPEARER declared that her/his Principal had truly and legally sold on the 26TH JANUARY 2022;

AND 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

ANTHONY NIKOLAUS BESSINGER Identity Number 731125 1011 9 Married out of community of property

His Heirs, Executors, Administrators or Assigns

CERTAIN

Portion 60 (a Portion of Portion 24) of the Farm No 163

SITUATE

In the Municipality of Swakopmund

Registration Division "G"

Erongo Region

MEASURING

5,9533 (Five Comma Nine Five Three Three) Hectares

FIRST TRANSFERRED and still held by Deed of Transfer No. T6292/1996 with Diagram
No. A.614/1994 relating thereto

A. SUBJECT

to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018) (See BC22/2007), ⁵

namely: -

IN FAVOUR OF THE LOCAL AUTHORITY

- The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), as amended.
- 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.

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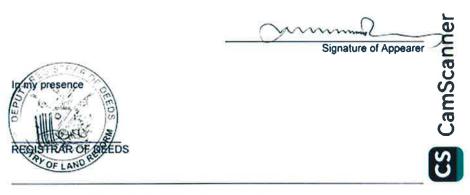




Page 4

WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFEROR heretofore had to the Premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the said TRANSFEREE, His Heirs, Executors, Administrators or Assigns, now 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\$1 025 000.00.

Signed at on 2022 -05- 3 1 together with the Appearer, and confirmed with my seal of office.



1. Transfer duty receipt No. 0400018716 issued by the

Namibia Revenue Agency at Walvis Bay on 1 APRIL 2022 For N\$5 250.00

(Checked 1

2 Ulut 1

- I the undersigned, BEATRIX GREYVENSTEIN, hereby certify in terms of Section 78 of Act 23/1992 ("The Act"), that
 - (i) all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplies to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in Section 30(1)(u) of the Act, have been paid up to and including the date of registration hereof; and
 - a building compliance certificate by the Local Authority is not required as the property is unimproved.

CONVEYANCER GREYVENSTEIN, B

MINONSTON

1 1 33

SPECIAL POWER OF ATTORNEY



I/We, the undersigned,

ANTHONY NIKOLAUS BESSINGER (ID: 731125 1011 9)

In my/our capacity as:

REGISTERED OWNER OF PORTION 60 (A PORTION OF PORTION 24) OF THE FARM NO. 163

do hereby nominate, constitute and appoint,

VAN DER WESTHUIZEN PLANNING & PROPERTIES CC, P O BOX 1598, SWAKOPMUND

With power of Substitution, to be my lawful Attorney and Agent in my/our name, place and stead, negotiate and to make all necessary applications to Municipality, Town Council, Ministry of Urban and Rural Development or any other authority, for the:

 CONSENT TO CONSTRUCT AND OPERATE A TOURIST ESTABLISHMENT / FACILITY ON PORTION 60 (A PORTION OF PORTION 24) OF FARM NO. 163.

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

SIGNED at Sherban and this 19 day of November 20 34

In the presence of the undersigned witnesses

WITNESSES:

ANTHONY NIKOLAUS BESSINGER

11.1.8 APPLICATION FOR CONSENT USE FOR A PLACE OF INSTRUCTION TO DEVELOP A RESIDENTIAL TRAINING CENTRE ON PORTION 34 OF FARM 163 (C/M 2025/01/30 - PTN 34)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 8.5 page 43 refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to consider the application for Consent Use for a Place of Instruction to develop a residential training centre on Portion 34 of Farm 163, Smallholdings, in terms of Clause 5(k)(1), in conjunction with Clause 6 of the Swakopmund Zoning Scheme.

2. Introduction and Background

The Engineering and Planning Services Department received an application for Consent Use for a Place of Instruction to develop a residential training centre on Portion 34 of Farm 163, Smallholdings, from Stewart Planning Town and Regional Planners on behalf of the registered owner, Karsten Rohloff. The application is attached as **Annexure A**.

3. Ownership

The ownership of Portion 34 of Farm 163 vests in Karsten Rohloff as held by Deed of Transfer T 6116/1998. The Deed of Transfer is part of the application, **Annexure A.**

4. Locality, Zoning and Size

Portion 34 of Farm 163 is located in Smallholdings also known as Swakop River Plots. The portion is zoned "Agriculture" and measures 234 961m² (23.4961Ha) in extent.

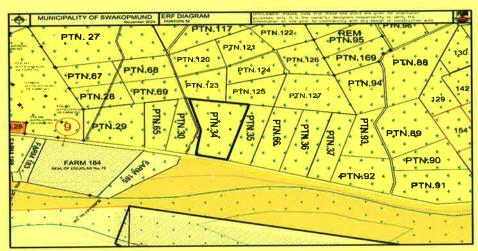


Figure 1: Locality plan for Portion 34

5. Access, municipal services, and parking

Access to Portion 34 is obtained from the public gravel road D01901. The property is connected to the municipal water line. Additionally, sewer is by means of a septic tank system as is the norm in the area.

Obviously, the proposed development will result in an increased demand and load in terms of water consumption, sewerage and refuse removal. The provision and installation of any additional on-site services should be for the account of the owner, to the satisfaction of the General Manager of the Engineering and Planning Services.

6. Public Consultation

A notice of the proposed consent was published in the Namib Times newspaper on the 23rd and 30th of August 2024. The intent was also displayed on site and neighbouring property owners were notified in writing via registered mails in terms of Clause 6 of the Swakopmund Zoning Scheme.

In addition, the applicant placed a notice on Council's notice board. The closing date for objections or comments to the proposal was Friday, 20th September 2024. No objections were received by the closing date. Proof of consultation and notices are attached as **Annexure B**.

7. Development Proposal

The applicant intends to develop a residential training centre that will provide up to twelve (12) self-catering suites for religious training. Educational programs will also be offered at the same facility, to school children around the town. In addition, there are other ancillary activities intended to be provided for at the centre but not limited to animal view, hiking, prayer sites and a swimming pool.

8. Evaluation

The proposed Place of Instruction is an activity which is permissible on consent under the "Agricultural" zone provision. In terms of Clause 4.1, Table B of the Swakopmund Zoning Scheme, land zoned "agriculture" has the following rights pertaining to the "erection and use of buildings and use of land":

	1	2	3	4
	Zone	Map Reference	Purposes for which land may be used	Purposes for which land may be used and buildings may be erected and used with the Special consent of the Council only.
K	Agriculture	Green outline	Agricultural building	Tourism Facilities, Dwelling Houses, Farm Stall, Place of Instruction, Place of Public Worship, Shop, Tourist Establishment, Private open Space

The Swakopmund Zoning Scheme defines the place of instruction as:

"means a school, crèche, college, technical institute, academic lecture hall, or other educational centre, and includes a hostel, appertaining thereto, a monastery, convent, public library, art gallery, museum, gymnasium, but does not include a building used or intended to be used wholly or principally as a certified reformatory or industrial school, or as a school for mentally defective children."

Given the definition above, the intended activities are permissible and conform to the provisions of the zoning scheme.

The proposed activities are similar to those of "The Rock Lodge", located outside of Okahandja, which is a good initiative for healing treatment and marriage seminars or seminars of any kind including team building. It is expected to operate in harmony with the local area, and it will not have a significant negative impact on the area as the nature of the proposed development is compatible with the zoning and area. During these daring economic times, and the harsh climate coupled with rocky terrain, people are encouraged to explore different economic prospects and have activities that restore life in the area.

Even though, the applicant indicates that the proposed development will be restricted to 0.5% only of the size of the portion. Council has previously resolved to place a limit of 10% on the size of the portion for proposed developments on Portions 48, 42, and 111 Small Holdings. The precedent should therefore be applied to the proposed development on Portion 34 as well.

The remaining portion of land should be kept for farming activities not to defeat the primary purpose of agricultural land.

Notwithstanding the request for a place of instruction, the activities are tourism in nature and require an environmental clearance certificate. Additionally, should the hiking be taking place in the river, or any other activity the applicant intends to conduct in the river, the permission must be obtained from the Ministry of Environment Forestry and Tourism to authorise such activities in the Dorob National Park as this is a protected and sensitive area. Council will not issue any Fitness Certificate without approval by the Ministry of Environment Forestry and Tourism.

9. Conclusion

The proposed development is desirable and not expected to negatively affect the residential and agricultural amenities of the area. It can therefore be supported.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the application for Consent use for a Place of Instruction to develop a residential training centre with associated buildings on Portion 34 of Farm 163 be approved.
- (b) That the applicant is limited to not more than 10% of the size of the portion to be utilised for the "Place of Instruction" activities.
- (c) That all additional infrastructures that are to be required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering and Planning Services.
- (d) That an Environmental Clearance Certificate be obtained before submission of building plans to construct any recreational, camping, leisure, or tourism facilities.
- (e) That no Fitness Certificate be issued for river-hiking and/or river selfdrive tours without approval by the Ministry of Environmental Forestry and Tourism.
- (f) That Council reserves the right to cancel a consent use should there be valid complaints.
- (g) That the applicant registers with the Health Services Department and that the standard Health Regulations will apply.
- (h) That the applicant must operate within the Swakopmund Zoning Scheme provisions.
- (i) That consent is not transferable.

ANNEXURE A - APPLICATION

19.03.01. Farm 34

42(30)

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First Floor 122 on Main 122 Sam Nujoma Avenue Walvis Bay P.O. Box 2095 Tel. (064) 280 770 Email: mario@sp.com.na

Our reference: Ptn34

23 September 2024

PORTION 34 OF THE FARM NO.163 (PLOT 34 SWAKOPMUND)

- CONSENT USE FOR A "PLACE OF INSTRUCTION" TO PERMIT THE DEVELOPMENT OF A RESIDENTIAL TRAINING CENTRE.
- COMPRISING: UP TO 12 SELF-CATERING SUITES FOR RELIGIOUS/CHRISTIAN TRAINING ON ± 20HA ON PORTION 34 OF THE FARM 163.

Submission to:

Chief Executive Officer Municipality of Swakopmund P.O. Box 53 Swakopmund 13001

Prepared for:

Karsten Rohloff P.O. Box 2117 Swakopmund 13001

Prepared by:

Stewart Planning First Floor 122 on Main 122 Sam Nujoma Avenue PO Box 2095 Walvis Bay 13013











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Attachments

Annexure A: Special Power of Attorney
Annexure B: Deed of Transfer No. T6116/1998

Annexure C: Locality and Zoning Plans

Annexure E: Preliminary Site Development Plan

1. Introduction

The owner has appointed Stewart Planning to apply for the consent use application. Application is hereby made on behalf of the registered owner to obtain approval from the Municipal Council of Swakopmund for the following:

Consent for a "Place of Instruction" on Portion 34 of the Farm No.163 to permit
the development of a residential training centre (comprising: up to 12 self-catering
suites for Religious/Christian Training.

This report will discuss the development, the site description, and the proposed consent use in light of relevant policy and legislation.

2. Background

The owner of Portion 34 of the Farm 163, formerly known as Plot 34 Intends to apply to the Municipal Council of Swakopmund for consent use for a "Place of Instruction" on the subject piece of land. Portion 34 of the Farm No.163 (hereinafter referred to as Plot 34 or site) forms part of the Swakopmund River Plots development. The owner has appointed an architect to prepare building plans to permit the development of a residential training centre once the consent is approved.

The owner appointed Stewart Planning to apply for such consent hence the background to this application.

3. Development Proposal

The development proposal for Plot 34 is best described as a residential training centre that will provide up to 12 self-catering suites for religious/christian training. The proposed centre will also offer educational programs specifically to school children around the town of Swakopmund and by extension all the surrounding areas.

Other ancillary activities included and to be provided at the proposed centre are but not limited to the following:

- Hiking- this activity will complement the rocky terrain of the site. The visitors will be able to take a relaxing nature walk and explore the various fauna and flora around Plot 34.
- Animal View- the school children will be able to walk around the site and visit the few domesticated animals that are currently on Plot 34.
- Pool Area- visitors will be able to relax and cool of after a long day of training at the swimming pool (to be constructed subject to approval of building plans).

 Prayer Sites- visitors will be able to walk around nature and be able to spend quality time alone and with the Lord.

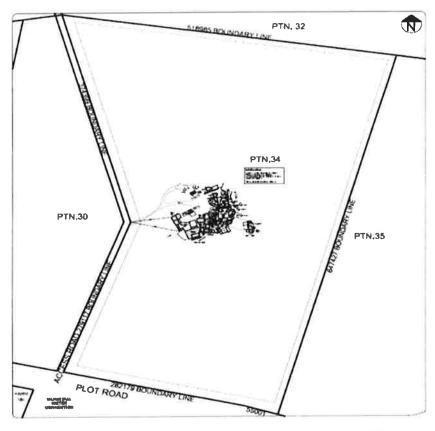


Figure 1: Site development plan for Piot 34, dated 13 September 2024 depicting existing buildings and new additions/afterations (Credit Britt Klews Architect)

3.1. Existing Buildings and Land Use

Private Residence

The private residence consists of a dwelling house occupied by the owner of Plot 34. The dwelling house consists of 2 garages.

Staff Quarters

The staff quarters consist of bedroom rooms and ancillary facilities such bathrooms and garages. There is currently a total of 5 bedrooms and 3 garages available for the staff.

Agricultural Building

The agricultural building is part and ancillary to the private residence. It consists of animal pens which currently contain chickens. Various other birds such as geese, pigeons, ostriches, parrots, peacocks and turkeys will also be added later. These will be used for farming purposes but also as a future attraction to visitors.

3.2. Proposed Buildings and Land Use

Proposed Self-Catering Units

The owner intends to build between 10-12 self-catering suites (each with 1or 2 bedrooms) in strategic locations across the site. There will also be a few alterations/additions to the existing buildings on-site. For instance, some sections of the private residence and staff quarters will be converted into several 1-bedroom self-catering suites.

Staff Quarters

Staff will be required to assist with the day-to-day management of the centre such as cleaning rooms and washing the beds and linens. Some staff may prefer to stay on-site rather than travel back and forth from town.

The staff quarters will have a total of 3 single rooms with a communal ablution and kitchen block. The other existing 2-bedroom staff quarter will be converted in a guest/visitor suite. If required, additional staff quarters may be built in the foreseeable future. A laundry room and outdoor dry yard will also be built as part of the new proposed development.

Proposed Recreational Activities and Events

In addition to the above-mentioned activities, the centre will also offer river hiking trips and quad bike trips to show guests beautiful spots in the natural water course running through the plot.

The centre will also host various social events such as braai and potjiekos competitions.

Proposed Farming Activities

The owner will still undertake small-scale farming activities such as growing green produce with the use of hydroponics or aquaponics, and farming with chickens and pigs. The locally produced food will be used in the public kitchen and will serve a complementary function to the centre.

Building Coverage

Figure 1 is the site development plan which describes the overall development proposal. All existing and proposed buildings will have a total ground floor area of ±1140.7m² which covers about 0.50% of the plot area of 23,4961 ha.

4. Site Description



Figure 2. Locality of Plot 34 and surrounding Swakop River Plots (Image date: 23/08/2024).

Table 1 provides a description of the plot in terms of its size, street address, zoning and land use followed by site photos of the property.

Table	1:1	Pro	perty	descri	otion

Registered Name	Portion 34 of the Farm No. 163	
Region	In the Municipality of Swakopmund Registration Division "G" Erongo Region	
Size	234,961,00 m² (or 23,4961 hectares)	
Street Address	Plot 34, Swakopmund River Plots Junction 3 Road	
Location	See Locality Plan (see <i>Annexure C</i>). GPS Co-ordinates: 22°63'64.90'S 14°67'37.43'E	
Current Zoning	Agriculture	
Density	Not specified	
Bulk Factor	Not specified	
Land Use	See Figure 1 on page 5	
Local Authority	Swakopmund Municipality	

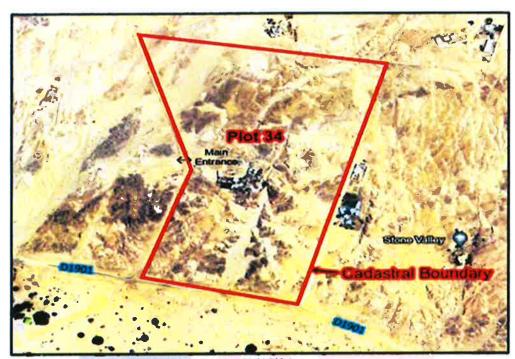


Figure 3: Cadastral boundaries of Plot 34 (Image date: 23/08/2024).

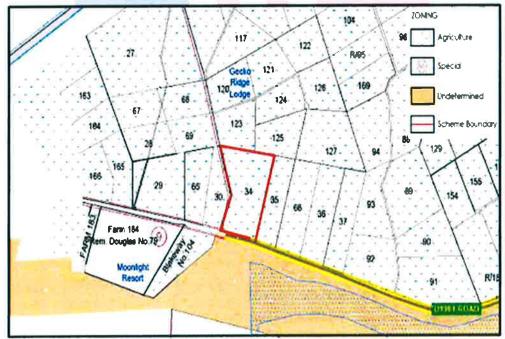


Figure 4: Zoning of Plot 34 and surrounding properties

5. Site Photos

The plot was inspected, and the following photos were taken of existing buildings and non-permanent structures.



Figure 5: Photo of the main entrance to Plot 34

The site is not fenced off or does not contain a boundary wall.



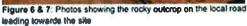








Figure 8 & 9: Photo to the turn off to the site (Junction 3) from the D1901 and a water course running through the site





Figure 10 & 11: Photo showing planned and current skateboard ramps for the children visiting the centre.





Figure 12 & 13: Photos showing the Worship room where visitors will sing and worship





Figure 14 & 15; Photos showing the staff quarters on the left and main building on the right (farmhouse)





Figure 16 & 17. Photos showing Agricultural building on the left and a chicken shed on the right.





Figure 18 & 19. Photos showing chicken farm and a horticulture/hydroponic garden.

Ownership & Conditions of Title

In terms of Deed of Transfer No. T6116/1998, the registered owner of Portion 34 of the Farm No.163 is Karsten Rohloff (see *Annexure B*).

Stewart Planning has permission to act on behalf of the registered owner for the proposed consent use application by way of a signed Special Power of Attorney (see *Annexure A*).

7. Need and Desirability

The applicant has identified a need to establish a Religious/Christian Training Centre that. There is no intention to establish an accommodation establishment or any other tourist facility.

The development proposal is comparable to "The Rock Lodge" which is 10 kilometres outside Okahandja on the B2 main road to Karibib but at a very much lower or smaller scale and intensity.

The proposed development will be a great destination for marriage seminars and team building activities especially for corporate companies and schools. It will also be a great destination to visit with the family – either a day visit at the public restaurant/bar or to spend overnight at a campaits or in a luxury guest unit.

Swakopmund River Plots have existing tourist establishments with the likes of Sophia Dale Base Camp on Plot 173, Namib River Camp on Plot 175, and Gecko Ridge Lodge on Plot 120. These establishments are desirable and operate in harmony with the agricultural and residential use of the river plots.

This proposed development is also expected to operate in harmony with the local area and will offer something unique than the current services mentioned above.

Like with many plots, the harsh climate coupled with rocky outcrops (as can be seen in Figures 6, 7, 8 & 9) and poor soil conditions reduces the land potential for farming or agricultural use. The scenic view of the Swakop river and moon landscape has made certain plots desirable to be used for many other purposes except for agriculture. More similar establishments will likely be developed in the foreseeable future.

From a planning point of view, the river plots have the best potential for farming activity in an otherwise desert environment. Farming and locally grown produce must be promoted as a means to improve food security in the region. Any portion of land that is built is no longer suitable for farming, so over-development of the river plots can indirectly hamper food security.

However, the proposed development will be restricted to only 0.5% of the plot size. So more than 90% of the land will remain undeveloped/open for potential farming activity and/or to retain the rural aesthetic and amenity of the river plots. Thus, the development is not expected to negatively affect the residential and agricultural amenities of the river plots.

New alternative establishments, like the Religious/Christian Training Centre, are expected to generate employment in the town without negatively affecting the agricultural potential of the land

In conclusion, the proposed development is considered needed and desirable, and coupled with the relatively minimal footprint or coverage, it can be supported in principle like with many other existing establishments at the Swakop River Plots.

8. Potential Negative Impacts

8.1. Noise Impacts

The river plots have a quiet environment, and this peaceful amenity is potentially disturbed by loud music from wedding or birthday events which usually continue past midnight. Due to the nature of the proposed development and intended activities, no noise is expected that will disturb the peaceful nature of the area.

As a mitigating or a control measure, Council can grant consent with a condition stating as follows: "That Council reserves the right to cancel a consent use should there be valid complaints".

Furthermore, the Council may reserve the right to suspend the business registration certificate should there be valid noise complaints. Once such contravention is rectified by the owner to the satisfaction of the Local Authority, then the business registration certificate may be re-issued.

8.2. Impacts on General Amenity

The rural aesthetic and low residential density are an amenity attached to the river plots. Over-development will potentially change this character and result in a loss of this amenity.

To preserve this amenity, building coverage must be restricted to some extent. However, with the proposed development the coverage is so minimal and should not be a concern to the general amenity of the area or wider public.

8.3. Traffic and Parking Impacts

Plot 34 has one entrance which is from Junction 3 gravel road that take access from the D1901 Road. In addition, the D1901 gravel road is well maintained by the Roads Authority and maintenance expenses are not expected from the Local Authority.

The potential increase in traffic moving between Swakopmund and the plot is not expected to create a traffic hazard or negatively affect other property owners. The road is wide enough to accommodate additional traffic volumes.

There is sufficient space on the plot for on-site parking, therefore, no parking will occur offsite or within the road reserve.

8.4. Service Impacts

The development of Plot 34 will increase the load on services such as water consumption, sewerage, refuse removal, and electricity. The owner will make suitable arrangements for the provision and installation of additional on-site services to the satisfaction of the Local Authority and Erongo RED.

The plot contains a sufficient septic tank. Additional or new septic tanks and on-site sewer lines will be built to accommodate the increase in sewerage generation and the potential number of people.

The plot ties into an existing main powerline which runs across the property. No additional electrical infrastructure is planned or required.

9. Legislation Overview

The application will be implemented and/or evaluated in terms of the following legislation/statutory provisions:

- Namibia Tourism Board Act of 2000 (see page 14).
- Swakopmund Structure Plan 2020-2040 (see page 14).

9.1. Namibia Tourism Board Act of 2000

The owner will register the Religious/Christian Training Centre with the Namibia Tourism Board or any other regulatory body such as the Namibia Health and Professional Council. This registration will occur before the opening of the centre and after Council consent has been granted. Registration with NTB is not a prerequisite for a consent application.

9.2. Swakopmund Urban Structure Plan

Table 2 evaluates the development proposal in terms of the Swakopmund Urban Structure Plan which provide long-term development objectives for Swakopmund, including the smallholding area.

Table 2: Evaluation of proposal in terms of the Swakopmund Urban Structure Plan.

Development Objective of Swakopmund	Evaluation
"Maintain the general status of the Swakopmund Smallholding area as an area which contributes to food security and employment creation. The development of alternate agricultural industries such as horticulture, hydroponic gardens, fodder banks for animal husbandry, community projects, recreation and tourism-related activities are to be encouraged within this area." (SM, 2019.78).	The proposed consent use will permit both agricultural and recreational related activities and does conform with this development objective. The minimal building coverage leaves sufficient for future development.

Development Objective of Swakopmund	Evaluation
This area (Zone B) can be utilised for market ardens, poultry or pig farms, feedlots, hydroponic nd ornamental gardens, horticulture, nariculture/aquaculture or then similar uses," (SM,	The owner will engage in small-scale animal husbandry and horticulture as seen in Figure 18 & 19
2019 112)	The proposed development does conform with Policy Zone B.

In conclusion, the proposed development is fully supported in terms of the Swakopmund Urban Structure Plan.

10. Summary

The following provides a summary of the application:

- The owner of Portion 34 of Farm No.163 (or Plot 34) has appointed Stewart Planning to apply for consent for a "Place of Instruction" or Religious/Christian Training centre and ancillary recreational facilities and events.
- Recreational facilities and events include a sightseeing around the mountainous outcrops, skateboarding and many more.
- The proposed development is fully in accordance with the Swakopmund Urban Structure Plan which promotes recreation and tourism-related activities in the smallholding area.
- No objections to the application have been received.

11. Recommendation

Application is hereby made to the Municipal Council of Swakopmund for the following:

Consent for a "Place of Instruction" on Portion 34 of the Farm No.163 to permit
the development of a residential training centre (comprising: up to 12 self-catering
suites for religious/christian training on ± 20ha).

I trust the above recommendation meets your favourable approval. Should you require any additional information, then please do not hesitate to contact me.

Yours faithfully,

Mario Mberira

Registered Town & Regional Planner in Training (NCTRP)



Tel: +264 64 280 773 | Emai: mano@sp.com.na



SPECIAL POWER OF ATTORNEY

I, the undersigned,

KARSTEN ROHLOFF

in my capacity as the registered owner of

PORTION 34 OF THE FARM 163

do hereby nominate, constitute and appoint

STEWART PLANNING – TOWN AND REGIONAL PLANNERS P O BOX 2095, WALVIS BAY, NAMIBIA

with the power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Municipal Council of Swakopmund and/or the Urban and Regional Planning Board for

CONSENT USE: PLACE OF INSTRUCTION TO PERMIT THE DEVELOPMENT OF A RESIDENTIAL TRAINING CENTRE

COMPRISING: UP TO 12 SELF-CATERING SUITES FOR RELIGIOUS/CHRISTIAN TRAINING ON \pm 20HA ON PORTION 34 OF THE FARM 163

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

thus signed at Watvis Bay,

on this 17th day of April 2024, in the presence of the undersigned witnesses:

0

Witness 1

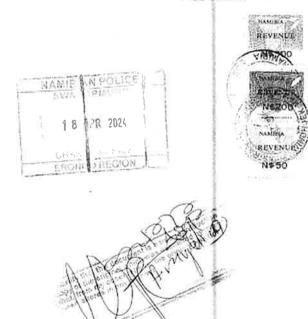
Witness 2

Name: Lierlinge Hous

Cianoturo

Signature

Prepared by me VAN DEN BERG, L.T.



DEED OF TRANSFER 11998 6116

THAT LIANA THERESA VAN DEN BERG-

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

> LOURENS IGNATIUS CAMPHER Born on 10 March 1927 unmarried

dated the 27th day of OCTOBER 1998 and signed at SWAKOPMUND

-2-

and the said Appearer declared that her said Principal truly and legalty sold on the 21st day of SEPTEMBER 1998

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

KARSTEN ROHLOFF Born on 22 December 1961 unmarried

His Heirs, Executors, Administrators or Assigns

CERTAIN

Portion 34 of the Farm No 163

SITUATE

In the Municipality of SWAKOPMUND

Registration Division "G"

MEASURING

23,4961 (two three comma four nine six one) Hectares

FIRST

transferred and still held by Deed of Transfer No To

175/96 with Diagram No A 338/1994 relating thereto

SUBJECT

to the following condition imposed in terms of Section 21 of the Townships and Division of Land Ordinance, No 11 of 1963 created in the said Deed of Transfer No

T. 175/1996, namely :-

IN FAVOUR OF THE LOCAL AUTHORITY

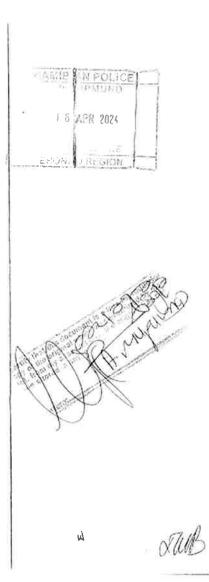
The Land may only be used for agriculture and related purposes

À

Alb

AND FURTHER SUBJECT TO

a servitude in favour of NAMIBIAN POWER CORPORATION (PROPRIETARY) LIMITED, Company No: F 2051 (hereinafter called "NAMPOWER") created by Notarial Deed No. K203/1996S and subject to the conditions with ancillary rights.



WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR heretobefore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE his heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto, comfortably 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\$80 000.00.

SIGNED at WINDHOEK, on

11 DEC 1998

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

SIGNATURE OF APPEARER

In my presence

DECISION OF DETTO

REGISTRAR OF DEEDS

1 8 APR 2024

A Total Annipution

ANNEXURE B - PUBLIC CONSULTATION

19.03.01. Farm 34

90(30)





First Floor 122 on Main 122 Sam Nujoma Avenue Walvis Bay www.sp.com.na Tel. (064) 280 770 Email. mario@sp.com.na

Our reference: Ptn34

23 September 2024

Chief Executive Officer Swakopmund Municipality PO Box 53 Swakopmund 13001

By hand delivery:

Muncipal Records Rakatoka Street Swakopmund



RE: PROOF OF GIVING NOTICE: PORTION 34 OF FARM NO.163 (PLOT 34 SWAKOPMUND).

CONSENT USE FOR A PLACE OF INSTRUCTION TO PERMIT A RESIDENTIAL TRAINING CENTRE (RELIGIOUS/CHRISTIAAN TRAINING CENTRE)

Dear Sir,

- Reference is made to the subject application dated 23 September 2024.
- We confirm that we act on behalf of Karsten Rohloff (our client) for the consent use application.
- The deadline to register and submit written comments or objections to the application ended on 17:00, Friday, 20 September 2024.
- 4. We have received no objections against the application.
- Proof of giving notice:
 - 5.1. The application was advertised in the Namib Times newspaper, once a week for two consecutive weeks, as per clause 6.2.1 of the Swakopmund Zoning Scheme (see attached Annexure B):

On page 10 of the Namib Times of 23 August 2024; and again On page 11 of the Namib Times of 30 August 2024.

Stewart Town Planning CC (CC No.2020/00365) Member: Bruce Stewart B.Sc. TRP (Wits) Page 1 of 3

5.2 Two A3-sized notices were placed on the site. The first one was erected along a local road at junction 3 at the southern boundary of the site and the second on was placed right at the entrance to the site and were on display from 30 August 2024 to 23 September 2024 in accordance with clause 6.2.2. See Figure 1 and Figure 2 below.



Figure 1: Photo of the first site notice at the T Junction along the local road to the site.



Figure 2: Photo of second site notice at the main entrance to the site.

5.3. A notice was placed on the notice board of the Swakopmund Municipality and was on display from 30 August 2024 to 23 September 2024. See Figure 3 below:



Figure 3: Photo of the notice at the Swakopmund Municipality Notice Board.

Stewart Town Planning CC (CC No.2020/00365) Member: Bruce Stewart B.Sc. TRP (Wits)

Learners Explore the World of Birdwatching



MARITIME 01-05 OCT 2024 JOIN US FOR AN UNFORGETTABLE MARITIME ADVENTURE! CTIVITIES Best SME EANS **Port Open Days** DEBMARINE SEE

- P P O-Wedne 12

Rossing Uranium recently held its twenty third Annual Bird-watching Day which gave 100 learners from 10 different schools in the Erongo region a unique opportunity to explore the world of bird watching at the Walvis Bay La-

of bird watching at the Walvis Bay Lagoon.

The barmers and reachers assembled for a field day around the higoon under the capert guidance of Peter Budgeford, a feelance tour guide who is also notated the higoon under the capert guidance of Peter Budgeford, a feelance tour guide who is also entirely involved in viviline conservation and burd conservations, to learn the difference between a distribution of the local construction of the local conservation and hand. Rossing's Brut-watching Day was huseched in 200 to promote public awareness short bards in the local environment as birth are very important in an ecosystem and it is our responsibility to make ture that one environment as well booked offer for the benefit of our birds and the creation of bird obstentions on environment in well booked offer for the benefit of our birds and the creation of bird obstentions Brudstein and Brid-watching Day. Over the years, Rossing Uranuma supported the Dinanas Tern Fencing Project, the Scabird Rebubblishing Project, and the Vulbures Namable Project. Rossing Uranuma, a member of the Namable Project. Rossing Uranuma at Project and in participation of the Namable Project Rossing Uranuma at Project and in participation with Burdstein as a platform to promote breader environmental and Widdlife Society and in participation with Burdstein tend by Environments Specialism at Rossing Uranum, Stefanes Gueste, "Rossing Uranum attended to journel tend by Environment Specialism at Rossing Uranum strives to be a leader in evironmental Specialism at Rossing Uranum strives to be a leader in evironmental Specialism at Rossing Uranum strives to be a leader in evironmental Specialism at Rossing Uranum strives to be a leader in evironmental Specialism at Rossing Uranum strives to be a leader in evironmental Specialism and providing a brain humable."

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CONSENT USE APPLICATION NOTICE

Consent Use: For a Pisce of Instruction: Religious/Christon Training Location: Perion 34 of the Farm 163- (River Plots Swo

Appman(s)
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Particular of the application may be impered during office bears at the Swakapened Manufacility Head Office, Engineering and Planning Services, Recent Number CO-12, on Duasel Kambo Areaso Baktetita Socot, Swakapened.

Seech, awarenssel.

Any persons having ony elgection or constreen to the approval of the consent and application may sleeper such edges make dependent or consents in ingester with greater than ordered thereof, with the Chirf Executive Officer and Servan Planning, in writing, see hare than Briday, 28 September 2024.

tember 2024.
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Chef Emyster Office
May regulty of Smith provide
To Sian S.
Smithpyman 1 (20)
May 10 (20)
May 10

Inaugural Namibia Beach Soccer Cup a Success

The Inaugural Namibia Beach Soccer Cup, sponsored and led by RND Holdings (Pty) Ltd and Born Free Fishing with support from the Swakopmund Municipality lived up to expectations at Platz Am Meer in Swakopmund on 24 to 26 August.

The highly anticipated tour same at featured 16 mole and sa formale teams that aboves not their talents and correpetitive specif. The event drew large crowds from across the region and the local community. The founder of the Beach Society Tour large to the conference of the Beach Society Tour large the same and the local corresponding to the pack Society Tour large the same and t cer Forrament, Rogto David stated that the tournament nimed to feater youth participa-tion in beach soccer. tion in beach soccer, promote it, and en-courage positive life-style chooses. David read, but vision is to host incident free the boys and uplift the boys and girls of Swakopmund and other regions in Namibia through beach sports initiatives. We aim to raws aware-

Funda - 20.6 1949 Suntel 23.8.2024

from crime, alcohol, and drug abuse, ospecially regional leage in the commander of the comm











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Ousus Carol-Ann, Heidi-Ann and Riana Souden Möller

CONSENT USE APPLICATION NOTICE

Consent Cse: Fire o Place of Instruction: Religious Christian Traceing

Location: Person 14 of the Farm 163-(River Plots Saukepreund)

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Notice is beenly given that Stewart Plantage wheels as upply in terre of the Swakingstansk Zenning Scheme in the Swakingstansk Mariet politic for permanene to examine the Pariot of Internations. Religious/Charless Training on Portico 34 of the Farm 163. The application for consent user is in period the development of a repideral winding coatre (compensing up to 12 self-entering solites) for Religious/Charless Insulation (Religious/Charless Insulation 1678 as 48.

Periodies of the application may be inspected throug uffer tours at the Switzgement Marsipolity Flead Office, Engineering and Planning Services. Recum Number CO-12, elso Datest Kambo Avenue/Rakestrick Street, Switzgement.

Any persons having any objection or comments to the approval of this comment are applications may ledge such objections or comments, tagether with prosedulations of with order of the comment are applications are summers, tagether with prosedulations of with the Chaff Executive Office and Stewart Postering, in writing, not lawe than Friday, 20 September 2024.

Local Authority
Chief Executive Office
Musicipality of Switzoperseed
PO Box 53,

**awkumrund 19801 PO Box 53, Swatcommed 13001 Tel =264644(0440) Jintalina/mun cent.ta

Applicant Survey Planning (Mario Merito) P.O. Ber 2095, Walsin Bay 13013 Tel +264 64 280 770

REZONING OF ERVEN 3132 AND 3133 (CONSOLIDATED ERF 10029) SWAKOPMUND EXTENSION 9

Securit Phinning intends to apply to the Minicipality of Swihoptriaid, sed the Schaley of Obas and Burst Development for the following:

Erica 3132 and 3133 (cannolidated Erf 19829) Swihopmand Extension 9 (corner of Zopersson and Nellian Street): Remaining from Single Recidential with a density of 1:00last to General Residential 2 with a density of 1:00last to General Residential 2 with a density of 1:00last to General Residential 2.

The planning application is unbounted in terms of the Urban and Regional Finning.

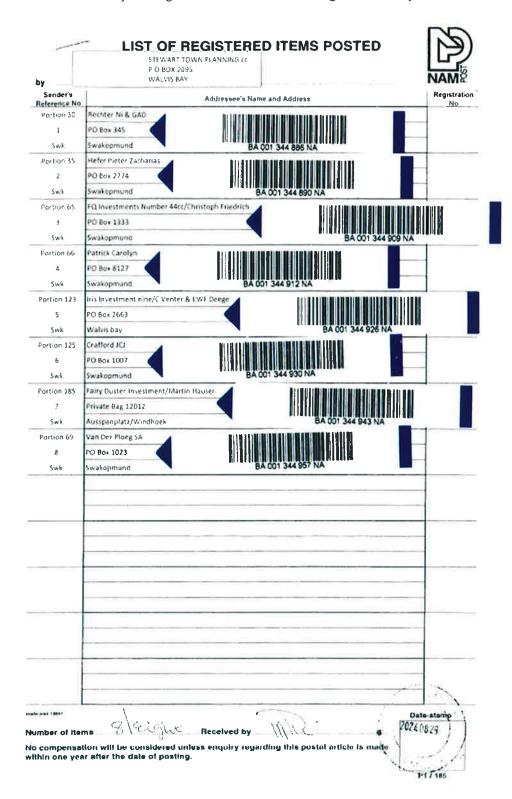
Act, 2018 (Act No. 5-of 2018), and be Swakopmico Zoning Scheme, in invested.

Ast, 2018 (Ast No. 3 of 2018), steam away.
Take note that
(a) the planning application lies agen for inspection, during normal office hours as the
(a) the planning Section of the Sondarptantal Musicipality, corner of Radorista &
Daniel Karobio Serost, and as Steward Planning, 122 Sam Najorna Avenue, Walvin
Ray: An electronale copy can be requested from him. Meliona Koron, melionally

Ray. An electronic copy can be requested from Mrs Melions. Kinnes melionally including.

(i) intermined anchor affected parties can register with Sowert Plantary and potentiates around commercia, representations, injust another objections to the planting application may take with presents through the confidence of the deadline to substrate written commercia, representations, injust analysis objections will be one of before \$17:00 Finding, \$27 September 2024.

Applicant
Denset Planeing
Tones & Regional Planeins
PO Box 2015 Walvis Bay
makeming.com.col
~264 64 200 273



11.1.9 APPLICATION FOR THE PERMANENT CLOSURE OF ERF 92, VINETA PROPER AS "PUBLIC OPEN SPACE" AND THE SUBSEQUENT REZONING OF ERF 92, VINETA PROPER, FROM "PUBLIC OPEN SPACE" TO "PARASTATAL". (C/M 2025/01/30 - V 92)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 8.6 page 70 refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to consider the application for the Permanent Closure of Erf 92, Vineta Proper as "public open space" and the subsequent rezoning of Erf 92, Vineta Proper from "public open space" to "parastatal".

2. Introduction and Background

An application was received by the Engineering and Planning Services Department from Van der Westhuizen Town Planning & Properties cc, for the Permanent Closure of Erf 92, Vineta Proper as a "public open space" and the subsequent rezoning of Erf 92, Vineta Proper from "public open space" to "parastatal". The application is submitted for the implementation of the statutory processes so as to give effect to the agreement between the Erongo Regional Electrical Distributors and the Municipal Council of Swakopmund. The application is attached as **Annexure A**.

3. Zoning, Size, and Locality

Erf 92, Vineta Proper is zoned "public open space" and is 232m² in extent. Erf 92, Vineta Proper is located along Nord Strand Street and currently has a substation located on it. See the locality plan below:

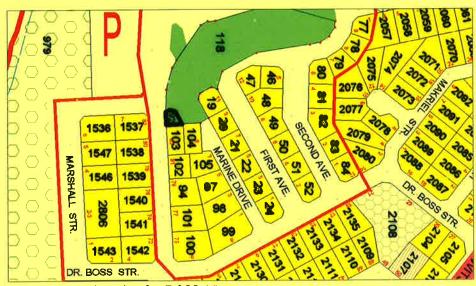


Figure 1: Locality plan for Erf 92, Vineta

4. Ownership

The ownership of Erf 92, Vineta Proper vests in the Municipal Council of Swakopmund as held in the Certificate of Registered Title No. T 2280/1982. See **Annexure B**.

5. Access, Municipal Services and Parking

Access to Erf 92, Vineta is obtained via Nord Strand Street. No additional access points will be required.

6. Public Participation

The proposed permanent closure and rezoning were advertised in the Republikein and the New Era Newspaper on the 12th and 19th of September 2024. The last date for the submission of comments and objections was the 15th of October 2024. A notice was also placed on site and was published in the Government Gazette, Notice No. 8461, Item No. 587 dated 1st October 2024.

Neighboring property owners were additionally notified in writing of the intent by registered mail. No objections were received. Please see the proof of notice report attached as **Annexure D**.

7. Development Proposal

Erf 92, Vineta Proper is proposed for a permanent closure as "public open space" and for a subsequent rezoning from "public open space" to "parastatal" in order to allow for the transfer of the Erf from the Municipal Council of Swakopmund to The Erongo Regional Electrical Distribution Company (Pty) Ltd. This statutory process is necessitated by the agreement between the two parties.

8. Environmental Clearance Certificate

In terms of the Environmental Management Act, (Act No. 7 of 2007), an Environmental Clearance Certificate needs to be obtained for the permanent closure and the rezoning. The ECC has been obtained and is attached as **Annexure E**.

9. Compensation

No compensation in respect of betterment and endowment is applicable to the application as the ownership of the property vests in Council.

10. Evaluation

In terms of the Asset Agreement between Council and Erongo Red, Council committed to donate up to a maximum of one hundred (100) square metres per site for substation purposes, however, in this particular case, the applicant argued that the property is very small and the substation is situated in the middle of the erf, therefore subdivision is not worth it as the remainder will be too small and useless.

The excess area of 132m² (232m²-100m²) is not subject to donation as per the agreement but will require compensation by Erongo RED to Council.

11. Conclusion

The proposed permanent closure of Erf 92, Vineta Proper as "public open space" and the subsequent Rezoning from "public open space" to "parastatal" is not foreseen to have any adverse impacts on the area. It is further in line with Council's objectives and should be supported.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Erf 92, Vineta Proper be closed as a "Public Open Space".
- (b) That Erf 92, Vineta be rezoned from "Public Open Space" to "Parastatal".
- (c) That the rezoning of Erf 92, Vineta Proper from "Public Open Space" to "Parastatal" is not subject to a compensation fee in respect to betterment,
- (d) That the General Manager: Corporate Services and Human Capital Department determine the purchase price payable to Council for the excess area constituting a total of 132m² in extent.
- (e) That the property be transferred into the name of the Erongo Regional Electricity Distributer Company (Pty) once statutory procedures are finalized and payment for the erf is made.

19.03.06.92

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TOWN PLANNING & PROPERTIES

PO BOX 1598 SWAKOPMUND , NAMIBIA

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia



21 October 2024

Dear Sir.

APPLICATION FOR THE PERMANENT CLOSURE OF ERF 92, VINETA, PROPER, SWAKOPMUND, AS A PUBLIC OPEN SPACE; AND THE SUBSEQUENT REZONING OF ERF 92, VINETA, PROPER, SWAKOPMUND, FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".

Application is herewith made, on behalf of the owner/s of Erf 92, Vineta Proper, Swakopmund, Permanent Closure of Erf 92, Vineta Proper, Swakopmund as a Public Open Space; and subsequent rezoning of Erf 92, Vineta Proper, Swakopmund from "Public Open Space" to "Parastatal".

1. BACKGROUND

The Municipality of Swakopmund and Erongo Red Electrical Distributors entered into an agreement which will allow Erongo Red to transfer all substations into their name. Due to the complexity of historical events, it is in most cases necessary to subdivide both Municipal owned and privately owned properties in order to create a separate property for the substations. Only once the properties have been subdivided and/or rezoned can the transfer of the substations be affected.

In certain cases, as in the current application, the property is very small and the substation is situated in the middle of the erf. This, in our opinion, is not worth subdivision as the remainders will be too small and useless in nature. It is recommended that these properties, due to their limited size, be transferred to the name of Erongo Red Electricity Distributors.

2. LOCALITY, ERF SIZE & ZONING

Erf 92, Vineta, Swakopmund, currently measures 232m² in extent and is located directly east of Nord Strand Street, at the Jukskei Park Public Open Space (Annexure A). Erf 92, Vineta, Swakopmund, can be found at the Coordinates: -22.658243, 14.528385.

Currently Erf 92 accommodates an existing Electrical Substation. As mentioned before, this Substation is in need of transfer to the name of Erongo Red Electrical Distributor Company. The current zoning of Erf 92, Vineta, Swakopmund, is Public Open Space and the intention is to rezone to Parastatal.

3. OWNERSHIP

According to the Certificate of Registered Title No. T. 2280/1982, ownership of Erf. 92, Vineta, Swakopmund, currently vests with the Municipality of Swakopmund (Annexure B). All Public Open Spaces created through a Township Establishment or Subdivision automatically revert to the Municipality irrespective of a development being a private development.

4. ACCESS TO THE PROPERTY

Access to Erf 92 is gained via the existing street network being Nord Strand Street. It will, due to the nature of circumstances, not be necessary to request any additional access point.

5. TOPOGRAPHY & SOIL

The fact that the property has been occupied for many years by the substation, it is assumed that soil conditions are relatively stable and suitable for the existing use. All surrounding properties have also been developed and this provides clear evidence that the soil conditions are favourable for the intentions.

The soil consists mainly of fine dry sandy soil with scattered rocks ranging from fine sand cm to 0.5cm in size. The soil has a very high salt quantity present. The property is relatively flat and there exist no natural features that would prohibit the proposed intentions to be approved.

6. INFRASTRUCTURE

Due to the nature of use as an electrical substation there will be no need for Municipal Services. Any additional requirements that might arise will be communicated to the relevant parties and dealt with accordingly.

7. MOTIVATION FOR INTENTION

The intention is to close Erf 92, Vineta, Swakopmund, as a Public Open Space and then Rezone Erf 92 from Public Open Space (Annexure C1) to Parastatal (Annexure C2). The intentions are seen as necessary in order to transfer the Substation to the name of Erongo Regional Electricity Distribution Company (Pty)Ltd.

The Municipality of Swakopmund and Erongo Regional Electrical Distribution Company entered into a transfer agreement that lists various substation to be transferred to Erongo Red, and as a result of this, many properties have to be subdivided and rezoned in order to allocate the substation and individual erf with the correct land use or zoning.

The long existing Electrical Substation that provides electricity to the area, is seen as a necessity in terms of access to service provision. Initially the Municipality of Swakopmund was the Electrical Supplier for the town and the location was chosen by the Engineers of that time. Since the land

is owned by the Municipality of Swakopmund and they were the suppliers of electricity there was no need for the creation of a separate Erven for the Substations. Now that the substation is in need of transfer to another entity, it is needed to perform the necessary statutory procedures to create such erven for transfer to Erongo Regional Electrical Distribution Company or allocate existing erven with the correct land use in terms of the Swakopmund Town Planning Scheme.

8. ADVERTISEMENTS

Advertisements for the proposed Closure and Rezoning of Erf 92, Swakopmund, was placed in the Republikein and New Era on the 12th of 19th of September 2024 (Annexure D). Closing dates for objections was on the 15th of October 2024. Neighbouring properties have also been requested for their comments, attached please find copies of letters to neighbours via email (Annexure E). Notice was also placed on the erf for public comments (Annexure F). Copy of advertisement placed in the in the Government Gazette (Annexure G).

9. RESPONSE FROM PUBLIC

Closing date for comment/objection to the proposed intentions were on the 15th of October 2024. By the closing of the objection period only NO comments/objections were received (Annexure H).

10. ENVIRONMENTAL CLEARANCE

In terms of the Environmental Management Act, it is needed to obtain Environmental Clearance for the Closure and rezoning of a Public Open Space, or any portion of it, Such approval was obtained and attached to this document as **Annexure** I.

11. CONCLUSION

It is our professional opinion that the statutory procedures are necessary in order to give effect to the transfer agreement, for existing Substations, between the Municipality of Swakopmund and Erongo Red Electrical Distributors.

As indicated previously in this document, the Municipality of Swakopmund used to be the electricity supplier hence all the infrastructure being installed and maintained by the Municipality over the years. With the coming into being of Erongo Red Electrical Distributors, all the infrastructure was taken over by the new entity and the Municipally ceased to supply electricity.

As part of this transition there was need for asset management and the creation of individual properties to accommodate the substations. Numerous situations exist with the locations of these substations, and many different avenues are explored and completed in order to give effect the transfer of these properties.

This specific substation, along with many others scattered throughout the town of Swakopmund, have been in existence for many years to the benefit of the community. All substations are a vital necessity in terms of electrical provision to the communities of the town and as such it is highly doubted that, if correctly administered, any member of the public or institution will have any reason not to support the intentions.

We are of the opinion that requirements have been met in terms of the Public Participation Process and that the site investigation and analysis have been done to the satisfaction of all parties involved.

It became clear from the site inspection and analysis that there exist very little negative impacts that would ultimately affect the natural environment due to the proposed intentions. The site is already highly disturbed and development of the Public Open Space is highly unlikely. There is, as a matter of fact, nothing of any significance worth protecting on the site.

12. APPLICATION

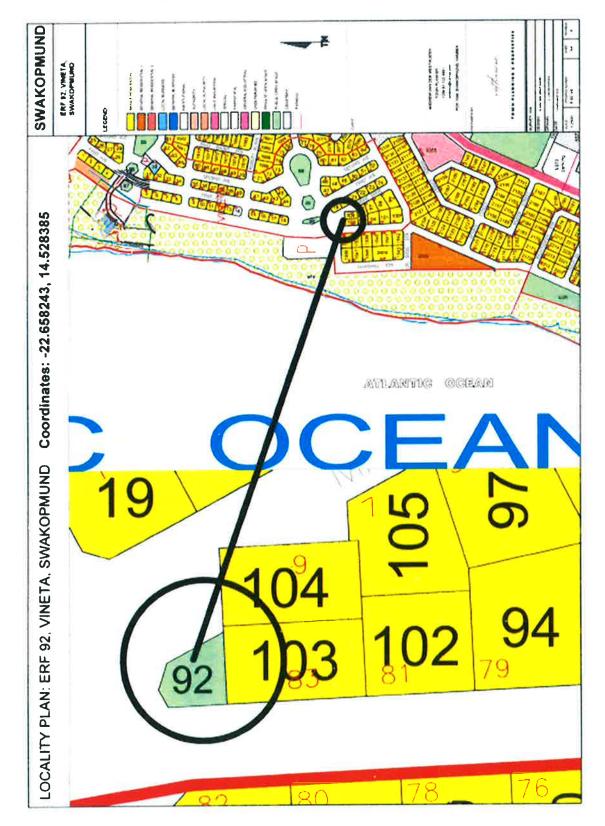
On behalf of our client/s, we herewith formally apply for:

- PERMANENT CLOSURE OF ERF 92, VINETA, PROPER, SWAKOPMUND, AS A PUBLIC OPEN SPACE; AND
- > THE SUBSEQUENT REZONING OF ERF 92, VINETA, PROPER, SWAKOPMUND, FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".

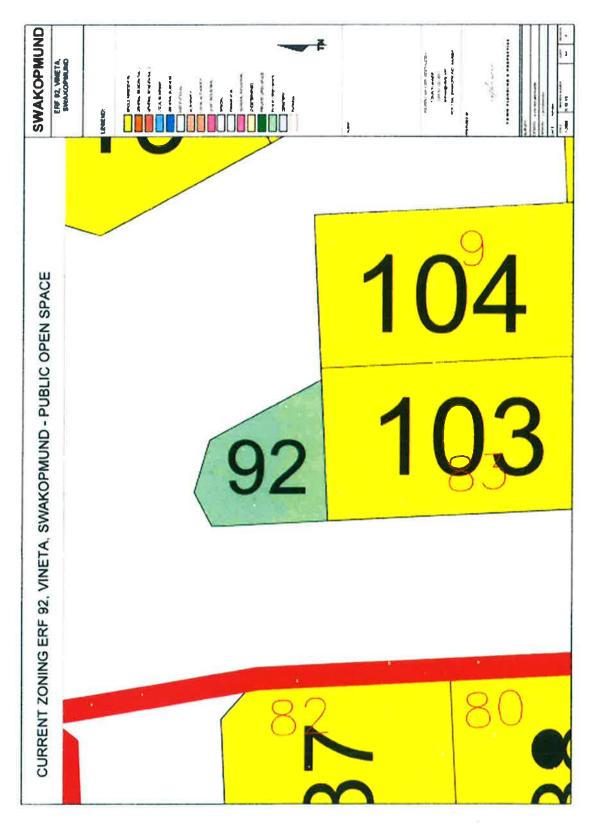
It is trusted that Council will find the above application for the Closure and rezoning of Erf 92, Vineta Proper, Swakopmund, in order.

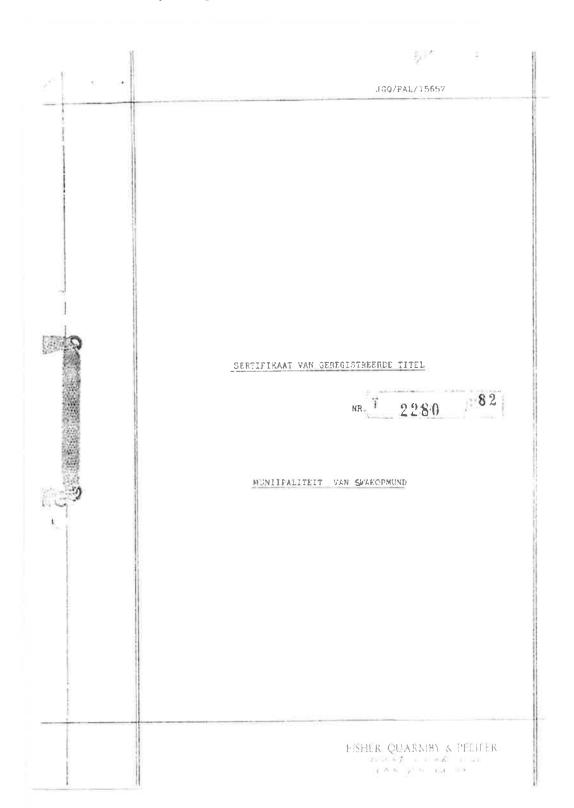
Yours Faithfully,

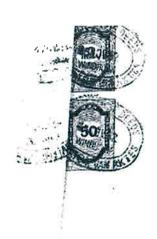
A R VAN DER WESTHUIZEN



171Ordinary Management Committee Meeting - 16 January 2025







Opgested dear my:

Aktevervestelger.

SERTIFIKAAT VAN GEREGISTREERDE TITEL

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(Uitgereik kragtens die bepalings van Artikal 43 van die Registramie van Aktes Wet 1937, (Nr. 47 van 1937)

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MUNISIPALITEIT VAN SWAKOPMUND

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sansceh/...

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MUNISIPALITEIT VAN SWAKOPMUND

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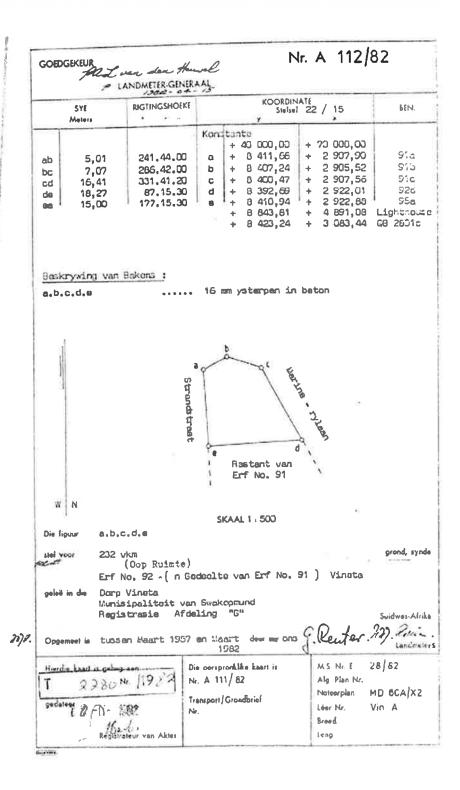
(a) That the Administrator may at any time and in any such manner and under such conditions as he may think fit, resume for public purposes the whole or any portion or the land herety granted, subject to the payment of such compensation as may be agreed upon or in default of such agreement as may be determined by arbitration;

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Kragtens/...

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ANNEXURE D

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

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Colombia down **Argentina**

Brazil stunned in World Cop qualifiers

OLOMBIA avenged their Copa America final defeat with a 2-1 victory over Argentina while Brazil crashed to a 1.0 defeat against Paragony in South American qualifying matches for the 2026 World Cup. Skipper laines Rodriguez buried a narvières 60 manute spot kick to seal a hard-fought win for Colombia over the reigning world charapsens, who were without injured captain Isonel Merc.

Lionel Messi

R was sweet revenge for Colombia,
who were bestern 1.0 by Argentina in a betterly disappointing Copa America final loss in Miante two months ago.

final loss in Manne two months ago.

1 does think I've ever record against them - there's a first time for everything. We want to get used to playing firsts. Today was year another game, but against a team that has won-everything - this victory tastics even better. Colombia apptain Rodrigues said of his winning upor lock.

These were at Barrasoullis Meri.

better, Colombia cuptain Rodriguer said of his winning upor lock. The voctory at Barranquilles Metropolitano Stadium labed Colombia into second place in South Americas. 10-team qualifying competition with 16-points from eight matches, just two points behind leaders Arginlian. Colombia, bucked by a positional to the 25th minute when Rodriguer chapted a cross to the back post where Yerson Mosquer a rose to bead home. But three minutes after the interval, the visition diese level when a mosplaced pass from Rodriguer was pounced upon by Nicolas Gonrales, who raced away and slotted past advancing Colombia recept Camiba Viegu.

Twelver minutes later, though, Colombia controvervally restored.

Colombia controversially entored their lead Munor with a wild challenge and after

Munor with a wild-challenge and after-ever al matures Chilean referee Petro Mazi was sent to the VAR menutice and awarded a penulty. Rodriguers steeped up and con-idently slotted home, sending Ar-gentensy penulty specialist Emilium, Mattheet the wirong way. Colombia striker [hon Duran.

mixed a great chance to make it 3.1 when he was found unmarked in the centre of the box but fired straight at Martinee

Despite the defeat. Argentina remains comfortably on course for a place at the 2026 World Cup, which will be co-losted by the United States.

Canada, and Mexico With the tournament expanded to 48 teams, the top six finishers in South American qualifying will min a berth to the finals.

The seventh placed team to quali-fying goes into an inter-confederation playoff, with the bottom three teams chminued

Five time world champtons brazil meanwhile continued their uncon vincing qualifying campaign with a 1-0 defeat against Paraguay in

Inter Miamiemedfelder Diego Go InterMisminsadielder Degretioner - who is reportedly die to join themes league side Brighton at the end of the sexion - scored the games only goal, crashing a long-range shot in off the post in the 20th minute. The defeat leaves Brazil in fifth place in the standings on 10 points, leading by goal difference from Venezuela, who drew 0-0 at home in

Crugus) on Tocsday.
Paraguay meanwhile moved into seventh place on nine points after sust their second win of the qualifying



Real Madrid and Brazil prodigy Endrick, Phys. Bull Makel

Ancelotti: **Endrick has gift** that strikers dream of

EAL MADRID'S ternaged Ral. MADRID'S ternaged strucer Embruck has smaper gifts that set him apart, manager Carlo Ancelotti said after the Brandun second the final goal in their J. I win

soored the final goal in their I. I will orer. Stritgart in the Champouns League on Tuesday.

"He is alife to do things that no one can thesh in," he said after the 18-year-old Endrick became the youngers Real Madrid player to score in any official reternational competition.

Deep into addred time, Endrick berst up the Santiago Bernabeu

puch in a quick consteratiock, and collections to instruding cutterinto the back of Stuttgart's not, just inside

the left post.
"He has the guft that strikers dream "the has the guit flist strakers dream of - thr gift of borrg very effective and decisive," Ancelotti said. "You can see that he has something special— something I have never seen, And he has such strong and very fast shooting. "Endrick had coprage become it was

the last ball of the game. The best solution was to take advantage of the three against one, with Vinicius and Rorygo open in the wings, but he did it very well, even though it was perhaps the most complicated solution."

the most complicated solution.

Anceletti said he was institut with his sade; start to their Champions League defence, despite Suttgart dominating the game early, and creating seweral chanese that feered Real goalkeeper Thebus; Consertes to produce a string of world class sewes. If anyone thinks that winning games is easy, they are isvoig. I have coacled abore than 200 games in the Charcistons Leanue, and I can!

coached more train 200 gaines in the Chareptons League, and L can't remember a game willour suffering he said.

Nobody knows better than Real Madrid what it's like hi win a

Champions League with ruffering. We are still trying to find our best version. It's a work in progress," he noted —Superspeef care.

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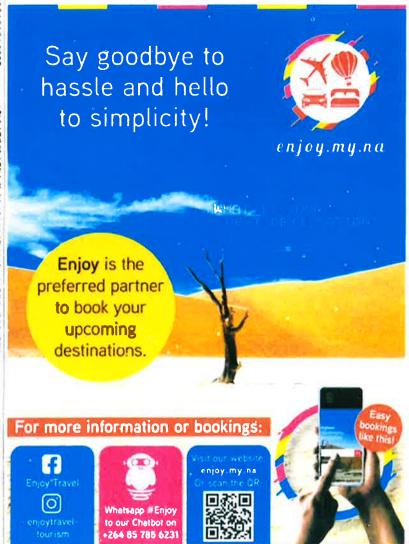
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TOWN PLANNING & PROPERTIES

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PO BOZ 1598 SWAKOPMUND NAMIDIA #

Your Ref: Erf 92, VINETA, SWK

ERF 104, VINETA, SWAKOPMUND MDH PROPERTY CC PO BOX 20147 WINDHOEK NAMIBIA 13005

11 September 2024

Dear Sir/Madam,

PERMANENT CLOSURE OF ERF 92, VINETA, PROPER, SWAKOPMUND, AS A PUBLIC OPEN SPACE AND THE SUBSEQUENT REZONING OF ERF 92, VINETA, PROPER, SWAKOPMUND, FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the Permanent Closure of Erf 92, Vineta, Proper, Swakopmund, as a Public Open Space and the Subsequent Rezoning of Erf 92, Vineta, Proper, Swakopmund, from "Public Open Space" to "Parastatal".

Erf 92, Vineta, Swakopmund, currently measures 232m² in extent and is located directly east of Strand Street, at the Jukskei Park Public Open Space. The intended Closure and Rezoning of Erf 92, is necessary to bring the use of the land in line with the provisions of the Swakopmund Town Planning Scheme.

In terms of the Urban and Regional Planning Act of 2018 it is thus required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such intentions.

Please further take note that -

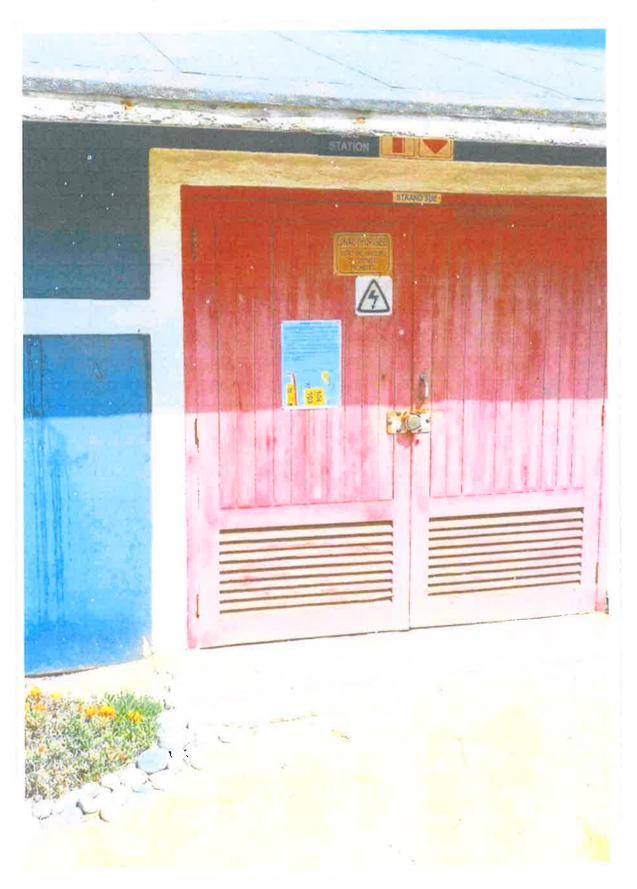
- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

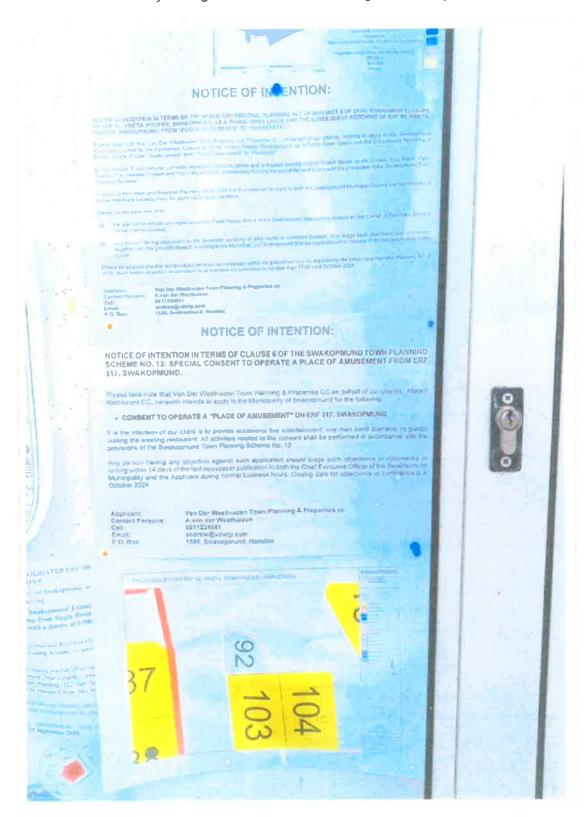
Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 4 October 2024.

Yours Faithfully,

A R VAN DER WESTHUIZEN

Ordinary Management Committee Meeting - 16 January 2025







GOVERNMENT GAZETTE

OF THE REPUBLIC OF NAMIBIA

N\$25.60

WINDHOEK - 1 October 2024

No. 8461

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- Ondangwa Extension 28 and Erf D/1246, Ondangwa Extension 3 into "Consolidated Erf V":
- d) Subdivision of "Consolidated ErfV" into 11 erven and Remainder, Ondangwa Extension 28: and
- Rezoning of Erven VI to VII and Remainder Consolidated Erf V from "single residential" with a density of 1:900 to "single residential" with a density of 1:300.

Erven 6724, 6725, 6726, 6727, 6745, 6755, 6767, 6768, 6769 and Remainder of Erf 1246 are located adjacent to one another in the neighborhood of Ondangwa Extension 28 which is popularly known as Onguta Location. Erven 6724, 6725, 6726, 6727, 6745, 6755, 6767, 6768, 6769, Ondangwa Extension 28 are zoned "single residential" with a density of 1:900, whereas Remainder of Erf 1246, Ondangwa Extension 3 is reserved for "Street" purposes in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council, but they are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

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

Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (SPC) in writing on or before **Friday, 25 October 2024**.

Applicant:

Stubenrauch Planning Consultants P. O. Box 41404, Windhock Tel.: (061) 251189 Our Ref: W/19032 - 1/2/3 office3@spc.com.na Chief Executive Officer Ondangwa Town Council Private Bag 2032, Ondangwa

No. 587

PERMANENT CLOSURE AND REZONING OF ERF 92, VINETA PROPER, SWAKOPMUND

In terms of the Urban and Regional Planning Act, 2018 that Van Der Westhuizen Town Planning and Properties CC, on behalf of the registered owner of Erf 92, Vineta Proper, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- Permanent closure of Erf 92, Vineta Proper, Swakopmund, as a public open space permanent; and
- The subsequent rezoning of Erf 92, Vineta Proper, Swakopmund, from "public open space" to "parastatal".

Erf 92, Vineta, Swakopmund currently measures 232m3 in extent and is located directly east of Strand Street, at the Jukskei Park Public Open Space. The intended closure and rezoning of Erf 92, is necessary to bring the use of the land in line with the provisions of the Swakopmund Town Planning Scheme.

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In terms of the Urban and Regional Planning Act, 2018 it is thus required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such intentions

Take note that --

- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street and Daniel Kamho Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Swakopmund Municipality and the applicant within 14 days of the last publication of this notice.

The written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17h00 on 15 October 2024.

Applicanti

Van Der Westhulzen Town Planning & Properties CC

P. O. Box 1598, Swakopmund

Contact Persons: A van der Westhuizen

Cell: 0811224661

Email: andrew@vdwtp.com

No. 588

2024

8461

PERMANENT CLOSURE OF PORTION A OF ERF 878, CIMBEBASIA

Permanent closure of Portion A of Erf 878, Cimbebasia, as a "public open space", (± 130 m² in extent). Portion a of Erf 878, Cimbebasia will be consolidated with Erf 916, Nauchab Street, Cimbebasia.

In terms of article 50(3)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that the City of Windhoek proposes to close permanently the under-mentioned portion as indicated on the locality plan which lies for inspection during office hours at the office of Urban Policy Division, Room 519, Municipal Offices, Independence Avenue.

Permanent closure of Portion A of Erf 878, Cimbebasia, as a "public open space", (± 130 m² in extent). Portion A of Erf 878, Cimbebasia will be consolidated with Erf 916, Nauchab Street, Cimbebasia.

Objections to the proposed closing are to be served to the Secretary: Urban and Regional Planning Board, Private Bag 13289, and the Chief Executive Officer, P. O. Box 59, Windhoek, within 14 days after the appearance of this notice in accordance with section 50(3)(a)(iv) and 50(3)(b) of the aforesaid Act.

Applicant:

V. Sisamu-Kabozu Town Planning Officer City of Windhoek

Department of Urban and Transport Planning

ANNEXURE E

ECC-

2401850



Serial:

ENVIRONMENTAL COMMISSIONER

2485J9u1850

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE

ISSUED

In accordance with Section 37(2) of the Environmental Management Act (Act No. 7 of 2007)

TO

Erongo Regional Electricity Distributor Company (Pty) Ltd P O Box 2925, Swakopmund

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

Closure and Rezoning of Erf 92, Vineta, Swakopmund Erongo Region

Issued on the date:

2024-09-02

Expires on this date:

2027-09-02

(See confident printed overleaf)

Dan mar blende in resided sellmed mornion or efficiel term



MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

Tel. (00 264) 61 284 2111 Fax. (00 264) 61 232 057 Chr Robert Wugabe & Dr Kenneth Kaunda Street Private Bag 10306 Windhoek Neimbie

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

NOTIFICATION OF DECISION

REF NUMBER: ECC2401850

DATE OF ISSUE: 02 September 2024

DETAILS OF PROPONENT: Erongo Regional Electricity Distributor Company (Pty) Ltd P O Box 2925, Walvis Bay

Dear Sir/ Madam

SUBJECT: NOTIFICATION ON APPLICATION FOR ENVIRONMENTAL CLEARANCE TO UNDERTAKE THE PROPOSED LISTED ACTIVITY: CLOSURE AND REZONING OF ERF 92, VINETA, SWAKOPMUND ERONGO REGION

Notice is herewith given in accordance with section 37(2) of the Environmental Management Act, Act 7 of 2007, and Environmental Impact Assessment Regulations of 2012 (GG 4878): that a decision in respect to your application No. APP 240510003584 for an Environmental Clearance Certificate to undertake a listed activity has been reached.

DECISION

An Environmental Clearance Certificate (ECC) to undertake the listed activities specified in the environmental assessment report and draft management plan dated April 2024, is granted (ECC2401850). The applicant/proponent is therefore advised to comply with the conditions of approval set out in Section C of this notification.

A DETAILS OF THE PROPOSED ACTIVITY A1: TITLE OF THE PROPOSED ACTIVITY

CLOSURE AND REZONING OF ERF 92, VINETA, SWAKOPMUND ERONGO REGION

"Stop the poaching of our rhipos"

All official correspondence amon be indulessed to the Executive Director

A2: DETAILS OF ASSESSMENT PRACTITIONER

Andrew van der Westhuizen (EAP & Town Planner) | 0811224661 (T) | N/A (F) { 0811224661 } admin@vdwtp.com

A3: LOCATION OF PROPOSED ACTIVITY

(Annexure A = proposed site map)

B. RELEVANT LISTED ACTIVITIES

Legislation	Description of Listed Activity	Relevance to Proposed Activity	
Regulation 29(sub- regulation 5) of Government Notice No. 29 of 2012	LAND USE AND DEVELOPMENT ACTIVITIES.	CLOSURE AND REZONING OF ERF 92, VINETA, SWAKOPMUND ERONGO REGION	

C. CONDITIONS

C1: Conditions of Approval

- 1. This certificate does not in any way hold the Ministry of Environment and Tourism accountable for misleading information, nor any adverse effects that may arise from these activities. Instead, full accountability rests with the proponent and its consultants.
- 2. This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project.
- Regular environmental monitoring and evaluations on environmental performance should be conducted Targets for improvements should be established and monitored throughout this process.
- 4. This environmental clearance is valid for a period of 3 (three) years, from the date of issue unless withdrawn by this office.

C2: Clearance Certificate Validity

- 1. On expiry of the ECC, the proponent is required to subunit within a period not exceeding one month, and in the prescribed form and manner an application to the Office of the Environmental Commissioner for the renewal of the ECC.
- Failure to renew an expired environmental clearance certificate shall result in permanent termination of the
 environmental clearance certificate.
- In terms of Section 3 (2)C of the Environmental Impact Assessment, you are instructed to, within 14 days
 of this notice issuance date, ensure that all registered interested and affected parties ("I&APS") are notified
 that an environmental clearance certificate has been issued in respect to your application and of their right
 to appeal.

C3: Compliance with authorization under other laws

4. All other applicable and required permits or authorization from relevant competent authorities must be obtained prior to commencing the proposed activities and accordingly adhered to.

C4: Implementation and Monitoring

- The granting of the Environmental Clearance Certificate (ECC) constitute, an approval for the
 implementation of mitigation measures proposed in your approved Environmental Management Plan
 (EMP), hence making the approved EMP legally binding document.
- 6 The proponent shall appoint a suitably experienced environmental control officer, or site agent where appropriate, before the commencement of any listed activities to ensure compliance with the conditions of approval and mitigation stipulated in the approved EMP.
- A copy of the Environmental Clearance Certificate (ECC), EMP, Environmental Audit and monitoring
 reports must be kept at the site of the authorized activity and readily available for inspection by officials of
 the Ministry and registered Interested and affected Parties (I&APs) on request.
- 8. Officials of the environmental commissioner's office may from time-to-time conduct spot-inspection (non-auditing) without prior notice and or Auditing Inspection (dates to be agreed prior to arrival to the site), hence access to the site and the aforementioned documentation must be granted to any authorized official representing the Office of the Environmental Commissioner and Registered Interested and Affected Parties (1&APs)
- Officials representing the Office of the Environmental Commissioner must be, in possession and or by request and for the purpose of inspection referred to in C4(8) present their staff identification card in order to gain entry to the premises
- 10. The proponent is required, from the date of commencing implementation of project activities, to compile and submit environmental monitoring reports (on project progress and the environmental management profile) on a bi-annual basis to Office of Environmental Commissioner
- 11. Any changes to, or deviations from the scope of project activities approved in respect to the assessment received and reviewed for the purpose or granting this ECC Number (ECC2401850) are subject to an

3

amendment application and approval by the Environmental Commissioner prior to adopting / implementing any such changes / deviations.

- 12. For the purpose of amending and or transferring the ECC, the proponent submit in the prescribed form and manner an application to the Office of the Environmental Commissioner, clearly indicating the need for amendment and or transfer of the ECC.
- Non-compliance with a condition of this Environmental Clearance Certificate or EMP may render the Proponent liable to criminal prosecution.

D. DISCLAIMER

The decision taken by the Office of Environmental Commissioner is based mainly on information provided by the proponent or their representative, therefore, it must be noted here that the proponent is accountable for any wrong and misleading information that may have been presented in the environmental assessment documents.

Yours sincerely

Timoteus Mareti

ENVIRONMENTAL COMMISSIONER

11.1.10 SUBDIVISION OF ERF 504, TAMARISKIA EXTENSION 1, INTO PORTION A
AND REMAINDER, PERMANENT CLOSURE OF PORTION A AS "PUBLIC OPEN
SPACE" AND SUBSEQUENT REZONING OF PORTION A FROM "PUBLIC OPEN
SPACE" TO "PARASTATAL".

(C/M 2025/01/30 - T 504)

Ordinary Management Committee Meeting of 16 January 2025, Addendum 8.7 page 100 refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to consider the application for the Subdivision of Erf 504, Tamariskia Extension 1 into Portion A and Remainder, the Permanent Closure of Portion A as "Public Open Space" and subsequent Rezoning of Portion A from "Public Open Space" to "Parastatal".

2. Introduction and Background

The Engineering and Planning Services Department received an application for the subdivision of Erf 504, Tamariskia into Portion A and Remainder, the permanent closure of Portion A as "Public Open Space" and subsequent rezoning of Portion A from "Public Open Space" to "Parastatal" from Van der Westhuizen Town Planning & Properties cc. The application is submitted for the implementation of the statutory processes so as to give effect to the agreement between the Erongo Regional Electrical Distributors and the Municipal Council of Swakopmund. The application is attached as **Annexure A**.

3. Zoning, Size, and Locality

Erf 504, Tamariskia Extension 1 is zoned "public open space" and is 1579m² in extent. Erf 504, Tamariskia Extension 1 is located along Fransiska Van Neel Street and currently has a substation located on it. See the locality plan below:



4. Ownership

The ownership of Erf 504, Tamariskia Extension 1 vests in the Municipal Council of Swakopmund as detailed in the Conditions of Establishment of Tamariskia Extension 1, proclaimed in the Official Gazette of 15 July 1979, Notice No. 3550. See **Annexure B**.

5. Access, Municipal Services and Parking

Access to the newly created portion is provided via Fransiska Van Neel Street. The property will not require a connection to existing Municipal services due to the nature of the use being an electrical substation, and the Remainder of Erf 504, Tamariskia Extension 1 will remain a public open space. The applicant noted that "any additional requirements that might arise will be communicated to the relevant parties and will be dealt with accordingly".

6. Public Participation

The proposed subdivision, permanent closure, and rezoning were advertised in the Republikein Newspaper on the 3rd and 10th of October 2024 and in the New Era Newspaper on the 23rd and 30th of August 2024. A notice was also placed on site and was published in the Government Gazette, Notice No. 8438, Item No. 520 dated 13th September 2024.

Neighboring property owners were additionally notified in writing of the intent by registered mail. The last date for the submission of comments and objections was the 24th October 2024. No objections were received. Please see the proof of notice report attached as **Annexure D**.

7. Development Proposal

Erf 504, Tamariskia Extension 1, currently zoned "public open space", is proposed for subdivision into Portion A and Remainder. Portion A will be permanently closed as a public open space and will be rezoned from "public open space" to "parastatal". The proposed subdivision will have the following effect:

Erf No	Zoning	Prop. Zoning	Approximate Area (m²)
Portion A	POS	Parastatal	144
RE/504	POS	POS	1435
TOTAL			1579

8. Environmental Clearance Certificate

In terms of the Environmental Management Act, (Act No. 7 of 2007), an Environmental Clearance Certificate needs to be obtained for the permanent closure and the rezoning. The ECC has been obtained and is attached as **Annexure E**. It was issued on the 7th of July 2024.

9. Compensation

No compensation in respect of betterment and endowment is applicable to the application as the ownership of the property vests in Council.

10. Evaluation

In terms of the Asset Agreement between Council and Erongo RED, Council committed to donate up to a maximum of one hundred (100) square metres per site for substation purposes. The proposed size for Portion A is approximately 144m², which means it exceeds with 44m².

The excess area of 44m² is not subject to donation as per the agreement but will require compensation by Erongo Red to Council.

11. Conclusion

The subdivision and rezoning of Portion A of Erf 504, Tamariskia Extension 1 is not foreseen to have any adverse impacts on the area and should be supported.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Erf 504, Tamariskia, Extension 1 be subdivided into Portion A and Remainder.
- (b) That the subdivision will have the following effect:

Erf No	Zoning	Prop. Zoning	Approximate Area (m²)
Portion A	POS	Parastatal	144
RE/504	POS	POS	1435
TOTAL	1579		

- (c) That Portion A of Erf 504, Tamariskia, Extension 1 be closed as "Public Open Space".
- (d) That Portion A of Erf 504, Tamariskia Extension 1 be subsequently rezoned from "Public Open Space" to "Parastatal".
- (e) That the rezoning of Portion A of Erf 504, Tamariskia Extension 1 from "Public Open Space" to "Parastatal" is not subject to a compensation fee in respect to betterment and endowment.
- (f) That the General Manager: Corporate Services and Human Capital Department determines the purchase price payable to Council for the excess area constituting a total of 44m² in extent.
- (g) That the property be transferred into the name of the Erongo Regional Electricity Distributer Company (Pty) once statutory procedures are finalized and payment for the erf is made.

19.03.03.504

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TOWN PLANNING & PROPERTIES

PO BOX 1598 SWAXOPMUND INAMBIA

Chief Executive Officer Municipality of Swakopmund PO Box 53 Swakopmund Namibia



25 October 2024

Dear Sir.

APPLICATION FOR SUBDIVISION OF ERF 504, TAMARISKIA EXT. NO. 1, SWAKOPMUND, INTO PORTION "A" AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION "A" AS A PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".

Application is herewith made, on behalf of the owner/s of Erf 504, Tamariskia, Extension No. 1, Swakopmund, for the subdivision of erf 504, Tamariskia Ext. No. 1, Swakopmund, into Portion "A" and Remainder (Annexure C1); Permanent Closure of proposed Portion "A" as a Public Open Space (Annexure C2); and subsequent rezoning of proposed Portion "A" from "Public Open Space" to "Parastatal" (Annexure C3).

1. BACKGROUND

The Municipality of Swakopmund and Erongo Red Electrical Distributors entered into an agreement which will allow Erongo Red to transfer all substation into their name. Due to the complexity of historical events, it is in most cases necessary to subdivide both Municipal owned and privately owned properties in order to create a separate property for the substations. Only once the properties have been subdivided and/or rezoned can the transfer of the substations be affected.

In certain cases, as in the current application, the property is very small and the substation is situated in the middle of the erf. This in our opinion is not worth subdivision as the remainders will be too small and very useless in nature. It is recommended that these properties, due to their limited size, be transferred to the name of Erongo Red Electricity Distributors.

2. LOCALITY, ERF SIZE & ZONING

Erf 504, Tamariskia Ext. No. 1, Swakopmund, currently measures 1579m² in extent and is located directly north of the crossing of Franziska van Neel Street and Vrede Rede Avenue in Tamariskia (Annexure A). Erf 504, Tamariskia Ext. No. 1, Swakopmund, can be found at the

Coordinates: -22.6554521, 14.5386149.

Currently the site accommodates the substation that is in need of its own erf that is to be transferred to the name of Erongo Red Electrical Distributor Company. The current zoning of Erf 504, Tamariskia Ext. No. 1, Swakopmund, is Public Open Space. Due to Erf 504 being zoned as Public Open Space and it is needed to subdivide, close and rezone a portion of the land.

3. OWNERSHIP

According to the Conditions of Establishment, ownership of Erf 504, Tamariskia Ext. No. 1, Swakopmund currently vests with the Municipality of Swakopmund (Annexure B). All Public Open Spaces created through a Township Establishment or Subdivision automatically reverts to the Municipality irrespective of a development being a private development.

4. ACCESS AND SERVICES TO THE PROPERTY

Access to the newly created property will be obtained via Franziska van Neel Street being a major access route in the Tamariskia area. Due to the nature of use as an electrical substation there will be no need for Municipal Services. Any additional requirements that might arise will be communicated to the relevant parties and dealt with accordingly.

5. TOPOGRAPHY & SOIL

The fact that the property has been occupied for many years by the substation, it is assumed that soil conditions are relative stable and suitable. All surrounding properties have also been developed and this provides clear evidence that the soil conditions are favourable for the intentions.

The soil consists mainly of fine dry sandy soil with scattered rocks ranging from 0.5 cm to 5cm in size. The soil has a very high salt quantity present. The property is relatively flat and there exist no natural features that would prohibit the proposed intentions to be approved.

6. INFRASTRUCTURE

Access to the newly created property will be obtained via Franziska van Neel Street being a major access route in the Tamariskia area. Due to the nature of use as an electrical substation there will be no need for Municipal Services. Any additional requirements that might arise will be communicated to the relevant parties and dealt with accordingly.

7. MOTIVATION FOR INTENTION

The intentions to Subdivide Erf 504, Tamariskia Ext. No. 1, Swakopmund, into Portion A and remainder (Annexure C1); the subsequent closure of proposed Portion A as a Public Open Space and the Rezoning of the proposed Portion A from Public Open Space (Annexure C2) to Parastatal (Annexure C3), is seen as necessary in order to transfer the Substation to the name of Erongo Red Electrical distributors.

The Municipality of Swakopmund and Erongo Regional Electrical Distribution Company entered into a transfer agreement that lists various substation to be transferred to Erongo Red, and as a result of this, many properties have to be subdivided and rezoned in order to allocate the substation and individual erf with the correct land use or zoning.

The long existing Electrical Substation that provides electricity to Erf 504, Tamariskia Ext. No. 1, is seen as a necessity in terms of access to service provision. Initially the Municipality of Swakopmund was the Electrical Supplier for the town and the location was chosen by the Engineers of that time. Since the land is owned by the Municipality of Swakopmund and they were the suppliers of electricity there was no need for the creation of a separate Erf for the Substation. Now that the substation is in need of transfer to another entity, and as such it is needed to perform the necessary statutory procedures to create such erf for transfer to Erongo Regional Electrical Distribution Company.

8. ADVERTISEMENTS

Advertisements for the proposed Erf 504, Tamariskia Ext. No. 1, was placed in the Republikein 3rd and 10th of October 2024 and New Era on the 23rd and 30th of August 2024 (Annexure D). Closing dates for objections was on the 24th of October 2024. Neighbouring properties have also been requested for their comments. Attached please find copies of letters to neighbours via email (Annexure E). Notice was also placed on the erf for public comments (Annexure F). Copy of advertisement placed in the in the Government Gazette (Annexure G).

9. RESPONSE FROM PUBLIC

Closing date for comment/objection to the proposed intentions were on the 24th of October 2024. By the closing of the objection period only NO comments/objections were received (Annexure H).

10. ENVIRONMENTAL CLEARANCE

In terms of the Environmental Management Act, it is needed to obtain Environmental Clearance for the Closure and rezoning of a Public Open Space, or any portion of it. Such approval was obtained and attached to this document as Annexure I.

11. CONCLUSION

It is our professional opinion that the statutory procedures are necessary in order to give effect to the transfer agreement, for existing Substations, between the Municipality of Swakopmund and Erongo Red Electrical Distributors.

As indicated previously in this document, the Municipality of Swakopmund used to be the electricity supplier hence all the infrastructure being installed and maintained by the Municipality over the years. With the coming into being of Erongo Red Electrical Distributors, all the infrastructure was taken over by the new entity and the Municipally ceased to supply electricity.

As part of this transition there was need for asset management and the creation of individual Page 3 of 16

infrastructure was taken over by the new entity and the Municipality ceased to supply electricity.

As part of this transition there was need for asset management and the creation of individual properties to accommodate the substations. Numerous situations exist with the locations of these substations and many different avenues are explored and completed in order to give effect the transfer of these properties.

This specific substation, along with many others scattered throughout the town of Swakopmund, have been in existence for many years to the benefit of the community. All substations are a vital necessity in terms of electrical provision to the communities of the town and as such it is highly doubted that, if correctly administered, any member of the public or institution will have any reason not to support the intentions.

We are of the opinion that requirements have been met in terms of the Public Participation Process and that the site investigation and analysis have been done to the satisfaction of all parties involved.

It became clear from the site inspection and analysis that there exist very little negative impacts that would ultimately affect the natural environment due to the proposed intentions. The site is already highly disturbed and development of the Public Open Space is highly unlikely. There is, as a matter of fact, nothing of any significance worth protecting on the site.

12. APPLICATION

On behalf of our client/s, we herewith formally apply for:

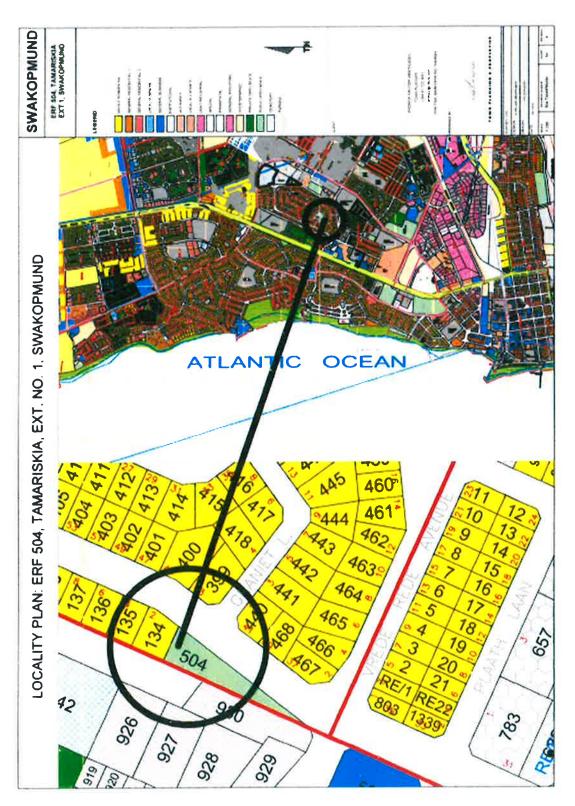
- SUBDIVISION OF ERF 504, TAMARISKIA EXT. NO. 1, SWAKOPMUND, INTO PORTION "A" AND REMAINDER;
- PERMANENT CLOSURE OF PROPOSED PORTION "A" AS A PUBLIC OPEN SPACE; AND
- > SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "PUBLIC OPEN SPACE" TO "PARASTATAL".

It is trusted that Council will find the above application for the Subdivision, Closure and rezoning of Erf 504, Tamariskia, Extension No. 1, Swakopmund, in order.

A R VAN DER WESTHUIZEN

Yours Faithfully

Page 4 of 16



PROKLAMASIES

DEUR SY EDELE BAREND JOHANNES VAN DER WALT, ADMINISTRATEUR VAN SUIDWES AFRIKA

PROCLAMATIONS

BY THE HONOURABLE BAREND JOHANNES VAN DER WALT, ADMINISTRATOR OF SOUTH WEST AFRICA

No. 17 van 1976l.

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DORP TAMARISKIA (UITBREIDING 1):

STIGTINGSVOORWAARDES.

NADEMAAL artikel 13 van die Ordonnansie op Dorpe en Grondverdeling. 1963 (Ordonnansie 11 van 1963) bepaal dat die gebied voorgestel op Algemene Plan No. A.85175 (G.64) tot goedigekeurse dorp verklaar moet word hy om inge deur die Uitsberende Moniter ver de formangegene synn die Registe – de Aktes dat die ee Tourse gemeen werd die Registe – de Jonannie nachskup (S.

EN NADEMAAL 'n lennisgewing dat die bepalings van artikel 12 van genoemde ordonnansie nagekom is deur die Uitvoerende Komitee van die Registrateur van Aktes ontvang is:

SO IS DIT dat die gehied Tamariskia (Uitbreiding I) voorgestel op Algemene Plan No. A.851/75 (G.64) hierby kragtens en ingevolge die bepalings van artikel 13 van die Ordonnansie op Dorpe en Grondverdeling, 1963 (Ordonnansie 11 van 1963) tot goedgekeurde dorp verklaar word.

Die voorwaardes ingevolge waarvan die aansoek om verlof tot stigting van die dorp Tamariskia (Uitbreiding 1) toegestaan is, word in die Bylae hierby uiteengesit.

GEGEE ONDER MY HAND EN SEËL IN WINDHOEK OP HIERDIE DIE 22ste DAG VAN JUNIE 1976.

B. J. VAN DER WALT, Administrateur.

No. 17 of 1976).

TOWNSHIP OF TAMARISKIA (EXTENSION I):

CONDITIONS OF ESTABLISHMENT.

WHEREAS section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) minutes that the area represented by General Plan No. A.851/75 (cd. 54) shall be declared an another divining on receipt of a notification by the state of the provisions of section 12 of the said ordinance have a en compiled with:

AND WHERFAS notification that the provisions of section 12 of the said Ordinance have been complied with has been received by the Executive Committee from the Registrar of Deeds:

NOW THEREFORE under and by virtue of the provisions of Section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) the area Tamariskia (Extension 1) represented by general Plan No. A.851/75 (G.64) is hereby declared an approved township.

The conditions in terms of which the application for the establishment of the town Tamariskia (Extension 1) has been granted are set out in the Schedule hereto.

GIVEN UNDER MY HAND AND SEAL IN WINDHOEK ON THIS THE 22nd DAY OF JUNE.

B. J. VAN DER WALT, Administrator.

Official Gazette 15 July 1976

No. 3550

- (c) Die minimum bouwaarde van die hoofgebou op ander erwe as die genoem in paragraaf 3 hierbo en subparagrawe (a) en (b) hiervan moet R5 000,00 wees.
- (c) The minimum building value of the main building on all erven except those mentioned in paragraph 3 above and subparagraphs (a) and (b) hereof shall be R5 000,00.

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BYLAE

STIGTINGSVOORWAARDES.

I. NAAM VAN DORP:

Die dorp heet Tamariskia (Uitbreiding 1).

2. SAMESTELLING VAN DORP:

Die dorp bestaan uit 367 erwe genommer 134.500, vier oop ruimtes, genommer 501, 502, 503, 504 en strate soos aangedui op Algemene Plan No. A.851/75 (G.64).

1 3. GERESERVEERDE ERWE:

Die volgende erwe word soos volg gereserveer:

Vir die plaaslike bestuur:

Erf 148 – vir munisipale doeleindes Erf 215 – vir 'n begraafplaas.

4. TITELVOORWAARDES

- A DIE VOLGENDE VOORWAARDES, TEN GUNSTE VAN DIE PLAASLIKE BESTUUR. MOET TEN OPSIGTE VAN ALLE ERWE BUITEN DIE ERWE GENOEM IN PARAGRAAF 3, GEREGISTREER WORD:
 - (a) Behalwe waar anders bepaal, mag nog die geheel, nóg 'n deel van hierdie erf oorgedra. verhuur of op enige wyse afgestaan of vervreem word aan enigiemand buiten 'n Kleurling of aan enige vennootskap, maatskappy of enige ander liggaam van persone, met of sonder regspersoonlikheid, van wie al die vennote, direkteure en aandeelhouers of lede, na gelang, nie Kleurlinge is nie: Met dien verstande dat die erf verhuur mag word aan enige staatsdepartement, staatsadministrasie of 'n maatskappy geregistreer ingevolge die Wet op Maatskappye 1973 (Wet 61 van 1973), of enige ander wet in verband met die registrasie van maatskappye of enige kerkgenootskap, wat deur Blankes beheer word, vir die uitsluitlike doel om Kleurlingwerknemers van sodanige staatsdepartement, staatsadministrasic, maatskappy of kerkgenootskap daarop te huisves: Met dien verstande voorts dat as 'n verbandakte oor die erf met die toestemming van die plaaslike bestuur en Administrateur geregistreer word, die verbandhouer nieteenstaande andersluidende wetsbepalings geregtig is om die eiendom waaroor hy die verband hou, by 'n eksekusieverkoping te koop en transport daarvan te neem hetsy sodanige verbandhouer 'n Kleur-

SCHEDULE

CONDITIONS OF ESTABLISHMENT.

1. NAME OF TOWNSHIP:

The name of the township shall be Tamariskia (Extension I).

2. COMPOSITION OF TOWNSHIP:

The township shall comprise 367 erven numbered 134:500 four open spaces numbered 501, 502, 503, 504 and streets as indicated on General Plan No. A.851/75 (G.64).

3. RESERVED ERVEN:

The following erven shall be reserved as follows:

For the local authority:

Erf 148 — for municipal services, Erf 215 — for a cemetery.

4. CONDITIONS OF TITLE:

- A. THE FOLLOWING CONDITIONS SHALL BE REGISTERED IN FAVOUR OF THE LOCAL AUTHORITY AGAINST THE RELATIVE TITLE DEEDS IN RESPECT OF ALL ERVEN, EXCEPT THE ERVEN MENTIONED IN PARAGRAPH 3:
 - (a) Except where otherwise provided, the erf or any portion thereof shall not be transferred, let or in any other way granted or disposed of to any person other than a Coloured person or to any partnership, company or any other body of persons whether incorporated or unincorporated. of which all the partners, directors and shareholders or members, as the case may be, are not Coloured persons: Provided that the erf may be let to any state department, state administration or company which is registered in pursuance of the Companies Act, 1973 (Act 61 of 1973) or any other act in connection with the registration of companies, or any church denomination which is controlled by whites for the exclusive purpose of lodging Coloured employees of such state department, state administration, company or church denomination on the erf: Provided further that if any mortgage bond on the erf is registered with the consent of the local authority and the Administrator the mortgagee shall, notwithstanding any provisions of any law to the contrary, be entitled to buy the property mortgaged in his/its favour at a sale in execution and to take transfer of it, whether such mortgagee is a

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(3)

ling of 'n vennootskap, maatskappy of ander liggaam van persone met of sonder regspersoonlikheid is waarvan al die vennote, direkteure en aandeelhouers of lede, na gelang, Kleurlinge is, al dan nie, maar as die verbandhouer die eef op hierdie wyse bekom, is hy gebonde aan die bepalings van hierdie subparagraaf wat die verdere oordrag, verhuur of vervreending betref.

- (b) Niemand huiten 'n Kleurling mag toegelaat word om op die erf te woon of dit op enige ander wyse te okkupeer nie.
- (c) Die ert mag nie met 'n verhand beswaar word nie sonder die voorafverkreë skriftelike toesterming van beide die plaaslike bestuur en die Administrateur en dan slegs onderworpe aan die voorwaardes wat die Administrateur stel.
- (d) Die erf mag gebruik word vir die doeleindes wat toelaatbaar is ingevolge en onderworpe aan die voorwaardes wat neergelê is kragtens die Dorpsbeplanningskema van Swakopmund wat ingevolge die bepalings van die Dorpsbeplanningsordonnansie. 1954 (Ordonnansie 18 van 1954) opgestel is.
- (e) Nieteenstnande enige andersluidende bepalings vervat in subparagraaf (a) hiervan, mag die erf onderworpe aan die voorafverkreë goedkeuring van die Administrateur en aan die voorwaardes wat hy oplé, oorgedra of op enige ander wyse vervreem of afgestaan word aan enige staatsdepartement, staatsadministrasie of maatskappy geregistreer ingevolge die bepalings van die Wet op Maatskappye, 1973 (Wet 61 van 1973) of enige ander wet in verband met die registrasie van maatskappye, of

enige kerkgenootskap wat deur Blankes beheer word vir die uitsluitlike doel om Kleurlingwerknemers van sodanige staatsdepartement, staatsadministrasie, maatskappy, of kerkgenootskap daarop te huisves.

B. BYKOMENDE VOORWAARDES:

- (a) Die minimum bouwaarde van die hoofgebou op die volgende erwe moet R15 000,00 wees: Erwe 191, 192, 193, 216, 223, 224, 225, 236, 237, 310, 398 en 498.
- (b) Die minimum bouwaarde van die hoofgebou op die volgende erwe moet R50 000,00 wees:

Erwe 306, 307, 308, 309, 419, 420, 438, 449, 499, en 500.

Coloured person or a partnership, company or other body of persons incorporated or unincorporated of which all the partners, directors and shareholders or members, as the case may be, are Coloured persons or not, but such mortgagee gaining possession of the eff in such manner shall be bound by the provisions of this subparagraph regarding any further transfer, lease or alienation.

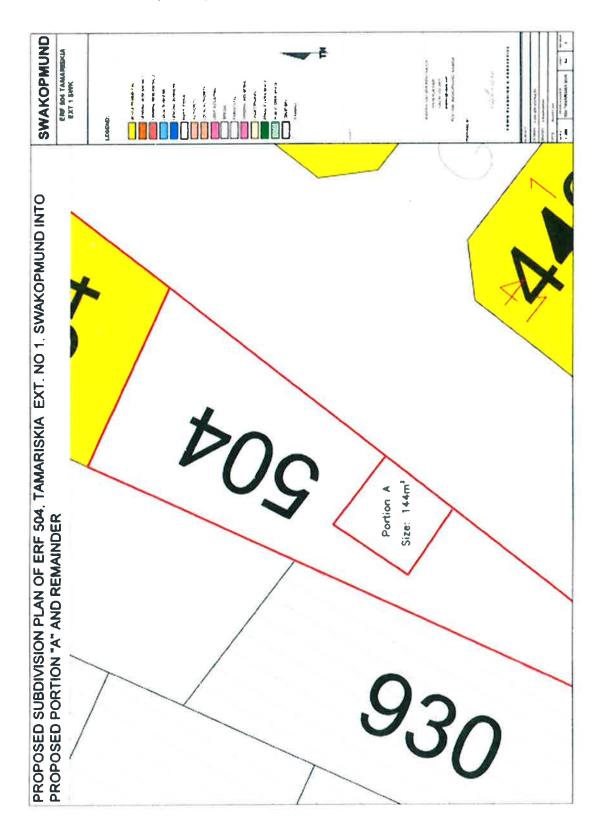
- (b) No person, except a Coloured shall be permitted to reside on the erf or to occupy it in any other manner.
- (c) The erf may not be mortgaged without the prior written consent of both the local authority and the Administrator and then only subject to the conditions the Administrator may impose.
- (d) The erf may only be used for the purposes which are permitted in accordance with and subject to the conditions which are laid down in terms of the Swakopmund Town Planning scheme drafted in accordance with the provisions of the Town Planning Ordinance. 1954 (Ordinance 18 of 1954).
- (e) Notwithstanding any provisions to the contrary contained in subparagraph (a) hereof, the erf may, subject to the prior approval of the Administrator and to the conditions which he may impose, be transferred, or in any other manner alienated or disposed of to any state department, state administration, any company registered under the provisions of the Companies Act, 1973 (Act 61 of 1973) or any other law in connection with the registration of companies, or any church denomination controlled by Whites for the sole purpose of supplying accommodation for the Coloured employees of such state department, administration, company, corporation or church on the erf.

B. ADDITIONAL CONDITIONS:

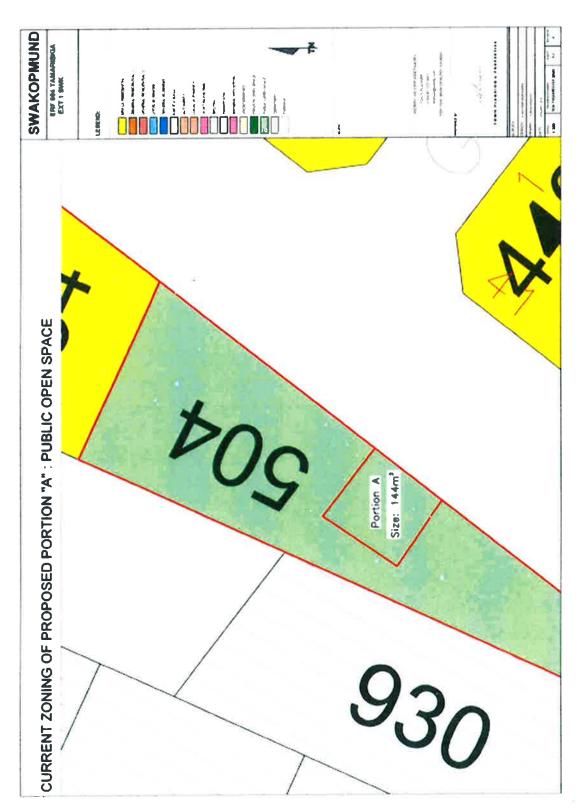
- (a) The minimum building value of the main building on the following erven shall be R15 000.00 Erven 191, 192, 193, 216, 223, 224, 225, 236, 237, 310, 398 and 498.
- (b) The minimum building value of the main buildings on the following erven shall be R50 000,00:

Erven 306, 307, 308, 309, 419, 420, 438, 439, 499 and 500.

Ordinary Management Committee Meeting - 16 January 2025



Ordinary Management Committee Meeting - 16 January 2025



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

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P1/185

TOWN PLANNING & PROPERTIES

PO BOX 1598 SWAROPMUND: JAMIBIA W

Your Ref: Erf 504, Tamariskia

ERF 399, TAMARISKIA, SWK T SAPWANALE PO BOX 4183, VINETA SWAKOPMUND NAMIBIA 13003

23 August 2024

Dear Sir/Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): SUBDIVISION ERF 504, TAMARISKIA EXT. NO. 1, SWAKOPMUND INTO PORTION A AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION A AS PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION A OF ERF 504, TAMARISKIA EXT. NO. 1, SWAKOPMUND, FROM "PUBLIC OPEN SPACE" TO "PARASTATAL"

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for the Subdivision Erf 504, Tamariskia Ext. No. 1, Swakopmund into Portion A and Remainder; Permanent Closure of Proposed Portion A as Public Open Space; and Subsequent Rezoning of proposed Portion A of Erf 504, Tamariskia Ext. No. 1, Swakopmund, from "Public Open Space" to "Parastatal".

Erf 504, Tamariskia Ext. No. 1, Swakopmund, currently measures 1579m² in extent and is located directly north of the crossing of Franziska van Neel Street and Verde Rede Avenue in Tamariskia. Proposed Portion A will be approximately 144m² in extent. The intended Subdivision, Closure and Rezoning is necessary to accommodate the existing Electrical Substation.

In terms of the Urban and Regional Planning Act of 2018 it is thus required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such intentions.

Please further take note that -

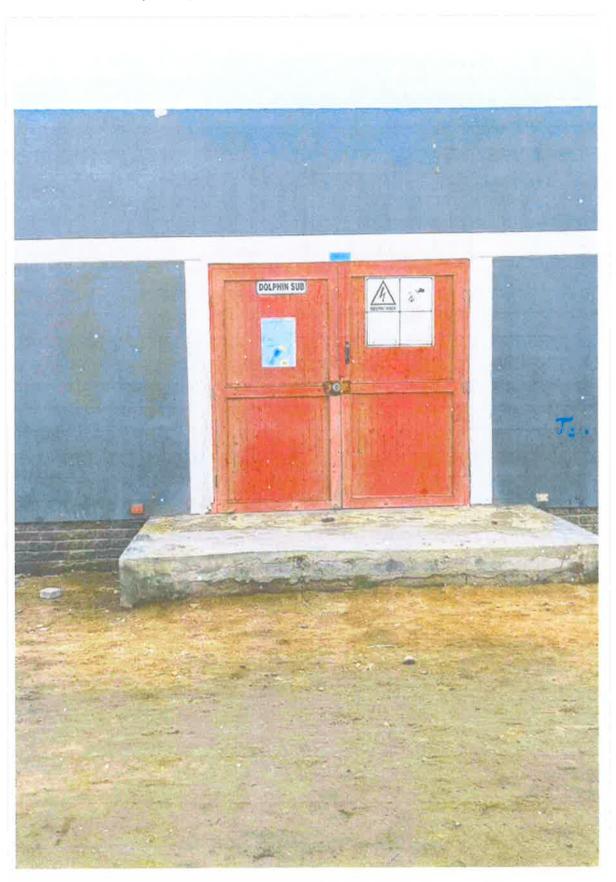
- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

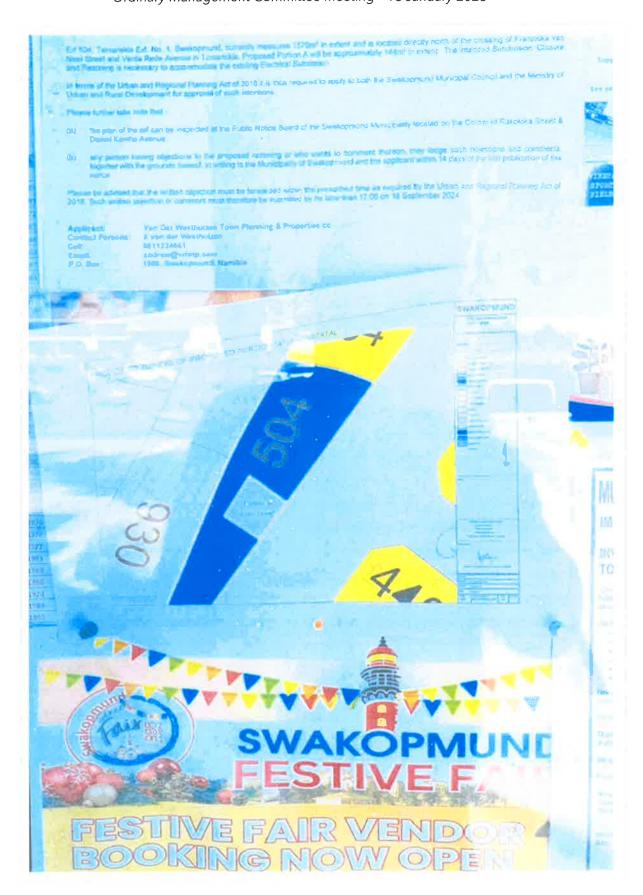
Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 18 September 2024.

Yours Faithfully,

A R VAN DER WESTHUIZEN

Ordinary Management Committee Meeting - 16 January 2025







GOVERNMENT GAZETTE

OF THE REPUBLIC OF NAMIBIA

N\$8.00 WINDHOEK - 13 September 2024 No. 8438 CONTENTS Page GOVERNMENT NOTICES No. 258. Alteration of boundaries of local authority area of Divundu: Local Authorities Act, 1992. No. 259 Notification of approval of amendment of Ondangwa Zoning Scheme; Urban and Regional Planning No. 260 Amendment of Government Notice No. 230 of 1 October 2015: Establishment of Diure-Duman Community Court and appointment of assessors and justices: Community Courts Act, 2003 ... 3 No. 261 Amendment of Government Notice No. 111 of 20 May 2009, Recognition of Ogikaoko Customary Court as a community court and appointment of assessors and justices: Community Courts Act. 2003 GENERAL NOTICES No. 516 Amendment and consolidation of Erven 125 and 126, Tsandi Proper No. 517 Subdivision of the Remainder of Onlipa Town and Townlands No. 1164 No. 518 Subdivision of Erl' 1016, Cimbebasia and rezoning of Portion A (a portion of Erf 1016), Cimbebasia..... No. 519 Subdivision of the Remainder of Erf 303, Dorado Park Extension 1 and rezoning of Portion A (a portion of the Remainder of Erf 303), Dorado Park Extension 1. No. 520. Subdivision, closure and rezoning of Erf 504, Tamariskia Extension 1, Swakopmund No. 521 Subdivision of Erf 4378, Mondesa Extension 3, Swakopmund No. 522 Subdivision of Erven 578, 606, 626, and 637, Prosperita Extension 1 No. 523. Subdivision and rezoning of Farm 39, Watvis Bay... No. 524 Rezoning of Ert' 2326, Kuisehmond Proper. No. 525 Rezoning of Erf 517, Walvishay ... No. 526 Rezoning of Erf 3117, Pasteur Street, Windhoek No. 527 Rezoning of Erf 132, Oshakati

Government Gazette 13 September 2024

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grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) days of the last publication of this notice (i.e., before or on 3 October 2024).

Applicant: City of Windhoek Private Bag 59, Windhoek Tel: 061- 290 2042

E-mail: Up.Applications@windhoekec.org.na

Board: The Secretary Urban and Regional Planning Board Ministry of Urban and Rural Development

Private Bag 13289, Windhoek

No. 519

2024

8438

SUBDIVISION OF THE REMAINDER OF ERF 303, DORADO PARK EXTENSION 1 AND REZONING OF PORTION A (A PORTION OF THE REMAINDER OF ERF 303), DORADO PARK EXTENSION 1

City of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the subdivision of the Remainder of Erf 303, Dorado Park Extension 1 into Portion A and Remainder, and rezoning of Portion A (a portion of the Remainder of Erf 303), Dorado Park Extension 1 from "public open space" to "residential" with a density of 1:500.

The subdivision of the Remainder of Erf 303, Dorado Park Extension 1 into Portion A and Remainder, and subsequent rezoning will ensure that Portion A (a portion of Erf 303), Dorado Park Extension 1 assumes the same zoning as Erf 261, Dorado Park Extension 1 for consolidation and residential purposes.

Take note that -

- the plans lie for inspection at the Urban Policy Division, Room 513, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) days of the last publication of this notice (i.e. before or on 3 October 2024).

Applicant:
City of Windhoek
Private Bag 59, Windhoek
Tel: 061 - 290 2042
E-mail: Up.Applications@windhoekec.org.na

Board: The Secretary Urban and Regional Planning Board Ministry of Urban and Rural Development Private Bag 13289, Windhock

No. 520

2024

SUBDIVISION, CLOSURE AND REZONING OF ERF 504, TAMARISKIA EXTENSION 1, SWAKOPMUND

In terms of the Urban and Regional Planning Act, 2018, Van Der Westhuizen Town Planning and Properties CC, on behalf of the registered owner of Erf 504, Tamariskia Extension 1, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

Government Gazette 13 September 2024

- Subdivision Erf 504, Tamariskia Extension 1, Swakopmund into Portion A and Remainder;
- Permanent closure of proposed Portion A as public open space; and
- Subsequent rezoning of proposed Portion A of Erf 504, Tamariskia Extension 1, Swakopmund from "public open space" to "parastatal".

Erf 504, Tamariskia Extension 1, Swakopmund currently measures 1579m² in extent and is located directly north of the crossing of Franziska van Neel Street and Vrede Rede Avenue in Tamariskia. Proposed Portion A will be approximately 144m² in extent. The intended Subdivision, closure and rezoning is necessary to accommodate the existing Electrical Substation.

In terms of the Urban and Regional Planning Act, 2018 it is thus required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such intentions.

Take note that -

8438

- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the corner of Rakotoka Street and Daniel Kambo Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Swakopmund Municipality and the applicant within 14 days of the last publication of this notice.

The written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objection or comment must therefore be submitted by not later than 17h00 on 1 October 2024.

Applicant:

Van Der Westhuizen Town Planning & Properties CC

P.O. Box 1598, Swakopmund, Namibia Contact Person: A. van der Westhuizen

Cell: 0811224661

Email: andrew@vdwtp.com

No. 521 2024

SUBDIVISION OF ERF 4378, MONDESA EXTENSION 3, SWAKOPMUND

In terms of the Urban and Regional Planning Act, 2018, Van Der Westhuizen Town Planning and Properties CC, on behalf of the registered owner of Ert 4378, Mondesa Extension 3, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- Subdivision of Erf 4378, Mondesa Extension 3, Swakopmund, into Portion "A" and Remainder;
- Permanent closure of proposed Portion A as public open space;
- Subsequent rezoning of proposed Portion "A" from "public open space" to "parastatal";
- Registration of a 5m right of way servitude over the remainder in favour of proposed Portion A.

Erf 4378, Mondesa Extension 3, Swakopmund currently measures 1,501m² in extent and is located between Steven Immanuel and Tangeni Haitembu Streets in Mondesa Extension 3, Proposed Portion A will be approximately 137m² in extent. The intended subdivision, closure and rezoning is necessary

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9/23/24, 3 12 PM

ven der Westhulzen Town Planning and Properties Malt - RE. Objections, Subdivision, Closure and Rezoning Erl 604, Tamaris

Andrew van der Westhulzen <andrew@ydwtp.com>

RE: Objections: Subdivision, Closure and Rezoning Erf 504, Tamariskia, Ext No. 1 1 message

Jennipher Batley Jennipher Batley <a href="mailto:specials.com. Cc Johanna Angolo <jangolo@swkmun.com.na>

Mon, Sep 23, 2024 at 2,16 PM

Good afternoon Andrew,

No objections were received.

Regards

Jennipher Batley

Admin Officer: Town Planning

Tel: +264 64 410 4421 Email: jbatley@swkmun.com.na Address: cnr Rakotoka Street & Daniel Kamho Avenue Swakopmund, Erongo



swkmun@swkmun.com.na www.swkmun.com.na

From: Andrew van der Westhulzen <andrew@vdwtp com> Sent: Wednesday, September 18, 2024 4:53 PM To: Jennipher Batley <jbatley@swkmun.com.na> Cc: Johanna Angolo <jangolo@swkmun.com.na> Subject: Objections: Subdivision, Closure and Rezoning Erf 504, Tamariskia, Ext No. 1

Good day Jennipher,

Would you please be so kind and indicate to us whether you have received any objections against the proposed intentions. Closing date for objections is today 18 September.

Look forward to your response tomorrow.

Kind Regards,

Andrew van der Weethuizen

2401712 ECC-

Serial:

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REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE

ISSUED

In accordance with Section 37(2) of the Environmental Management Act (Act No. 7 of 2007)

Van Der Westhulzen Town Planning and Properties CC P O Box 1598, Swakopmund

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

SUBDIVISION OF ERF 504, TAMARISKIA EXT. NO. 1, SWAKOPMUND, INTO PORTION "A" AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION "A" AS A PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "PUBLIC **OPEN, ERONGO REGION.**

ENVIRONMENTAL COMMISSIONER

Issued on the date:

2024-07-31

Expires on this date:

2027-07-31

(See conditions printed overleaf)

of our things

CONDITIONS OF APPROVAL (READ JOINTLY WITH NOTIFICATION OF DECISION)

- This environmental clearance is valid for a period of 3 (three) years, from the date of issue unless withdrawn by this office
- This certificate does not in any way hold the Ministry of Environment, Forestry and Tourism
 Accountable For Misleading Information, nor any adverse effects that may arise from these
 activities. Instead, full accountability rests with the proponent and its consultants
- This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project
- All applicable and required permits are obtained and mitigation measures stipulated in the EMP are applied particularly respect to management of ecological impacts.
- 5. Strict compliance with conditions attached to the consent received from National Heritage Council is expected throughout the life span of the proposed activity, therefore any new archaeological finds must be reported to the National Heritage Council for appropriate handling of such.