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Ref No: **5/2/1/1/2**

Enquiries: **Ms A Kahuika**

19 NOVEMBER 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 : MONDAY, 24 NOVEMBER 2025

**VENUE : COUNCIL CHAMBERS,
MUNICIPAL OFFICE BUILDING,
C/O RAKOTOKA STREET AND DANIEL KAMHO
AVENUE, SWAKOPMUND**

TIME : 19:00



A Benjamin
CHIEF-EXECUTIVE OFFICER

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INDEX

1.	<u>OPENING BY PRAYER, IF SO DESIRED</u>	
2.	<u>APPLICATIONS FOR LEAVE OF ABSENCE BY MEMBERS OF COUNCIL</u>	
3.	<u>ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL</u>	
4.	<u>CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING OF COUNCIL</u> (C/M 2025/11/24 - 5/2/1/1/2)	
4.1	Minutes of the Ordinary Council Meeting held on 04 November 2025. (pp 189/2025 - 207/2025)	
5.	<u>INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF A COUNCIL</u>	
	None.	
6.	<u>PETITIONS</u>	
	None.	
7.	<u>MOTIONS OF MEMBERS</u>	
	None.	
8.	<u>ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN</u>	
	None.	
9.	<u>OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS</u>	
10.	<u>REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT</u>	
10.1	<u>REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING NOVEMBER 2025</u>	
		PAGE
10.(A)	Minutes of the Ordinary Management Committee Meeting held on 13 November 2025	25

11. **RECOMMENDATION OF THE MANAGEMENT COMMITTEE**11.1 **MANAGEMENT COMMITTEE MEETINGS HELD IN NOVEMBER 2025**

ITEM NO	SUBJECT	REF NO	PAGE
11.1.1	Cancellation Of Approval: Sale Of Land To Develop A Solar Component Manufacturing Plant By Nacido Mining Cc	17/2/11/2, 17/1/4/2/1/12	29
11.1.2	Endorsement Of Selected 20 Applicants For The Allotment Of Plots	18/5/2	64
11.1.3	Re-Application Of Transfer Of Right Of Use Of Erf 8104, Extension 29, Swakopmund By Ms Chaimin Liana Uises	E 8104	74
11.1.4	Exemption From Payment Of Assessment Rates: Compliance With The Local Authorities Act, Act 23 Of 1992, As Amended	3/4/1/2	81
11.1.5	Omitted From The List Of Applications For Exemption From Payment Of Assessment Rates Submitted To Council On 31 July 2025: 1. <i>Afm (Ags) Tamariskia</i> 2. <i>Christian Revival Church</i> 3. <i>A.M.E Church</i> 4. <i>NG Kerk</i>	T 614, T 567, E 4911, E 776, E 4656, 3/4/1/2	102
11.1.6	Application For The Rezoning Of Erven 2280 & 2281, Swakopmund, Extension 8 From <i>Single Residential</i> With A Density Of 1: 900m ² To <i>General Residential 1</i> With A Density Of 1:100m ² , Subsequent Consolidation Into Consolidated Erf X And Consent To Operate A Pension On Consolidated Erf X	E 2280, E 2281	112
11.1.7	Subdivision Of The Remainder Of Erf 1794, Mondesa Proper Into Portion A, B, And Remainder, Permanent Closure Of Portion A And B Of The Remainder Of Erf 1794 Mondesa As "Street", Consolidation Of Portion A With Remainder Erf 1797 Into Erf X And Portion B With Erf 3209, Mondesa Into Erf Y And Subsequent Rezoning Of The Consolidated Erven X And Y From <i>Single Residential</i> With A Density Of 1:200m ² To <i>General Business</i> With A Bulk Of 2	M 1797, M 3209	157
11.1.8	Calendar And Programme For Monthly Sponsorship And Donation Committee Meetings For The Year 2026	3/15/1/1	214
11.1.9	Memorial Benches - Income Generated	15/2/4/5	217
11.1.10	Outcome Of The Closed Bid Sale Of 29 August 2025 And Reconciliation Of Available Erven: Various Erven	Erven 321, 322, 512 & 513, 1018, 1019, 1020, Matutura, Erf 4096, Extension 10, Mondesa, Erven 7053, 7065 & 7066, Extension 26, Swakopmund)	219

ITEM NO	SUBJECT	REF NO	PAGE
11.1.11	Programme For Ordinary Monthly Management Committee And Council Meetings For 2026	5/2/1/1/2	230
11.1.12	Current Status Of The Execution Of The Settlement Agreement Reached Between Council And School Of Excellence Cc Regarding Erf 4666, Swakopmund	E 4666	235
11.1.13	Extension 32, Swakopmund: Sales Prior To Completion Of Installation Of Services ① <i>Upset Price</i> ② <i>Conditions Of Sale</i> ③ <i>Reservation Of Erven For Employees</i>	17/1/4/2/1/7	247
11.1.14	Application For The Donation Of The Land Adjacent To The Police Station To The Namibian Police Force For Accommodation - Erongo Region	Erf 8553, Erf 8665, Extension 31	258
11.1.15	Current Status Of Ongoing Approved Projects By Council In Drc Informal Settlement Areas, Mondesa, Matutura And Swakopmund	15/2/1/2, 15/2/1/1, 17/1/4/2/1/7, 15/2/1/4	264
11.1.16	Condonation Of Acceptance Of Late Payment Of Purchase Prices: Ps Hse Consulting & Trading Cc For Erven 8440 And 8441, Extension 31, Swakopmund	E 8440, E 8441	270
11.1.17	Naming Of The Emergency Shelter And Matutura Community Hall	17/1/4/1/6	275
11.1.18	Allocation Of Erf 7724, Extension 28, Swakopmund To A Disabled Person, Ms Bonita Charlotte Nembungu	E 7724	278
11.1.19	Request By Mr Simson Natangwe Salom To Transfer Erf 7440, Extension 27, Swakopmund To Mr Enrich Kashona	E 7440	284

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

None.

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

None.

120 / 2025

3. **APPLICATIONS FOR LEAVE OF ABSENCE AND DECLARATION OF INTEREST BY MEMBERS OF COUNCIL**

3.1 Application for leave of absence:

- | | |
|------------------------------|----------|
| • Councillor S M Kautondokwa | Approved |
| • Councillor E Shitana | Approved |
| • Councillor D Namubes | Approved |

3.2 Declaration of interest:

None.

4. **CONFIRMATION OF MINUTES**

4.1 **MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 02 OCTOBER 2025**
(C/M 2025/11/04 5/2/1/1/2)

On the proposal of Councillor W O Groenewald, seconded by Councillor H H Nghidipaya, it was:

RESOLVED:

That the minutes of the Ordinary Council Meeting held on 02 October 2025, be confirmed as correct.

5. **INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF A COUNCIL**

None.

6. **PETITIONS**

None.

7. **MOTIONS OF MEMBERS**

None.

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

None.

9. **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS**

(C/M 2025/10/02 5/5/2)

None.

1917/2025

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 OCTOBER 2025**

(C/M 2025/10/02

5/2/1/1/2)

RESOLVED:

That the report to Council on the resolutions taken by Management Committee meetings held on 14 October 2025 be noted.

11. **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETING HELD DURING OCTOBER 2025**

11.1 **MANAGEMENT COMMITTEE MEETING HELD ON 14 OCTOBER 2025**

11.1.1 **UPDATED ENVIRONMENTAL POLICY, IMPLEMENTATION PLAN, AND ESTABLISHMENT OF AN ENVIRONMENTAL MANAGEMENT SYSTEM (EMS)**

(C/M 2025/11/04

17/1/3/1, 17/P)

RESOLVED:

- (a) That Council approves the updated Environmental Management Policy and its Implementation Plan.
- (b) That Council approves the hosting of the Environmental Management System (EMS) and its components on the Municipal website.
- (c) That the General Manager: Engineering & Planning Services initiates the implementation of the EMS portal and coordinates with all relevant departments.
- (d) That internal awareness and training sessions be conducted by the Engineering & Planning Services Department (Environmental Management Office), in collaboration with the Marketing and Communications Section.

11.1.2 **APPLICATION BY MR & MRS MCNAB TO WAIVE THE PRE-EMPTIVE RIGHT OVER ERF 2176, MATUTURA, EXTENSION 10**

(C/M 2025/11/04

E 2176 M)

RESOLVED:

- (a) That Council waives the pre-emptive right over Erf 2176, Matutura, Extension 10, enabling Mr and Mrs McNab to sell the erf to Mr Uiseb and Mrs Uises (who meet the eligible criteria) through a simultaneous transfer.
- (b) That Council acknowledges the signed consent from NHE attached as Annexure "D" (on file).
- (c) That ENS Africa be informed to submit consent to waive the pre-emptive right over erf 2176, Extension 10, Matutura, to be signed by Council.

199 / 2025

- (d) That Council approves the publishing of an advert to invite low-cost homeowners to follow up on their property transfer, to avoid similar cases from happening.
- (e) That Mr & Mrs McNab be informed that they no longer qualify for allocation of an erf under the low-cost housing projects, as they will no longer be first-time property owners after the sale.

11.1.3

BUILD TOGETHER PROGRAMME: ELECTION OF DECENTRALIZED BUILD TOGETHER COMMITTEE MEMBERS

(C/M 2025/11/04 - 15/2/1/1)

RESOLVED:

- (a) That Council takes note that the election of the new Committee members was on 09 August 2025 to serve on the Decentralised Build Together Committee and the Community representatives in accordance with the National Housing Development Act (Act No. 28 of 2000).
- (b) That Council takes note that the Build Together Committee consists of 10 members who will serve for a period of 3 (three) years, whose term will commence from the date of Ministerial approval.
- (c) That Council approves the Decentralised Build Together Committee members as:
- Ms Jeanette Frederiks - Chairperson
 - Mr Esau Petrus Eiseb - Vice-Chairperson
 - Ms Diana Tsuses - Secretary
- (d) That Council approves the representatives of the community as:
- Ms Marvourneen Daphne Booysen (Community Activist)
 - Ms Sophia Wilhelmina Simon (Community Activist)
 - Ms Naftaline Ngataurue Mauha (Community Activist)
- (e) That Council approves the Representatives of the Community Based Organization (CBO) - Shack Dwellers Federation of Namibia (SDFN) to form part of the Decentralised Build Together Committee members as follows:
- Helena Ndemwiimba Sakaria
 - Elizabeth Bronn
- (f) That Council approves relevant dynamic personnel with a stake in the programme who shall form part of the committee, the Chief Executive Officer as Accounting Officer and Chairperson of Decentralized Build Together Committee, with the assistance of the support staff who are heads of department to provide guidance and technical support for the effective functioning of the committee as:
- Chief Executive Officer
 - General Manager: Corporate Services and Human Capital
 - General Manager: Finance
 - General Manager: Engineering and Planning Services

1937/2025

11.1.4

SWAKOP URANIUM: APPEALS FOR REVOCATION OF ERVEN IN EXTENSION 25, SWAKOPMUND BY**② MS. NDADJEUKE N.T. NHINDA OF ERF 6891****② MR. PENDAPALA SHEEHAMA OF ERF 6933**

(C/M 2025/11/04 - 17/11/27/11)

RESOLVED:

- (a) That Council takes note of the appeals against the cancellation of the sale of erven to two Swakop Uranium employees, Ms Ndadjeuke Namene Tukate Nhinda, who were allocated Erf 6891, Extension 25, Swakopmund, and Mr Pendapala Sheehama, allocated Erf 6933, Extension 25, Swakopmund, who are not first-time homeowners, a condition of allocation under the Swakop Uranium Housing Project.
- (b) That Council takes note that Ms Nhinda owns an immovable property, Farm Kransneus No. 219, in the Khomas Region, registered under the Rehoboth "Gebiet" in accordance with the Registration of Deeds in Rehoboth Act, 93 of 1976, while Mr Sheehama owns vacant Erf 5019, Ondangwa, registered in his name in terms of the Deeds registries Act 47 of 1937.
- (c) That the appeal of Ndadjeuke Namene Tukate Nhinda, and Mr Pendapala Sheehama, not be approved
- (d) That all applicants under the Swakop Uranium Housing Project be informed that only first-time homeowners will be considered for allocation.

11.1.5

NAMPOL - REQUEST FOR ACCOMMODATION AND MEALS DURING THE FESTIVE SEASON-2025/2026

(C/M 2025/11/04 - 3/15/1/1, 9/1/5/3)

RESOLVED:

- (a) That Council approves the sponsorship of accommodation (N\$101,752.69) and meals (N\$25,508.44) totaling N\$127,261.13 for the 20 officers of the Namibian Police Special Reserve Force, deployed in Swakopmund from 14 December 2025 to 06 January 2026, on the condition that they operate exclusively within Swakopmund.
- (b) That Council will not be liable for any additional costs beyond the amount stated in (a).
- (c) That the Namibian Police Special Reserve Force be requested to assist with security and safety operations during the Swakopmund Fair, scheduled from 16 to 18 December 2025.
- (d) That there should be a proper coordination between Namibian Police and the Tourism Protection Unit
- (e) That the Ministry of Safety and Security be requested to ensure the full-time deployment of the Special Reserve Force in Swakopmund for the entire duration mentioned in (a).
- (f) That NAMPOL be requested to submit a comprehensive report detailing their activities and outcomes during the festive period from 14 December 2025 to 06 January 2026, for Council's review.
- (g) That the cost be defrayed from Vote: 0000165095: Accommodation Namibian Police, where N\$488,985.96 is available.

124 / 2025

11.1.6 **AESTHETICS COMMITTEE : BI-ANNUAL APPOINTMENT OF MEMBERSHIP : LOCAL ARCHITECTS & COMMUNITY REPRESENTATIVES**

(C/M 2025/11/04 - 9/1/21)

RESOLVED:

- (a) That Councillors submit their nominations, from which a final selection of two (2) representatives in each category will be made.
- (b) That according to the Guidelines, the choice of members of the Aesthetics Committee be determined by Council to nominate two (2) Registered Local Architects and two (2) Community Representatives:

<i>Registered Local Architects</i>	1. <i>Stefano Campetti</i> 2. <i>Phil-Mari Engelbrecht</i>
<i>Community Representatives</i>	1. <i>Mr Nehemia Salomon</i> 2. <i>Ms Lynette van Niekerk</i>

- (c) That the Local Architects and Community Representatives of the Aesthetics Committee be appointed every 3 (three) years by Council to ensure that a rotation of membership takes place.

11.1.7 **FEEDBACK REPORT: URBAN AGRICULTURE CAPACITY BUILDING WORKSHOP**

(C/M 2025/11/04 - 9/2/1)

RESOLVED:

- (a) That Council acknowledges the feedback report of the Urban Agriculture Capacity Building Workshop held on 15-16 August.
- (b) That Council approves the request to host or co-host the Urban Agriculture Capacity Building Workshop annually as a regional event.
- (c) That special leave be granted to Mr Robeam Ujaha to attend courses/workshops/meetings or the agriculture expo, to connect with relevant stakeholders and investors for future workshops.
- (d) That travel and subsistence allowance is paid in terms of Council policy when required, and the expenses are defrayed from the Conference Expenses Vote 300015505500.
- (e) That the General Manager: Health Services and Solid Waste Management, be granted permission to budget for the Urban Agriculture Capacity Building Workshop under the operational item.

11.1.8 **REPORT: 15TH TKC (TRANS KALAHARI CORRIDOR) JOINT LAW ENFORCEMENT OPERATION (JLEO)**

(C/M 2025/11/04 - 9/1/2/6)

RESOLVED:

That Council takes note of the 15th (TKCMC) Trans Kalahari Corridor Joint Law Enforcement Operation Report held in Ghanzi, Botswana, from 07-12 July 2025.

195 / 2025

11.1.9 **REQUEST TO APPROVE THE ALLOCATION OF ERF 8425 EXTENSION 30, SWAKOPMUND TO MR IVAN COTLEY GAESER IN LIEU OF ERF 8426.**

(C/M 2025/11/04 - E 8425, E 8426)

RESOLVED:

- (a) That Council takes note that the Social House (under the 40/40 Project) intended to be allocated to Mr Ivan Cotley Gaeseb was wrongly constructed on Erf 8425 instead of Erf 8426, Extension 30, Swakopmund.
- (b) That Council approves the allocation of Erf 8425 (337m²) to Mr Ivan Cotley Gaeseb in lieu of Erf 8426 (401m²), Extension 30, Swakopmund.
- (b) That Mr Ivan Cotley Gaeseb surrender Erf 8426 back to Council in a clean and good condition to the satisfaction of the Engineering & Planning Services Department, before Erf 8425 is transferred.
- (c) That an addendum to the agreement reflecting the required changes be provided to Mr Gaeseb for signature.

11.1.10 **REQUEST FOR APPROVAL OF A DISCOUNT FOR ARTS PERFORMANCE CENTRE**

(C/M 2025/11/04 - 15/2/1/1/2)

RESOLVED:

- (a) That Council takes note of the provisional booking number 217629 made by the Arts Performance Centre to the value of N\$33,160.00 for the accommodation of 20 students at the Swakopmund Municipal Restcamp during the Swakopmund Musikwoche, from 6-14 December 2025.
- (b) That Council provides a 20% discount, amounting to N\$6,632.00, to the booking value of N\$33,160.00 for the Arts Performance Centre, as the period falls outside the Restcamp's designated peak season (20 December - 5 January).
- (c) That the Arts Performance Centre be informed that the discount is only applicable if the booking value remains as per the provisional booking number 217629.

11.1.11 **REQUEST FOR APPROVAL OF RENOVATION PLANS; LIGHTHOUSE RESTAURANT ENTRANCE (LOCATED ON REMAINDER OF BLOCK 1 SWAKOPMUND)**

(C/M 2025/11/04 - 4/1/1/5)

RESOLVED:

- (a) That Council takes note of the application by Mr Q Liebenberg of The Lighthouse Group for the proposed renovations to the existing Lighthouse Restaurant entrance.
- (b) That the improvements to be made to the Lighthouse Restaurant entrance be approved by Council in terms of clause 3.3 of the existing lease agreement, as the surface area remains unchanged.

196 / 2025

- (c) That Council takes note that the Aesthetics Committee, in the meantime, have evaluated and approved the aesthetics of the proposed improvements on the entrance of the Lighthouse Restaurant.
- (d) That Mr Q Liebenberg submits the above approval by the Aesthetics Committee to the Heritage Council.
- (e) That following point (d) Mr Q Liebenberg submits the plans to the Building Control Division of the Engineering & Planning Services for review on technical matters

11.1.12 **PROPOSAL FOR MEMORANDUM OF UNDERSTANDING BETWEEN MUNICIPALITY OF SWAKOPMUND AND GIBEON VILLAGE COUNCIL**
 (C/M 2025/11/04 - 12/2/4/5)

RESOLVED:

- (a) That the Memorandum of Understanding between the Municipality of Swakopmund and the Gibeon Village Council be approved.
- (b) That Council select the following 5 key focus areas of cooperation:
 1. *Organisational Development*
 2. *Financial Systems Improvement*
 3. *Solid Waste and Sewerage Management*
 4. *Councillors' Exchange and Governance Dialogues*
 5. *Promotion and Development of Tourism*
- (c) That the Chief Executive Officer determines the date for the signing ceremony of the Memorandum of Understanding between the two parties.

11.1.13 **MEMORANDUM OF UNDERSTANDING BETWEEN THE MUNICIPALITY OF SWAKOPMUND AND REHOBOTH TOWN COUNCIL**
 (C/M 2025/11/04 - 12/2/4/5)

RESOLVED:

- (a) That the Memorandum of Understanding (MoU) between the Municipality of Swakopmund and the Rehoboth Town Council be approved.
- (b) That the focus areas of the MoU be as follows:
 1. *Corporate Governance and Youth Development Programs*
 2. *Technical Services and Infrastructure Development*
 3. *Community Services: Public Relations, Marketing, and Local Economic Development*
 4. *Environmental Management and Sustainable Urban Agriculture*
 5. *Exposure and Linkage to Foreign Bilateral Relations*

Additional Recommended Areas of Cooperation:

 6. *Disaster Preparedness and Urban Resilience Planning*
 7. *Municipal Workforce Development and Training*
 8. *Inter-Jurisdictional Policy Alignment and Knowledge Exchange*
- (c) That the Chief Executive Officer determine the date for signing of the Memorandum of Understanding and invite the Rehoboth Town Council delegation to the signing ceremony.

1977/2025

11.1.14 **PROPOSAL FOR MEMORANDUM OF UNDERSTANDING (MoU) BETWEEN MUNICIPALITY OF SWAKOPMUND AND ARANOS TOWN COUNCIL**

(C/M 2025/11/04 - 12/2/1/5)

RESOLVED:

- (a) That the Memorandum of Understanding between the Municipality of Swakopmund and the Aranos Town Council be approved.
- (b) That the two parties focus on the following areas of cooperation:
- *Tourism Sector Management*
 - *Local Economic Development*
 - *Emergency Response*
 - *Land Delivery*
 - *Procurement*
- (c) That the Chief Executive Officer determines the date for the signing ceremony of the Memorandum of Understanding between the two parties.

11.1.15 **REQUEST FOR SPONSORSHIP FOR SAFETY EQUIPMENT FOR THE MONDESA YOUTH AGAINST CRIME (MYAC)**

(C/M 2025/11/04 - 3/15/1/1)

RESOLVED:

- (a) That Council takes note of the request from Mondesa Youth Against Crime for safety equipment for its members.
- (b) That Council approves the sponsorship request from Mondesa Youth Against Crime to the amount of N\$6,956.90 (quotation attached), worth the below listed items.
1. *Reflective Vest Zip and ID Size Small - 15 units*
 2. *Reflective Vest Zip and ID Size Medium - 15 units*
 3. *Pepper Spray 60 ml - 10 units*
 4. *Pouches for Pepper Spray - 10 units*
 5. *Handcuffs with Chain - 5 units*
 6. *Handcuff Pouches - 5 units*
 7. *Plain Basketball Caps - 30 units*
 8. *Plastic Cable Ties - 20 units*
- (c) That the funds be defrayed from the Publicity Vote: 150515533000, where N\$138 565.71 is available.
- (d) That a formal partnership be established between Council and Mondesa Youth Against Crime to strengthen this initiative and expand its activities through educational community outreach and capacity building programs to promote youth leadership and responsible citizens.
- (e) That the MYAC be represented at relevant Council Forums or Committees to facilitate youth engagement and create awareness, e.g., Swakopmund Youth Against Alcohol & Drug Abuse (SAADA).

1987/2025

11.1.16 **PROPOSAL FOR STRATEGIC PARTNERSHIP - FOUR BY FOUR INITIATIVE FOUNDATION**

(C/M 2025/11/04 - 15/2/11/2)

RESOLVED:

- (a) That Council takes note of the proposal for a strategic partnership focusing on the Boys' leadership programme and youth empowerment by the 4 x 4 Initiatives Foundation.
- (b) That Council approves the strategic partnership focusing on the Boys' leadership programme and youth empowerment with the Municipality of Swakopmund and the 4 x 4 Initiatives Foundation.
- (c) That Council and the 4 x 4 Initiative Foundation enter into a Memorandum of Understanding with respective roles and responsibilities in implementing the proposed strategic partnership strictly in Swakopmund.
- (d) That an impact report be submitted to Council after one year of implementation.

11.1.17 **PROPOSED MEMORANDUM OF UNDERSTANDING (MoU) BETWEEN THE MUNICIPALITY OF SWAKOPMUND AND THE NAMIBIA TOURISM BOARD (NTB)**

(C/M 2025/11/04 - 12/2/4/5)

RESOLVED:

- (a) That Council approves the proposed Memorandum of Understanding (MoU) with the Namibia Tourism Board (NTB), aimed at sharing information, market initiatives, developing tourism infrastructure, capacity building, hosting and support of events, and improving Swakopmund as a tourism product.
- (b) That the following staff members be delegated to serve on the NTB Joint Technical Committee:
 1. *Oscar Homateni (Investment and Tourism Officer)*
 2. *(To be appointed) Economic Development Officer*
 3. *(Rosalia Neshuku) Environmental Health Officer*
 4. *(Elina Shipanga) Chief Rest Camp Officer*
 5. *(Michelle Uwites) Manager Economic Development*
- (c) That Council authorizes the Chief Executive Officer and the Chairperson of the Management Committee to sign the MoU on behalf of the Municipality of Swakopmund.

199 / 2025

11.1.18

PROPOSAL: SWAKOPMUND'S ANNUAL ANNIVERSARY CELEBRATION & LOCAL BUSINESS PROMOTION INITIATIVE : 4TH AUGUST ANNUALLY

(C/M 2025/11/04 - 13/3/1/3)

RESOLVED:

- (a) That Council endorse and support the Swakopmund Annual Anniversary Celebration Initiative to be observed during August and especially on the 4th of August, each year.
- (b) That Council approves the use of the slogan: "*Celebrate Swakopmund - the "Centre of Adventure, Support Local Business!"*" as the official branding for the initiative.
- (c) That Council mandates the Public Relations & Marketing Section to begin early marketing and awareness campaigns well in advance of August each year to:
- *Inform and encourage the Swakopmund business fraternity to participate.*
 - *Promote the initiative to residents and visitors.*
 - *Position Swakopmund as an attractive and business-friendly destination.*
- (d) That the Public Relations and Marketing Section of Council encourage all local businesses to participate voluntarily by offering discounts, promotions, or value-added services in celebration of the town's anniversary.

11.1.19

APPLICATION FOR CONSENT USE TO OPERATE A RESIDENTIAL GUESTHOUSE ON ERF 5623, SWAKOPMUND, EXTENSION 17

(C/M 2025/11/04 - E 5623)

RESOLVED:

- (a) That consent to operate a residential guesthouse on Erf 5623, Swakopmund, Extension 17, be approved.
- (b) That Dunes Serenity Guesthouse registers with the Health Services and Solid Waste Management, and that the standard Health Regulations will apply.
- (c) That Council reserves the right to cancel a consent use should there be valid complaints.
- (d) That the applicant must operate within the Swakopmund Zoning Scheme regulations.
- (e) That consent is not transferable.
- (f) That sufficient parking will be provided on the premises as per the Accommodation Establishment Policy requirements.
- (g) That no on-street parking will be tolerated.
- (h) That the floor area ratio of all buildings to be used as a guesthouse may not exceed 40% of the total floor area of the house.

200 / 2025

- (i) That the resident occupation may only employ up to two full-time employees. The approval is granted on condition that the operation is a small-scale operation, and Council reserves the right to withdraw the consent should the operation expand.
- (j) That the objector be informed of Council's decision and his right to appeal to the Minister against Council's Resolution in respect of resolution (a) above in terms of Clause 8 of the Swakopmund Zoning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry of Urban and Rural Development, as well as Council within the said period.

11.1.20 **CONSENT FOR RESIDENTIAL DEVELOPMENT ON ERF 6023, SWAKOPMUND, EXTENSION 19**
(C/M 2025/11/04 - E 6023)

RESOLVED:

- (a) That consent to use Erf 6023, Swakopmund, Extension 19, solely for residential purposes be granted and the development be limited to a maximum bulk factor of 1.2.
- (b) That all the parking be provided on-site in line with the Swakopmund Town Planning Scheme.

11.1.21 **APPLICATION FOR THE REZONING OF ERF 9126, SWAKOPMUND, EXTENSION 34 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:300M² TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:300M² AND CONSENT TO OPERATE A RESIDENTIAL GUESTHOUSE**
(C/M 2025/11/04 - E 9126)

RESOLVED:

- (a) That the rezoning of the Erf 9126, Swakopmund, Extension 34, from "Single Residential" with a density of 1:300m² to "General Residential 2" with a density of 1:300m² be approved.
- (b) That the consent to operate a residential guesthouse after the rezoning has been finalised be approved, subject to the following conditions:
 - (i) That the applicant registers with the Health Services and Solid Waste Management, and that the standard Health Regulations will apply.
 - (ii) That Council reserves the right to cancel a consent use should there be valid complaints.
 - (iii) That the applicant must operate within the Swakopmund Zoning Scheme regulations.
 - (iv) That consent is not transferable.
- (c) That the rezoning of Erf 9126, Swakopmund, Extension 34, from "Single Residential" with a density of 1:300m² to "General Residential 2" with a density of 1:300m² is subject to a 20% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.

201 / 2025

- (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 rezoning has been received by Council.
- (e) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
- (f) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, before any submission of building plans to the Engineering and Planning Services Department for approval.
- (g) 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.

11.1.22

APPLICATION FOR CONSENT USE TO OPERATE A DAY CARE AND LEARNING HUB ON ERF 5024, SWAKOPMUND, EXTENSION 14

(C/M 2025/11/04 E 5024)

RESOLVED:

- (a) That consent for a place of instruction to operate a day care on Erf 5024, Swakopmund Extension 14, be approved.
- (b) That Mr and Mrs Fourie register with the Health Services and Solid Waste Management, and that the standard Health Regulations will apply.
- (c) That Council reserves the right to cancel a consent use should there be valid complaints.
- (d) That the applicant must operate within the Swakopmund Zoning Scheme regulations.
- (e) That consent is not transferable.
- (f) That sufficient parking will be provided on the premises.
- (g) That no on-street parking will be tolerated.
- (h) That the consent be subject to the resident occupation policy and shall be confined to one-third of the total floor area of the said dwelling.
- (i) That the resident occupation may only employ up to two full-time employees. The approval is granted on condition that the operation is on a small scale, and Council reserves the right to withdraw the consent should the operation expand.
- (j) That the objectors be informed of Council's decision and his right to appeal to the Minister against Council's Resolution in respect of resolution (a) above in terms of Clause 8 of the Swakopmund Zoning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry of Urban and Rural Development, as well as Council within the said period.

2025/2025

11.1.23

APPLICATION FOR THE REZONING OF ERF 494, MATUTURA, EXTENSION 1 FROM GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:250 TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:100

(C/M 2025/11/04 - E 494 M)

RESOLVED:

- (a) That the rezoning of Erf 494, Matutura, Extension 1, from "General Residential 2" with a density of 1:250m² to "General Residential 1" with a density of 1:100m² be approved.
- (b) That the rezoning of Erf 494, Matutura, Extension 1, be subject to a compensation fee of 20% 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.
- (c) That no building plans, inclusive of relaxation of building lines or aesthetics application, be approved or a compliance certificate be issued 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 494, Matutura, Extension 1, has been approved by the Minister and promulgated.
- (e) That all additional infrastructure required due to the proposed development be for the account of the applicant or the owner and in accordance with the specifications and to the satisfaction of the General Manager: Engineering and Planning Services.
- (f) That a detailed Traffic Impact Assessment (TIA) is submitted before submission and approval of building plans, inclusive of relaxation of building lines or aesthetics application, or issuance of a compliance certificate.
- (g) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme, and no parking on street reserve shall be tolerated.
- (h) That access is strictly limited to a single, consolidated access point on Oregano Street, away from intersection corners.

11.1.24

SUBDIVISION OF ERF 390, MYL 4, EXTENSION 1 INTO PORTION A AND REMAINDER

(C/M 2025/11/04 - M4 E 390)

RESOLVED:

- (a) That the subdivision of Erf 390, Myl 4, Extension 1, into Portion A and Remainder measuring 610m² and 660m² in extent, respectively, be approved.
- (b) That the applicant provides proof that the subdivision of Erf 390 Myl 4, Extension 1, into Portion A and Remainder has been approved by the Minister and submission of the approved diagram before any submission of building plans, inclusive of building line relaxations, to the Engineering and Planning Services Department for approval.

203 / 2025

- (c) That compensation fee in respect of an endowment fee of 7.5% be charged for the newly created portion.
- (d) That no building plans, inclusive of building line relaxation or aesthetics application, be approved until proof of payment of the compensation fee for the newly created portions has been received by Council.
- (e) 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.
- (f) That the current title deed conditions registered against Erf 390, Myl 4, Extension 1, should be retained and be registered against the title deed of Portion A and the Remainder Erf 390, Myl 4, Extension 1.

11.1.25

SUBDIVISION OF ERF 2710, SWAKOPMUND, EXTENSION 8 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 2025/11/04 - E 2710)

RESOLVED:

- (a) That Erf 2710, Swakopmund, Extension 8, be subdivided into Portion A and Remainder, measuring 136m² and 2230m² in extent, respectively.
- (b) That the General Manager: Corporate Services and Human Capital determine the purchase price payable to Council for the excess area constituting a total of 36m² in extent.
- (c) That the property be transferred into the name of the Erongo Regional Electricity Distributor Company (Pty) once statutory procedures are finalized and payment for the excess area is made.
- (d) That the applicant provides proof that both subdivision and rezoning have been approved by the Minister, and the rezoning is promulgated before any submission of building plans, inclusive of relaxation of building lines and aesthetics approval to the Engineering and Planning Services Department for approval.
- (e) The current title deed conditions registered against Erf 2710, Swakopmund, Extension 8, should be retained for the Remainder of Erf 2710, Swakopmund, and the following conditions should be registered against the title deed of the newly created Portion A:
 - (a) *The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).*
- (f) That the applicant be provided with a Power of Attorney by the Municipality of Swakopmund to undertake the subdivision of Erf 2710, Swakopmund Extension 8, closure, and the rezoning of Portion A.

204 / 2025

11.1.26 **REPLACE VEHICLES: N 3169 S WITH N 9841 S**
(C/M 2025/11/04 17/2/5/1)

RESOLVED:

- (a) That resolution 11.1.8 (a) (C/M 2025/07/31 - 17/2/5/1) dated 31 July 2025, be amended.
- (b) That vehicle N 3169 S, Fleet No THO22S, be recommissioned and not auctioned.
- (c) That the following old and redundant vehicle from the Water Works Section be written off and sold at the next public auction instead of N3169S

Fleet No.	Reg. No.	Make	Model
TE0011	N 9841 S	Opel Corsa Utility 1.4	2005

- (d) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset price for the above-mentioned redundant vehicle.

11.1.27 **WRITING OFF: REDUNDANT MATERIAL - SEWERAGE WORKS**
(C/M 2025/11/04 17/2/5/1)

RESOLVED:

- (a) That the following redundant items from the Sewerage Works Section be written off and sold at the next public auction:

QUANTITY	DESCRIPTION
1	Portable Propeller Ventilator 750W
1	Portable propeller Ventilator 230W
1	Blue Rodding Machine 5139M
1	Yamaha Water Pump 100mm - 50345m
1	Honda Pressure Pump 6x160
1	Wheelbarrow
2	Wheelbarrow Plastic
2	Non-return DN 150
1	Husqvarna K760 PSE 0330 Stone Cutter
1	Koop Diesel Pump (Water) 5E407
1	Angus-fire Portable Pump 5128M
1	AVK Non-return Slap -DN 200
1	35Kw Pump Volute
1	Plygt Pump 6.8Kw SN 3126.180-5880787
1	WILO Pump 5N 317180 0.50Kw
3	18Kw/15Kw Pump Volute
4	Non-Return AVK - DN100
1	500L Tank Fellow (Wafee)
2	295/80R22.5 Tyres
3	11R22.5 Tyre
1	245/75R16
1	Knife Gate Valve (Stripped) 400mm
2	7.00R16 Tyre (x1 with RIM)
3	Pedrolle Pump 0.37Kw
14	Submersible pumps 750W
2	205/70R15 Tyres (Bridge Stone)
1	Firestone 245/7R16
1	7.50R16 Tyre (Bridge stone)
3	7.50R16 LT Tyre (Bridge Stone)
1	295/80R22.5 Dunlop Tyre
1	Electrical Winch 1 ton 2.2Kw
1	Compressor SN VL3514-50

205 / 2025

1	Orange Jet hose +- 10m
2	Orange Jet hose +- 50m
36	PVC Sewerage Pipes 100mm x 3m
60	PVC Sewerage Pipes 160mm x 5m
3	PVC Sewerage Pipes 200mm x 2m
1	Wheelbarrow Galvanized Rusted
1	Bosch Rotary Hammer SN 06112721K0 220V-230V
1	Bosch Impact Drill SN 060117B500 230V

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the above-mentioned items.
- (c) That, in future, advertisement be placed in the local newspapers to inform the general public.

11.1.28

DISPUTE REGARDING THE OWNERSHIP OF ERF 7360 EXTENSION 27, SWAKOPMUND AND ALLOCATION OF ERF 7743, EXT 28, SWAKOPMUND TO MS GERLINDE METLING //AWASES

(C/M 2025/11/04 - E 7360; E7443)

RESOLVED:

- (a) That Council takes note of a dispute regarding the ownership of Erf 7360, Extension 27, Swakopmund, between Ms Gerlinde Metling //Awases and Ms Julia Nghinghalwa.
- (b) That Council approves the allocation of Erf 7743, Extension 28, Swakopmund, that is occupied by Ms Julia Nghinghalwa to Ms Gerlinde Metling //Awases instead of Erf 7360 (268), Extension 27, Swakopmund.
- (c) That a submission be tabled upon receipt of proof of income (for affordability assessment) to consider the allocation Erf 7360 (268), Extension 27, Swakopmund, to Ms Julia Nghinghalwa.
- (d) That a ministerial consent be obtained to donate Erf 7743, Extension 28, Swakopmund, to Ms Gerlinde Metling //Awases and the same be applied to Ms Julia Nghinghalwa upon approval by Council once all required affordability assessments are complied with.
- (e) That Ms //Awases be informed to pay the administrative fee of N\$1,000.00 to Council upon receipt of ministerial consent.

11.1.29

REQUEST FOR PRESENTATION REGARDING SWAKOPMUND KRAMERSDORF CEMETERY

(C/M 2025/11/04 - 15/2/6/6)

RESOLVED:

- (a) That Council acknowledges the presentation of the Ovaherero and Nama Genocide Committee on the upgrading of the Heroes Cemetery in Kramersdorf.
- (b) That the team be requested to liaise with other concerned groups/committees and submit their operational structure and *modus operandi* to Council including the contact persons.

206 / 2025

11.1.30 **INVITATION TO THE PUBLIC AND ENVIRONMENTAL HEALTH PROFESSIONALS STRATEGIC ANNUAL PLANNING MEETING**

(C/M 2025/11/04 - 9/2/1)

RESOLVED:

- (a) That Council takes note of the invitation received from the Ministry of Health and Social Services.
- (b) That Council grants approval to Environmental Health Practitioner, Mr Moses Ndara to attend the Public and Environmental Health Professionals Strategic Annual Planning Meeting to be held in Otjiwarongo, Otjozondjupa Region, from 29 September 2025 to 03 October 2025 as per the invitation by the Ministry of Health and Social Services.
- (c) That special leave be granted to Mr Moses Ndara for the period.
- (d) That subsistence and travelling allowances are paid in terms of Council Policy on Travelling, Accommodation & Subsistence, be defrayed from Vote: 300015505500 (Conference Expenses), where N\$55 800.00 is available.

11.1.31 **REZONING OF ERF 4665, SWAKOPMUND, EXTENSION 9 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:600M² TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:300M²**

(C/M 2025/11/04 - E 4665)

RESOLVED:

- (a) That the rezoning of Erf 4665, Swakopmund Extension 9, from "Single Residential" with a density of 1:600m² to "General Residential" with a density of 1:300m² be approved.
- (b) That the applicant provides proof that the rezoning of Erf 4665, Swakopmund, Extension 9, has been approved by the Minister and promulgated before any submission of building plans, inclusive of relaxation of building lines and aesthetics approval to the Engineering and Planning Services Department for approval.
- (c) That the rezoning of Erf 4665, Swakopmund, Extension 9, from "Single Residential" with a density of 1:600m² to "General Residential" with a density of 1:300m² be subject to a 20% compensation fee calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant.
- (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 rezoning has been received by Council.
- (e) That all additional infrastructures required because of the proposed development shall be for the account of the applicant or the owner and in accordance with the specifications and satisfaction of the General Manager: Engineering and Planning Services.
- (f) That onsite parking be provided as per the Swakopmund Zoning Scheme, and no street parking will be permitted.
- (g) That the objectors be informed of this decision and of their rights that they may appeal the 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.

2025/2025

11.1.32

APPLICATION FOR THE REZONING OF ERF 4858, SWAKOPMUND, EXTENSION 10 FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO LIGHT INDUSTRIAL WITH A BULK OF 2.0 AND CONSENT TO PROCEED AS A SERVICE INDUSTRY WHILE THE REZONING IS IN PROCESS

(C/M 2025/11/04 - E 4858)

RESOLVED:

- (a) That the rezoning of the Erf 4858, Swakopmund, Extension 10, from "General Business" with a bulk of 2.0 to "Light Industrial" with a bulk of 1.0 be approved.
- (b) That the consent to operate a service industry while the rezoning is in process be approved.
- (c) That the rezoning of Erf 4858, Swakopmund Extension 10, from "General Business" with a bulk of 2.0 to "Light Industrial" with a bulk of 1.0 is subject to a 30% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.
- (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 rezoning has been received by Council.
- (e) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
- (f) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, before any submission of building plans to the Engineering and Planning Services Department for approval.
- (g) That all additional infrastructure required as a result of the proposed development shall be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering and Planning Service.
- (h) The applicant be informed of Council's decision with regards to the bulk and that they may appeal to the Minister against Council's Resolution 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.

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

None.

The meeting adjourned: 19:43.

Minutes to be confirmed on 18 November 2025.

Councillor B R !Goraseb
MAYOR

Mr Alfeus Benjamin
CHIEF EXECUTIVE OFFICER

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

10.1 (A) **MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 13 AND 24 NOVEMBER 2025**

2. **CONFIRMATION OF MINUTES**

(M/C 2025/11/13 - 5/2/1/1/2)

8.10 **WRITE-OFF OF REDUNDANT AND OBSOLETE STOCK ITEMS IDENTIFIED DURING THE STOCK TAKING HELD ON 30 JUNE 2025**

(M/C 2025/11/13 - 5/2/5/2/1)

RESOLVED: (For Condonation By Council)

- (a) That the redundant stock items identified during the stock taking of 30 June 2025 be written off from the Council's Inventory/Stock register.
- (b) That the following stock items with the value of N\$165,952.25 be written off and sold at the next Public Auction:

QTY	DESCRIPTIONS	REASON	ITEM NUMBER	VALUE VAT EXCLUSIVE N\$
84	Surface Concentric Plastic	Unusable	1123550	41 824.70
3	Sinks	Unusable	1200180	1 050.88
1	HW Basin Traps	Unusable	1200200	11.29
9	Shower Traps	Unusable	1200210	96.06
3	HW Basin Waste	Unusable	1200220	10.60
4	HW Basin Brackets	Unusable	1200270	68.18
22	Reducers PVC 40-50MM	Unusable	1200280	24.00
1	HP CP5220- Black 7k	Unusable	1216722	2 690.68
1	HP CP5220-Cyan 7.3K	Unusable	1216732	4 028.98
1	HP CP5220 - Yellow 7.3	Unusable	1216742	4 028.98
1	HP CP5220 - Magenta	Unusable	1216752	3 581.31
4	HP 131A BLACK TONER	Obsolete	0311618	6 571.24
4	HP 131A CYAN TONER	Obsolete	0311619	7 812.16
3	HP 131A MAGENTA TONER	Obsolete	0311620	5 812.16
3	HP 131A YELLOW TONER	Obsolete	0311621	5 812.16
12	HP 135 TRI-COLOUR CARTRIDGE	Obsolete	0311219	2 332.17
6	HP 6830-934XL BLACK	Obsolete	1216592	2 967.17
10	HP 932XL BLACK	Obsolete	1216672	8 977.71
5	HP 933XL CYAN	Obsolete	1216673	2 173.92
5	HP 933XL MAGENTA	Obsolete	1216674	2 173.92
5	HP 933XL YELLOW	Obsolete	1216675	2 173.92
6	HP 6830-934XL BLACK	Obsolete	1216592	2 967.17
8	HP 7000/7500-920XL CYAN	Obsolete	1216342	1 913.04
8	HP 7000/7500-920XL MAGENTA	Obsolete	1216352	1 913.04

1	Fibre Cement pipe 75mm	Unusable	1111116	184.38
2	Fibre cement pipe 100mm	Unusable	1111213	148.45
13	Fibre cement pipe 125mm	Unusable	1111418	298.05
11	Fibre cement pipe 150mm	Unusable	1111515	420.30
3	Fibre cement pipe 200mm	Unusable	1111612	145.88
2	Fibre cement pipe 250mm	Unusable	1111914	146.44
1	Fibre cement pipe 300mm	Unusable	1111920	1 188.38
1	Fibre cement pipe 350mm	Unusable	1111925	1 828.11
3	Triplex couplings 75mm	Unusable	1112112	9.86
19	Triplex coupling 125mm	Unusable	1112414	340.26
25	C1 short collars 150mm	Unusable	1115316	11 838.48
20	C1 short collars 200mm	Unusable	1115413	6 953.87
6	C1 Short Collar 225mm	Unusable	1116128	1 080.32
5	CI Saddles 25mm	Unusable	1114816	282.41
4	CI Saddles 300 x 50mm	Unusable	1114850	404.15
6	CI Tee 110mm	Unusable	1114851	3 564.81
3	CI Hydrant Tee 110mm/80	Unusable	1114852	2 361.96
2	CI Reducing Tee 200x110	Unusable	1114853	3 798.09
6	Hot dipped G/Washer	Unusable	1114890	4.07
18	PVC Reducing Adaptors 20 x 15m	Unusable	1114913	37.48
10	U PVC Class9 63mm	Unusable	1115014	2 408.09
5	U PVC Class9 90mm	Unusable	1115111	2 482.57
25	CI Short Collars 150mm	Unusable	1115316	11 838.48
30	Laying Gasket PVC Pipe 75mm	Unusable	1116128	507.13
15	Laying Gasket PVC Pipe 90mm	Unusable	1116215	298.70
50	Laying Gasket PVC Pipe 160mm	Unusable	1116507	2 366.09
	Total (VAT Excl.):			N\$165,952.25

- (c) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices of the above-mentioned redundant items.

8.11 **WRITING-OFF OF REDUNDANT ITEMS: FINANCE DEPARTMENT**

(M/C 2025/11/13 - D 12/1)

RESOLVED: (For Condonation By Council)

- (a) That council approves the writing-off of the following redundant items and equipment from the Finance Department:

(i) **Office Furniture (Head Office):**

ROOM NO:	QTY	DESCRIPTIONS	ITEM NO:	CUSTODIAN
EO-20	1	Chair - Black	000117	S Leevy
EO-20	1	Chair - Brown	000017	A Shikongo
EO-22	1	Chair - Red	000199	D Sitambi

EO-22	1	Office Chair - Black	000187	D Sitambi
EO-02	2	Fan - Red and Black	000043	E Elgowab
EO-05A	1	Cupboard - Grey Medal	000136	G Aochamus
EO-20	1	Table - Brown	000024	A Shikongo
EO-20		Chair - Red	000014	A Shikongo
Income wing passage	4	Blue, red, and brown office chairs	000200	A Shikongo
EO-20	1	Chair - Red	000310	A Shikongo
EO-20	1	Table - Brown	000515	A Shikongo
Stores	7	7 x Broken Office Chairs	not barcoded	-
Stores	7	7 x Office Tables	not barcoded	-
Enquiry	1	Blue - office chair	000422	E Nampweya
Enquiry	1	Blue - office chair	000426	K Kokayi
Stores	1	Wooden filing shelf	not barcoded	Stores

(ii) Old/Broken Furniture (Stores):

ROOM NO:	QTY	DESCRIPTION	STATUS
Stores	1	Microwave	Old
Stores	1	Heater	Old
Stores	1	Fridge	Old/Broken
Stores	1	Plastic Filing Drawer	Old/Broken
Stores	2	Plastic Chairs	Old/Broken
Stores	3	Wooden Chairs	Broken
Stores	1	Vacuum Cleaner	Broken
Stores	1	Plastic Filing Shelf	Old
Stores	1	Mop Tray	Old

- (b) That the office furniture stock items in a(i) and a(ii) be written off and sold at the next Public Auction
- (c) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices of the above-mentioned redundant items.

8.12 **WRITING OFF OF REDUNDANT ITEMS AT PROCUREMENT MANAGEMENT UNIT**
(M/C 2025/11/13 - 17/2/5/1)

RESOLVED: (For Condonation By Council)

- (a) That the following redundant items from the Procurement Management unit be written off and sold at the next public Auction:

QUANTITY	DESCRIPTION
2	Office chairs

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the above-mentioned items.

8.13 **WRITING OFF OF REDUNDANT ITEMS AT CORPORATE SERVICES & HC - MARKETING & COMMUNICATIONS SECTION**

(M/C 2025/11/13 - 17/2/5/1)

RESOLVED: (For Condonation By Council)

- (a) That the following redundant items from the Marketing & Communications Sections be written off and sold at the next public Auction:

QUANTITY	DESCRIPTION
3	Office chairs

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the above-mentioned items.

8.14 **STANDARD BANK: COMMISSION STRUCTURE FOR PAYPULSE TRANSACTIONS FOR MUNICIPAL SERVICES**

(M/C 2025/11/13 - 3/13/1/2)

RESOLVED:

That the item be referred back to the next Management Committee meeting.

11. **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETING HELD DURING NOVEMBER 2025**

11.1 **MANAGEMENT COMMITTEE MEETING HELD ON 13 AND 24 NOVEMBER 2025**

11.1.1 **CANCELLATION OF APPROVAL: SALE OF LAND TO DEVELOP A SOLAR COMPONENT MANUFACTURE PLANT BY NACIDO MINING CC**

(C/M 2025/11/24 - 17/2/11/2, 17/1/4/2/1/12)

Ordinary Management Committee Meeting of 13 November 2025, Addendum **7.1** page **05** refers.

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

1. PURPOSE

The purpose of this submission is to:

- 1.1 inform Council of the lapsing of the 90-day period granted to Nacido Mining CC (hereinafter referred to "Nacido") to pay the deposit of N\$100,000.00, as required in terms of points (i) and (ii) of Council's resolution passed on **03 June 2025** under item 11.1.5.
- 1.2 confirm the cancellation of the allocation of the 10-hectare portion of land to Nacido, situated within the Green Triangle area adjacent to the land allocated to HDF Energy development in terms of Council's decision that it be revoked upon failure to pay the deposit; and
- 1.3 seek Council's decision on the future use of the said portion of land, following the cancellation

2. BACKGROUND

During **2022**, Nacido (previously known as Granville Energy (Pty) Ltd) applied to lease a portion of land measuring approximately 10 Ha to relocate the operations of a solar component manufacturing plant from South Africa to Namibia. Accordingly, their activities will include the following:

- Solar PV
- Inverter
- Battery/ EV battery Manufacturing
- Automotive / Ev Manufacturing

On **23 February 2023**, Granville Energy presented their proposal to Council to develop a solar component manufacturing plant in Swakopmund whereafter they were requested to provide the following documentation as a requirement of due diligent approval:

- (i) A copy of the registration document of Granville Energy (Pty) Ltd as an entity indicating the names of shareholders;
- (ii) Proof of secured funding for this project; and
- (iii) Proof of experience and capacity to ensure successful completion of the project.

On the **11 May 2023** and **04 July 2023**, Granville Energy (Pty) Ltd submitted their company registration document, a letter confirming their experience and capacity, and a letter from FA Advisory Group Inc, in collaboration with Simmons Bank confirming that they will provide the required funds to Granville for the development project. Another letter dated **07 May 2024** was received from Bank Windhoek Ltd that they will consider financing N\$ 30 000 000.00 to Nacido.

Subsequent, the application of Granville was discussed at Council's meeting on **31 August 2023**, under item 11.1.17 and the following resolution was passed:

- "(a) That Council supports the proposal by Messrs Granville Energy Namibia (Pty) Ltd to establishment of a solar component manufacturing plant within the Swakopmund town boundary.*
- (b) That Council, in principle, supports the leasing of a 10-hectare size land, next to the HDF-Energy development to Messrs Granville Energy Namibia (Pty) Ltd for a period of 9 years and 11 months, with the option of renewal, for the establishment and operation of a solar component manufacturing plant.*
- (c) That the exact size and location of the solar component manufacturing plant, be determined by the General Manager: Engineering and Planning Services.*
- (b) That once the size and location of the solar component manufacturing plant are determined by the General Manager: Engineering and Planning Services, that the General Manager: Corporate Services and Human Capital submits to Council for consideration the full lease price and applicable terms and conditions for the lease.*
- (c) That any costs associated with this proposal, such surveyor costs, municipal services to support the operations, applications for road accesses and electrical supply should be for the account of Messrs Granville Energy Namibia (Pty) Ltd.*
- (d) That the exact size and location of the solar component manufacturing plant, be determined by the General Manager: Engineering and Planning Services.*
- (e) That once the size and location of the solar component manufacturing plant are determined by the General Manager: Engineering and Planning Services, that the General Manager: Corporate Services and Human Capital submits to Council for consideration the full lease price and applicable terms and conditions for the lease."*

The above decision was conveyed to Granville Energy (Pty) Ltd, and they responded as per letter dated **14 February 2024** that they intend to change the name of the entity from Granville to Nacido Mining CC.

The change of name was considered at the Investment Coordination Committee (ICC) on **09 October 2024** and the following were proposed under item 8.1:

- "(a) Nacido be requested to submit the amended business registration document indicating the core business activities as solar manufacturing and other electrical related activities.
- (b) Obtain valuation of the industrial zoning to determine the purchase price of the subject portion;
- (c) Council should only consider the sale a portion of land approximately 10 Ha for Nacido to establish a solar component manufacturing plant due to the nature of the business that requires construction of a permanent building on the portion."

Following various discussions of the application, on **03 June 2025** under item 11.1.5 among other Council repealed the lease option and approved the sale of the portion subject to the payment of N\$ 100 000.00 deposit which is the standard conditions of sale for land by private treaty:

- "(a) That Council repeals point (b) of its resolution of 31 August 2023, item 11.1.7 to lease a portion of land measures 10 Ha to Granville Energy Namibia (Pty) Ltd for the establishment and operation of a solar component manufacturing plant and approve the sale of the same portion (located on the green triangle area indicated on the map attached as Annexure G) to Nacido Mining CC:
- (b) That Council, in principle, supports the leasing of a 10-hectare size land, next to the HDF-Energy development to Messrs Granville Energy Namibia (Pty) Ltd for a period of 9 years and 11 months, with the option of renewal, for the establishment and operation of a solar component manufacturing plant."
- "(i) That the sale transaction be subject to Council's standard conditions of sale by private treaty:
 - (i) That the purchaser pays a deposit of N\$100,000.00 towards the statutory costs relating to the transaction, including, but not limited to, advertising costs, compilation of the agreement of sale, as well as any legal costs that may arise from this transaction.
 - (ii) That the above deposit be paid within 90 days from the Council resolution approving the sale and purchase price, failing which Council's resolution will be revoked at the next Council meeting following the expiry of the 90 days.
 - (iii) That any remainder of the deposit in (i) above be refunded to the purchaser on completion of the transfer of the erf."

Subsequent to the above resolution, Nacido was informed as per letter dated **11 June 2025 (Annexure "A")**, followed by an email sent to Ms. Helga Smith on **13 June 2025**, advising them to pay the deposit of **N\$100,000.00** by **01 September 2025**.

On **10 July 2025**, Ms. Liinda Kasheeta collected a copy of the letter from the Property Section at the request of Nacido. The same letter was also emailed to Ms. Kasheeta, as as per **Annexure "B"**. Apart from the acknowledgement of

receipt provided by Ms. Kasheeta on **10 July 2025**, no further correspondence has been received from Nacido.

3. **DISCUSSION**

Nacido did not comply with point (i) (ii) of Council's resolution passed on **03 June 2025** under item 11.1.5, by failing to pay the deposit of N\$100,000.00 on or before **01 September 2025**, being 90 days from **03 June 2025** (the date of Council's resolution). Nacido failed to secure and pay the required deposit by due date i.e. **01 September 2025**, consequently, the sale is hereby revoked in terms of points (i) and (ii) of Council's resolution passed on **03 June 2025** under item 11.1.5.

4. **PROPOSAL**

Based on the above explanation, it is therefore proposed that Council confirms the cancellation of the allocation of the 10-hectare portion of land, situated within the Green Triangle area; Council may thereafter consider the future allocation of the said portion. The land in question is demarcated for applications relating to miscellaneous industries on a lease basis. The option of sale to Nacido was initially considered due to the complexity of the project, which required the construction of permanent fixed structures.

HDF Energy has indicated that they would prefer the land to be incorporated into their lease, due to the sensitivity of the equipment used in the project and the potential impact that neighbouring activities could have on their development.

Should Council allow any further extension of time, it would result in preferential treatment and create an undesirable precedent for future applicants who fail to comply with the deposit requirement condition.

The portion of land being cancelled from Nacido is indicated on the map below:



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

RECOMMENDED:

- (a) That Council confirms the cancellation of the sale of the 10-hectare portion of land previously allocated to Nacido Mining CC within the Green Triangle area, as Nacido Mining CC failed to comply with points (i) and (ii) of Council's resolution passed on 03 June 2025 under item 11.1.5, by not paying the required deposit of N\$100,000.00 on or before 01 September 2025.
 - (b) That Council takes note that the portion referred in (a) above has not been formally subdivided and is earmarked for miscellaneous industrial use on a lease basis.
 - (c) That Council provisionally reserve the site to be included into the HDF lease/ purchase due to the sensitivity of their equipment used in their project and the effect that neighbouring activities could have on their development.
-



ANNEXURE "A"

+264 64 410 4111 | swkmun@swkmun.com.na | P O Box 53, Swakopmund, Namibia

Ref No: 17/2/11/2, 17/1/4/2/1/12

Enquiries: Ms Margaret Sheehama

11 June 2025

The Managing Director
Nacido Mining CC
P O Box 5610
WALVIS BAY
13013

Attention: Ms Stephiana Smith

s.smith@nacidodelafefgroup.com

Dear Madam

1. APPLICATION TO LEASE / SALE OF LAND TO DEVELOP A SOLAR COMPONENT MANUFACTURE PLANT
2. REQUEST FOR NAME CHANGE FROM GRANVILLE ENERGY NAMIBIA (PTY) LTD TO NACIDO MINING CC

The abovementioned matters refer.

Following our letter dated **22 February 2024**, your application was discussed at Council's meeting held on **03 June 2025** under item 11.1.5 and the following was resolved:

"(a) That Council repeals point (b) of its resolution of 31 August 2023, item 11.1.7 to lease a portion of land measures 10 Ha to Granville Energy Namibia (Pty) Ltd for the establishment and operation of a solar component manufacturing plant and approve the sale of the same portion (located on the green triangle area indicated on the map attached as Annexure G) to Nacido Mining CC:

"(b) That Council, in principle, supports the leasing of a 10-hectare size land, next to the HDF-Energy development to Messrs Granville Energy Namibia (Pty) Ltd for a period of 9 years and 11 months, with the option of renewal, for the establishment and operation of a solar component manufacturing plant."

(b) That Council does not approve the application to lease the portion of land or reserve an additional portion of land of the remaining portion of land for storage of the manufactured panels.

(c) That the purchase price be approved at N\$104,324.00 / Ha x the size of the Surveyor-General approved diagram (when issued), excluding 15% VAT, subject to the standard increase prescribed in Council's Property Policy, clause 7.5.



- (d) That Nacido Mining CC confirms acceptance in writing of the purchase price per Ha and the conditions of sale.
- (e) That no betterment fee be charged as the purchase price was determined assuming the use of the land as industrial for a solar component manufacturing plant.
- (f) That 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.
- (g) That Nacido Mining CC appoints a town planner at their cost, to attend to the subdivision of the relevant portion of land and rezoning the portion from "Undetermined" to "industrial" for the establishment and operation of a solar component manufacturing plant.
- (h) That the following conditions be registered against the title deed of the to-be-created erf:
 - (i) *That the portion of land be used exclusively for the establishment and operation of a solar component manufacturing plant.*
 - (ii) *That no residential accommodation be allowed, except overnight accommodation and ablution facilities for shift workers/security guards of the venture.*
 - (iii) *That the property may not be alienated (including a change in shareholding / members) unless a completion certificate is issued in respect of the structural improvements, referred to in (j) (xii) below.*
 - (iv) *That the property or any portion thereof may not be subdivided and or alienated without being offered to Council at the purchase price such was obtained from Council.*
- (i) That the sale transaction be subject to Council's standard conditions of sale by private treaty:
 - (i) *That the purchaser pays a deposit of N\$100,000.00 towards the statutory costs relating to the transaction, including, but not limited to, advertising costs, compilation of the agreement of sale, as well as any legal costs that may arise from this transaction.*
 - (ii) *That the above deposit be paid within 90 days from the Council resolution approving the sale and purchase price, failing which Council's resolution will be revoked at the next Council meeting following the expiry of the 90 days.*
 - (iii) *That any remainder of the deposit in (i) above be refunded to the purchaser on completion of the transfer of the erf.*
 - (iv) *That all costs related to the transaction be for the account of the purchaser.*
 - (v) *That Council applies for approval from the Ministry of Urban and Rural Development in terms of section 63(2) (b) read together with Section 30 (1) (t) to proceed with the transaction as the portion of land is undivided townlands.*

- (vi) That the transaction be concluded within 120 days from a diagram being approved by the Surveyor General, indicating the property description.**
- (vii) That payment of the purchase price be secured either in cash or bank guarantee in favour of the Swakopmund Municipality within 120 days from a diagram being issued by the Surveyor-General.**
 - (aa) Failure to secure the purchase price within the required period will result in cancellation without the need to place the purchaser on terms.**
 - (bb) Should the purchase price be secured by a bank guarantee the transfer must be effected on / before the 120th day, otherwise interest will be levied as from the date of last party signing the agreement (date of sale) until the date of registration of transfer at a rate as confirmed with Council's bank on the date of sale, i.e. date of last party signing the agreement.**
- (viii) That the purchaser accepts that no rights will accrue to them 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.**
- (ix) The portion of land is sold "voetstoots" or "as is" with the Council giving no warranty or guarantee, whether express or implied, oral or tacit, as to the suitability of the layout or situation or subterranean composition of the property or any improvements thereon. The Council also does not warrant that the services installed at the property are suitable for the use intended by the Purchaser. It is therefore the obligation of the purchaser to verify that the installed electricity, sewage, and water connections are suitable for the intended use of the property.**
- (x) That no development or construction be permitted to commence unless approved by the GM: Engineering & Planning Services.**
- (xi) That the portion of land be fenced to the satisfaction of the GM: Engineering & Planning within 24 months date of the last party signing the agreement Services.**
- (xii) That the purchaser constructs structural improvements on site valued at least equal to the municipal valuation of the property. Structural improvements, for purposes of this condition, shall not include the construction of boundary walls or any changes to the subterranean composition or surface of the property.**
- (xiii) That the said improvements be completed within 24 months (2 years) from the date of transfer.**
- (xvi) The agreement of sale shall be signed and returned to the Swakopmund Municipality by the purchaser within 21 days of receipt thereof by the purchaser.**
- (xiv) That the purchaser indemnifies Council against any claims for damages in respect of the use of the site and or resulting from blasting, should blasting need to be done.**
- (xv) That the purchaser provides the registration documentation of the entity (Council resolution of 27 April 2017 under item 11.1.10) and that the shareholders / members must be cautioned that the shareholders / members remain the same until the transfer is completed and they have complied with all conditions of sale.**

(xvi) That Nacido Mining CC provides / installs all required services at their cost to the satisfaction of the General Manager: Engineering & Planning Services and Council, and be indemnified of any possible claims.

(xvii) That Nacido Mining CC be required to commence substantive commercial activities within 24 months from the date of registration of the transfer, failing which the agreement shall be cancelled and the property returned to Council.

(j) That the following additional conditions be applicable:

(i) That a right of way servitude be registered over Council's property to allow access to the portion of land, if required.

(ii) That the following statutory processes be finalized by the developer within 24 months after approval being obtained by Council in terms of (v) below:

(1) Subdivision of the portion of land.

(2) Rezoning of the newly created erf to special use for the establishment and operation of a solar component manufacturing plant.

(3) That an environmental clearance certificate be obtained in terms of the Environmental Management Act, Act 7 of 2007.

Please familiarize yourself with the above conditions and confirm acceptance of the conditions in writing on / before **Tuesday, 24 June 2025**. The deposit of N\$ 100 000.00. Attached Council's banking details for payment of the N\$ 100 000.00 deposit.

Once written confirmation is received from you accepting Council's decision the following procedures will follow:

- ① Payment in the amount of N\$100 000.00 referred to in point (i) above is payable on/before **Monday, 01 September 2025** in order to publish Council's intention to sell a portion of land measuring approximately 10 ha to Nacido Mining CC for the purpose of developing a solar component manufacturing plant.

Attached is Council's banking details, please e-mail proof of payment to Ms M Sheehama at msheehama@swkmun.com.na

Irrespective whether objections are received or not, an application must be made to the Minister of Urban and Rural Development for permission to proceed with the transaction.

This process might take up to four months to finalize.

- ② Depending on the response from the Minister of Urban and Rural Development, you can proceed with the statutory processes set-out under point (g) and (j) at your cost.
- ③ Once a Surveyor-General approved diagram is in place, a deed of sale will be compiled, and the purchase price will become payable.

Should you have any further enquiries, please do not hesitate to contact Ms M Sheehama at ☎ 064-4104213.

Yours faithfully


Mpsai Haingura
General Manager: Corporate Services & HC

/ms 

Copy: GM: Engineering & Planning Services

ANNEXURE "B"

Margaret Sheehama

From: Margaret Sheehama
Sent: Tuesday, 09 September 2025 12:50
To: Helga Smith; s.smith@nacidodelafegroup.com; Linda Kasheeta
Cc: Mpasi Haingura; Stephny Bruwer; Mahne Kruger
Subject: RE: Application to purchase of land to develop a solar component manufacture plant

Table with 3 columns: Tracking, Recipient, Delivery. Rows include Helga Smith, Linda Kasheeta, Mpasi Haingura, Stephny Bruwer, and Mahne Kruger with their respective delivery times.

Good Morning Ms Smith,

My e-mails of 13 June 2025, 10 July 2025 and 08 September 2025 refer.

Kindly provide an explanation as to why the deposit of N\$100,000.00 was not settled on 01 September 2025. We require your feedback urgently in order to include your explanation in the submission to Council for cancellation.

Please take note that the sale will be cancelled in terms of point (i) and (ii) of the Council resolution passed on 03 June 2025, Item 11.1.5.

In this regard, you are hereby given 21 days' notice to respond and give feedback.

Kind Regards

Margaret Sheehama
Property Officer

Tel: +264 64 410 4213 Email: msheehama@swkmun.com.na
Address: cnr Rakotoka Street & Daniel Kamho Avenue
Swakopmund, Erongo



swkmun@swkmun.cc
www.swkmun.cc

From: Margaret Sheehama <msheehama@swkmun.com.na>
Sent: Monday, 08 September 2025 09:26 AM
To: Helga Smith <Nacidomining@outlook.com>; s.smith@nacidodelafegroup.com; Linda Kasheeta <kasize@iway.na>

Ordinary Council Meeting - 24 November 2025

Cc: Mpasi Haingura <mhaingura@swkmun.com.na>; Stephny Bruwer <sbruwer@swkmun.com.na>; Mahne Kruger <mkruger@swkmun.com.na>

Subject: RE: Application to lease / sale of land to develop a solar component manufacture plant

Good Morning Ms Smith/ Linda

I refer to our letter dated **11 June 2025** (copy attached), in which we requested payment of the deposit amounting to **N\$100,000.00** in order for Council to proceed with the sale transaction.

As no payment was received by the due date stipulated, please be advised that the matter will now be reported to Council.

For ease of reference, quoted below is point (i) of the Council resolution passed on **03 June 2025**, item **11.1.5**:

- (i) That the sale transaction be subject to Council's standard conditions of sale by private treaty:
- (i) *That the purchaser pays a deposit of N\$100,000.00 towards the statutory costs relating to the transaction, including, but not limited to, advertising costs, compilation of the agreement of sale, as well as any legal costs that may arise from this transaction.*
- (ii) *That the above deposit be paid within 90 days from the Council resolution approving the sale and purchase price, failing which Council's resolution will be revoked at the next Council meeting following the expiry of the 90 days.*

Margaret Sheehama | Property Officer | Corporate Services & Human Capital | +264 64 410 4213

From: Margaret Sheehama <msheehama@swkmun.com.na>

Sent: Friday, 13 June 2025 03:43 PM

To: Helga Smith <Nacidomining@outlook.com>; s.smith@nacidodelafegroup.com

Cc: Mpasi Haingura <mhaingura@swkmun.com.na>; Stephny Bruwer <sbruwer@swkmun.com.na>; Verena

Reischauer-Buchert <vbuchert@swkmun.com.na>; Clarence McClune <cmclune@swkmun.com.na>

Subject: Application to lease / sale of land to develop a solar component manufacture plant

Dear Ms Stephiana Smith

Attached the letter informing you of the Council resolution passed on 03 June 2025 regarding your application.

The letter is also posted.

Kind Regards

Margaret Sheehama
Property Officer

Tel: +264 64 410 4213 Email: msheehama@swkmun.com.na
Address: cnr Rakotoka Street & Daniel Kamho Avenue
Swakopmund, Erongo



swkmun@swkmun.cc
www.swkmun.cc



Executive Summary



While the rest of the world is scrambling for solutions to the energy crisis and seeking towards energy independence, the Best and Fast First countries are using the challenges as opportunities to create jobs and build new industries. Africa on the other hand, continues to be an extractive economy, chipping out its resources in exchange for cash that is not enough to address immediate socio-economic challenges. All reports by development agencies and consulting companies indicate that Africa's most valuable resource is its youthful population, which can be transformed into a huge talent pool. However, not a lot of reports provide any blueprint to leverage the human capital capacity to its economic boom.



Furthermore, Africa also has the last of the world's biggest resources reserves and growth to every energy mix policy challenge. Yet, we do not convert any of the resources to products that solve our own problems. We are comfortable reporting, believing that Africans are incapable of developing advanced engineering and technology solutions. The result is long time intervals of payment and unstable economies that are linked to corrupt business practices. Granville Energy has a different view and approach. We believe in controlling the value chain from manufacturing to services. As a renewable energy company, Namibia is the best country on the continent for developing our own and Swakopmund is amongst the best sites to be located.



With the long African Ocean coastline, abundance of sunlight, young, educated population and good road network infrastructure into the large SADC regional market, our chance was easy. With our manufacturing business, Nicolo De Lillo in partnership with Granville Energy will bring about 4700 direct permanent jobs to Swakopmund, 1700 from the Solar Power components manufacturing and 3000 direct jobs from automotive and electric vehicle (EV) battery manufacturing. The automotive section of our plant is estimated to bring additional jobs in the order of 15 (1 direct manufacturing jobs to 5 automotive supplier jobs. This is based on industry standards). We will also expand the plant to include circular economy where old technology internal combustion engine (ICE) cars will be converted to electric vehicles (EV), creating an entirely new economy in Namibia and the SADC region. Our report articulates go request SADC for the solar power components, as we intend to leverage AGOA agreement with the United States.

In line to the community and not stop of jobs creation and direct contributions to the national and regional taxes. We are working with UNAM to design curriculum of the future workplace, which will prepare students for advanced engineering and technology work environments. That will span desert farming techniques using advanced sensors, augmented reality, virtual reality and software solutions to run sensor farm to monitor. Other sectors that will benefit from the technology investment and expertise of Granville Energy is water resource monitoring and management as well as livestock monitoring. This and more, will be done in a state of the art research and development (R&D) facility at the Granville Energy Center in collaboration with UNAM. Other potential partners such as CO2 and WFP will be invited to participate.

For us to realize the vision stated above, land area of between 80 to 100 hectares will be required, close to the ocean. Over time, more land will be required to support expansion and growth. Initial investment of N\$4M-\$5M will be required for the development. Besides the direct investment from Granville Energy, partners in real estate development, health and other services will be invited to take advantage of this new opportunity.

Table of Contents

OPPORTUNITY OVERVIEW:	03
GRANVILLE ENERGY OVERVIEW:	
About Granville	04
ABOUT MUNICIPALITY OF SWAKOPMUND:	
Overview	06
Strategic geographic location of the land	07
ESTIMATED IMPACT	09
USE OF LAND (ADVANCED MANUFACTURING):	
Advanced Manufacturing	11
Manufacturing the Future of African Energy	12
Construction and Operations	15
Electric Vehicle Manufacturing & Conversion of ICE vehicles into EVs	14
USE OF LAND (OTHER OPPORTUNITIES):	
Architecture and Development Management	16
Green Hydrogen & Green Ammonia Production	17
Investment, Skill transfer/development, and Partnerships	18



Opportunity Overview

- Build a world-class advanced manufacturing plant for:
1. Solar Panel Manufacturing
 2. Lithium Iron Phosphate (LiFePO4) Battery
 3. Automotive Manufacturing for Electric Vehicles (EV)
 4. R&D for future energy storage and production, including Sodium based battery



Strategic Partners





"We're on a mission to provide access to clean, sustainable power to a billion Africans by 2050"

1

Help stabilize the grid by providing clean energy to residents, commercial enterprises, and municipalities

2

Make alternative, sustainable energy more accessible to everyday people by optimizing financial models

3

Develop and improve the technology and software behind solar and UPS solutions to solve a wider range of problems

4

Continue continental expansion, working with governments to help address their energy issues

04



Overview

Provide and maintain safe, sufficient and affordable services for residents and visitors and promote future development to the benefit of our community.

With a population of 44,724, Swakopmund is a beautiful coastal city in Namibia that benefits from tourism, thanks to its rich history. About 41km north of Walvisbay, linking part of Walvisbay to the Trans-Kalahari highway, it connects directly to SADC regional market. The city will benefit from the expansion of NAMPORT operations with the development of North Port of Walvisbay.

Swakopmund is a perfect location for manufacturing business establish presence and take advantage its EPZ status.

High literacy rate (98.8%) and low tertiary education rate (7.3%) of the city provides opportunity for skills development for future workplace and 4IR (Fourth Industrial Revolution).

Lastly, the abundance of Salt, serves as a good base for R&D for future energy storage systems.

06

Strategic geographic location of Swakopmund

The strategic advantages of the region's geographic location will play a big role in its success and scalability.

sits right in the middle of the logistic corridor of Namibia, making it ideal for the exporting of goods to all bordering countries.

The bulk of activities will be situated right next to the B2 highway which runs directly through Botswana, Zimbabwe, and South Africa, and the roughly 100km from the B1, making transportation of goods extremely feasible.



07



Estimated Impact

Due to the scale of operations expected to take place in the area, Granville Energy estimates the creation of about 4,000 permanent jobs. The employment process for all positions will first and foremost prioritise the community. In the areas where certain skills cannot be found locally, training programs will be provided to ensure local job fulfillment of similar positions in future. Granville Energy will also place special focus on enterprise development for local businesses and support of local entrepreneurs, so as to continuously develop the existing economy.

Solar PV, inverter, and battery/EV battery manufacturing
1,200 jobs

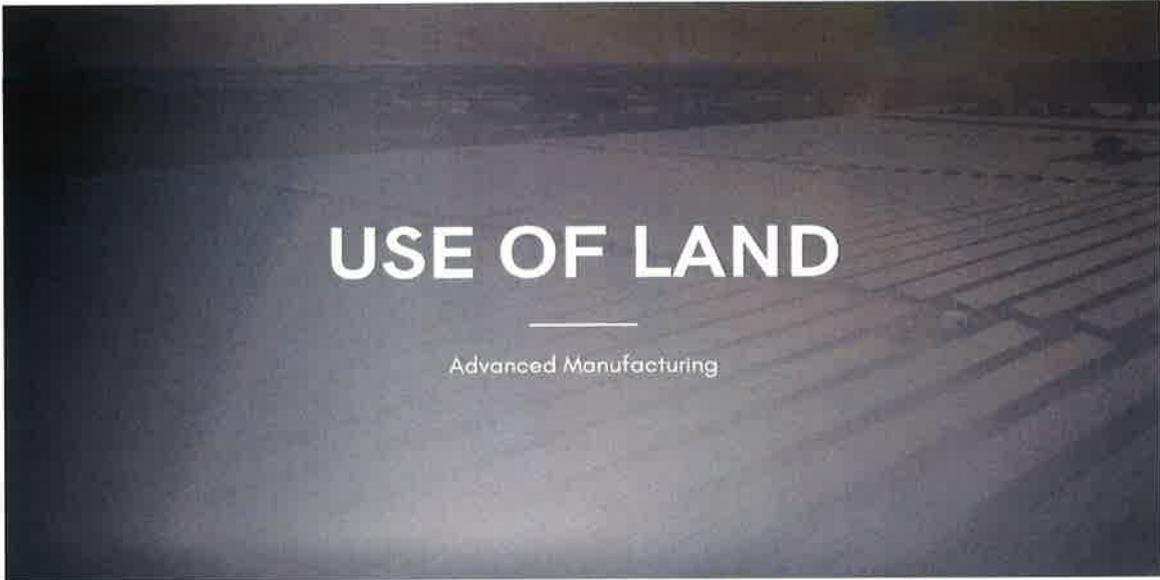
Automotive/EV Manufacturing
3,000 jobs



Excluding the manpower required to implement and construct the required facilities for manufacturing, the estimated permanent employment of 4,200 people, in addition to the continued traffic or account of development, will require a number of key services in order to be sustained. Some of these services will include cleaning and maintenance staff, fueling stations, hospitals, convenience stores, pharmacies, banks, schools, housing, and entertainment.

The sudden availability of these services will (in conjunction with the increase in trade traffic and development of infrastructure) attract outside interest. The creation of luxury game hunting and guest lodges, urban settlements, and high end restaurants will then become a viable means of fueling tourism.

09



Advanced Manufacturing

Southern Africa's first advanced manufacturing plant for solar panels, lithium batteries for residential and EV energy storage.



10ha

Space Required

200MW

Estimated Annual Production

12 months

Estimated Completion Time

****N\$500m**

Cost of Implementation

4200 jobs

Estimated Permanent Job Creation

Manufacturing the Future of African Energy

Granville Energy intends to implement a solar panel, solar inverter, and lithium ion battery value chain that will significantly reduce the cost of solar based systems in the SADC region. Using state of the art micro factory technology, all Granville products will meet even the highest international safety and performance standards.

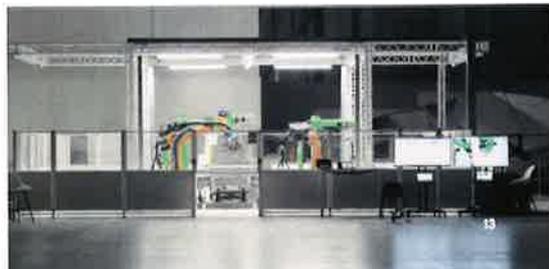
- Due to their close proximity, manufactured goods can easily be distributed between countries within the SADC region.
- The high demand for affordable solar and battery storage components throughout Southern Africa will generate steady revenue for the Namibian government via export tax.
- Permanent job creation and development of transferable skills will stimulate the local economy, and inevitably give rise to new industries.



Construction and Operations

The modern, minimalist approach that will be used in the architectural design of the facility will allow the building to blend seamlessly into its surroundings. This ensures that as the region continues to develop, the aesthetic aspirations of future architects will not be impaired by the jarring and intrusive aspects of traditional industrial buildings.

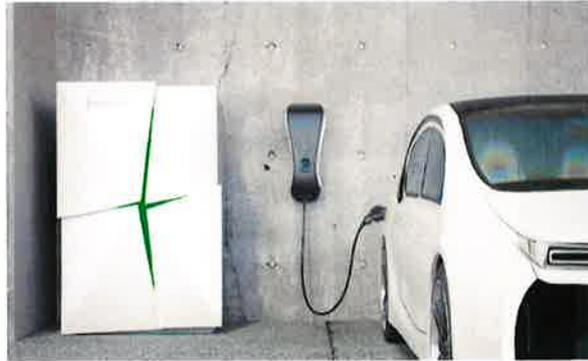
- Construction of a state of the art microfactory will allow for the production of complex components with minimal effort.
- Modular design of the facility enables low effort, rapid expansion when needed.
- Construction, day to day operations, and distribution of manufactured goods will be fully managed and coordinated by Granville Energy.



Conversion of ICE Vehicles into EVs

Part of Granville Energy's operations will include the service of converting ICE (internal combustion engine) vehicles into electric vehicles. This process involves removing ICEs from the bodies of traditional cars and replacing them with lithium ion batteries, as well as updating the internal display hub to communicate relevant information regarding the electric battery.

Car owners within Namibia and neighboring countries will be able to send their cars to the Granville Energy ICE conversion plant for services, which, outside of ICE conversion, will also include internal refurbishing upon request. The process of conversion and delivery may take up to a month depending on location.

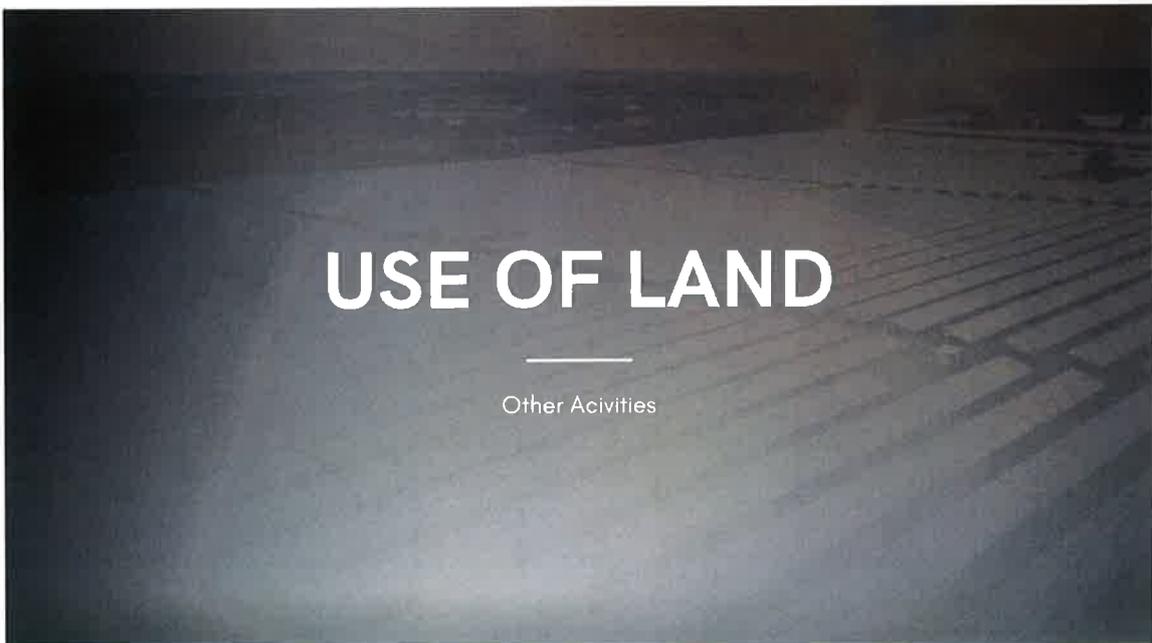


Electric Vehicle Manufacturing

A portion of Granville Energy's manufacturing plant will be reserved for Mureza Auto Company's manufacturing needs. The close proximity will allow for seamless transference of Granville Energy's lithium ion batteries into the bodies of newly manufactured cars.

The local manufacturing of electric vehicles will significantly reduce the cost of vehicles for the SADC region.

Over time, the integration of electric cars, buses, delivery trucks and vans into the economy will reduce the overall reliance on fuel based transportation, lowering operation costs for business and increasing accessibility to transportation.



Architecture and Development Management

Granville Energy recognizes the allocated area as being rich with untapped potential for infrastructure development in a variety of ways. Examples of this include:

Luxury guest and hunting lodges	Schools and technical training facilities
Housing and real-estate	Air and ground transportation facilities
Offices and outposts	Farming & livestock facilities

Granville Energy's involvement in the continued development of the area will ensure that all facilities are built and designed under a unified modern aesthetic that blends seamlessly with the environment and invites tourism. Granville Energy's expertise in renewable energy provision and distribution will also guarantee that all facilities are built with sustainability in mind.



Green Hydrogen & Green Ammonia Production

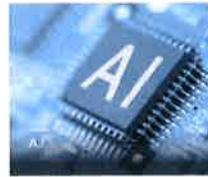
Germany's increasing interest in green hydrogen and ammonia production in Namibia has given rise to a number of additional opportunities in the renewable energy sector. Because production requires large amounts of renewable energy, identifying means of reducing the cost of energy will be very important if Namibia is to become a major player in green hydrogen production.

Hyphen Technology's first \$4.4 billion phase of their green hydrogen project will require 2GW of renewable energy production to succeed.

The local manufacturing of Granville Energy's solar panels and energy storage batteries will significantly reduce the costs of implementation for companies like Hyphen, expediting Namibia's move towards becoming an international leader in the field of green hydrogen and green ammonia export.

Investment, Skill Transfer/Development, and Partnerships

Granville Energy's commitment to nurturing and developing Africa's technological skill pool is central to its existence. As such, investing time and resources into education and skill development will forever be a priority wherever Granville Energy operates. Collaborations with local educational institutions and organizations will also be crucial in achieving this.





1910 Pacific Avenue Suite 11500
Tel: 214-390-7330
Fax: 214-602-6068
Email: info@fa-advisorygroup.com
www.faadvisorygroup.com

June 29, 2023

Confirmation of Fund Securing for Granville Energy Namibia (PTY) LTD

To Whom It May Concern:

I confirm that FA Advisory Group Inc, in collaboration with Simmons Bank, shall provide the required funds to Granville Energy Namibia (PTY) LTD required for construction of its intended solar panel and energy storage manufacturing plant in Namibia. We at FA Advisory Group Inc have closely reviewed the solar investment proposal presented by Granville Energy Namibia (PTY) LTD and have conducted extensive due diligence on their business model and project feasibility. Based on our evaluation, we are confident in the potential success of the venture and are pleased to lead the funding round necessary to launch the plant.

The funding package includes a combination of debt and equity financing tailored to meet the specific needs and requirements of the project.

Should you require further documentation pertaining to the funding, do not hesitate to contact us.

We are committed to providing the necessary support and promptly addressing any concerns or queries. We are delighted to be part of this exciting solar investment project with Grandville Energy Namibia, and we look forward to a fruitful collaboration.

Sincerely,



Felix Ashu, BSc, MBA, MLA, CPA, JD
Managing Director
FA Advisory Group Inc
1910 Pacific Avenue Ste 11500
Dallas Texas 75201
Tel: 214-390-7330
www.faadvisorygroup.com



Granville Energy Namibia (PTY) LTD
3rd Floor, Maerua Mall
Windhoek, Namibia
Namibia

Tel: +264 81 286 6603

Web: www.granville-energy.com

Email: stephiana@granville-energy.com

BOARD RESOLUTION
OF GRANVILLE ENERGY NAMIBIA (PTY) LTD, Registration #: 2022/0975
REGARDING NAME CHANGE TO NACIDO MINING CC 2018/08836

DULY PASSED ON 14th February 2024

The undersigned, being all the directors of Granville Energy Namibia (PTY) LTD, hereby sign the following amended resolutions:

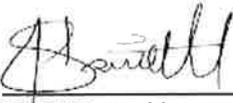
RESOLVED THAT:

1. The company approves the change of the company name from **Granville Energy Namibia PTY LTD to Nacido Mining CC 2018/08836**, (hereinafter called the IPP holder) be and is hereby appointed the entity who shall takeover the lease of the proposed Solar Component Assembly Plant project to the Municipality of Swakopmund.
2. **FURTHER RESOLVED**, that the appropriate officers of the Company are authorized and directed to take all necessary actions to effectuate the name change, including but not limited to filing the necessary paperwork with the Companies and Intellectual Property Commission in Namibia and updating all legal documents, contracts, agreements, stationery, and marketing materials to reflect the new company name. All actions previously taken by the officers of the Company in furtherance of effectuating the name change are hereby ratified and confirmed.

Certification:

I Stephiana Helga Smith, ID 90042100712, Managing Director of Granville Energy Namibia Pty Ltd, hereby certify that the above resolution was duly adopted by the Board of Directors of the Company at a meeting held on 14 February 2024.

It is hereby certified by the undersigned that the foregoing resolution was duly passed by the Board of Directors of the Company on the **14th day of February 2024**.

 _____ DIRECTOR: Tabi Tabe Tabi <u>AA154655</u> ID or Passport#	 _____ DIRECTOR: Stephiana Helga Smith <u>90042100712</u> ID or Passport#
--	---

Directors: Tabi T. Tabi (Cameroon), Stephiana H. Smith
Granville Energy NAMIBIA (PTY) LTD. Registration #: **2022/0975**

16/2/12/1/1

Emails correspondences between Nacido Mining & Property Section

From: Helga Smith <Nacidomining@outlook.com>
Sent: Thursday, July 11, 2024 9:37 AM
To: Andre Plaatjie <aplaatjie@swkmun.com.na>
Cc: Stephny Bruwer <sbruwer@swkmun.com.na>; Margaret Sheehama <msheehama@swkmun.com.na>; Mpasi Haingura <mhaingura@swkmun.com.na>
Subject: Re: Request for Information on Company Name Change and Land Allocation

Dear Andre
Yes, that too was submitted, Nacido Mining cc.

Kind regards,
Stephiana Smith
Get [Outlook for iOS](#)

From: Andre Plaatjie <aplaatjie@swkmun.com.na>
Sent: Thursday, July 11, 2024 9:34:31 AM
To: Helga Smith <nacidomining@outlook.com>
Cc: Stephny Bruwer <sbruwer@swkmun.com.na>; Margaret Sheehama <msheehama@swkmun.com.na>; Mpasi Haingura <mhaingura@swkmun.com.na>
Subject: Re: Request for Information on Company Name Change and Land Allocation

Dear Ms Smith
I am referring to the cooperation agreement and the company documents.

Kind regards
Sent from my iPhone

On 11 Jul 2024, at 09:12, Helga Smith <nacidomining@outlook.com> wrote:
Good Morning Andre

So far, we have submitted all requested documents, please advise if we have any outstanding documentation.

Thanks,
Kind regards,
Stephiana Smith
Get [Outlook for iOS](#)

From: Andre Plaatjie <aplaatjie@swkmun.com.na>
Sent: Thursday, July 11, 2024 9:08:54 AM
To: Stephiana <nacidomining@outlook.com>
Cc: Stephny Bruwer <sbruwer@swkmun.com.na>; Margaret Sheehama <msheehama@swkmun.com.na>; Mpasi Haingura <mhaingura@swkmun.com.na>
Subject: Re: Request for Information on Company Name Change and Land Allocation
Good morning Ms Smith

I note that you are enquiring about the lease. Kindly confirm whether all the information requested in our previous mail has been submitted as I have not received it. We can only consider the lease once all the information is received.

Kind regards
Sent from my iPhone

On 5 Jul 2024, at 10:05, Stephiana <nacidomining@outlook.com> wrote:
Good Morning Andre

Kindly please provide me with an update regarding the lease.

Thank you,

Kind regards,
Stephiana Smith

On 31 May 2024, at 11:42 AM, Andre Plaatjie <aplaatjie@swkmun.com.na> wrote:
Dear Ms Smith

We take note of your decision to lease and erect a movable structure. Be advised we await the response to our request for info in respect of due diligence before we proceed to submit to Council for the final approval.

Kind regards
Sent from my iPhone

On 31 May 2024, at 11:37, Stephiana <nacidomining@outlook.com> wrote:
Dear Andre

I hope this message finds you well. Thank you for providing clarity regarding the land use options for our project. We appreciate the opportunity to work with the 80 hectares of land made available.

After careful consideration, we have decided to proceed with leasing the land for the time being. We will set up a movable structure for the manufacturing plant on the designated area, as per our previous discussions.

While we acknowledge the option to purchase the land outright, we believe that leasing it initially aligns better with our current project timeline and financial considerations. However, we remain open to revisiting the possibility of purchasing the land as we progress with the project and evaluate its long-term sustainability and requirements.

We are confident that the movable structure will allow us to establish our assembly operations effectively while maintaining flexibility for potential future expansions or adjustments.

Thank you once again for your cooperation and support throughout this process. We are excited about the opportunity to collaborate on this project and look forward to discussing further details with your Engineering Department to ensure the success of our venture.

Please do not hesitate to reach out if you have any questions or require additional information.

Warm regards,
Stephiana Smith

On 8 May 2024, at 9:30 AM, Andre Plaatjie <aplaatjie@swkmun.com.na> wrote:

Good morning Ms Smith

Thank you for the prompt reply.

Further to our discussion on Monday, I wish to confirm that we do not permit construction of permanent improvements on leased land. Accordingly, the only land that can be lease is the are

that will be used for solar panels. The area on which the manufacturing plant will be built must be purchased. Could you provide us with the size of the area that the plant will occupy (plus parking etc. in order that we consult with our Engineering Department on the most suitable location of the manufacturing plant on the 80 Ha site.

Kind regards

From: Helga Smith <nacidominig@outlook.com>
Sent: Tuesday, May 7, 2024 11:02 PM
To: Andre Plaatjie <aplaatjie@swkmun.com.na>
Cc: Stephny Bruwer <sbruwer@swkmun.com.na>; Margaret Sheehama <msheehama@swkmun.com.na>; Mpsi Haingura <mhaingura@swkmun.com.na>
Subject: Request for Information on Company Name Change and Land Allocation
Dear Mr. Plaatjie,

Thank you for your email detailing our recent conversation regarding the proposed changes to our company's name and land allocation for our development project.

I acknowledge the information provided regarding the total available land area of 80 Ha, with 10 Ha already allocated to us. We have reviewed the land allocation proposal internally and confirmed that the remaining 80 Ha will be sufficient for our planned development.

Furthermore, I understand the due diligence compliance requirements for the change of name to Nacido Mining CC. Attached hereto is a new proof of financing in the name of Nacido Mining CC, I will forward the cooperation agreement soonest as we are the final stages of the project design to meet the Council's criteria.

Regarding the principal business description of Nacido Mining CC, I will review our business activities and ensure compliance with the classification of mining and related activities. We will amend and resend company registration document with the necessary clarification or adjustments to align with proposed activities.

Thank you for your attention to these matters, and I will revert with the required confirmations and documentation.

Best regards,

Warm regards,
Stephiana H Smith
Managing Director
☎ +264812866603

On 6 May 2024, at 8:02 AM, Andre Plaatjie <aplaatjie@swkmun.com.na> wrote:

Good morning Ms Smith

I refer to our telephonic conversation on Friday morning regarding your request to change the name of your company. During the conversation, you stated that you are in fact looking for 100 Ha for your phased development. You intend to construct a manufacturing plant for production and assembly of solar power panels and other components on 10 Ha as the first phase and thereafter you will require an additional 90Ha to store the assembled parts as well as space to erect a solar power generating plant.

I need to point out that the site available to be allocated to you is 80 Ha in total whereof 10Ha has now been allocated to you, and request that you confirm that the total of 80Ha will suffice. It will not be possible to allocate more than 80 Ha to you since the site is boxed on all sides with *inter alia* railway, road and land leased by another entity.

In pursuit of due diligence compliance and for Council to consider the change of name from Granville to Nacido Mining CC, we are required to submit new proof of Financing in the name of Nacido as well as the cooperation agreement with Amerisolar USA to Council. The companies are separate entities and we can accordingly not proceed based on financing and agreements concluded previously under a different name.

Finally, the description of principal business of Nacido Mining CC is stated as Mining and all related activity. Manufacturing of solar panels cannot be considered as merely related to Mining and will require to be added to the objective.

I trust you find the above in order.

Kind regards

From: Stephiana <nacidomining@outlook.com>

Sent: Thursday, May 2, 2024 6:26 PM

To: Andre Plaatjie <aplaatjie@swkmun.com.na>

Subject: REQUEST FOR CALL BACK

Dear Mr Plaatjie,

I was trying to return your call but to no avail, I am available after 9:30am parents meeting, but I am also flexible to accommodate your schedule.

Please let me know a suitable time for you, and I will ensure that the necessary arrangements are made for the call. If there are any specific topics or details you would like to discuss during our conversation, please feel free to let me know in advance.

Looking forward to hearing from you.

Warm regards,

Stephiana H Smith
Managing Director

 +264812866603



MARKET VALUATION FOR A PORTION OF LAND FOR SOLAR MANUFACTURING PLANT

28 October 2024

Mr. BEFREE, N SHOCMBE (Sworn Appraiser/Valuer)

BACHELOR OF PROPERTY STUDIES HONOURS NQF: 8 (Namibia University of Science and Technology)



1.0 INSTRUCTION

We have been instructed by the Municipality of Swakopmund to provide a market value for a portion of land.

2.0 DATE OF VALUATION

28 October 2024

3.0 SALES COMPARISON

NO.	TITLE DEED	PORTION NUMBER	LOCALITY	EXTENT (HA)	DATE OF SALE	PURCHASE PRICE (N\$)	RATE/HA (N\$)
1	T8228/2021	PORTION 37 OF FARM 163	SWAKOPMUND PORTION	15.0086	THURSDAY, 25 NOVEMBER 2021	1.500.000,00	99.942,70
2	T3951/2022	PORTION 105 (A PORTION OF PORTION 71) OF FARM NO. 163	SWAKOPMUND PORTION	13.7347	WEDNESDAY, 22 JUNE 2022	1.400.000,00	101.931,60
3	T6239A/2022	PORTION 104 (A PORTION OF PORTION 71) FARM NO. 163	SWAKOPMUND PORTION	17.1021	TUESDAY, 20 SEPTEMBER 2022	1.900.000,00	111.097,47
						AVERAGE	104.323,92

The table above indicates sales of portions within the area of Swakopmund. The sales indicate a range between N\$99,942.70 – N\$111,097.47 for vacant portions within the aforementioned area. An average of all the comparable's was used to determine the sell-out rate per hectare as they are all arms-length transactions between a willing buyer & willing seller. We are of the opinion that a sell-out rate of N\$104,324.00 is a good reflection of the market for the subject property and will be used to establish the market value for this report.

4.0 OPINION OF VALUE

We hereby certify that the estimated market value for the aforementioned portion at the established sell-out rate of N\$104,324.00 (ONE HUNDRED AND FOUR THOUSAND, THREE HUNDRED AND TWENTY-FOUR NAMIBIAN DOLLARS) to be N\$1,043,240 (ONE MILLION AND FORTY-THREE THOUSAND, TWO HUNDRED AND FORTY NAMIBIAN DOLLARS).

SBN Property Investments cc



5.0 CERTIFICATION

I, Befree N Shoombe, the undersigned, I hold a Bachelor of Property Studies Honours NQF: 8, obtain from the National University of Science and Technology

I hereby certify (in accordance with the Uniform standards of professional Appraisal Practice (c) 1988 by the Appraisal Foundation) to at least the following:

1. That I have personally inspected and valued the subject property.
2. That I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report.
3. That I have no personal interest, or bias with respect to the subject matter of this appraisal report or with the parties involved.
4. That to the best of my knowledge as a valuer belief the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.
5. We have not viewed the title deed, and no servitudes and encumbrances have been taken into consideration.

ASSUMPTIONS AND LIMITING CONDITIONS

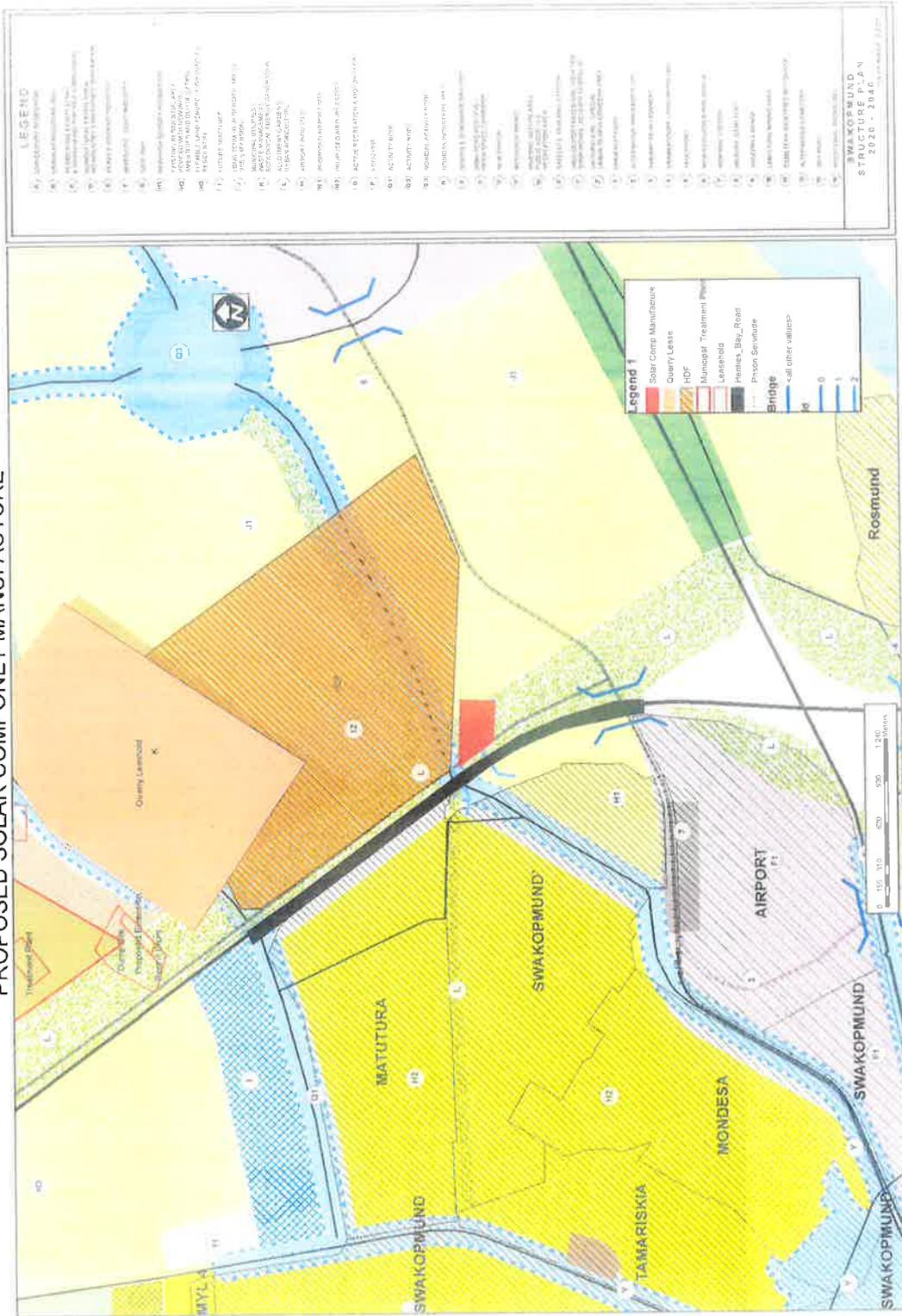
The Certification that appears in this valuation report is subject to the following conditions:

1. This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this report without first obtaining written authorization from the author. Liability to any person other than the client, designated intended users and those who obtain written consent is expressly denied and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.
2. Because market conditions, including economic, social and political factors, change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this valuation cannot be relied upon as of any other date except with further advice from the author confirmed in writing.
3. The Valuer will not be responsible for matters of a legal nature that affect either the property being valued or the title to it. The Valuer assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report.



4. Unless otherwise stated in this report, the Valuer has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical and other operating systems, its foundation, etc.) or adverse environmental conditions that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the valuation.
5. The Valuer obtained information, estimates and opinions that were used in the preparation of this report from sources considered to be reliable and accurate and believe them to be true and correct. The Valuer does not assume responsibility for the accuracy of items that were furnished by other parties.
6. The contents of this valuation report are confidential and will not be disclosed by the author.
7. Written consent from the author, if applicable, must be obtained before any part of the valuation report can be used for any purpose by anyone except the client and other intended users identified in the report. Written consent and approval must also be obtained before the valuation report (or any part of it) can be altered or conveyed to other parties.

PROPOSED SOLAR COMPONENT MANUFACTURE



APPROVED		No. A				
SURVEYOR-GENERAL			LEASE DIAGRAM			
SIDES Metres	ANGLES OF DIRECTION ° ' "		A	CO-ORDINATES System 22/15 y x		DESIGNATION
AB	497,50	272 23 10	A	43 495,41	70 953,54	1005
BC	251,96	2 23 10	B	42 998,34	70 974,25	1006
CD	296,27	92 23 10	C	43 008,82	71 225,99	1007
DA	322,46	143 46 20	D	43 304,84	71 213,66	1008
<u>DESCRIPTION OF BEACONS</u>						
A11 - 16mm Iron peg						
<p>Remainder of Farm Swakopmund Town and Townlands No. 41</p> <p style="text-align: center;">Remainder of Farm Swakopmund Town and Townlands No. 41</p> <p style="text-align: center;">Remainder of Farm Swakopmund Town and Townlands No. 41</p> <p style="text-align: center;">Remainder of Farm Swakopmund Town and Townlands No. 41</p> <p style="text-align: center;">Remainder of Farm Swakopmund Town and Townlands No. 41</p>						
SCALE 1:5 000						
<p>The figure A B C D represents 10,000 hectares of land being</p> <p>LEASE AREA A Over Farm Swakopmund Town and Townlands No. 41</p> <p>Situate in the Municipal Area of Swakopmund Registration Division G Erongo Region REPUBLIC OF NAMIBIA</p> <p>Surveyed in November 2023 by me</p> <div style="text-align: right; margin-top: 10px;"> <p>..... Land Surveyor G. Marwe (Reg. No. 034)</p> </div>						
This diagram is annexed to Title Deed No. dated Registrar of Deeds	The original diagram is SG.No annexed to Transfer No. T dated	S. R. No. E Noting Plan. File No.				

11.1.2

ENDORSEMENT OF SELECTED 20 APPLICANTS FOR THE ALLOTMENT OF PLOTS
(C/M 2025/11/24 - 18/5/2)

Ordinary Management Committee Meeting of 13 November 2025, Addendum **7.2** page **48** refers.

A. This item was submitted to the Management Committee for consideration:**1. Purpose**

The purpose of this submission is to request Council's endorsement of the selected 20 applicants for the allotment of plots, the applicant waiting list, and lease agreement conditions.

2. Background

Council approved the development of allotment plots to promote urban agriculture and sustainable food production within the Swakopmund municipal area. The first phase of this project provides 20 plots, each measuring approximately 1 hectare, aimed at empowering residents through agricultural initiatives.

At Council meeting held on **23 February 2023** it was resolved under item 11.1.23:

- (a) *That the Remainder of Portion of Portion B of the Swakopmund Town and Townlands Number 41, around the New Sewerage Treatment Plant, be demarcated into Demarcated Area 1 measuring 224.5500 Ha in extent, consisting of 90 allotments, mainly for agricultural purposes, as per demarcation Plan Number: DEM/AREA1/TT*
- (b) *That Council avails N\$3 800 000.00 to be used for the upgrading of the existing water supply pipeline, demarcation of the first 20 allotment plots, installation of water and purified effluent network to the first 20 allotment plots and the construction of the sanitation centre*
- (c) *That the General Manager: Engineering and Planning Services make the necessary budgetary provisions for the extension of the water network, the extension of the purified effluent network and demarcation of the remaining allotment plots in the Demarcated Area 1 as and when the need arises*
- (d) *That the Acting General Manager: Corporate Services and Human Capital determine a suitable lease tariff and lease agreement to be applied to the lease of the allotment plots in Demarcated Area 1*
- (e) *That Council approves the allocation of allotment plots to the applicants who have submitted applications for an allotment plot*
- (f) *That permission be granted to the Acting General Manager: Corporate Services and Human Capital to advertise and allocate the allotment plots to the applicants who meet the established criteria.*
- (g) *That the General Manager: Health Services and Solid Waste Management develop a criteria for the application to lease the allotment plots in Demarcated Area 1 and for the usage of the purified effluent water for agriculture purposes*

At Council meeting held on **31 July 2025** it was resolved under item 11.1.11:

- (a) That Council approves the Allotment User Policy to promote sustainable land use and the allocation criteria for fair and transparent distribution of plots.
- (b) That Council endorses the establishment of an internal steering committee to oversee the implementation and monitoring of the allotment program.
- (c) That the internal Steering Committee comprises of the officials from the following departments:
 - (i) Health Services and Solid Waste Management Department
 - (ii) Engineering and Planning Services (Environmental Management and Water and Sewerage)
 - (iii) Corporate Services and Human Capital (Housing and Properties)
 - (iv) Economic Development (Investment and Tourism)
- (d) That the General Manager: Corporate Services and Human Capital develop a comprehensive lease agreement for the allotment plots, in accordance with the approved council property policy and the allotment allocation criteria.
- (e) That the General Manager: Corporate Services and Human Capital, selects the eligible 20 allotment plot applicants and submits to Council for approval before signing.
- (f) That the General Manager: Corporate Services and Human Capital submits an updated list of expressions of interest for Council's endorsement, for the purpose of creating a waiting list and requesting exemption from advertising the allotment plots.

3. Introduction

For the 2024/2025 financial year, Council successfully serviced 20 allotment plots located around the new sewage treatment plant. The plots have been properly demarcated and potable water connections installed. In line with Council's resolution, a Steering Committee was established to coordinate and oversee the allocation process of these allotment plots. This submission seeks Council's endorsement of the 20 selected applicants for allocation of the serviced allotment plots under Phase 1 of the project.

In response to the public Expression of Interest for conducting agricultural activities, the Allotment Plots Steering Committee convened a meeting on 17 September 2025 to evaluate all applications received.

4. Steering Committee Observations:

During the assessment process, the Steering Committee made the following observations:

- (a) Several individuals had submitted multiple applications, in some cases across different years, requesting to conduct a variety of agricultural activities.
- (b) To promote fairness and equitable allocation, the Committee resolved that each applicant be considered for only one agricultural activity.
- (c) Some applications dated back to 2017, prompting the need to verify (interview) whether those applicants remained interested in pursuing their proposed projects.

- (d) Accordingly, updated application forms were sent to all 20 listed applicants to confirm their continued interest.
- (e) The Swakopmund Constituency Council is one of the applicants that demonstrated interest in the allotment plots. In recognition of its status as a government institution, priority consideration will be granted.

5. Recommendations:

The Steering Committee hereby recommends the following to Council:

- (a) That Council endorses the list of 20 selected applicants (Annexure A) for the allotment plots under Phase 1 of the project.
- (b) That Council approves the applicant waiting list (Annexure B), to be considered in subsequent phases or should any selected applicant withdraw.
- (c) That Council endorses the lease agreement conditions as developed by the Property Section, in consultation with the Steering Committee, to ensure proper regulation, compliance, and sustainability of allotment plot operations.
- (d) That Council gives priority consideration to the Constituency Council's application, in recognition of its status as a government institution and its demonstrated interest in participating in the allotment plots initiative.
- (e) That one applicant applied specifically for bee farming, which is not an approved activity for the allotment plots, be replaced with the Constituency Council's application for poultry farming. The bee farming application will be considered for a smallholding plot list (Annexure C), where such activity is permitted.
- (f) Supports the organization of an official handover ceremony to mark the allocation of the allotment plots to beneficiaries and to promote public awareness of the project's objectives.
- (g) That the Steering Committee continues to oversee the verification of applicant interest, project implementation, and compliance monitoring in accordance with lease conditions.

6. Conclusion:

The allotment plots initiative represents a strategic municipal intervention aimed at enhancing local food security, environmental sustainability, and community empowerment through urban agriculture. Endorsement of the selected applicants, the waiting list, and lease conditions will ensure transparent and effective implementation of the first phase of this important project.

See attached annexure and the 20 plots layout map for your information.

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

RECOMMENDED:

- (a) That Council endorse the list below and that the first 20 applicants, once verified, be allocated a plot.

No	Name	Owner	Activities
1.	Aloe Gardening	Joas N Ekandjo	Flower Production
2.	Umbutu aquatics	A Hamutenya	Poultry Production
3.	Lovemore	Lovemore	Food Garden Project
4.	William Reith	William Reith	Agricultural Production
5.	General Farming Investment CC	Gustaf . Gustaf	Animal fodder production
6.	Gunter Doll	Gunter Doll	Large-scale Farming
7.	Jan J du Plessis	Jan J du Plessis	Vegetables and Flowers
8.	African Development Foundation	Dina Shingenge	Land for Market Gardening
9.	Group of 31 People	Vilma Shingindwa	Crop farming
10.	Agriculture Scheme-Coastal Town	Thoman Samba	Mixed Farming
11.	Green Fields CC	Johan le Richie	Composting
12.	Kondobolo Trading CC	Erwin Kavetuna	Poultry farming
13.	CDM Investments CC	Chrisley Mpahleni	Horticulture
14.	Keith Wright	Keith Wright	Land for compost
15.	Aveshe Food	Mrs. Grace P Nakalondo	Vegetable
16.	Debbie Giannios	Debbie Giannios	Urban Farming Education
17.	Graceland and farming supplies	Germina Josef	Horticulture
18.	Johan Moody	Ms. John Matali Moody	Horticulture
19.	Vilolet Witbeen	Vilolet Witbeen	Poultry farming
20.	Erongo Regional Council	Erongo Regional Council	Poultry farming

- (b) That the Steering Committee conduct face-to-face interviews with the selected applicants to confirm that their proposed agricultural activities align with Council's vision and that they possess the necessary capacity to operate sustainably.
- (c) That Council approves the applicant waiting list (Annexure B, on file), to be considered in subsequent phases, or should any selected applicant withdraw.
- (d) That the General Manager: Corporate Services and Human Capital develop a comprehensive lease agreement for the allotment plots, in consultation with the Steering Committee, to ensure compliance.
- (e) That the following lease conditions be approved:
1. That all costs for the lease transaction be for the lessee's account, inclusive of, but not limited to, the cost of advertising Council's intention to lease in terms of the Local Authorities Act, Act 23 of 1992, as amended, and the cost for the compilation of the lease agreement.
 2. That the lease be subject to the successful compliance with the requirements in terms of the Local Authorities Act, Act 23 of 1992, as amended, and permission being obtained from the Minister of Urban and Rural Development.
 3. That the lease period be 9 years and 11 months.
 4. That a grace period of 6 months be granted as rent-free site preparation.

5. ***That the lessee must commence with agricultural activities / production within 6 months from the date of commencement of the lease agreement, failing which the lease shall be terminated by the lessor without any notice.***
 6. ***That a 6-months bilateral notice period to cancel the lease agreement be applicable thereafter.***
 7. ***That the lease tariff for the period commencing after the initial 6 months be N\$0.20c x the size of the specific portion + 15% VAT payable in advance on / before the 7th day of each month, the first 7% escalation be applicable on 01 July 2026.***
 8. ***That 1 month's rental amount be levied as a refundable deposit (exclusive of 15% VAT), of which costs such as rental in arrears at the expiry of the lease period be recovered, the balance refunded to the lessee.***
 9. ***That a deposit of N\$10 000.00 be paid for the rehabilitation of the area, if required.***
 10. ***That Council be indemnified against any possible claims.***
 11. ***That lessee arranges for the provision and usage of electricity with Messrs Erongo RED at their own cost, or opt for a solar system***
 12. ***That the renewal of the lease period be on condition that the rental account is paid to date and based on performance.***
 13. ***That no subletting or assigning of the agreement or the lease site and / or any portion of the lease site to a third party be allowed.***
 14. ***That no permanent structure may be erected on the lease property without prior Council approval.***
 15. ***That the lessee shall be responsible for the cleanliness and tidiness of the property.***
 16. ***That there is no guarantee that the property is suitable for the lessee's purposes.***
 17. ***That the lessee has no option to purchase the lease area.***
 18. ***That the lease agreement is not transferable and will not form part of an estate.***
 19. ***That in the cases where the lessee is a legal entity, no change in membership/shareholders/trustees is permitted without prior Council approval.***
 20. ***That written permission be obtained from Council should the lessee intend to erect any sign or advertising material on the outside of the Property.***
 21. ***That Council approves the review of the lease conditions as the need arises.***
- (f) **That Council gives priority consideration to the Swakopmund Constituency Council's application, in recognition of its status as a government institution and its demonstrated interest in participating in the allotment plots initiative.**
- (g) **That Council approves the replacement of the bee farming application with the Constituency Council's application for poultry farming. The bee farming application will be placed on the waiting list (Annexure C) for small-holding plots, where bee farming and livestock activities are permitted.**
- (h) **That Council supports the organization of an official handover ceremony by the Steering Committee to promote public awareness of the project's objectives.**
- (i) **That the Steering Committee continues to oversee the verification of applicant interest, project implementation, and compliance monitoring in accordance with lease conditions.**
-

ANNEXTURE: A

FIRST 20 APPLICANTS

No	Name	Owner	Land Size	Activities	Cell phone	Email Address	Date Submitted
1.	Aloe Gardening	Joas N Ekandjo	1500m2	Flower Production	0814563501 0813969044	Aloegardening4@gmail.com	28-Feb-17
2.	Umbutu aquatics	A Hamutenya Lovemore	Not Specified	Poultry Production	0814892222	-	30-Nov-17
3.			Not specified	Food Garden Project		muchazoreka@icloud.com	16-Jul-19
4.		William Reith	30000m2	Agricultural Production	0813268168		07-Oct-19
5.	General Faming Investment CC	Gustaf Gustaf	Not specified	Animal fodder production	0813180532	Gustafgustaf002@gmail.com	13-Nov-19
6.		Gunter Doll	Not Specified	Large scale Farming for coastal region	0812742295	guntherdoll@gmail.com	29-Jan-20
7.		Jan J du Plessis	5ha	Vegetables and Flower	0812742295	janjduplessis@gmail.com	05-Feb-20
8.	African Development Foundation	Dina Shingenge	Not Specified	Land for Market Gardening / Green Belt	08127772797	adfnam@gmail.com	27-Feb-20
9.	Group of 31 People	Vilma Shingindwa	Not Specified	Crop farming	0817281984		23-May-20
10	Agriculture Scheme-Coastal Town	Thoman Samba	Not Specified	Mixed Farming		-	08-Jun-20
11	Green Fields CC	Johan le Richie	50000m2	Composting	0817258786	greenfields@iway.na	22-Jul-20
12	Kondobolo Trading CC	Erwin Kavetuna	Not specified	Poultry farming	0816727655		09-Aug-20
13	CDM Investments CC	Chrisley Mpahleni	Not specified	Horticulture	0812044444/ 0814664444	cdmpahleni@gmail.com	05-Oct-20
14		Keith Wright		Land for compost	0811292177	steffstrust@gmail.com	30-Nov-20
15	Aveshe Food	Mrs. Grace P Nakalondo	6 ha	Vegetable	0812550822	gracietah@gmail.com	23-Feb-21
16	Debbie Giannios	Debbie Giannios	Not specified	Urban Farning Education	818081946	Debbie.gianios@gmail.com	16-Apr-21
17	Graceland and farming supplies	Germina Josef	Not specified			germinahaipa@gmail.com	11-May-21
18	Johan Moody	Ms. John Matali Moody	10 ha	Horticulture	0811241895	matalij@gmail.com	26-May-21
19		Violet Witbeen	Not Specified	Poultry farming	0817000117		27-May-21
20	Erongo Regional Council	Erongo Regional Council	224.55	Poultry Farming	64463799	erongoregionalcouncil@gmail.com	29-Jul-24

ANNEXTURE: B

WAITING LIST- ALLOTMENT PLOTS

No	Name	Owner	Land Size	Activities	Cell phone	Email Address	Date Submitted
1	Swakop Convenience Centre CC	Mr M. Ludeke	Not specified	Horticulture	64403117	mike@totalhb.com	07-Jun-21
2	OSO Fresh	Mr Deon Schoeman	2 ha	Hydroponic		info@osofresh.com.na	07-Jul-21
3	Palms of Africa cc	Achim Lorenze	5ha	Organic Manure Production	811246227	lorenz@mweb.com.na	30-Jul-21
4		Kebone Sechogele	10 ha	Poultry and Horticulture	814709913/ 817726584		05-Aug-21
5	Innovation Green Hands	Mrs Niilonga lileka	3 ha	Horticulture	818745892	innovativegreenhands@gmail.com	13-Aug-21
6		Ben Ishinda	Not Specified	Agriculture and farming	812042671/ 814417712		27-Aug-21
7	Starlight Solution cc	Urban Muniazo	1000	Sustainable Crop Production and Poultry farming	813401217/ 818552747		13-Jan-22
8	Taata's Backyard Gardening	Edla Kazondanda	Not Specified	Crop Farming	857417916	sherrinmutate@gmail.com	13-Jan-22
9	KM Stone Investment CC	Karen Muranda	Not Specified	Poultry farming	811279025	kmstoneinvestments@gmail.com	26-Jul-22
1		Mr Hambelela Anyolo	Not specified	Horticulture	812612630	hkanyolo@hotmail.com	30-Jul-22
1	Urban Farmers Group Namibia	Thyrines Kalule Moses		Mixed Farming	818081946	-	19-Sep-22
1		Emillie Ndapanda Nghimwena	Not Specified	Fruits and vegetable	813954105	ndapanda.nghimwena@gmail.com	22-Sep-22
1	NMFP Trading	Carla Viljoen		Hydroponic		-	20-Oct-22
1		Christoph Amutenya	5 ha	Sunflower production	818382295		20-Jan-23
1	Marco Trading Enterprises	Uveni Amutima	10 ha	Grape's production	817520182		10-Feb-23
1	Team Building Investment CC	Natalia Petrus	6 ha	Nut and bean oil production	815651867	petrusagripine@gmail.com	11-Feb-23
1		Mr FT Haukongo and Mr S E Joseph	Not Specified	Chicken Farming	813149470	Kingsalomo769@gmail.com	13-Feb-23
1	TLS Trading Enterprises CC	Esley Nanuseb	8 Ha	Horticulture and fodder production	814840808/ 814222866	tlstradingcc@gmail.com	13-Feb-23
1		Philip Katumbo	Not Specified	Chicken and vegetable	812807669		14-Feb-23
2		Andre Leff	Not Specified	Agricultural Produce	814836965	andrel@totalhb.com.na	20-Feb-23
2	Thytech Group	Sam Ekono	Not Specified	Chicken and vegetable farm	813579183/ 816796438	thytechgroup@gmail.com	13-Apr-23
2	S.J Phil Trading Enterprises			Bee, chicken and vegetable Farming	812516103	sjphil@totalhb.com.na	03-May-23
2	Namib Chili	Johann Viljoen		Chili Production		-	08-May-23

Ordinary Council Meeting - 24 November 2025

2		Roger Beukes		Horticulture		-	16-May-23
2		Luciana Nguwo	Not Specified	Agricultural Produce	817583678		24-May-23
2		Veronica Paulus	Not Specified	Vegetable Farming	812086624		10-Dec-23
2	Destinies Biomass Energy and farming (Pty) Ltd	Nuuyoma Pinehas	1000 m2	Turning organic waste into fuel, heat, light and fertilizer	811292177	Info.biomass@destiniespark.org	15-Jan-24
2		Lydia Gabriel	Not Specified	Vegetable Farming			17-Jan-24
2		Anna-Lissa Hipandulwa	Not Specified	Vegetable and chicken Farming	814 378 142	anna.lissa@tamiso@gmail.com	07-Feb-24
3		Lucia S Van Vuuren	Not Specified	Local Food Production		mariliva@gmail.com	07-Feb-24
3		Majory Naruses	2 ha	Poultry Farming		narusesm@gmail.com	07-Feb-24
3		Nicolene Benz	Not Specified	Mushroom Production	0814693838/ 0853693838		24-Feb-24
3		Umbuntu Acquatics	Not Specified	Aquaponics & Horticulture	811408240	octaviusmulonda@gmail.com	15-Mar-24
3		Ester Penehafo Shihepo	Not Specified	Horticulture	8162980301	esterpenehafo@gmail.com	18-Apr-24
3		Laimi Sarafina Shinedima	Not Specified	Poultry Farming	812045527		29-Apr-24
3		Martin K Shilumbu	1 Ha	Tomatoes, Cabbages and Poultry	818576046	martinshilumbu@gmail.com	17-May-24
3	Bruwer Plot	Johannes and Elizabeth Bruwer	Not Specified	Fruits and Vegetable	818576046	hannesjbruwer@gmail.com	29-Jul-24
3	LL Losper Marketing & Consulting	Laurens Lesley Losper	Not Specified	Potatoes	814352718	llosperconsulting@gmail.com	07-Aug-24
3		Gowaseb Charles Elvis	3 - 5 Ha	Vegetables and Poultry		charlesgowaseb9@gmail.com	01-Jan-25
4		Florence Paraheua Kangumba	10 ha	Horticulture & Fodder Producing Project		fpkanguba@gmail.com	06-Jan-25
4		Ingrid Arases	Not Specified	Poultry and eggs farming	0818237220		13-Jan-25
4		Memory Tjimbundu	Not Specified	Eggs, Chicken, Onions Garlic and Spinach	814385383	tmtjimbundu@gmail.com	21-Jan-25
4	Destinies Biomass Energy and farming	Nuujoma Pinehas	1000	Energy Generation and Organic Fertilizer		info.luujoma@destiniespark.org	29-Jan-25
4	LOMOSHI Trading	Louise Shipanga		Hydroponic		-	29-Jan-25
4		Dr B Van Zyl	Not Specified	High Quality fodder	811220059	benenms10@gmail.com	12-Feb-25
4	JNJ Perfect Poultry Farming	Fimanekeni Ndaïtavela Shivute	Not Specified	Poultry Farming	816264507		16-Feb-25
4		Luzaan Synders	Not Specified	Honey and Crop Production		luzaan@synders@gmail.com	21-Feb-25

Ordinary Council Meeting – 24 November 2025

4		Claudia Haingumbi	Not Specified	Learning Gardening Centre	81614800		02-Mar-25
4		Fredrich Namukwambi	Not Specified	Vegetable Farming	816614181		09-Jun-25
5		Nghifikwa N Mateus	Not Specified	Vegetable Farming	813227574	ngghifikwa.nmateus@gmail.com	25-Jun-25
5		Immanuel Geingob	Not Specified	Horticulture	813334939	immanuel.geingob@tshimpu.com	30-Jul-25
5	Rapha Yerakoth Farming and Services	Berenice Croza	Not Specified	Vegetable Farming		berenicecroza@gmail.com	12-Aug-25
5	Pae and Mae Investment	Nazaret Shiweda		Fruits and vegetable	812725388 814077522	naazetshiweda@gmail.com	22-Aug-25
5		Natanael Niinkoti	Not Specified			natanaelniinkoti@gmail.com	02-Sep-25
5	Urban Poultry Farming	Samuel Zatjirua		Poultry Farming			07-Sep-25
5	Etemo Gardening	Jon Wuma		Vegetable Farming-Butternut	813939083	jonwuma13@gmail.com	

ANNEXTURE: C**WAITING LIST- SMALL HOLDINGS**

1	Bee Farm	Wilko Berner	Not specified	Apiculture (Beekeeping)	0812269511	ssdswakop@gmail.com	11-Mar-21
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11.1.3 **RE-APPLICATION OF TRANSFER OF RIGHT OF USE OF ERF 8104, EXTENSION 29, SWAKOPMUND BY MS CHAIMIN LIANA UISES**

(C/M 2025/11/24 - E 8104)

Ordinary Management Committee Meeting of 13 November 2025, Addendum **7.3** page **58** 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 change of ownership of Erf 8104 (608), Extension 29, Swakopmund to Ms Chaimin Liana Uises. A locality map is attached as **Annexure "A"**.

2. **INTRODUCTION**

Ms Uises applied for transfer of right of use of Erf 8104, Extension 29, Swakopmund, but did not qualify for allocation of the said erf due to unemployment. Ms Uises was informed to lease the erf at N\$150,00 per month and once found a job she can submit the proof of income. She found employment and earns N\$3, 570.05 per month.

3. **BACKGROUND INFORMATION**

Ms Uises resubmitted a letter dated 11 August 2025 attached as **Annexure "B"** for the change of transfer of right of use of Erf 8104, Extension 29, Swakopmund. Various applications for transfer of right of use including Ms Uises was submitted to Council and on 02 April 2024 under item 11.1.9 was resolved as follows:

- (a) That Council take note of an affordability assessment conducted of the 2 groups.
- (b) That the following criteria be approved for processing of the applications for the transfer of right of use in future:
- National document (Identification document (ID), work permit, citizenship)
 - Executorship letters
 - Voters Card or
 - Employer letter or
 - Church membership
 - Minimum income / salary of N\$2 600.00
 - Letter of residence
- (c) That should the applicant meet the above criteria they be approved and exempted from appearing on the Master Waiting List.
- (d) That Council approves the applications of the surviving direct relatives residing on the erven and who qualify as per the affordability assessment provided in the table below:

INCOME OF DIRECT RELATIVES

No.	Erf No.	Name & Surname Of Applicant	Salary / Income	Payment Qualification	Total Qualification
1	62	Erastus Hatutale Kamanda	Unemployed	-	-
2	124	Magnoria Nadia Guibes	N\$ 3 998.45	N\$ 999.61	N\$151 466.60
3	355	Pandelia Panduleinge Nghinyengwasha	N\$ 24 888.07	N\$ 6 222.02	N\$942 793.15

No.	Erf No.	Name & Surname Of Applicant	Salary / Income	Payment Qualification	Total Qualification
4	385	Richard Tsibeb	N\$ 3 200.00	N\$ 800.00	N\$121 220.25
5	441	Georgine /Huisies	N\$ 2 500.00	N\$ 625.00	N\$94 703.32
6	552	Monika Uendjiundja Haakuria	N\$ 8 054.50	N\$ 2 013.60	N\$305 115.16
7	608	Chaimin Liana Uises	Unemployed		
8	656	Isabel Ndahafa Namolo	N\$ 3 371.51	N\$ 842.88	N\$127 713.28
9	671	Gracy Tshabalala	N\$ 3 500.00	N\$ 875.00	N\$132 584.65
10	817	Paulus Nghiningwalayi Nghaamwa	N\$ 3 989.00	N\$ 997.25	N\$151 108.62
11	1013	Ashanti Gontes	N\$ 2 800.00	N\$ 700.00	N\$106 067.72
12	1020	Aina W Naango Shikulo	N\$ 2 500.00	N\$ 625.00	N\$94 703.32
13	1024	Ndilimeke Ndawedapo	N\$ 2 377.15	N\$ 594.29	N\$90 049.60
14	1057	Nelson Haimbondi	N\$ 3 200.00	N\$ 800.00	N\$121 220.25
15	1072	Foibe Peingekwafo Amadhila	N\$ 2 687.50	N\$ 671.88	N\$101 806.07

- (e) That Council approves to lease the erven zoned Single Residential to the relatives who are earning below N\$2 600.00.
- (f) That Council approves the lease amount of N\$150.00 inclusive of VAT payable per month by residents mentioned in point (e) above.
- (g) That a notice be placed in the newspapers inviting the direct relatives to claim the erven within 30 days from date of publication before allocating it to the distant relatives.
- (j) That only relatives residing in Swakopmund be approved to reside on the erf of the deceased relative.

4. **CURRENT SITUATION AND DISCUSSION**

As per the above resolution point (e), the minimum qualifying income to be considered for the change of ownership is N\$2,600.00. Ms Uises (listed as No. 7 in the above resolution) was unemployed, therefore, she did not qualify. On 24 June 2024 Ms Uises was informed of the option to lease the erf as per point (f) of the resolution (**Annexure "C"**).

Ms Uises was informed to provide proof of income if she secures employment and the earnings exceed the minimum threshold of N\$2,600.00 as required for ownership consideration. **Annexure "B"** is a letter from her, explaining that she has secured employment and earns N\$3, 570.05 per month. **Annexure "D"** is a copy of new payslip.

Qualification criteria

The criteria to qualify for the change of ownership of an erf particularly and with reference to point b (vi) of the above resolution, requires to be amended to set a minimum salary of N\$3, 000.00 to be in line with the minimum requirement to qualify for donation of erven in other extensions.

5. **PROPOSAL**

Based on Ms Uises' employment status and an income above N\$3,000.00, it is proposed that Council approves the application of Ms Chaimin Liana Uises as she meets the set qualifying criteria.

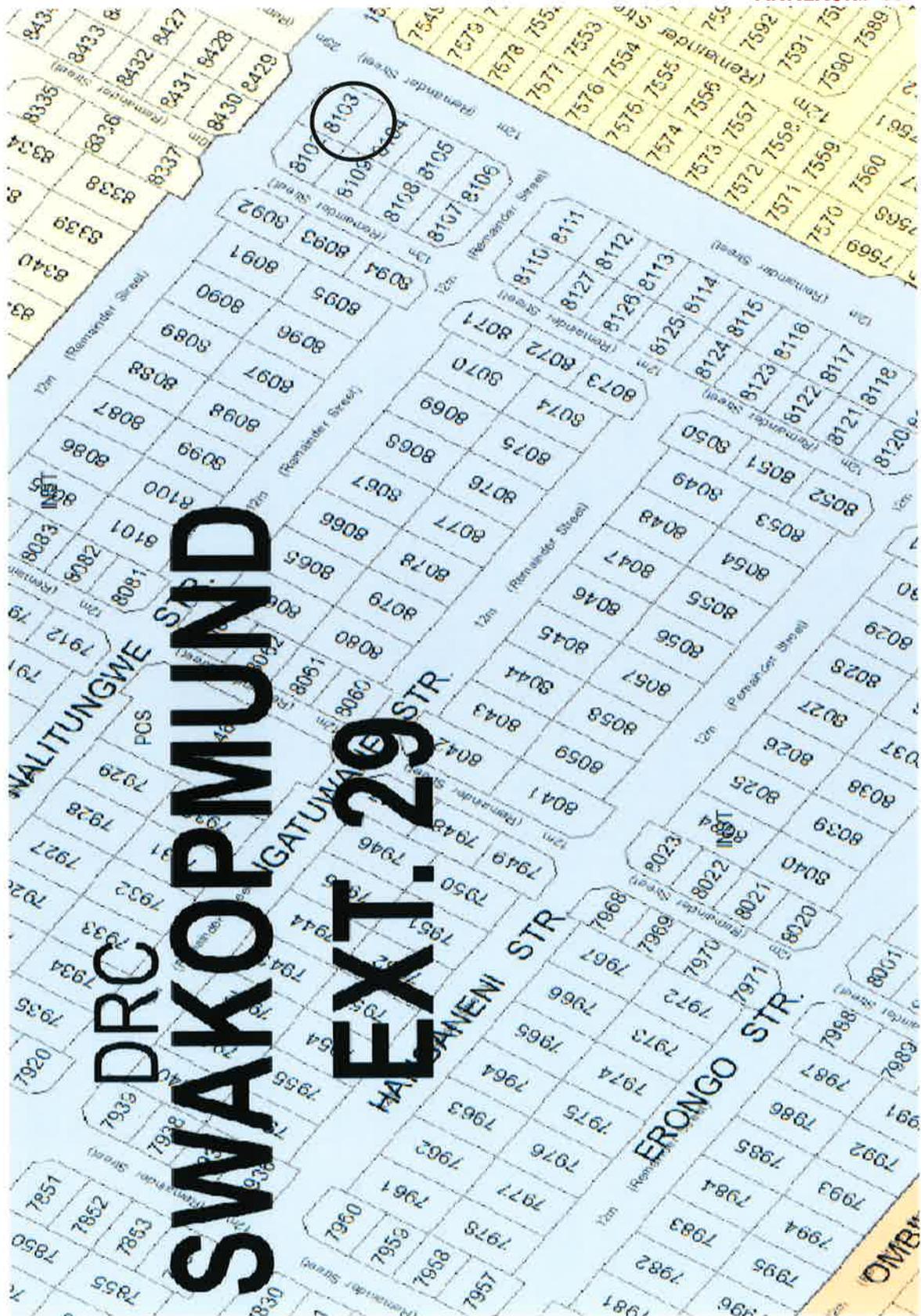
Its is also proposed that the minimum salary of N\$2,600.00 be amended to N\$3,000.00 per month to be in line with the criteria.

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

RECOMMENDED:

- (a) **That Council takes note of the new employment status of Ms Chaimin Liana Uises with an income of N\$3 570.05.**
 - (b) **That Council repeals the lease requirement of Erf 8104 (608), Ext 29 Swakopmund to Ms Chaimin Liana Uises and approves the change of ownership of the said Erf with full right of use.**
 - (c) **That Ms Uises be informed to pay the administrative fee of N\$1,000.00.**
 - (d) **That Council repeals point (e) of the Council resolution dated 02 April 2024, item 11.1.9 to increase the monthly income of N\$2,600.00 and replace it with N\$3,000.00 per month to be in line with all other low-cost housing programmes.**
-

ANNEXURE "A"



ANNEXURE "B"

11 August 2025

Mr C. Groob
 Enquiries
 Smitopland Municipality

Subject: Letter of Employment Confirmation for Mrs. Chamin Liana Uises

I hope this letter finds you well. I am writing this letter to confirm my employment, this is because when I applied for land in 2024, I was unemployed.

I applied for my rooms land to be changed from her name to mine because I was unemployed. The transfer of the land was made and I am now eligible to get electricity for which I am confirming that I am currently employed at the house of Mrs. K. Van Rye as a domestic care labor and my monthly salary is R\$ 3570. I am working 5 days a week. Her contact details are 051 2477133 and 051 7358721, he is willing to answer any questions regarding work. My land is 00000 Ext 09, Dec Smitopland.

I will promptly be waiting for your feedback on the electricity issue. I am looking forward from hearing back from you.

Yours Sincerely
 Chamin Liana Uises.

21 Nov 2025



+264 64 410 4111 | swakmund@swakmund.com.na | P O Box 53; Swakopmund, Namibia

Ref No: **14/2/1/2, E 8104**

Enquiries: **Mr C Awaseb**

24 June 2024

Ms Chairin Liana Uises
Erf 608 (8104), DRC
SWAKOPMUND

APPLICATION FOR TRANSFER OF RIGHT OF USE OF ERF 608 (8104), EXT 29, DRC, SWAKOPMUND

The above matter refers.

Your application regarding the above subject matter was discussed at the Council meeting held on **02 April 2024** under item 11.1.9 and it was resolved as follows:

- (a) **That Council take note of an affordability assessment conducted of the 2 groups.**
- (b) **That the following criteria be approved for processing of the applications for the transfer of right of use in future:**
- (i) **National document (Identification document (ID), work permit, citizenship)**
 - (ii) **Executorship letters**
 - (iii) **Voters Card or**
 - (iv) **Employer letter or**
 - (v) **Church membership**
 - (vi) **Minimum income / salary of NS2 600.00**
 - (vii) **Letter of residence**
- (c) **That should the applicant meet the above criteria they be approved and exempted from appearing on the Master Waiting List.**
- (d) **That Council approves the applications of the surviving direct relatives residing on the erven and who qualify as per the affordability assessment provided in the table below:**

INCOME OF DIRECT RELATIVES

No.	Erf No.	Name & Surname Of Applicant	Salary / Income	Payment Qualification	Total Qualification
1	62	Erastus Hatutale Kamanda	Unemployed	-	-
2	124	Magnoria Nadia Gulbes	NS 3 998.45	NS 999.61	NS151 466.60

No.	Erf No.	Name & Surname Of Applicant	Salary / Income	Payment Qualification	Total Qualification
3	355	Pandelia Panduleinge Nghinyengwasha	N\$ 24 888.07	N\$ 6 222.02	N\$942 793.15
4	385	Richard Tsibeb	N\$ 3 200.00	N\$ 800.00	N\$121 220.25
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6	552	Monika Uendjiundja Haakuria	N\$ 8 054.50	N\$ 2 013.60	N\$305 115.16
7	608	Chaimin Liana Ulses	Unemployed		
8	656	Isabel Ndahafa Namolo	N\$ 3 371.51	N\$ 842.88	N\$127 713.28
9	671	Gracy Tshabalala	N\$ 3 500.00	N\$ 875.00	N\$132 584.65
10	817	Paulus Nghiningwalayi Nghaamwa	N\$ 3 989.00	N\$ 997.25	N\$151 108.62
11	1013	Ashanti Gontes	N\$ 2 800.00	N\$ 700.00	N\$106 067.72
12	1020	Aina W Naango Shikulo	N\$ 2 500.00	N\$ 625.00	N\$94 703.32
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14	1057	Nelson Haimbondi	N\$ 3 200.00	N\$ 800.00	N\$121 220.25
15	1072	Foibe Peingekwafo Amadhila	N\$ 2 687.50	N\$ 671.88	N\$101 806.07

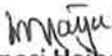
- (e) That Council approves to lease the erven zoned Single Residential to the relatives who are earning below N\$2 600.00.
- (f) That Council approves the lease amount of N\$150.00 inclusive of VAT payable per month by residents mentioned in point (e) above.
- (g) That a notice be placed in the newspapers inviting the direct relatives to claim the erven within 30 days from date of publication before allocating it to the distant relatives.
- (j) That only relatives residing in Swakopmund be approved to reside on the erf of the deceased relative.

As per above Council resolution, point b (vi), your income is less than the qualifying amount of N\$ 2 600.00 for allocation of Erf 608 (8104) DRC. In terms of point (f) above, you will be permitted to lease the abovementioned erf from Council at N\$ 150.00 per month. We will invite you to come and sign the lease agreement once it is finalized.

You are further advised to submit proof of income to the Housing Section if you find alternative employment or doing business which increases your income beyond the set minimum requirement of N\$2 600.00 per month for ownership consideration.

For any queries, please feel free to contact Mr C Awaseb at ☎ 064 4104231-0 cawaseb@swkmun.com.na

Yours faithfully


Mpsai Haihgura
General Manager: Corporate Services & HC

/ca



11.1.4 **EXEMPTION FROM PAYMENT OF ASSESSMENT RATES: COMPLIANCE WITH THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992, AS AMENDED**
(C/M 2025/11/24 - 3/4/1/2)

Ordinary Management Committee Meeting of 13 November 2025, Addendum 7.4 page 66 refers.

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

1. **Introduction**

This submission serves to inform Council that it was unclear whether some of the entities that applied for exemption from assessment rates complied with the Local Authority Act, Act 23 of 1992, as amended at the time of the initial submission to Council in July 2025.

2. **Background**

A notice was published in the Namib Times and The Namibian newspaper respectively as prescribed in the Local Authorities Act, Act 23 of 1992, as amended which closed on Monday, 02 June 2025.

Following a thorough review, it has been noticed that some of the entities who applied for exemption from assessment rates do not meet the required criteria.

Therefore, non-educational and non-religious applicant entities were requested to submit compliance. Section 75 of the Local Authorities Act, Act 23 of 1992 as amended attached as **Annexure "A"**, stipulates that the applications should be classified as:

"(1) A local authority council may, upon an application made to it in respect of any financial year in such form as may be determined by the Minister, exempt in respect of such financial year from any rates levied under section 73 -

- (a) any land or building or any part of such land or building used exclusively for purposes of the principal activities of -*
 - (i) any church, mission, hospital, school or hostel other than a church, mission, hospital, school or hostel which has been established and is maintained and managed by any person for profit or gain, whether directly or indirectly;*
 - (ii) any amateur sporting organisation;*
 - (iii) any State-aided institution or institution aided by any charitable institution"*

3. **Current Situation**

Among the entities requested to submit compliance were **SFC Sport Club** and **DRC Women's Community Project** as per letters dated **04 July 2025** attached as **Annexure "B"**.

SFC Sport Club

They complied as per the documents attached as **Annexure "C"** as they are classified as an "any amateur sporting organisation"

DRC Women's Community Project

They submitted their Fitness certificate indicating that they are registered as a "Kindergarten" attached as **Annexure "D"** they are not classified as "any church, mission, hospital, school, or hostel other than a church." Therefore, they do not qualify to be exempted from the payment of assessment rates.

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

- (a) That exemption from payment of assessment rates in terms of Section 75 of the Local Authorities Act, Act 23 of 1992 (as amended), be granted in respect of the following properties:

<i>Erf Number</i>	<i>Organisation / Body</i>	<i>Purpose for which the Erf is Used</i>
<i>Erf 3514 S</i>	<i>SFC Sport Club Swakopmund</i>	<i>Sport Club</i>

- (b) That the exemption of payment of assessment rates be credited with effect 1 July 2025.
- (c) That DRC Women's Community Project be requested to submit proof that they are a registered school, in order to be considered for exemption from payment of assessment rates in terms of Section 75 of the Local Authorities Act, Act 23 of 1992 (as amended).
-

ANNEXURE "A"

Definitions

"rateable property" means any immovable property situated within a local authority area, except any-

- (a) land of which the ownership and control vests in the Government of Namibia or a regional council and on which no buildings have been constructed or other improvements have been effected;
- (b) fixed improvement, other than a dwelling, of which the ownership vests in the Government of Namibia or a regional council and which is used or occupied for public purposes, including the land on which any such fixed improvement is actually constructed and any other land actually occupied for purposes of such fixed improvement;
- (c) Immovable property used exclusively as-
 - (i) a place of worship registered with a local authority on conditions prescribed by the Minister;
 - (ii) a school or hostel other than a school or hostel which has been established and is maintained and managed by any person for profit or gain whether directly or indirectly;
 - (iii) a library or museum which has been established and is maintained and managed by the State; or
 - (iv) a hospital, an institution as defined in section 1 of the Mental Health Act, 1973 (Act No. 18 of 1973), an institution for the care of juveniles or similar institution aided by the State or any charitable institution.
- (d) any immovable property of which the ownership vests in a local authority council; or
- (e) any immovable property which has been, exempted from the payment of rates in terms of section 75 or any other law;" and

Definition substituted by Act 3/2018 s1 (e)

Exemption from rates levied on rateable property

75. (1) A local authority council may, upon an application made to it in respect of any financial year in such form as may be determined by the Minister, exempt in respect of such financial year from any rates levied under section 73 –

- (a) any land or building or any part of such land or building used exclusively for purposes of the principal activities of –
 - (i) any church, mission, hospital, school or hostel other than a church, mission, hospital, school or hostel which has been established and is maintained and managed by any person for profit or gain, whether directly or indirectly;
 - (ii) any amateur sporting organization;
 - (iii) any State-aided institution or institution aided by any charitable institution;

or any portion of such land or building, or any land set aside for any such purposes;

- (b) any land or building -
 - (i) used wholly and exclusively for the residence of any priest or minister employed on a fulltime basis by any church or mission referred to in paragraph (a)(i);
 - (ii) used for the boarding and lodging of persons employed on a full-time basis on the medical, nursing and maintenance staff of any hospital referred to in the said paragraph;
 - (iii) used for the boarding and lodging of any pupils of, or persons employed on a full-time basis as teachers or other members of the staff by, any school or hostel referred to in the said paragraph;

- (c) any land or building -
 - (i) of which ownership vests in, or is occupied by any non-political youth organization -
 - (aa) which has as its aim the education of the youth or any particular group of youth and to develop amongst such youth the qualities of citizenship; and
 - (bb) which has, upon an application made by the local authority council in question, been approved by the Minister for purposes of this paragraph; and;
 - (ii) which is used by such organization exclusively for purposes of its aim or let for an amount not exceeding an amount necessary to maintain such immovable property or to raise funds in order to achieve such aims.

- (2) The provisions of subsection (1) shall not apply in relation to any land or building used by an amateur sporting organization on which any trade is carried on for gain.

subsection (2) subsection By Act 24 of 2000

- (3) A local authority council shall not grant any exemption under subsection (1), unless the application referred to in that subsection has been lodged to, or actually received by, it on or before 31 May in the year immediately preceding the financial year to which the application relates.

ANNEXURE "B"



0244 41410411 | www.swakopmund.com.na | P.O. Box 577, Swakopmund, Namibia

Ref No: 3/4/1/2, E 3514

Enquiries: Ms F Namukwambi

4 July 2025

SFC SPORT CLUB
The Chairperson
P.O. Box 577
Swakopmund
13001

Dear Sir/Madam

COMPLIANCE WITH THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992, AS AMENDED

The abovementioned refers.

I acknowledge receipt of your application for assessment rates exemption dated 13 February 2025

It came to our attention that in terms of section 73 of the Local Authorities Act, Act 23 of 1992 as amended, applications should be classified as

- * 75. (1) A local authority council may, upon an application made to it in respect of any financial year in such form as may be determined by the Minister, exempt in respect of such financial year from any rates levied under section 73 -
 - (a) any land or building or any part of such land or building used exclusively for purposes of the principal activities of -
 - (i) any church, mission, hospital, school or hostel other than a church, mission, hospital, school or hostel which has been established and is maintained and managed by any person for profit or gain whether directly or indirectly;
 - (ii) any amateur sporting organisation;
 - (iii) any State aided institution or institution aided by any charitable institution;

You are therefore kindly requested to provide Council with the necessary documents proving that your institution is "State-aided institution or institution aided by any charitable institution" in order to be considered for the yearly exemption from the payment of assessment rate to ensure compliance to the Local Authorities Act, Act 23 of 1992 as amended

For any further enquiries, please do not hesitate to contact Ms F Namukwambi at Tel: 064-4104215

Yours faithfully

Mahne Kruger
GM: CORPORATE SERVICES & HC (Acting)





Ref No: 3/4/1/2, E 6645

Enquiries: Ms F Namukwambi

4 July 2025

DRG WOMEN'S COMMUNITY PROJECT
The Chairperson
P.O. Box 2529
Swakopmund
13001

Dear Sir/Madam

COMPLIANCE WITH THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992, AS AMENDED

The abovementioned refers.

I acknowledge receipt of your application for assessment rates exemption dated **13 February 2025**.

It came to our attention that in terms of section 75 of the Local Authorities Act, Act 23 of 1992 as amended, applications should be classified as:

75. (1) A local authority council may, upon an application made to it in respect of any financial year in such form as may be determined by the Minister, exempt in respect of such financial year from any rates levied under section 73 -
- (a) any land or building or any part of such land or building used exclusively for purposes of the principal activities of -
 - (i) any church, mission, hospital, school or hostel other than a church, mission, hospital, school or hostel which has been established and is maintained and managed by any person for profit or gain, whether directly or indirectly;
 - (ii) any amateur sporting organisation;
 - (iii) any State-aided institution or institution aided by any charitable institution;

You are therefore kindly requested to provide Council with the necessary documents proving that your institution is "State-aided institution or institution aided by any charitable institution" in order to be considered for the yearly exemption from the payment of assessment rate to ensure compliance to the Local Authorities Act, Act 23 of 1992 as amended.

For any further enquiries, please do not hesitate to contact Ms F Namukwambi at ☎ 064 4104215.

Yours faithfully

Mahne Kruger

Mahne Kruger
GM: CORPORATE SERVICES & HC (Acting)

MB



314114



MUNICIPALITY OF SWAKOPMUND

Property Section
Corporate Services & Human Capital
Corner of Rausska & Orlov Avenue Street
P.O. Box 58 Swakopmund Namibia
Tel: +264 054 410 4215 Fax: 054 411 5114
Email: info@swakopmund.na

Exemption Period 1 July 2025 until 30 June 2026

DETAILS OF ENTITY

Name of Organization or Entity: DRC WOMEN'S COMMUNITY PROJECT
Er Number: 6645
Street Name & Number: 2MBL STREET EXTENSION 25
Township/Suburb: 2ND ZONE SWAKOPMUND MUNICIPALITY OF SWAKOPMUND
Municipal Account Number: 7066450001
Postal Address: 2529 SWAKOPMUND
Name of Applicant or Applicant's Representative: A ROHWER
Occupancy: FOUNDER
Office Number:
Call number: 082211015
E-mail: arohwer@me.com



USE OF LAND

Provide details of the purpose for which the land or parcel of the land is being used

DRC PRIMARY SCHOOL (SOUP KITCHEN) SEWING CENTER! BEAD CENTER

LOCAL AUTHORITY ACT

Section 75 of the Local Authority Act 23 of 1992, as amended

I hereby certify:

- (a) That the said property will be used exclusively and not for any other purpose but that which it has been set aside for, being DRC WOMEN'S COMMUNITY PROJECT throughout the period from 01 July 2025 until 30 June 2026.
(b) The undertaking is not conducted for the private pecuniary profit of any person whether as a shareholder of a company or otherwise.
(c) That if the said property is being used exclusively for another purpose, the licensed trade will be sold or if a licensed trade is carried on, the area used for that purpose will be assessed separately.

Dated at Swakopmund on this 13th day FEBRUARY 2025

[Signature]

SIGNATURE OF OWNER & STAMP

SIGNATURE OF OCCUPIER (if not the Owner)

Notes to Applicant

Applications for Exemption from assessment rates will only be approved where the eligibility requirements under the Local Authority Act 23 of 1992, as amended have been met and are endorsed.
It may cause the actual use of the land and therefore eligibility for exemption from rating under the Local Authority Act 23 of 1992, as amended.
Applicants are encouraged to provide any information or evidence that will assist Council in making a decision on the application.
Council may contact the applicant to request further information when processing an application for exemption.

Applications should be sent to:

The Property Section of Corporate Services & Human Capital Section, Newweek Office Building, Room 502/1 A, Swakopmund
Attention: Property Officer, Ms T Namujweni
Applications to reach Council's Property Section prior to 31 May 2025
For assistance, please contact the Property Section on +264 54 4154215





Taxpayer Registration Certificate

*****Copy*****

TAXPAYER TYPE	Non-profit Organisation
TAXPAYER IDENTIFICATION NUMBER	00688754
TAX TYPE	ETX 00688754-014 VAT 00688754-015 WTS 00688754-018
TAXPAYER/REGISTERED NAME	Sfc Sport Club
REGISTRATION/IDENTITY NUMBER	999999
POSTAL ADDRESS	Po Box 577; Swakopmund; Namibia;
EFFECTIVE DATE	
DATE OF ISSUE	30/08/2024

ISSUED BY

Namibia Revenue Agency

Commissioner

1. A certified copy of this certificate is to be supplied to your employer where applicable.
2. A certified copy of this certificate may be required by the Department of Customs and Excise and is to be supplied on demand by an official.
3. In the event of a copy being submitted, it is the responsibility of the employer to validate such copy against the original.
4. This certificate is not transferable.

ANNEXURE C: CLEARANCE FROM FIC REGISTRATION



Financial Intelligence Centre
Republic of Namibia

PO Box 2802
 Windhoek
 Namibia

Phone: +264 61 281 5285
 Fax: +264 61 281 5118
 Helpdesk@FIC.na

TO WHOM IT MAY CONCERN

28 September 2023

CLEARANCE CERTIFICATE: EXEMPTION FROM FIC REGISTRATION

All Non-Profit Organisations (NPOs) are required to engage the Financial Intelligence Centre (FIC) to ascertain if they fall within the category of NPOs that must register with the FIC and demonstrate compliance with the Financial Intelligence Act, 2012 (The FIA). The FIC reviews an NPO's profile as per section 35(A)(2)(b) of the FIA to determine if such NPO meets registration criteria.

This certificate confirms that the NPO referred to below does not meet the registration criteria:

NPO Name: **SFC Sport Club**

Entity registration or incorporation No (if any): None

This clearance is valid for a five-year period ending **28 September 2028**

PP [Signature]

KRISTIAN HAMUTENYA

DEPUTY DIRECTOR: COMPLIANCE DIVISION

CONSTITUTION

OF THE

SFC SPORT CLUB

SWAKOPMUND



ARTICLE 1: THE NAME OF THE CLUB

- 1.1.1 The name of the Club shall be "SFC SPORT CLUB".
- 1.1.2 The shortened name of the Club shall be "SFC".

ARTICLE 2: INTERPRETATION, DEFINITION AND LANGUAGE

- 2.1 In this Constitution, unless the context otherwise indicates, the following terms and expressions shall have the meanings set out below:
- 2.1.1 "Activity" shall mean any official function, Event, competition, or program carried on or out by the Club or under the auspices of the Club.
- 2.1.2 "AGM" shall mean the Annual General Meeting.
- 2.1.3 "Byelaws" shall mean all Byelaws, rules of the Club or any Article of this Constitution.
- 2.1.4 "Club" shall mean the SFC SPORT CLUB.
- 2.1.5 "Event" shall mean any match, tournament, tour, function, or program organised by or under the auspices or with the approval of the Club.
- 2.1.6 "Exco" shall mean the Executive Committee of the Club.
- 2.1.7 "Governing Bodies" shall mean and include all those institutions established and empowered towards the control of sorting of sporting activities in general in terms of the Statutes and Constitution of the Republic of Namibia.
- 2.1.8 "Language"- shall mean the official language of the Club which will be English and all official correspondence by or with the Club will be conducted in English. In the interests of ease of expression and the spirit of diversified unity, meetings of the Club may be conducted in the several languages of Namibia save that the Chairperson of any such meeting shall ensure that the discussion and resolutions are understood by all present.
- 2.1.9 "Member (s)" shall mean the classes of Members as set out herein.
- 2.1.10 "Official" shall mean any individual employed by or performing a function on behalf of the Club or officiating in any capacity at any Event of the Club.
- 2.1.11 "Office Bearer" shall mean any Member of the Exco Committee.
- 2.1.12 "Organs" (of the Club) shall mean an official Committee of the Club or those *ad hoc* Committees formed for a specific purpose.
- 2.1.13 "Player" shall mean any person registered to participate in the leagues and Competitions of the Club.

- 2.1.14 "Simple Majority" shall mean the majority of votes cast in favour of any resolution at any vote.
- 2.1.15 "SGM" shall mean a Special General Meeting.
- 2.1.16 "Secretary" shall mean the Secretary of the Club.
- 2.1.17 "Sub-Section" A collective of Members, as defined in these articles of constitution, who pursue the same Sports Code or recreational activities.
- 2.1.18 "Sports Code" shall mean "a specific sport" as defined in the Namibia Sports Act, 2003.
- 2.2 Unless the context indicates otherwise, in this Constitution, the singular includes the plural, and the masculine gender includes the female gender.

ARTICLE 3: JURISDICTION OVER MEMBERS

- 3.1 The Club shall have jurisdiction over all its Members participating in activities, Events or competitions sanctioned or approved by the Club.
- 3.2 Members, Players and Officials affiliated with the Club acknowledge by their Membership and affiliation that the Club has full jurisdiction, power and authority to take any decision and apply and determine appropriate disciplinary measures and penalties in accordance with this Constitution and agree to be bound by those decisions and disciplinary measures applied by any official Organ of the Club.
- 3.3 The Club has the power to delegate this jurisdiction to Members with regard, and limited to, those Players and Officials registered with the Club by them in accordance with the stipulations herein or any disciplinary code promulgated, amended, or rescinded from time to time.

ARTICLE 4: OBJECTIVES

The purpose for which the Club is established is to develop, control and conduct a Club providing social, recreational sporting and cultural facilities and other amenities for its Members. In pursuit of such objectives, the Club shall be entitled:

- 4.1 To control, promote and develop all Sports Codes presented at all levels in the Club and Namibia.
- 4.2 To support and maintain sportsmanship and the rules of all applicable Sports Codes.
- 4.3 To advance the interests of the Club locally and in Namibia generally and regardless of race, religion, or gender.
- 4.4 To promote regional inter-club competitions, inter regional representative competitions, and National Tournaments.

- 4.5 To acquire, lay out and maintain suitable recreation grounds; to construct, erect and maintain such buildings and erections and provide such services and amenities as may be expedient.
- 4.6 To hire or otherwise acquire and construct, alter, renovate, repair, or develop any land, buildings, or other property such as vehicles, machinery and sporting equipment of any description which may be deemed necessary or convenient for the carrying out and furtherance of these objects of the Club.
- 4.7 To apply for and to hold a Club liquor license and such other licenses as may be necessary.
- 4.8 To raise money for the furtherance of its objects by means of receiving donations, subscriptions, levies, admission fees and other charges for services provided and for partaking in competitions, sports, and pastimes, and by means of borrowing money and securing loans by mortgaging fixed property.
- 4.9 To invest and deal with the monies of the Club not immediately required on such securities in such manner as may from time to time be determined.
- 4.10 To enter into agreements or arrangements with any other Club, association or institution or other body having objects totally or in part similar to the objects of the Club, either in Namibia or elsewhere for affiliation, the union of interests, cooperation or reciprocal concessions and grant affiliation to any such body.
- 4.11 to institute, conduct, defend, compound or abandon any legal proceedings by or against the Club or its officers, or the Exco, or otherwise concerning the affairs of the Club and also to compound and allow time for payment or satisfaction of any debts due and of any claims or demands by or against the Club.
- 4.12 Insure any or all the Club's undertakings, property, or assets against the risk of loss by fire, burglary, riot, or other loss.
- 4.13 To provide benefits and security to employees of the Club in accordance with agreed Conditions of Employment.
- 4.14 To do all things that may be directly or indirectly conducive to these objects.

ARTICLE 5: MEMBERSHIP

- 5.1 Membership shall be open to all persons and no discrimination on grounds of race, religion or gender shall be allowed.
- 5.2 The Club consists of Members with the express intention of participating in the activities of the Club and/or the development, promotion, or support of the objectives of the Club.
- 5.3 Only authorized Club Members may represent the Club in any public activities. All Members may, however, freely participate in all in-house activities.
- 5.4 All applications for Membership shall be made in writing on the prescribed form. The

shall be specified on an application form. The applicant shall sign such form and shall agree to be bound by these Articles of Constitution and any rules, regulations, and Byelaws of the Club.

- 5.5 The completed application form shall be submitted to Exco together with payment of the appropriate subscription fees for the current year.
- 5.6 Exco shall screen the application after submission and if approved, will inform the applicant thereof.
- 5.7 Should an applicant's nomination be rejected, the applicant shall be notified by Exco without delay and the subscription refunded to the applicant.
- 5.8 If, at any time after the approval of Membership of the Club, it shall be shown that such applicant has been granted Membership due to misrepresentation, error, or through the provision of materially incorrect information relating to suitability, the Exco may cancel such Membership forthwith. In the event of cancellation of Membership, such persons shall cease forthwith to be a Member of the Club and shall have no claim whatsoever against the Club for damages, return of subscriptions, or otherwise.
- 5.9 Continued Membership will be subject to the payment of fees to be determined for each year and a due date therefore, as determined by the Exco for the ensuing year for the commensurate category of Membership as defined in this Constitution.
- 5.10 The Membership roll will be updated by the Secretary and ratified each year for the ensuing year at the AGM.

ARTICLE 6: TYPES OF MEMBERS

6.1 Active Members:

- 6.1.1 Active Members shall be persons of eighteen years or over.
- 6.1.2 Such Members shall have full voting powers in matters concerning the Club and shall be eligible for nomination for or election to the Exco.

6.2 Social Members:

Social Members shall comprise:

- 6.2.1 Persons of eighteen years or over, permanently residing in Swakopmund and making use of the Club for social activities only i.e. not participating in the activities of the Club and using the Club facilities for recreational activities only, or
- 6.2.2 Visitors to Swakopmund who are over the age of eighteen for use of all facilities for a maximum of one month; and
- 6.2.3 Persons of eighteen years or over, residing outside of a thirty-kilometre radius from the S F C Sport Club, for the use of all facilities and who are not eligible for

Membership in terms of any other category and/or who do not wish to apply for Active Membership.

Social Members will not enjoy any voting powers, nor will they be eligible for nomination for or election to Exco.

6.3 Family Members:

Family Members shall comprise persons related to Active Members as follows:

- 6.3.1 The spouse, children, step-children or legally adopted children under the age of eighteen years, and any such children over the age of eighteen years who can satisfy the Exco that they are bona fide full-time students or the parents or parents-in-law of such Active Member, and who are at least 60 years of age and who are totally or partially financially dependent upon the Active Member. Such Membership is limited to 5 Members per family, inclusive of the Active Member.

Family Members will not enjoy voting powers except as Members of a section committee, nor will they be eligible for nomination for or election to Exco.

6.4 Junior Members:

Junior Members shall comprise:

- 6.4.1 persons under the age of eighteen years who, at the discretion of Exco are accepted as Junior Members or, if over the age of eighteen can satisfy Exco that they are bona fide full-time scholars or students.

Junior Members have no voting rights and are not eligible for nomination for or election to the Exco.

6.5 Honorary Life Members:

Honorary life Members shall comprise:

- 6.5.1 Persons of eighteen years of age or over nominated by the Exco and confirmed by a majority of voting Members present at a Special General Meeting or Annual General Meeting, as having made an outstanding contribution to the Club. There is no Membership fee payable for honorary life Membership and such shall be limited to the nominee only.

Such Members shall have full voting powers in matters concerning the Club and shall be eligible for nomination to the Exco, provided that these rights and privileges were enjoyed before they were elected Honorary Life Members.

6.6 Corporate Members:

Corporate Members shall comprise:

ARTICLE 8: SUBSCRIPTION FEES

- 8.1 Members shall be required to pay an annual subscription fee that shall be based on their category of Membership. Members may, by agreement make payment of annual subscription fees monthly over 12 months.
- 8.2 Subscription fees shall be reviewed annually by Exco in January. Should an increase in fees be deemed necessary, recommendations shall be submitted to the Exco for approval.
- 8.3 Members shall be responsible for ensuring that subscriptions are paid within 60 (sixty) days of the commencement of the Club's financial year. Such subscriptions shall be payable annually in advance. New Members will pay 50% of the full subscription fees for Membership if a new Membership is granted less than 6 months before the end of the financial year.
- 8.4 Termination of Membership shall not release the defaulting Member from liability to the Club for arrears subscriptions.
- 8.5 Should any reason satisfactory to Exco be given for such an omission by a Member in default of subscription, Exco shall have the power to grant an extension of time for payment and after payment of the arrears subscriptions, to reinstate the Member.

ARTICLE 9: ORGANISATION AND STRUCTURES OF THE CLUB

The Club shall be organised in the following structure to achieve sound, orderly and fair management:

- 9.1 *The Member Body.* This body will consist of all paid-up Members for whom and in whose interests the Club exists. This body exercises control through voting, in respect of those classes of Members who have voting rights and the appointment of Exco.
- 9.2 *The Executive Committee (Exco).* This body consists of office bearers elected by the Member body, for the management of the Club and consists of delegates empowered by Members of the Member body to serve and represent them. This body determines the policy of the Club and is responsible for the proper management of the Club's day-to-day affairs and the execution of policies and decisions.
- 9.3 *Sub Committees of the Exco.* These committees consist of Members of the Exco, and any other person co-opted to them with the approval of the Exco. The purpose of these committees is to manage and control specific functions and aspects of management of specific Sports Codes and/or Club activities under the directions of Exco and will report directly to Exco for ratification and approval of their execution. These sub-committees can be established by Exco as may be required or prudent.
- 9.4 *Management Sub-Committee of Sports Code.* Each Sports Code shall have a management Sub-Committee consisting of active Members, which Sub-Committee

shall nominate 1 (one) representative of such Sub-Committee to attend and sit in at Exco meetings without voting rights.

ARTICLE 10: COMPOSITION OF THE CLUB COMMITTEE (EXCO)

- 10.1. The control and administration of the Club shall be vested in Exco consisting of 6 (Six) elected Members.
- 10.2. The positions on Exco shall be :
- 10.2.1. One President,
 - 10.2.2. One Vice-President,
 - 10.2.3. One Club Secretary,
 - 10.2.4. One Club Treasurer,
 - 10.2.5. Two Additional Members.
- 10.3. In the event of a vacancy occurring amongst the elected Members of Exco, such vacancy shall be filled at the discretion of Exco through co-option and such co-opted Member shall thereupon have the full powers of an elected Member of Exco.

ARTICLE 11: NOMINATION AND ELECTION OF MEMBERS TO EXCO

- 11.1. Not less than 28 (twenty-eight) days before the date appointed for the Annual General Meeting of the Club, the Club Secretary shall invite Members with voting rights to nominate Members for Exco, from the ranks of eligible Members only who have at least 5 consecutive full years of Membership, by placing a notice on the Club notice board calling for such nominations. The nominations shall be made on a nomination form provided for the purpose by the Club Secretary. Nominees for election to Exco shall be proposed by eligible voting Members of the Club, and a nominee shall sign acceptance of nomination on the form provided.
- 11.2. Nomination forms, duly completed, shall be exhibited on the Club Notice Board for not less than 14 days before the day of the Annual General Meeting of the Club at which meeting a ballot shall be conducted to elect Exco Members for the forthcoming year.
- 11.3. Voting for positions on Exco shall be held on the Club premises at the Annual General Meeting. Voting can either be by a show of hands or by ballot, as circumstances dictate or require. Any Member with voting rights who is unable to attend the Annual General Meeting shall be entitled to submit a written proxy and the holder of such proxy may then vote, in their absence, on their behalf. Proxy forms are to be submitted to the Club Secretary before the commencement of the AGM.

- 11.4 Scrutineers shall be appointed by Exco to supervise voting. The scrutineers shall not be Club staff or nominees for the positions on Exco but shall be required to be selected from Active Members of the Club.

ARTICLE 12 - EXCO POWERS AND FUNCTIONS & MEETINGS:

- 12.1 Exco shall exercise all powers and perform all duties as delegated to it by any provision of this Constitution or the Rules and Bye Laws hereto and shall be authorised to
- 12.1.1 deal with urgent matters on behalf of the Club
 - 12.1.2 perform instructions and delegations as stipulated by the AGM.
 - 12.1.3 determine and appoint responsibilities to Members of the Exco within the bounds of the Constitution and inform all Members thereof.
 - 12.1.4 subject to the guidelines and instructions of the AGM, do anything that it deems necessary or desirable to manage the Club in terms of the aims and objectives stipulated in the Constitution.
 - 12.1.5 enter into leases on behalf of the Club, whether as Lessor or Lessee
 - 12.1.6 appoint, after due advertisement, such staff as they may deem fit to run the operations of the Club and to invest such persons with such powers and authority by way of written appointment and assignment as is deemed expedient. The Exco shall determine duties and fix, vary and pay their salary and emoluments, if any. The Exco may suspend or discharge any such person at its discretion and with due consideration of the Labour Act, 2007.
 - 12.1.7 to institute, conduct, defend, compound or abandon any legal proceedings by or against the Club or its officers, or the Exco, or otherwise concerning the affairs of the Club and also to compound and allow time for payment of satisfaction of any debts due and of any claims or demands by or against the Club.
 - 12.1.8 to charge for admission to the grounds or premises at any Event held by or on behalf of the Club, and to enter into contracts with any relevant Organisations for the promotion of the Club's objects.
 - 12.1.9 to do any act, matter or thing for the benefit of or, in conformity with the objects of the Club, except such matters as are specially reserved to be dealt with at an Annual General Meeting or Special General Meeting of Members.
 - 12.1.10 to suspend or cancel the Membership of any Member who, in the opinion of the Committee has been guilty of improper conduct, or any breach of this Constitution or Rules or any Byelaws of the Club.
 - 12.1.11 to appoint from among its Members or from among any Members of the Club, sub-committees for special purposes and may delegate any of its

powers to such sub-committees to be considered as agents of the Committee and the Committee shall be responsible for the actions of such sub-committees

- 12.1.12 to make Byelaws or Rules for the regulation of the Club provided such Byelaws and Rules are not in any way inconsistent with the Articles of Constitution
- 12.1.13 to purchase, sell or alienate any movable property
- 12.1.14 to purchase, sell or alienate any immovable property or execute any mortgage bond or other encumbrance to be registered or held against any such immovable property after consent thereto has been obtained from the majority of the eligible voting Member body
- 12.2 The Club President shall convene all meetings of Exco by notification to Exco Members
- 12.3 Exco shall meet at least once each month for the transaction of business. Meetings can be held in person or online, as circumstances dictate.
- 12.4 The quorum for meetings of Exco shall be at least 4 (four) Members. If a quorum is not present the meeting shall be adjourned by notice to a different date.
- 12.5 Matters arising at any meeting of Exco shall be decided by a majority of votes. In the case of the votes being equal, the Chairperson of the meeting shall have a casting vote
- 12.6 The President, or in his absence, the Vice-President of the Club, shall preside at all meetings of Exco. Alternatively, if both the President and Vice-President are absent, the Members present shall choose one of its number to function as Chairman for that meeting.
- 12.7 Any Member of Exco who fails to attend three consecutive Exco meetings shall cease to be a Member of Exco unless his/her absence is sanctioned or approved by Exco.
- 12.8 The employee appointed as the Club Manager shall sit in at and attend all meetings of Exco but shall not be entitled to vote on any matters arising at the meeting

ARTICLE 13: SUBSECTIONS

- 13.1 Exco, at its discretion, may approve the foundation of Management Sub-Committees of the Club. The purpose of such Management Sub-Committees shall be to manage and control specific separate Sports Codes and/or activities under the auspices of SFC, subject thereto that Management Sub-Committees may not undertake any duties or functions of Exco without the approval of Exco
- 13.2 The names and scope of operations of such Management Sub-Committees shall be subject to approval by Exco

 **Municipality of Swakopmund**

☎ 4104517 ✉ 83

C E R T I F I C A T E O F F I T N E S S

No 3276/2025

NAME OF BUSINESS : Grow Together Kindergarten / DRC Women
Community Project

BUSINESS CATEGORY : Early Childhood Development Centre

TYPE OF REGISTRATION
Community Centre / Kindergarten

NAME OF OWNER/MANAGER : AR Rohwer

BUSINESS ADDRESS : PO Box 2529
Swakopmund

ERF NO : 6645

STREET ADDRESS : Ombili Street

THIS CERTIFICATE EXPIRES : 31 March 2026

ISSUED ON THE FOLLOWING CONDITIONS:

1. *Subject to all relevant laws and statutory requirements.*



DATE 
GENERAL MANAGER HEALTH

11.1.5 **OMITTED FROM THE LIST OF APPLICATIONS FOR EXEMPTION FROM PAYMENT OF ASSESSMENT RATES SUBMITTED TO COUNCIL ON 31 JULY 2025:**

1. AFM (AGS) TAMARISKIA

2. CHRISTIAN REVIVAL CHURCH

3. A.M.E CHURCH

4. NG KERK

(C/M 2025/11/24 - T 614, T 567, E 4911, E 776, E 4656, 3/4/1/2)

Ordinary Management Committee Meeting of 13 November 2025, Addendum **7.5** page **87** refers.

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

1. PURPOSE

The purpose of this submission is to inform Council that two applications for the exemption from payment of assessment rates, although submitted in time before **31 May 2025**, were not included in the list that was submitted to Council on **31 July 2025**.

The applications for AFM (AGS) for Erven 614 & 567, Tamariskia, Christian Revival Church (hereinafter CRC) for Erf 4911, Extension 14, Swakopmund, A.M.E Church and NG Kerk are now submitted for approval (**Annexure "A"**).

2. CURRENT SITUATION

2.1 A copy of the application for AFM (AGS) Tamariskia for Erven 614 and 567 was brought to the property office on **06 October 2025**. Upon scrutiny it is evident that they complied with the Local Authorities Act, Act 23 of 1992, as amended, seeing that the application was date stamped by Council on **24 February 2025**.

2.2 Following the registration of transfer of ownership of Erf 4911, Extension 14, Swakopmund, on **30 September 2025**, it was determined that the application of CRC was not included in the list approved by Council on **31 July 2025**. They submitted their application on **22 May 2025** via email and not through Archives as prescribed in the application form.

CRC complied with the requirements for the application for exemption of assessment rates by submitting their application dated **22 May 2025** prior to the statutory due date, i.e. 31 May annually.

2.3 A.M.E Church and NG Kerk upon receiving their monthly statement that was high than usual, they visited our office and provided a copy of their application that was submitted on **23 April** and **29 October 2025** respectively .

On **13 August 2024** a memo was sent to the Finance listing the entities exempted from payment of assessment rates as approved by Council on **31 July 2025 (Annexure "B")**.

3. **PROPOSAL**

It is proposed that Council exempts AFM (AGS) Tamariskia ,CRC, A.M.E Church and NG Kerk from the payment of assessment rates for the year 2025/26 as their applications comply with the requirements of the Local Authorities Act, Act 23 of 1992, as amended.

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

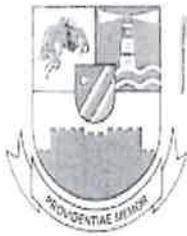
RECOMMENDED:

That Council approves the following applications for the exemption from payment of assessment rates for the financial year 2025/2026, as their applications were submitted prior to 31 May 2025:

- ***Christian Revival Church for Erf 4911, Extension 14, Swakopmund***
 - ***AFM (AGS) Tamariskia for Erven 614 and 567, Tamariskia***
 - ***A.M.E Church E 776***
 - ***NG Kerk E 4656, Swakopmund***
-

ANNEXURE "A"

3/4/12



MUNICIPALITY OF SWAKOPMUND

Property Section

Corporate Services & Human Capital

Corner of Rakotoka & Daniel Kamho Street

P O Box 53, Swakopmund, Namibia

Tel +264 64 410 4215 / Fax 088 614 514

Web: www.swakmun.com.na

Email: swakmun@swakmun.com.na

Exemption Period 1 July 2025 until 30 June 2026

DETAILS OF ENTITY

Name of Organization or Entity

Erf Number

Street Name & Number

Township/Suburb

Municipal Account Number

Postal Address

Name of Organization or Entity	AFM (deco) Tamarika
Erf Number	611 & 567
Street Name & Number	Rakotoka Street
Township/Suburb	Tamarika
Municipal Account Number	1701400110
Postal Address	P.O. Box 410 Swak
Full Name	Cherrell Seballe
Name of Applicant or Applicant's Representative	Leader
Capacity	
Office Number	
Cell number	081 200 2016
E-mail	CherrellSeballe@afm.com.na



USE OF LAND

Provide details of the purpose for which the land or parcel of the land is being used

A closed piece of land

LOCAL AUTHORITY ACT



MUNICIPALITY OF SWAKOPMUND

Property Section

Corporate Services & Human Capital
 Corner of Rakotoka & Daniel Kamho Street
 P O Box 53, Swakopmund, Namibia
 Tel: +264 64 410 4215 / Fax: 088 614 514
 Web: www.swakopmund.com.na
 Email: swkmun@swkmun.com.na

Exemption Period 1 July 2025 until 30 June 2026

APPLICATION FOR ASSESSMENT RATES EXEMPTION

DETAILS OF ENTITY

Name of Organization or Entity	Christian Revival Church
Erf Number	4911
Street Name & Number	Extension 14
Township/Suburb	Swakopmund
Municipal Account Number	
Postal Address	6265 Vineta
Name of Applicant or Applicant's Representative	Full Name: Johannes Almero van der Merwe
	Capacity: Pastor
	Office Number: 081 327 2803
	Cell number: 081 405 6006
	E-mail: swakopmund@crc.org.na

USE OF LAND

Provide details of the purpose for which the land or parcel of the land is being used.

Institutional Zoning - Church

LOCAL AUTHORITY ACT

Section 75 of the Local Authority Act 23 of 1992, as amended

I hereby certify:

- (a) that the said property will be used exclusively and not for any other purpose but that which it has been set aside for, being Church throughout the period from **01 July 2025 until 30 June 2026**.
- (b) The undertaking is not conducted for the private pecuniary profit of any person whether as a shareholder of a company or otherwise;
- (c) That if the said property is being used exclusively for amateur sport, not licensed trade will be care on. If a licensed trade is carried on, the area used for that purpose will be assessed separately.

Dated at Swakopmund on this 22 day of May 2025

[Signature]

SIGNATURE OF OWNER & STAMP

SIGNATURE OF OCCUPIER (If not the Owner)

Notes to Applicant

Applications for Exemption from assessment rates will only be approved where the eligibility requirements under the Local Authority Act 23 of 1992, as amended have been met and are evidenced.
 In many cases the actual use of the land will determine eligibility for exemption from rating under the Local Authority Act 23 of 1992, as amended.
 Applicants are encouraged to provide any information or evidence that will assist Council in making a decision on the application.
 Council may contact the applicant to request further information when assessing an application for exemption.

Applications should be sent to:

The Property Section of Corporate Services & Human Capital Section, Municipal Office Building, Room BO-21 A, Swakopmund
 Attention: Property Officer, Ms F Namukwambi
 Applications to reach Council's Property Section on or before **31 May 2025** (acceptable until Monday 02 June 2024)
 For assistance, please contact the Property Section on +264 64 4104215





MUNICIPALITY OF SWAKOPMUND

Property Section

Corporate Services & Human Capital
 Corner of Rakoloka & Daniel Kamho Street
 P O Box 53, Swakopmund, Namibia
 Tel: +264 64 410 4215 / Fax: 086 614 514
 Web: www.swakopmun.com.na
 Email: swkmun@swakopmun.com.na

Exemption Period 1 July 2025 until 30 June 2026

APPLICATION FOR ASSESSMENT RATES EXEMPTION

DETAILS OF ENTITY

Name of Organization or Entity	A. M. E. Church
Erf Number	776
Street Name & Number	
Township/Suburb	Monaleoa
Municipal Account Number	
Postal Address	P.O. Box 243
Name of Applicant or Applicant's Representative	Full Name: Alfred Hooper Capacity: Local Preacher
	Office Number:
	Cell number: 0812093530
	E-mail:

USE OF LAND

Provide details of the purpose for which the land or parcel of the land is being used.

Worship Services

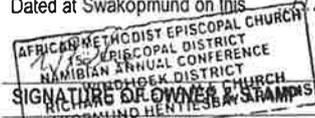
LOCAL AUTHORITY ACT

Section 75 of the Local Authority Act 23 of 1992, as amended

I hereby certify:

- (a) that the said property will be used exclusively and not for any other purpose but that which it has been set aside for, being Worship Services throughout the period from 01 July 2025 until 30 June 2026.
- (b) The undertaking is not conducted for the private pecuniary profit of any person whether as a shareholder of a company or otherwise;
- (c) That if the said property is being used exclusively for amateur sport, not licensed trade will be care on. If a licensed trade is carried on, the area used for that purpose will be assessed separately.

Dated at Swakopmund on this 11th day of APRIL 2025



SIGNATURE OF OCCUPIER (If not the Owner)

Notes to Applicant

Applications for Exemption from assessment rates will only be approved where the eligibility requirements under the Local Authority Act 23 of 1992, as amended have been met and are evidenced.
 In many cases the actual use of the land will determine eligibility for exemption from rating under the Local Authority Act 23 of 1992, as amended.
 Applicants are encouraged to provide any information or evidence that will assist Council in making a decision on the application.
 Council may contact the applicant to request further information when assessing an application for exemption.

Applications should be sent to:

The Property Section of Corporate Services & Human Capital Section, Municipal Office Building, Room BO-21 A, Swakopmund
 Attention: Property Officer, Ms F Namukwambi
 Applications to reach Council's Property Section on or before 31 May 2025 (acceptable until Monday 02 June 2024)
 For assistance, please contact the Property Section on +264 64 4104215



3/4/25



MUNICIPALITY OF SWAKOPMUND

Property Section

Corporate Services & Human Capital
 Corner of Rakotoka & Daniel Kamho Street
 P O Box 53 Swakopmund Namibia
 Tel: +264 64 410 4215 / Fax: 086 614 514
 Web: www.swakopmund.com.na
 Email: swakmun@swakopmund.com.na

Exemption Period: 1 July 2025 until 30 June 2026

APPLICATION FOR ASSESSMENT OR EXEMPTION

DETAILS OF ENTITY

Name of Organization or Entity	116 KEEK
Erf Number	4656
Street Name & Number	DR. EUGENE MULLER NO 31
Township/Suburb	SWAKOP NORT
Municipal Account Number	50465600021
Postal Address	P O Box 6287
Name of Applicant	THOMAS MACHIEL VENTER
Capacity	OWNER
Office Number	0812432858
Cell number	0812432858
E-mail	dsventer@gmail.com

USE OF LAND

Provide details of the purpose for which the land or parcel of the land is being used

13 PASTORS RESIDENCE

LOCAL AUTHORITY ACT

Section 75 of the Local Authority Act 23 of 1992, as amended

I hereby certify:

- (a) that the said property will be used exclusively and not for any other purpose but that which it has been set aside for, being PASTORS RESIDENCE throughout the period from 01 July 2025 until 30 June 2026.
- (b) The undertaking is not conducted for the private pecuniary profit of any person whether as a shareholder of a company or otherwise.
- (c) That if the said property is being used exclusively for amateur sport, not licensed trade will be care on. If a licensed trade is carried on, the area used for that purpose will be assessed separately.

Dated at Swakopmund on this 7th day of April 2025

Gerret Nork Swako, Mayor
 Tel: 064-404040

SIGNATURE OF OWNER & STAMP

SIGNATURE OF OCCUPIER (if not the Owner)

Notes to Applicant

Applications for Exemption from assessment rates will only be approved where the eligibility requirements under the Local Authority Act 23 of 1992, as amended have been met and are evidenced. In many cases the actual use of the land will determine eligibility for exemption from rating under the Local Authority Act 23 of 1992, as amended. Applicants are encouraged to provide any information or evidence that will assist Council in making a decision on the application. Council may contact the applicant to request further information when assessing an application for exemption.

Applications should be sent to:

The Property Section of Corporate Services & Human Capital Section, Municipal Office Building, Room 80-21 A, Swakopmund
 Attention: Property Officer, Ms F Namukwamb
 Applications to reach Council's Property Section on or before 31 May 2025 (acceptable until Monday 02 June 2024)
 For assistance please contact the Property Section on +264 64 4104215





+264 64 410 4200

| mhaingura@swkmun.com.na |

P O Box 53, Swakopmund, Namibia

Internal Memorandum

TO : The GM Finance
FROM : GM: Corporate Service & Human Capital (Acting)
DATE : 11 August 2025
REF : 3/4/1/2
SUBJECT : **EXEMPTION FROM PAYMENT OF ASSESSMENT RATES 2025/26**

The abovementioned refers.

Council's resolution passed under item 11.1.12 of **31 July 2025** is quoted below for your attention.

“(a) That exemption from payment of assessment rates in terms of Section 75 of the Local Authorities Act, Act 23 of 1992 (as amended), be granted in respect of the following properties:

Erf Number	Organisation / Body	Purpose for which the Erf is Used
Erven 4264 & 1729, Swk	Swakopmund Baptist Church	Place of Worship + manse
Erven 1772 & 1774, Swk	Private School Swakopmund	Educational
Erf 8159 S & 9104 Swk,	DRC School Project and Community/ Tangeni Shilongo Namibia	Educational
Erf 3495	Tangeni Shilongo Namibia	Hostel and Volunteer's Accommodation
Erf 9821	Werner Erkers	Educational
Erven 4235, 4236 & 4237 and Ext 21	Pro-Ed Akademie Parents Association	Educational
Erf 1613,10028	Scientific Society Swakopmund Kirche	Scientific Development & Educational
Erf 183, Swk	Evangelical Luth	Church
4371, Mon	Evangelical Bible Church	Church
4372, Mon	Evangelical Lutheran Church	Church

Erf Number	Organisation / Body	Purpose for which the Erf is Used
Erf 1759, Swk	Evangelical Stadtmission Swakopmund	church
Erven 5088,	A F M of Namibia	Place of Worship
Erf 449, Mon	Owato Parish Elcin	Place of Worship
Erf 4650	Stepping Stone Trust	Educational
Erf 8680, Swk	A G S Filadelfia Swakopmund	Place of Worship
Erf 782, Tam	Jehovah's Witnesses	Place of Worship
Erf 3534 & 4234, Swk	Deutsche Pfadfinder	Youth Organisation
Erven 236 & 612, Tam	Full Gospel Church of God	Place of Worship
Erven 723, 724, 725, 726 & 728, Swk	Deutscher Schulverein Swk	Hostel, Kindergarden + School
Erf 763, Swk	New Apostolic Church	Place of Worship
Erf 4324, Mon	Happy Du Children Charity Organisation	Welfare Purposes
Erf 63, Mon	Mondesa Youth Opportunities Trust	Educational
Erven 195 & 196 A, & 5065, Swk	The Mission Benedictine Sister's	Sisters Living Quaters
Erven 305, 588, 800 & 801 Swk	United Reformed Church	Place of Worship
Erf 2709, Swk	Vineta Seventh-day Adventist Church	Place of Worship
Erf 5158, Swk	Nederduitsh Hervormdkerk van Afrika	Place of Worship
Erf 951, Swk	Johanniter Hilfswerk Swakopmund	Registered Nurse and Related services
Erf 4347 M, 1544, M	Swakopmund COSDEC	Institutional Training Centre
Erf 4828, Swk	Swakopmund COSDEC	Institutional Training Centre
Erf 50 and 4656, Swk	Ned Geref Kerk Swakopmund	Place of worship
Erf 1514, Swk	Swakopmund Christian Academy	Educational
Erf 5229, Swk	Promiseland Trust	Educational & Hostel
Erf 1239 Tamariskia	Namibia Training Foundation	Educational
Erf 4377, Mon	SDA Church Vineta Swakopmund central	Place of worship
Erf 4369, Mon	Morewag Church of Namibia	Place of worship
Erf 5845, Swk	Believer Fellowship Church	Place of worship
Erf 949, 24, 284, Swk	Roman Catholic Church	Place of worship
Erf 3572, Swk	Reiterverein Swakopmund	Place of worship
Erf 783, 622, Tam	Rhenish Church in Namibia	Place of worship
Erf 4368, Mon	Ebenezer Christian Church	Place of Worship

Erf Number	Organisation / Body	Purpose for which the Erf is Used
Erf 8680	A G S Filadelfia Swakopmund	Place of Worship
Erf 782, T	Jehovah's Witnesses	Place of Worship
Erf 3534 & 4234	Deutsche Pfadfinder	Youth Organisation
Erven 236 & 612	Full Gospel Church of God	Place of Worship
Erven 723, 724, 725, 726 & 728	Deutscher Schulverein Swk	Hostel
Erf 2781, 801 & 4200	Wo13 Lions Old Age Home	Old Age Home
Erf 763	New Apostolic Church	Place of Worship
Erf 4324	Happy Du Children Charity Organisation	Welfare Purposes
Erven 3668 & 3669	Antonius Residence Trust	Old Age Home
Erf 356 A	Prinzessin Rupprecht Heim Foundation	A retirement Home & Frail Care Centre
Erf 63	Mondesa Youth Opportunities Trust	Educational
Erven 195 & 196 A, 5063, 5064 & 5065	The Mission Benedictine Sister's	Sisters Living Quatres
Erven 305, 588, 800 & 801	United Reformed Church	Place of Worship
Erf 2709	Vineta Seventh-day Adventist Church	Place of Worship
Erf 5158	Nederduitsh Hervormdkerk van Afrika	Place of Worship
Erf 6645	DRC Women's Community Project	Welfare Purposes
Erf 4347 M, 1544	Swakopmund COSDEC	Institutional Training Centre
1544 Mondesa	Mahetago Cosdef	Educational
Erf 508	Ned Geref Kerk Swakopmund	Place of worship
Erf 1514	Swakopmund Christian Academy	Educational
Erf 5229	Promiseland Trust	Educational & School Hostel
1239 Tamariskia	Namibia Training Foundation	Educational
4268 Mondesa	Back to Christ Movement Church	Church
604 Mondesa	Anglikaanse Kerk (ST. RAPHAEL)	Church
2709	SDA Church Vineta	Church
4369	Morewag Church of Namibia	Church
5845	Believer Fellowship Church	Church
42 Dr Libertina Amadhila	Destiny Life Church	Church

Erf Number	Organisation / Body	Purpose for which the Erf is Used
776,787 Mondesa	African Methodist Episcopal Church	Church
949,24,284	Holly Rosary	Church
455	St Boniface Anglican Church	Church
3572	Reiterverein Swakopmund	Church
783,622	Rhenish Church in Namibia	Church
4368	Ebenezer Christian Church	Church
5824	Shofar Christian Swakopmund	Church

(b) That the exemption of payment of assessment rates be credited with effect 1 July 2024 where applicable."

M. Haingura
Mpasi Haingura
 General Manager: Corporate Services & Human Capital

/nfn *AS*



11.1.6

APPLICATION FOR THE REZONING OF ERVEN 2280 & 2281, SWAKOPMUND, EXTENSION 8 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1: 900M² TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:100M², SUBSEQUENT CONSOLIDATION INTO CONSOLIDATED ERF X AND CONSENT TO OPERATE A PENSION ON CONSOLIDATED ERF X.

(C/M 2025/11/24 - E 2280, E 2281)

Ordinary Management Committee Meeting of 13 November 2025, Addendum 7.6 page 97 refers.

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

1. Purpose

The purpose of this submission is for the Council to reconsider the application for the rezoning of Erven 2280 & 2281, Swakopmund Extension 8 from "Single Residential" with a density of 1:900m² to "General Residential 1" with a density of 1:100 m², the subsequent consolidation and Consent Use to operate a Pension.

2. Background

The item served before the Management Committee during their meeting on the 15th May 2025 of which the item was referred back, that the penalty be consistent as previous similar applications and again during the Management Committee meeting held 11 September 2025 for further clarification. See the extracts below from both Management Committee minutes for ease of reference.

8.5 APPLICATION FOR THE REZONING OF ERVEN 2280 & 2281, SWAKOPMUND EXTENSION 8 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1 900M² TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:100M² M², SUBSEQUENT CONSOLIDATION INTO CONSOLIDATED ERF X AND CONSENT TO OPERATE A PENSION ON CONSOLIDATED ERF X
(M/C 2025/05/15 - E 2280, E 2281)

RESOLVED:

That The Item Be Referred Back For Appropriate Review And Verification Of The Applicable Penalty To Ensure Consistency With Similar Decisions Taken By Council Previously.

7.5 RESUBMISSION: APPLICATION FOR THE REZONING OF ERVEN 2280 & 2281, SWAKOPMUND EXTENSION 8 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1 900M² TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:100M² M², SUBSEQUENT CONSOLIDATION INTO CONSOLIDATED ERF X AND CONSENT TO OPERATE A PENSION ON CONSOLIDATED ERF X.

(M/C 2025/09/11 - E 2280, E 2281)

RESOLVED:

That This Item Be Referred Back For Further Clarification.

A penalty fee of 75% is proposed in terms of the national betterment fee policy of 2009 as this percentage is applicable where an unauthorized activity or illegal building work is being legalized in terms of the Swakopmund Zoning Scheme.

Note should be taken that the major structural changes were done internally, resulted in an increased number of units, exceeding the allowable density which and consequently contravenes the Swakopmund Zoning Scheme provisions. In terms of the current zoning "single residential" only one main dwelling plus a supplementary dwelling is permitted. The splitting of the main dwelling created a total of six units which is contrary to the current zoning and density provision.

As a result, the proposed 75% levy will cover both the fine chargeable for the internal structural changes that have been without approval. The Policy is attached as **Annexure D**.

Additionally, Council has resolved applications of similar nature that were also levied 75%. The below is a list of erven where such maximum levy was applied:

- Erf 325, Swakopmund
- Erf 3732, Swakopmund
- Erf 2032, Swakopmund

3. Introduction

An application for the rezoning, subsequent consolidation and consent use to operate a pension was received by the Engineering and Planning Services Department from Hennie Fourie Development Planner on behalf of the registered owner. The application is attached as **Annexure A**.

In 2021, Council in terms of Item No. 11.1.12 of Council Resolution C/M 2010/10/28, granted consent to operate a Residential Guesthouse on Erf 2280, Swakopmund Extension 8. According to the Accommodation Establishment Policy CM 2011/09/29- A 4/3/1/21, "the floor area of all buildings to be used for the accommodation establishment may not exceed 40% of the total floor area of the given property's structures."

The owners of Erf 2280, Swakopmund Extension 8 however over time made use of the entire property for this function and made alterations that contravened the Swakopmund Zoning Scheme.

In terms of the Swakopmund Zoning Scheme, only a dwelling house is permitted as a primary use of single residential zoned erven. A dwelling house is defined as "... a dwelling with or without an outbuilding consisting of mutually adjacent rooms with a kitchen and with at least a bathroom and toilet facilities and designed for occupation by a single household, and may, subject to approval of the Council, include an additional dwelling, on condition that the density zoning be adhered to."

The owners constructed three units on the property, each with its own kitchen and three additional separate bedrooms that are not interlinked to the main house. This came to light when the owners applied for compliance and were advised in a letter dated 21 October 2024, to rezone the property in order to comply. It is against this background that this application is submitted.

4. **Ownership**

Ownership of Erf 2280 vests in Ms. Hildergard Suzanne Lombard as per Deed of Transfer No. T /2007 and Erf 2281, Swakopmund, Extension 8 vests in Mr. Steven Andrew George Goliath as per Deed of Transfer No. T 2376/2017. Proof of ownership has been attached as **Annexure B**. It is however the intension of both current owners to sell these properties to Mr. Stephan Rudolf Fassbender and Mrs. Isna Elizabeth Roos.

5. **Zoning, Locality and Size**

Erven 2280 & 2281, Swakopmund Extension 8 are zoned "Single Residential" and are situated along Turmalin Street. Erven 2280 & 2281, Swakopmund Extension 8, are both 1000m² in extent. See locality plan below.



Figure 1: Locality Plan for Erven 2280 & 2281, Swakopmund Extension 8.

6. **Access Municipal Services and Parking**

The current access to Erven 2280 & 2281, Swakopmund Extension 8 is obtained via Turmalin Street and will be maintained for the consolidated erf. Parking for the proposed development will be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme. The property is connected to the existing bulk and internal municipal services.

7. **Public consultation**

The public consultation for the proposed rezoning was done in terms of Section 107 and Regulation 10 & 12 of the Urban and Regional Planning Act (**Annexure C**).

The rezoning was advertised in the Namib Times and the Market Watch on the 29th November and 6th December 2024, and in the Government Gazette Number 8535 of 13th December 2024, Item No. 832. The neighbouring property owners were notified in writing of the development proposal. A notice was additionally placed on Council's notice board as well as on-site. The last date to submit objections and comments was the 27th December 2024. No objections were received.

8. **Development Proposal**

It is the intention of the current owners to sell the properties to single owner and for the new owner to use the existing buildings (Amarachi Guesthouse) permanently as an accommodation establishment (Pension) hence the proposed rezoning, consolidation and consent use. In terms of the Accommodation Establishment Policy of Council, the entire buildings on Erf 2280, Swakopmund Extension 8 once rezoned to "General Residential" can be used without restriction for this purpose with the special consent of Council. The new owners further intend to use the rest of Erf 2281, Swakopmund Extension 8 for parking and other facilities needed for the proposed Pension.

9. **Evaluation**

The application is aimed at amongst other factors, the rectification of a current unauthorised activity and the legalization of illegal building works that have happened overtime on the site. The proposed rezoning will bring the buildings in conformity with the zoning scheme and will permit for the issuing of a compliance certificate that will aid in the finalisation of the sale of Erf 2280, Swakopmund Extension 8 and will enable its consolidation with Erf 2281, Swakopmund Extension 8.

The proposed development can to a certain extent be considered as a form of infill residential development. These types of developments revitalise an area by breathing new life into it through the utilisation of vacant lots and underutilized spaces as is the case with Erf 2281, Swakopmund Extension 8 and creating more vibrant communities. Infill developments also increase the property values in an area thereby creating positive economic impact. As pointed out by the applicant, this area is slowly developing into a transitional mixed zone area where a number of houses have been converted into mixed use developments. This is also a theme that is generally promoted by the Swakopmund Zoning Scheme especially in areas that spontaneously developed in this manner. Given the intentions of the owner, the proposal can be accommodated in the area.

The request of the applicant is a density of 100m², however it is considered too dense due to the existing residential density in the area being, 1:900m² as well as the anticipated yield of 20 units should the owners decide to develop the erf to full capacity. A density of 1:250m² is proposed instead which will provide a yield of 8 units and will still allow the owner to make provision for adequate parking as initially intended and can facilitate a gentle transition to higher densities in the area as opposed to a density of 1:100m². The proposed rezoning and consolidation will have the following effect:

Erf Number	Current Zoning & Density	Proposed Zoning	Erf size
2280	Single Residential 1:900m ²	General Residential 1, density of 1:250m ²	1000m ²
2281	Single Residential 1:900m ²		1000m ²
Consolidated Erf X		General Residential 1, density of 1:250m ²	/
Total			2000m²

9.1 Conditions to be registered

It is recommended that the conditions registered against Erven 2280 & 2281, Swakopmund Extension 8 be retained and be registered against newly Consolidated Erf X as follows

- (i) *The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*
- (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.*

9.2 Compensation

The consolidation of Erven 2280 & 2281, Swakopmund Extension 8 and subsequent rezoning from "single residential" with a density of 1:900m² to "general residential 1" with a density of 1:250m² 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. A penalty fee of 75% is proposed in terms of the national betterment fee policy of 2009 as this percentage is applicable where an unauthorized activity or illegal building work is being legalized in terms of the Swakopmund Zoning Scheme.

10. Conclusion

The proposed consolidation of Erven 2280 & 2281, Swakopmund Extension 8 are in line with both the Swakopmund Zoning Scheme and the Swakopmund Structure Plan and can be supported. For the sake of maintaining consistency, the betterment fee to chargeable is set to be 75% due to the penalty as per the national betterment fee policy of 2009. The mentioned rate has been charged to previous applications of similar nature namely Erven 325, 3732 and 2032, Swakopmund.

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

RECOMMENDED:

- (a) That approval be given for Erven 2280 and 2281, Swakopmund, Extension 8, to be consolidated into Consolidated Erf X, on condition that they are owned by a single person or entity.
 - (b) That the rezoning of Consolidated Erf X, Swakopmund, Extension 8, from “Single Residential” with a density of 1:900m² to “General Residential 2” with a density of 1:250m² be approved.
 - (c) That consent to operate an Accommodation Establishment on Consolidated Erf X, Swakopmund, Extension 8 be approved subject to the Accommodation Establishment Policy of Council and be finalized upon the completion of the statutory processes herewith involved.
 - (d) That the rezoning of Consolidated Erf X, Swakopmund, Extension 8, be subject to a compensation fee of 75% 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.
 - (e) 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.
 - (f) That the applicant provides proof that the consolidation and the rezoning of Consolidated Erf X Swakopmund Extension 8 has been approved by the Minister and promulgated.
 - (g) That all additional infrastructure required due to the proposed development be for the account of the applicant or the owner and in accordance with the specifications and to the satisfaction of the General Manager: Engineering and Planning Services.
 - (h) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve shall be tolerated.
 - (i) That the applicant be informed of Council’s decision and of their right to appeal the 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.
-

22-03-07-2280

E 2280

HENNIE FOURIE
DEVELOPMENT PLANNER

B.Sc., M in Town & Regional Planning
 Dipl. Marketing Management

Cell: 081-1247452
 Desert Oasis 7, Auob Street
 P O Box 2891,
 Swakopmund.
 hennief@afol.com.na

E 2281

7 February 2025
 The Chief Executive Officer
 Municipality of Swakopmund
 P O Box 53
 Swakopmund
 For Attention: Town Planning



Dear Sir

REZONING OF ERVEN 2280 & 2281, EXTENTION 8 SWAKOPMUND FROM SINGLE RESIDENTIAL TO GENERAL RESIDENTIAL 1, CONSOLIDATION OF ERVEN 2280 & 2281 SWAKOPMUND AND CONSENT TO USE THIS CONSOLIDATED ERF AS A PENSION

On behalf of the owner of erf 2280 Extension 8 Swakopmund and the owner of erf 2281 Extension 8 Swakopmund, I apply to the Municipal Council of Swakopmund for:

- Rezoning of erven 2280 and 2281 Extension 8 Swakopmund, both from Single Residential with a density of 1:900 m² to General Residential 1 with a density of 1 dwelling unit per 100 m²;
- Consolidation of erven 2280 and 2281 Extension 8 Swakopmund into one consolidated erf, with a zoning of General Residential 1 and a density of 1 dwelling unit per 100 m²;
- Special consent from the Municipal Council of Swakopmund to utilize this consolidated erf for the purposes of a Pension

The locality of the erven is shown on the attached plans. Power of Attorneys from the owners are also attached

1. Erf Information

An investor wants to buy both erven 2280 and 2281 Swakopmund and utilize them as an accommodation establishment. Erf 2280 will be used mainly as a Pension and erf 2281 mainly for parking for the Pension. Erf 2280 Extension 8 Swakopmund, measuring 999 sqm, is zoned Single Residential with a density of 1:900 m² and is situated at 84 Turmalin Street, Oceanview Swakopmund. It currently accommodates 1 main building and 1 outside building. Erf 2281 Extension 8 Swakopmund, measuring 1000 sqm, is zoned Single

Residential with a density of 1 900 m² and is situated at 86 Turmalin Street, Oceanview Swakopmund. This is currently an open erf and the owner wants to consolidate erf 2281 with adjacent erf 2280. It is the intention of the new owner to utilize this consolidated erf as a Pension by converting certain rooms in the main buildings and outbuildings, as well as proposed extensions, into accommodation units. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Vehicular as well as pedestrian access is from Turmalin Street on the eastern side of erven 2280 and 2281 Swakopmund. Approximately 100 m to its north is Rosenquartz Street which is the main collector street bringing traffic via Dr Schwietering Street from town to this area. Approximately 50 m to its west is Tsavourite Street, the main access from these erven to the Platz am Meer Shopping Mall and the sea. These two adjacent roads provide access to all parts of Swakopmund. This location, as well as the fact that this is a quiet and well kept neighbourhood, makes erven 2280 and 2281 an ideal location for the operation of an accommodation establishment.



This view south on Turmalin Street is of Amarachi Guesthouse on Erf 2280 Swakopmund, as well as neighbouring properties. Going south on this street via Tanzanite Street you reach the Platz Am Meer Shopping Mall and obtain access to the sea.

2. Proposal

It is the intention of the new owner to permanently use the land and the existing buildings on these erven for an Accommodation Establishment (Pension), for which a zoning of 'General Residential 1' is required, as well as special consent from Council. It is intended to utilize and develop these erven as an Accommodation Establishment by converting the present Amarachi Guesthouse on this erf into a Pension and providing parking and other facilities needed by this establishment on the present open erf 2281.

3. Motivation

The erven in the vicinity of erven 2280 and 2281 Swakopmund are mostly utilized as Single Residential, with a few General Residential and business erven in between. It can therefore be considered as a residential area slowly moving to a transitional area with mixed zoning. Other non single residential uses in this part of Ocean View are medical practices, flats and one commercial activity.



Viewing north in Turnmain Street. Erf 2280 is first building on the left side of the photo. Erf 2281 (open) is behind the white car in centre of photo. Past the last car on the right is the intersection with Rosenquartz Street linking these erven with other parts of Swakopmund.

From the aforementioned it should be clear that this is an area with mixed zoning and uses. It is also an area with good potential for tourist developments in view of its location near the sea and with good access to collector roads, the beach area, the Platz Am Meer Shopping Centre and other tourist attractions. In view of this, erven 2280 & 2281 are in an excellent location for operating a tourist accommodation establishment. The development of good tourist accommodation on this erf will add to the excellent tourism product of Swakopmund and also not detract from the good character of this area. To the contrary, it should enhance it. The rezoning of Erven 2280 & 2281 Swakopmund from Single Residential to General Residential 1 will therefore be in line with the present trend of non-residential uses moving into this part of Ocean View.

Conclusion: The proposed use of Erven 2280 & 2281 Swakopmund for General Residential 1 (Pension) is in line with the present trend for future development of this north-western part of Swakopmund and Oceanview.

3.1 Surrounding developments

The direct neighbours of Erf 2280 & 2281 are single residential developments, except for erf 4111 which is open at present with a high wall around it.

This is still an area with well kept and mainly single residential development. In the area within a 500 m radius from Erven 2280 & 2281, the following non-single residential developments are already found:

- Erf 4749: Ruby Court Flats
- Erf 4170: Dental consulting rooms
- Erf 4186: Namib Sands Flats
- Erf 4129: Dental consulting rooms
- Erf 4163: Block of Flats
- Erf 2341: RWM Custom Built accessories
- Erf 4133: Swakopmund Accommodation

Given the context of the existing developments in this area, the intended development on the consolidated erven 2280 & 2281 is in line with the urban scale (size and height) and development of this area, and it will contribute positively to the character of the neighbourhood. It is concluded that the new development is in harmony with the spatial development of this area.



Flat building on erf 4749, Emerald Street near Erven 2280 and 2281 this area



Commercial land use on erf 2341, Ametis Street near erf 2280 Swakopmund

Conclusion: A good tourism accommodation development on this consolidated erf, such as a Pension as applied for and intended by the owner, should enhance this area and provide services needed by tourists and business visitors to Swakopmund.

4. Parking requirements

On a General Residential 1 erf used as a residential guesthouse, parking needs to be provided at a ratio of 2 plus 1.5 parking bays per room. With the present 9 accommodation units, that will mean 15.5 (16) parking bays. All parking for this development will be provided on the present Erf 2281 and will be indicated on an updated building plan, to be prepared later. That will happen when the Municipality has approved the rezoning application.

5. Registered conditions

Erf 2280 Swakopmund is registered per Deed of Transfer No T B /2007 of which a copy is attached hereto. The only land use condition registered against this erf is that the erf may only be used for purposes permitted in accordance with and subject to conditions laid down in terms of the Swakopmund Town Planning Scheme.

According to this Scheme, the erf is presently zoned as single residential with a density of 1:900 m². There are no servitudes registered against the erf.

Erf 2281 Swakopmund is registered per Deed of Transfer No T 2376 /2017 of which a copy is attached hereto. The only land use condition registered against this erf is that the erf may only be used for purposes permitted in accordance with and subject to conditions laid down in terms of the Swakopmund Town Planning Scheme.

According to this Scheme, the erf is presently zoned as single residential with a density of 1:900 m². There are no servitudes registered against the erf.

6. Advertising procedures and comments

The advertising procedure for the rezoning and the consent applications, as required in terms of the Swakopmund Town Planning Scheme and the Urban and Regional Planning Act, 2018, has been completed. The relevant newspapers notices (Namib Times and DMH Market Watch) are attached. The publications in the Official Gazette are also attached. A notice was placed on both erven (see copies of photos attached) as well as on the notice board of the Customer Care Centre of the Municipality of Swakopmund. The comments of the surrounding neighbours were also requested in writing. Please refer to the attached list of registered letters as proof. No objections or comments were received.

7. Conclusion

It is the intention of the owner to use these erven 2280 and 2281 Swakopmund for 'General Residential 1' purposes, by operating a Pension on this consolidated erf. As previously indicated, such development on this consolidated erf is in line with present and future developments and trends of the Town for this area. It is believed that the envisaged development will not have a negative impact on the neighbouring properties because of the

ANNEXURE B

REVENUE	000126	REVENUE	000126
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REVENUE	REVENUE	REVENUE	REVENUE
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REVENUE	REVENUE	REVENUE	REVENUE
REVENUE	REVENUE	REVENUE	REVENUE



DEED OF TRANSFER

Be it hereby made known :

THAT JAMES MADDBH RADLOFF
 appeared before me, Registrar of Deeds
 at WINDHOEK
 he, the said Appraiser, being duly authorised thereto by a Power of Attorney granted to him by

1. THE EXECUTOR IN THE ESTATE OF THE LATE
 MAUREEN JOBY MEYER

AND

2. ARNOLDUS PIETER MEYER
 Born on 23 January 1962
 Unmarried

dated this 24th day of JULY 2005 and signed
 at WINDHOEK

And the said Approver declared that the Joint Estate of the late MAUREEN JOCELYN MEYER and her surviving spouse ANDRÉ DUS PETER MEYER, which is being administered under Section 34 of the Administration of Estates Act (No. 66 of 1955) duly and lawfully sold on 26th July 2005

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

HILDEGARD SUZANNE LOMBARO
Born on 25 August 1948
Unmarried

Her Heirs, Executors, Administrators or Assigns

CERTAIN Erf No. 2280 SWAKOPMUND (Extension No. 8)

SITUATE in the Municipality of Swakopmund
Registration Division "G"
ERONGO Region

MEASURING 1000 (ONE NIL NIL NIL) square metres

FIRST TRANSFERRED by Deed of Transfer No. T 5386/2000 with General Plan No. A 74/75 relating thereto and held by Deed of Transfer T 5292/2004

SUBJECT to the following conditions imposed in terms of Proclamation AG 25/1975 and created in Deed of Transfer No. T 5386/2000, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY:

- (a) It shall not be permitted to drill or excavate for water on the erf.
- (b) Except with the permission of the local authority, no person shall have the right to make or cause to be made any bricks, tiles, earthenware pipes or any other articles of a like nature on the erf or any part thereof for any purpose whatsoever except for the purpose of erecting a building on the erf.
- (c) No cattle, sheep, pigs, goats, poultry, baboons, snakes, beasts of prey or draught animals may be kept on the erf.
- (d) There shall be no obstruction or deviation of the natural course of stormwater over the erf, without consultation with and approval by the local authority.
- (e) 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).
- (f) The minimum building value of the main building shall be NS\$80 000,00.

Wherefore the Appointer, renouncing all the Right and Title which the Joint Estate of the Late MAURICE JOSEF MEYER and her surviving spouse ARNOLDUS PIETER MEYER heretofore had to the premises, do, in consequence also acknowledge the said Joint Estate to be entirely dispossessed of, and decedent to, the same; and that, by virtue of these Presents, the said Transfers

Her Heirs, Executors, Administrators or Assigns, now is and heretofore shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging that the purchase price is R325 000,00

Signed at Windhoek, on
confirmed with my seal of office

06 MAR 2007

together with the appointer, and


Signature of appointer

In my presence,


Register of Deeds



2017-03-27
 Mr. B. Basson
 for N\$ 1,000,000.00 (with interest N\$ 250,000.00)
 (see additional amount for recording N\$ 250,000.00)
 Estate Office
 WINDHOEK
 Malumani J.K.
 Conveyancer
 WINDHOEK

Prepared by me

CONVEYANCER THOMPSON, E

ELMARIE THOMPSON INCORPORATED
Attorneys, Conveyancers
Ausspannplatz
WINDHOEK



800000776006

DEED OF TRANSFER NO

BE IT HEREBY MADE KNOWN:

T 2376 2017

THAT ELMARIE THOMPSON

Appeared before me, *Dip. J. J.* Registrar of Deeds at Windhoek, he the said Appraiser, being duly authorized thereto by a Power of Attorney granted to her by

BRADLEY DOANNE BASSON
IDENTITY NUMBER: 741227 0035 3
MARRIED OUT OF COMMUNITY OF PROPERTY

Dated the 22nd OF MARCH 2017
Signed at WINDHOEK

FOR INFORMATION ONLY

B

Handwritten marks

AND THE SAID APPEARER declared that WHEREAS her Principal on the 30TH day of JANUARY 2017 sold the hereinaftermentioned property to the hereinaftermentioned Transferee;

NOW THEREFORE, 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

STEVEN ANDREW GEORGE GOLIATH
IDENTITY NUMBER: 830306 0006 8
MARRIED OUT OF COMMUNITY OF PROPERTY

His heirs, Executors, Administrators, or Assigns

CERTAIN: ERF NO. 2281 SWAKOPMUND (EXTENSION NO. 8)

SITUATE: IN THE MUNICIPALITY OF SWAKOPMUND

REGISTRATION DIVISION "G" ERONGO REGION

MEASURING: 1000 (ONE NIL NIL NIL) SQUARE METRES AS APPEAR ON DIAGRAM NO. A402/98

FIRST TRANSFERRED BY DEED OF TRANSFER NO. T2140/2001, WITH GENERAL PLAN NO. A74/75, RELATING THERETO;

AND HELD BY DEED OF TRANSFER NO. T6387/2006

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

IN FAVOUR OF THE LOCAL AUTHORITY:

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

FOR INFORMATION ONLY

Handwritten initials and marks:
K S Hm
52

WHEREFORE the Appearer, renouncing all the Right and Title the TRANSFEROR hereof had to the Premises, did, in consequences also acknowledge it to be entirely dispossessed of and disentitled to, the same, and that, by virtue of these Presents, the said TRANSFEREE

His heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights; and finally, acknowledging the purchase price to the sum of NS\$1 100 000.00 (ONE MILLION ONE HUNDRED THOUSAND NAMIBIA DOLLARS).

Signed at WINDHOEK on 2017-06-28, together with the appearer, and confirmed with my seal of office



[Handwritten Signature]
Signature of appearer

FOR INFORMATION ONLY

- 1. Transfer Duty Receipt No. 105267850
Issued at Windhoek
On 28 MARCH 2017 for
NS\$ 000.000

Checked 1. *[Handwritten Signature]* 2. *[Handwritten Signature]*

- 2. I, the undersigned
ELMARIE THOMPSON
Hereby certify in terms of Section 78 of Act 23/1982 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys, due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1) (u) has been paid up to and including the date of registration hereof.

[Handwritten Signature]
E THOMPSON (CONVEYANCER)

♦ Delete which is not applicable

[Handwritten marks]

ANNEXURE C

Rezoning Notice

Henric Fourn Town Planner on behalf of the owners of erven 2202 and 2201, Erven 2202 & 2201, Swakopmund, wishes to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

- Rezoning of erven 2202 and 2201, Extension B Swakopmund, both from Single Residential with a density of 1:200 to General Residential 1 with a density of 1 dwelling unit per 100 m²
- Consolidation of erven 2202 and 2201, Extension B Swakopmund into one consolidated erf with a zoning of General Residential 1 and a density of 1 dwelling unit per 100 m²

Apply for special consent in the Municipal Council of Swakopmund to utilize the consolidated erf for the purposes of a 1st erf.

Erf 2202 Swakopmund, measuring 929 sqm, is zoned Single Residential and is situated at 04 Touwans Street, Swakopmund. It currently accommodates 1 main building and 1 outside building. Erf 2201 Swakopmund, measuring 1200 sqm, is zoned Single Residential and is situated at 04 Touwans Street, Swakopmund. This is currently an open erf and the owner wants to consolidate erf 2201 with adjacent erf 2202. His intention of the matter is to utilize the consolidated erf as a 1st erf by covering certain rooms in the main building and outside buildings as well as additional extensions, with accommodation units. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Further note that the rezoning, consolidation and locality plans of these erven are available for inspection on the Notice Board at the Municipal Planning, Hakobaka Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below. Any person objecting to the proposed use of land as set out above, may lodge such objection, together with the grounds therefor, with the Municipality of Swakopmund and the applicant in writing within 14 days of the last publication of this notice of one day for objections on 27 December 2014.

Applicant
Henric Fourn, Town Planner, P.O. Box 12891, Swakopmund
Tel: 091-1247462, E-mail: henric@hfu.com.na

1. SUBDIVISION OF SUBDIVISION OF ER 1 PORTIONS AND THE REMAINDER.
2. SUBSEQUENT REZONING OF THE REZONED GENERAL RESIDENTIAL WITH A DENSITY 1 TO PROCEED WITH THE REZONING PROCESS.

1.1. The erf 2201, Extension B is currently zoned 1 (SR) and it measures approximately 1200 m² (including 117,306 m² A, Extension 1) and 2 erf 2202 is to be used for residential purposes. Following the rezoning the rezoning plan showing Erfen 2202 and 2201, Extension B, Swakopmund with a reduced density.

- ii. The rezoning application regarding the subdivision and 1.1. the locality map of the erf for rezoning in the Municipality.
- iii. Any person having objection to the proposed application, objections together with grounds thereof, Municipality and with the applicant (NTRP), within written, which is submitted to erf 2202, Touwans Street, Swakopmund.



TOWN AND REGIONAL PLANNERS
11-4045, Alexander, Swakopmund, Namibia
Phone: 091-1247462
Fax: 091-1247462
www.hfu.com.na



Scale: 1:20000
DATE: 2014/11/14
LOCALITY PLAN: ERVEN 2202 & 2201
TOWN AND REGIONAL PLANNERS
HENRIC FOURN
TOWN AND REGIONAL PLANNERS
11-4045, Alexander, Swakopmund, Namibia
Phone: 091-1247462
Fax: 091-1247462
www.hfu.com.na

Market Watch

et Watch Kleinadvertensies • Classifieds

13:00 TWE WERKSDAE VOOR PLASING
ES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

TELE: 061 297 2175 FAX: 061 239 638
EMAIL: classifieds@synerg1.com.na

onsies sal telefonies aanvaar word nie.
No advertisements will be accepted telephonically

CONTENTS

- 001 Grants/Notes
- 002 In Memoriam
- 003 With Gratitude
- 004 Birth
- 005 Birth
- 006 Access
- 007 Death
- 008 Employment Notice
- 009 Deaths
- 010 Services
- 011 Conventions
- 012 Properties
- 013 Conventions
- 014 Accessions/Notes
- 015
- 016
- 017
- 018
- 019
- 020
- 021
- 022
- 023
- 024
- 025
- 026
- 027
- 028
- 029
- 030
- 031
- 032
- 033
- 034
- 035

VACANCY AVAILABLE AT MC GALAXY SWAKOPMUND - Full time position available for a **SALES ASSISTANT** in the **RETAIL** department. **REQUIREMENTS:** - 2 years' experience in retail /wholesale industry. **ADDITIONAL REQUIREMENTS:** - Good communication skills. **KEY RESPONSIBILITIES:** - Assist in the day to day running of the store. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

WARRANTY ADMINISTRATION - Position available for a **WARRANTY ADMINISTRATION** role. **REQUIREMENTS:** - 2 years' experience in warranty administration. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

SENIOR FINANCIAL MANAGER - Position available for a **SENIOR FINANCIAL MANAGER** role. **REQUIREMENTS:** - 10 years' experience in financial management. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

AMITOFI CARE CENTRE/ YUAN JUE PRIVATE SCHOOL - Position available for a **TEACHER** role. **REQUIREMENTS:** - 2 years' experience in teaching. **Apply to:** **AMITOFI CARE CENTRE/ YUAN JUE PRIVATE SCHOOL**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

TOPSAVE SUPERMARKET: 1. CASHIER - Position available for a **CASHIER** role. **REQUIREMENTS:** - 1 year's experience in retail. **Apply to:** **TOPSAVE SUPERMARKET**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

REGISTRATION OFFICER - Position available for a **REGISTRATION OFFICER** role. **REQUIREMENTS:** - 2 years' experience in registration. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

REGISTRATION OFFICER - Position available for a **REGISTRATION OFFICER** role. **REQUIREMENTS:** - 2 years' experience in registration. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

REQUIREMENTS FOR POSITION: - 2 years' experience in retail. **Apply to:** **TOPSAVE SUPERMARKET**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

OPERATION AND IMPLEMENTATION MANAGER - Position available for an **OPERATION AND IMPLEMENTATION MANAGER** role. **REQUIREMENTS:** - 5 years' experience in operations. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

REGISTRATION OFFICER - Position available for a **REGISTRATION OFFICER** role. **REQUIREMENTS:** - 2 years' experience in registration. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

REGISTRATION OFFICER - Position available for a **REGISTRATION OFFICER** role. **REQUIREMENTS:** - 2 years' experience in registration. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

MINERS DAY - Advertisement for a **MINERS DAY** event. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

REGISTRATION OFFICER - Position available for a **REGISTRATION OFFICER** role. **REQUIREMENTS:** - 2 years' experience in registration. **Apply to:** **MC GALAXY SWAKOPMUND**, P.O. Box 1000, Swakopmund. Closing date: 11 December 2024.

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Commonwealth Area Press Release Understanding the new cross-border banking changes

New regulatory Area arrangements have been agreed with various banks between Namibia, South Africa, Lesotho and Lesotho (M) Lesotho Monetary Unit in a 3A Visa Agreement.

The new regulatory Area arrangements have been agreed with various banks between Namibia, South Africa, Lesotho and Lesotho (M) Lesotho Monetary Unit in a 3A Visa Agreement. This agreement is a significant step towards harmonizing financial regulations across the region, facilitating smoother cross-border transactions and banking services for citizens and businesses alike. The agreement covers various aspects of banking, including currency exchange, interest rates, and regulatory compliance. It is expected to bring about a more integrated and efficient financial market in the region.

BANKERS NAMIBIA

Bankers Namibia is a leading financial institution in the region, providing a wide range of banking services to its clients. The bank is committed to providing high-quality service and financial solutions to meet the needs of its customers. With a strong focus on innovation and customer service, Bankers Namibia continues to grow and expand its operations across the region.

NOTICES

NOTICES: A series of public notices and announcements, including information regarding council meetings, public hearings, and administrative matters. These notices are intended to inform the public of upcoming events and opportunities for participation in local government processes.

Regulatory Notice
Please note that the... [text continues]

Regulatory of... [text continues]

REGISTRATION OF A COMPANY
[Text regarding company registration and legal services]

STATE OF THE COUNTY APPLICATION IN TERMS OF THE WATERS BY-LAW IN NAMIBIA
[Text regarding water by-laws and public hearings]

NOTICE OF PUBLIC HEARING
[Text regarding public hearings and community input]

NOTICE OF PUBLIC HEARING
[Text regarding public hearings and community input]

NOTICE OF PUBLIC HEARING
[Text regarding public hearings and community input]

NOTICE OF PUBLIC HEARING
[Text regarding public hearings and community input]

11 SAUND LINES

COUNCIL MEETING

4 094 37978 0008

VACANCIES & NOTICES

Resolving Notices

NOTICE OF THE CONSENT APPLICATION FOR THE MAINS BAY TOWN PLANNING SCHEME

CONSISTENT with section 226(1) of the Resource Management Act 1991, the Council is proposing to grant consent for the following development:

Development: Early Childhood Development Centre
Site: 101A, 101B, 101C, 101D, 101E, 101F, 101G, 101H, 101I, 101J, 101K, 101L, 101M, 101N, 101O, 101P, 101Q, 101R, 101S, 101T, 101U, 101V, 101W, 101X, 101Y, 101Z, 101AA, 101AB, 101AC, 101AD, 101AE, 101AF, 101AG, 101AH, 101AI, 101AJ, 101AK, 101AL, 101AM, 101AN, 101AO, 101AP, 101AQ, 101AR, 101AS, 101AT, 101AU, 101AV, 101AW, 101AX, 101AY, 101AZ, 101BA, 101BB, 101BC, 101BD, 101BE, 101BF, 101BG, 101BH, 101BI, 101BJ, 101BK, 101BL, 101BM, 101BN, 101BO, 101BP, 101BQ, 101BR, 101BS, 101BT, 101BU, 101BV, 101BW, 101BX, 101BY, 101BZ, 101CA, 101CB, 101CC, 101CD, 101CE, 101CF, 101CG, 101CH, 101CI, 101CJ, 101CK, 101CL, 101CM, 101CN, 101CO, 101CP, 101CQ, 101CR, 101CS, 101CT, 101CU, 101CV, 101CW, 101CX, 101CY, 101CZ, 101DA, 101DB, 101DC, 101DD, 101DE, 101DF, 101DG, 101DH, 101DI, 101DJ, 101DK, 101DL, 101DM, 101DN, 101DO, 101DP, 101DQ, 101DR, 101DS, 101DT, 101DU, 101DV, 101DW, 101DX, 101DY, 101DZ, 101EA, 101EB, 101EC, 101ED, 101EE, 101EF, 101EG, 101EH, 101EI, 101EJ, 101EK, 101EL, 101EM, 101EN, 101EO, 101EP, 101EQ, 101ER, 101ES, 101ET, 101EU, 101EV, 101EW, 101EX, 101EY, 101EZ, 101FA, 101FB, 101FC, 101FD, 101FE, 101FF, 101FG, 101FH, 101FI, 101FJ, 101FK, 101FL, 101FM, 101FN, 101FO, 101FP, 101FQ, 101FR, 101FS, 101FT, 101FU, 101FV, 101FW, 101FX, 101FY, 101FZ, 101GA, 101GB, 101GC, 101GD, 101GE, 101GF, 101GG, 101GH, 101GI, 101GJ, 101GK, 101GL, 101GM, 101GN, 101GO, 101GP, 101GQ, 101GR, 101GS, 101GT, 101GU, 101GV, 101GW, 101GX, 101GY, 101GZ, 101HA, 101HB, 101HC, 101HD, 101HE, 101HF, 101HG, 101HH, 101HI, 101HJ, 101HK, 101HL, 101HM, 101HN, 101HO, 101HP, 101HQ, 101HR, 101HS, 101HT, 101HU, 101HV, 101HW, 101HX, 101HY, 101HZ, 101IA, 101IB, 101IC, 101ID, 101IE, 101IF, 101IG, 101IH, 101II, 101IJ, 101IK, 101IL, 101IM, 101IN, 101IO, 101IP, 101IQ, 101IR, 101IS, 101IT, 101IU, 101IV, 101IW, 101IX, 101IY, 101IZ, 101JA, 101JB, 101JC, 101JD, 101JE, 101JF, 101JG, 101JH, 101JI, 101JJ, 101JK, 101JL, 101JM, 101JN, 101JO, 101JP, 101JQ, 101JR, 101JS, 101JT, 101JU, 101JV, 101JW, 101JX, 101JY, 101JZ, 101KA, 101KB, 101KC, 101KD, 101KE, 101KF, 101KG, 101KH, 101KI, 101KJ, 101KK, 101KL, 101KM, 101KN, 101KO, 101KP, 101KQ, 101KR, 101KS, 101KT, 101KU, 101KV, 101KW, 101KX, 101KY, 101KZ, 101LA, 101LB, 101LC, 101LD, 101LE, 101LF, 101LG, 101LH, 101LI, 101LJ, 101LK, 101LL, 101LM, 101LN, 101LO, 101LP, 101LQ, 101LR, 101LS, 101LT, 101LU, 101LV, 101LW, 101LX, 101LY, 101LZ, 101MA, 101MB, 101MC, 101MD, 101ME, 101MF, 101MG, 101MH, 101MI, 101MJ, 101MK, 101ML, 101MN, 101MO, 101MP, 101MQ, 101MR, 101MS, 101MT, 101MU, 101MV, 101MW, 101MX, 101MY, 101MZ, 101NA, 101NB, 101NC, 101ND, 101NE, 101NF, 101NG, 101NH, 101NI, 101NJ, 101NK, 101NL, 101NM, 101NO, 101NP, 101NQ, 101NR, 101NS, 101NT, 101NU, 101NV, 101NW, 101NX, 101NY, 101NZ, 101OA, 101OB, 101OC, 101OD, 101OE, 101OF, 101OG, 101OH, 101OI, 101OJ, 101OK, 101OL, 101OM, 101ON, 101OO, 101OP, 101OQ, 101OR, 101OS, 101OT, 101OU, 101OV, 101OW, 101OX, 101OY, 101OZ, 101PA, 101PB, 101PC, 101PD, 101PE, 101PF, 101PG, 101PH, 101PI, 101PJ, 101PK, 101PL, 101PM, 101PN, 101PO, 101PP, 101PQ, 101PR, 101PS, 101PT, 101PU, 101PV, 101PW, 101PX, 101PY, 101PZ, 101QA, 101QB, 101QC, 101QD, 101QE, 101QF, 101QG, 101QH, 101QI, 101QJ, 101QK, 101QL, 101QM, 101QN, 101QO, 101QP, 101QQ, 101QR, 101QS, 101QT, 101QU, 101QV, 101QW, 101QX, 101QY, 101QZ, 101RA, 101RB, 101RC, 101RD, 101RE, 101RF, 101RG, 101RH, 101RI, 101RJ, 101RK, 101RL, 101RM, 101RN, 101RO, 101RP, 101RQ, 101RR, 101RS, 101RT, 101RU, 101RV, 101RW, 101RX, 101RY, 101RZ, 101SA, 101SB, 101SC, 101SD, 101SE, 101SF, 101SG, 101SH, 101SI, 101SJ, 101SK, 101SL, 101SM, 101SN, 101SO, 101SP, 101SQ, 101SR, 101SS, 101ST, 101SU, 101SV, 101SW, 101SX, 101SY, 101SZ, 101TA, 101TB, 101TC, 101TD, 101TE, 101TF, 101TG, 101TH, 101TI, 101TJ, 101TK, 101TL, 101TM, 101TN, 101TO, 101TP, 101TQ, 101TR, 101TS, 101TT, 101TU, 101TV, 101TW, 101TX, 101TY, 101TZ, 101UA, 101UB, 101UC, 101UD, 101UE, 101UF, 101UG, 101UH, 101UI, 101UJ, 101UK, 101UL, 101UM, 101UN, 101UO, 101UP, 101UQ, 101UR, 101US, 101UT, 101UU, 101UV, 101UW, 101UX, 101UY, 101UZ, 101VA, 101VB, 101VC, 101VD, 101VE, 101VF, 101VG, 101VH, 101VI, 101VJ, 101VK, 101VL, 101VM, 101VN, 101VO, 101VP, 101VQ, 101VR, 101VS, 101VT, 101VU, 101VV, 101VW, 101VX, 101VY, 101VZ, 101WA, 101WB, 101WC, 101WD, 101WE, 101WF, 101WG, 101WH, 101WI, 101WJ, 101WK, 101WL, 101WM, 101WN, 101WO, 101WP, 101WQ, 101WR, 101WS, 101WT, 101WU, 101WV, 101WW, 101WX, 101WY, 101WZ, 101XA, 101XB, 101XC, 101XD, 101XE, 101XF, 101XG, 101XH, 101XI, 101XJ, 101XK, 101XL, 101XM, 101XN, 101XO, 101XP, 101XQ, 101XR, 101XS, 101XT, 101XU, 101XV, 101XW, 101XX, 101XY, 101XZ, 101YA, 101YB, 101YC, 101YD, 101YE, 101YF, 101YG, 101YH, 101YI, 101YJ, 101YK, 101YL, 101YM, 101YN, 101YO, 101YP, 101YQ, 101YR, 101YS, 101YT, 101YU, 101YV, 101YW, 101YX, 101YY, 101YZ, 101ZA, 101ZB, 101ZC, 101ZD, 101ZE, 101ZF, 101ZG, 101ZH, 101ZI, 101ZJ, 101ZK, 101ZL, 101ZM, 101ZN, 101ZO, 101ZP, 101ZQ, 101ZR, 101ZS, 101ZT, 101ZU, 101ZV, 101ZW, 101ZX, 101ZY, 101ZZ

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CONSISTENT with section 226(1) of the Resource Management Act 1991, the Council is proposing to grant consent for the following development:

Development: Early Childhood Development Centre
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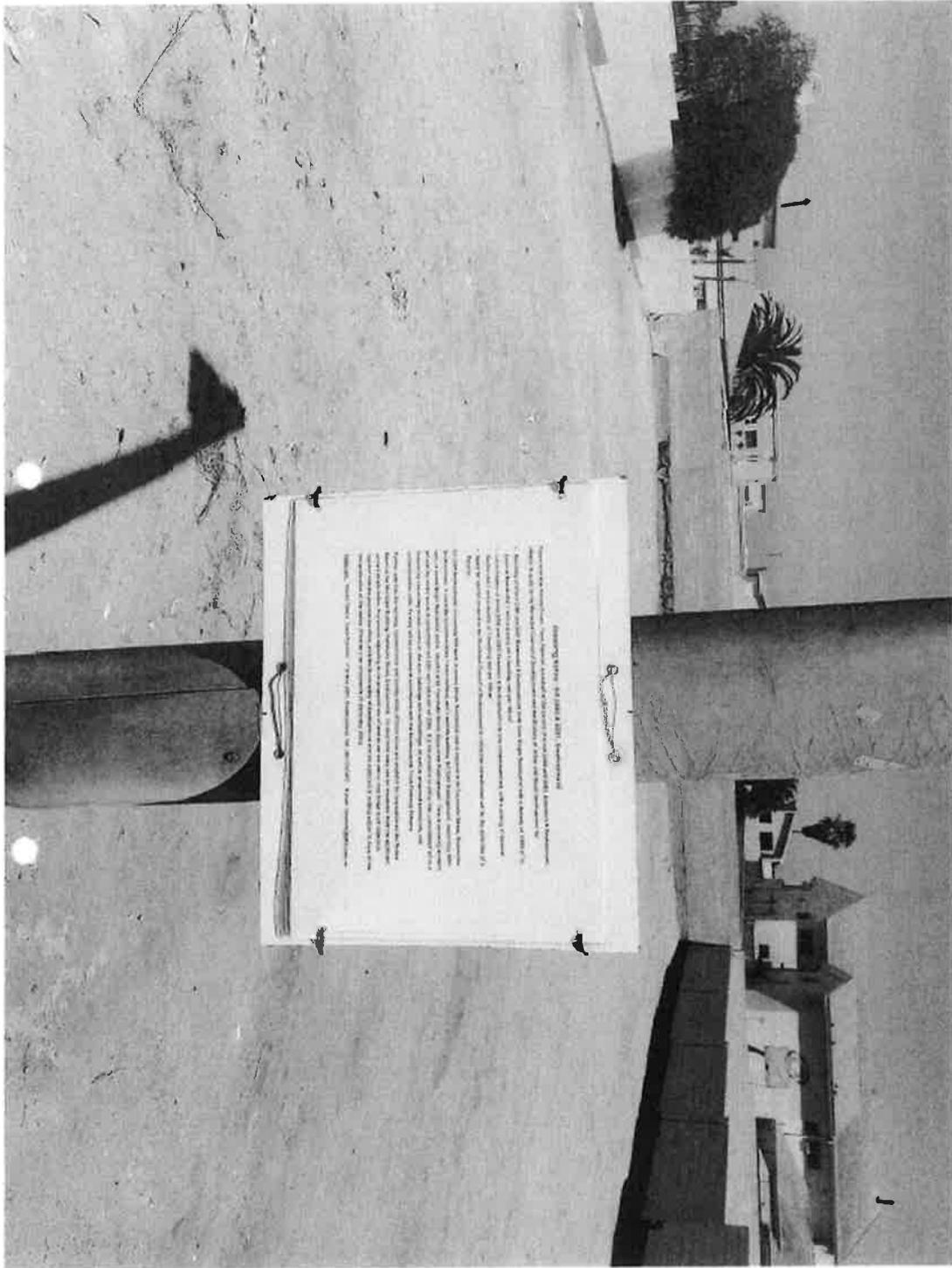
Person having any objection to the approval of this application, may lodge such objection with the Council, in writing, not later than 27 December 2024.

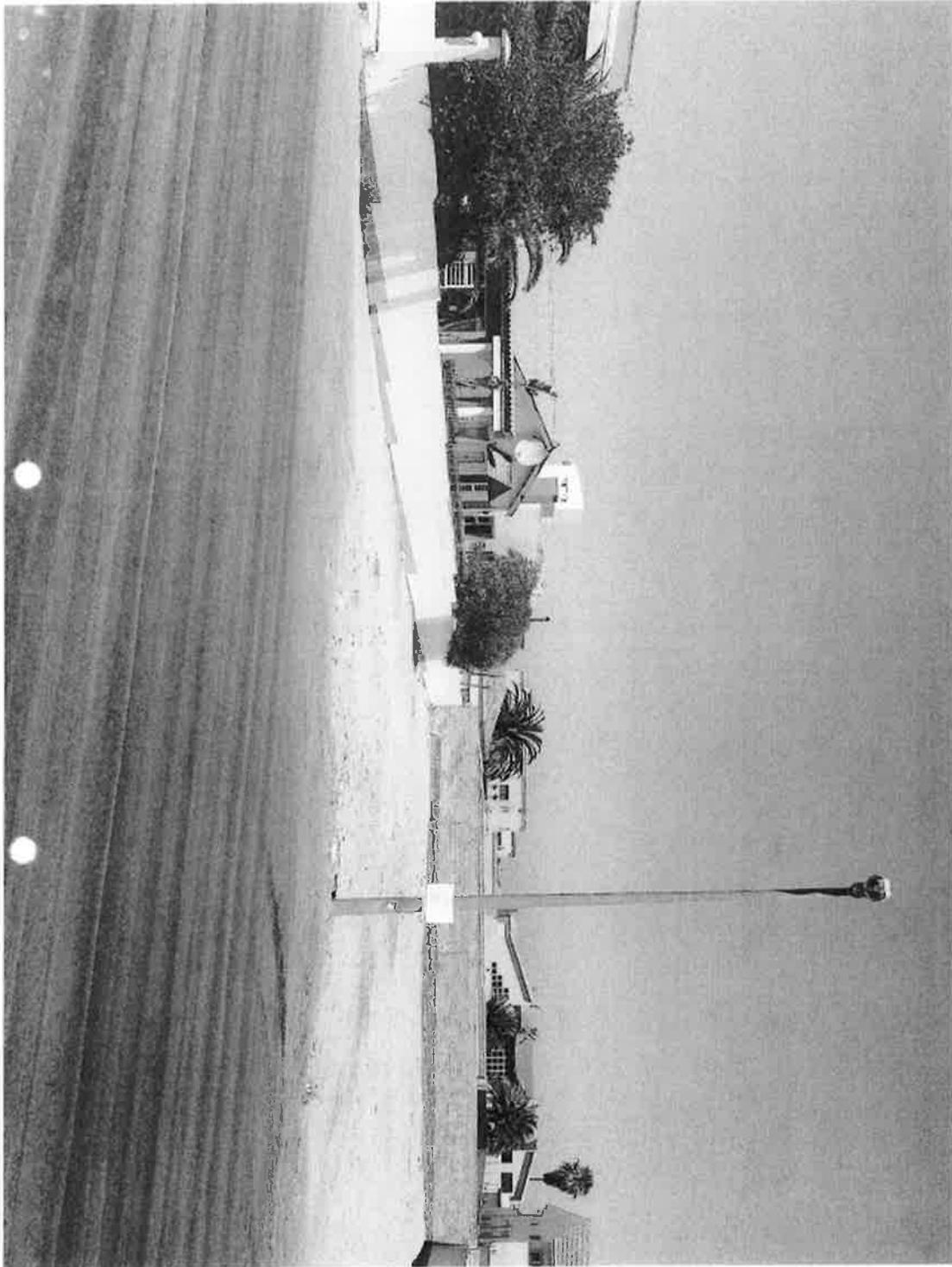
NAME AND ADDRESS OF APPLICANT: [Name and address details]

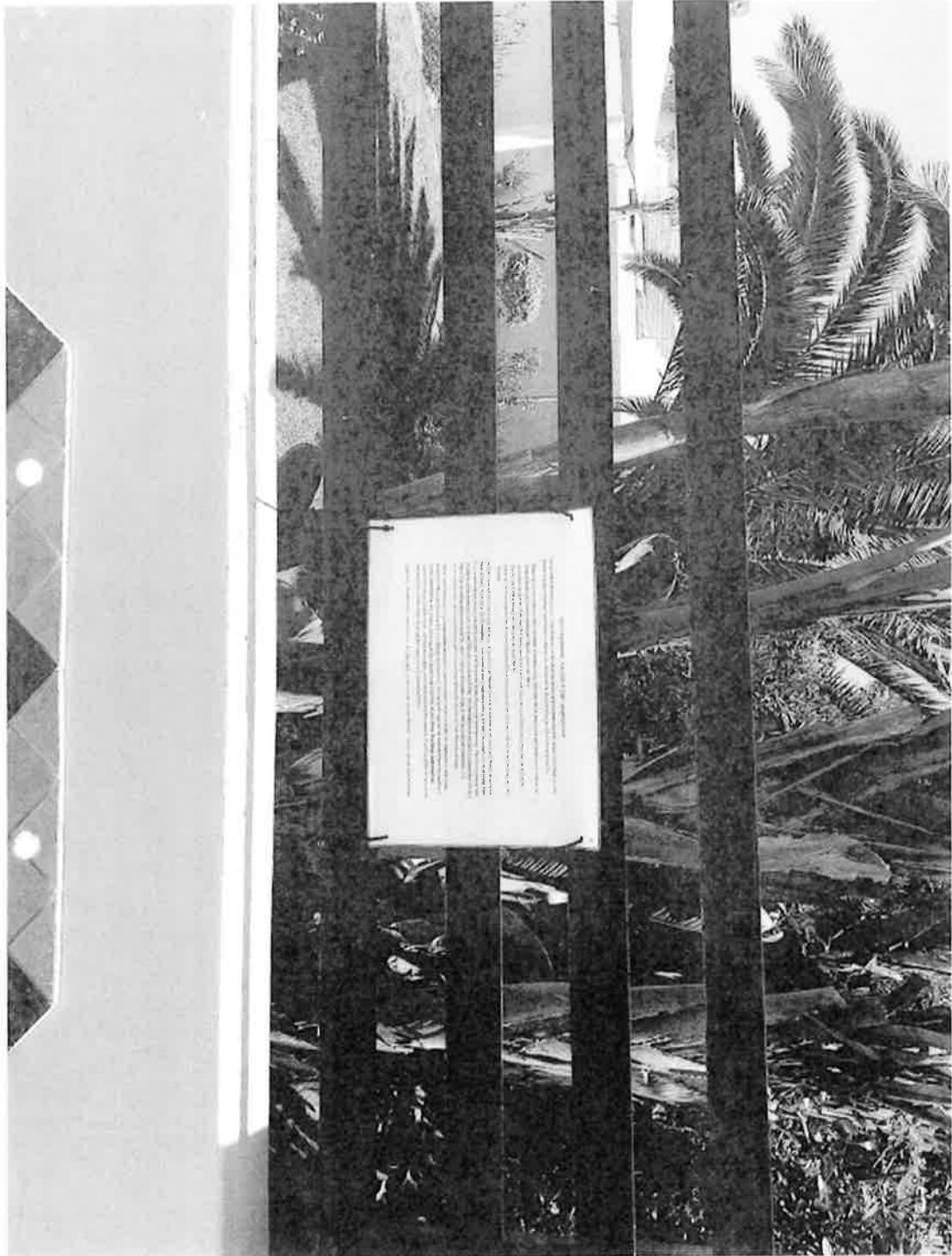
Further notice that the zoning, performance and resource consent applications are available for inspection on the Notice Board at the Municipal Building, Rakohia Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds therefor, and the Municipality of Swakopmund and the applicant in writing, not later than 14 days of the last publication of this notice.

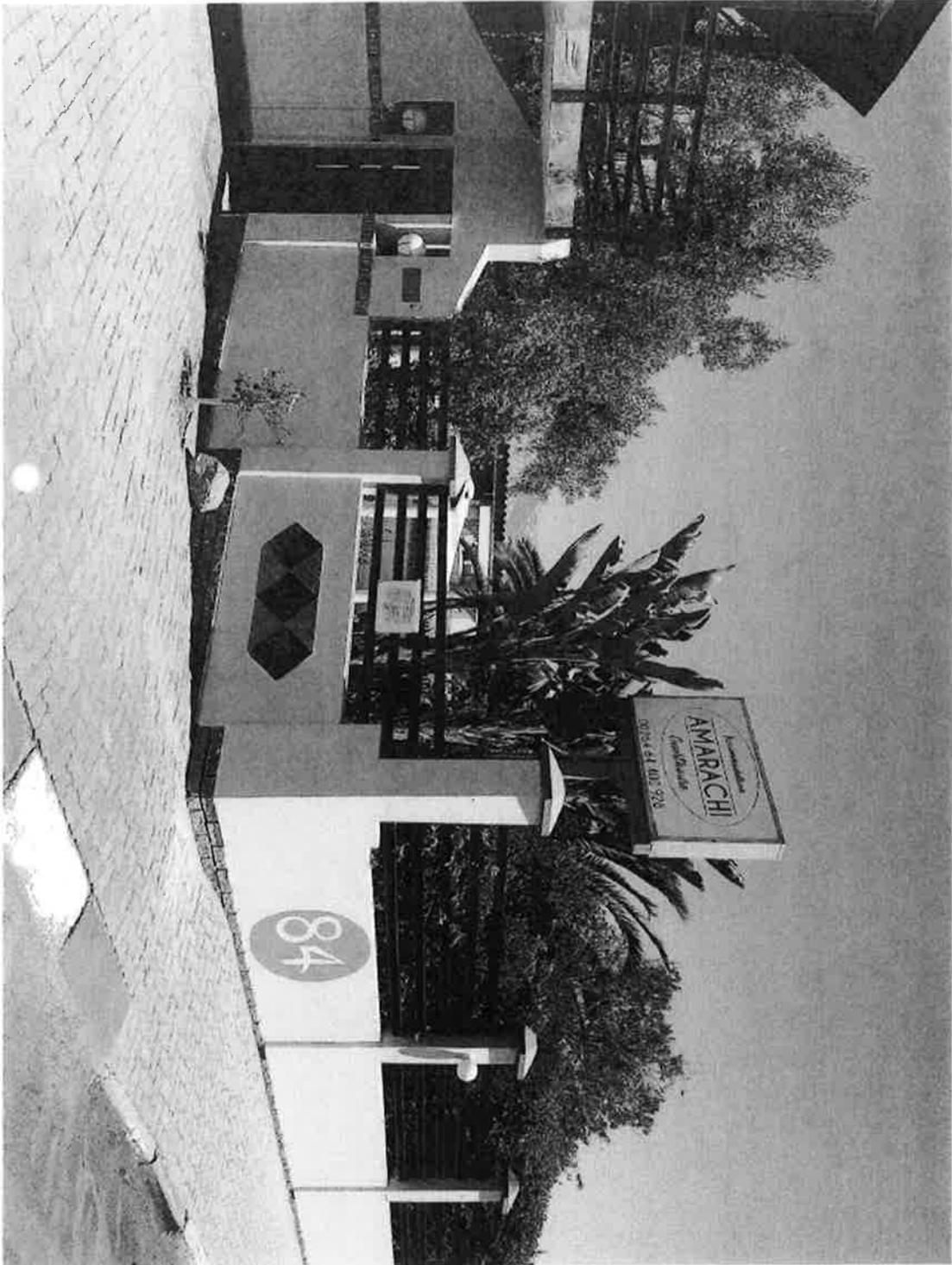
Applicant: [Name and address details]

SALE OF SWAKOPMUND
4 x Erven zoned "General Business" located in Extension 25, Swakopmund
Sale on Friday, 07 February 2025 of









10 Government Gazette 13 December 2024 8535

No. 832 2024

**REZONING AND CONSOLIDATION OF ERVEN 2280 AND 2281,
SWAKOPMUND EXTENSION 8**

Hennie Fourie Town Planner on behalf of the owners of Erven 2280 and 2281, Swakopmund Extension 8 intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

- * **Rezoning of Erven 2280 and 2281, Swakopmund Extension 8 both from "single residential" with a density of 1:900 to "general residential 1" with a density of 1 dwelling unit per 100m²; and**
- * **Consolidation of Erven 2280 and 2281, Swakopmund Extension 8 into one consolidated erf, with a zoning of general residential 1 and a density of 1 dwelling unit per 100m².**

Apply for special consent to the Municipal Council of Swakopmund to utilize this consolidated erf for the purposes of a Pension.

Erf 2280, Swakopmund, measuring 999m², is zoned "single residential" and is situated at 84 Tourmalin Street, Oceanview, Swakopmund. It currently accommodates 1 main building and 1 outside building. Erf 2281, Swakopmund, measuring 1000m², is zoned "single residential" and is situated at 86 Tourmalin Street, Oceanview, Swakopmund. This is currently an open erf and the owner wants to consolidate Erf 2281 with adjacent Erf 2280. It is the intention of the owner to utilize this consolidated erf as a Pension by converting certain rooms in the main buildings and outbuildings, as well as proposed extensions, into accommodation units.

Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

The rezoning, consolidation and locality plans of these erven are available for inspection on the Notice Board at the Municipal Building, Rakotoka Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below.

Any person objecting to the proposed use of land as set out above, may lodge such objection, together with the grounds therefore, with the Municipality of Swakopmund and the applicant in writing within 14 days of the last publication of this notice. (Final day for objection is 27 December 2024).

Applicant: Hennie Fourie, Town Planner
P. O. Box 2891, Swakopmund
Tel: 081-1247452
E-mail: hennief@afol.com.na

No. 833

2024

**ENVIRONMENTAL SCOPING ASSESSMENT NOTICE TO ALL INTERESTED AND
AFFECTED PARTIES**

Notice is hereby given to all potential interested and/or affected parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN. No. 30 of 6 February 2012) for the following:

Proponent: Omaheke Regional Council

HENNIE FOURIE
Town & Regional Planner
B.Sc., M in Town & Regional Planning
Dipl. Marketing Management

Cell: 081-1247452
P O Box 2891,
Swakopmund, Namibia
hennief@afol.com.na

26 November 2024

Comments of affected neighbours:

The owners of erven 2280 and 2281, Swakopmund, intend to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

1. Rezoning of erven 2280 and 2281 Extension 8 Swakopmund, both from Single Residential with a density of 1:900 m² to General Residential 1 with a density of 1 dwelling unit per 100 m².
2. Consolidation of erven 2280 and 2281 Swakopmund into one consolidated erf, with a zoning of General Residential 1 and a density of 1 dwelling unit per 100 m².
3. Apply for special consent to the Municipal Council of Swakopmund to utilize this consolidated erf for the purposes of a Pension.

Erf 2280 Swakopmund, measuring 999 sqm, is zoned Single Residential and is situated at 84 Tourmalin Street, Oceanview Swakopmund. It currently accommodates 1 main building and 1 outside building. Erf 2281 Swakopmund, an open erf measuring 1000 sqm, is zoned Single Residential and is situated at 86 Tourmalin Street. It is the intention of the owner to utilize the consolidated erf as a Pension by converting certain rooms in the main buildings and outbuildings, as well as proposed extensions, into accommodation units. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Your comments, if any, are hereby requested:

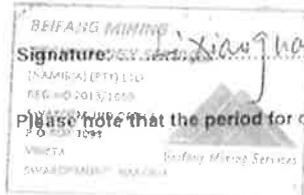
1. Beifang Mining

Owner of erf 4111 Swakopmund

- Have no objection to the proposed rezoning
- ~~Object to the proposal for the following reasons:~~

(Delete whichever is not applicable)

.....
.....



Signature: [Signature] Date: 26/11/24

Please note that the period for objections will expire on 27 December 2024

HENNIE FOURIE
Town & Regional Planner
B.Sc., M in Town & Regional Planning
Dipl. Marketing Management

Cell: 081-1247452
P O Box 2891,
Swakopmund, Namibia
hennief@afol.com.na

26 November 2024

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Your comments, if any, are hereby requested:

ERF 4112

Owner of erf YUK M. THOMPSON Swakopmund

- Have no objection to the proposed rezoning ✓
- Object to the proposal for the following reasons:

(Delete whichever is not applicable)

No objection.

Signature: [Signature] Date: 10.01.2025

Please note that the period for objections will expire on 27 December 2024

HENNIE FOURIE
Town & Regional Planner
B.Sc., M in Town & Regional Planning
Dipl. Marketing Management

Cell: 081-1247452
P O Box 2891,
Swakopmund, Namibia
henniefo@afol.com.na

26 November 2024

Comments of affected neighbours:

The owners of erven 2280 and 2281, Swakopmund, intend to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

1. Rezoning of erven 2280 and 2281 Extension 8 Swakopmund, both from Single Residential with a density of 1:900 m² to General Residential 1 with a density of 1 dwelling unit per 100 m².
2. Consolidation of erven 2280 and 2281 Swakopmund into one consolidated erf, with a zoning of General Residential 1 and a density of 1 dwelling unit per 100 m².
3. Apply for special consent to the Municipal Council of Swakopmund to utilize this consolidated erf for the purposes of a Pension.

Erf 2280 Swakopmund, measuring 999 sqm, is zoned Single Residential and is situated at 84 Tourmalin Street, Oceanview Swakopmund. It currently accommodates 1 main building and 1 outside building. Erf 2281 Swakopmund, an open erf measuring 1000 sqm, is zoned Single Residential and is situated at 86 Tourmalin Street. It is the intention of the owner to utilize the consolidated erf as a Pension by converting certain rooms in the main buildings and outbuildings, as well as proposed extensions, into accommodation units. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Your comments, if any, are hereby requested:

I BERNARD WIESNER

Owner of erf 2282 Swakopmund

- Have no objection to the proposed rezoning
- ~~Object to the proposal for the following reasons:~~

(Delete whichever is not applicable)

.....
.....

Signature: B. Wiesner Date: 01-01-2025

Please note that the period for objections will expire on 27 December 2024

HENNIE FOURIE
Town & Regional Planner

B.Sc., M in Town & Regional Planning
Dipl. Marketing Management

26 November 2024

Cell: 081-1247452
P O Box 2891,
Swakopmund, Namibia
hennief@afol.com.na

Comments of affected neighbours:

The owners of erven 2280 and 2281, Swakopmund, intend to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

1. Rezoning of erven 2280 and 2281 Extension 8 Swakopmund, both from Single Residential with a density of 1:900 m² to General Residential 1 with a density of 1 dwelling unit per 100 m².
2. Consolidation of erven 2280 and 2281 Swakopmund into one consolidated erf, with a zoning of General Residential 1 and a density of 1 dwelling unit per 100 m².
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Your comments, if any, are hereby requested:

I, Ryno Peters
Owner of erf 63 Tourmaline Str. 2368 Swakopmund

• Have no objection to the proposed rezoning

• Object to the proposal for the following reasons:

(Delete whichever is not applicable)

.....
.....
.....

Signature: R. Peters Date: 25/12/2024

Please note that the period for objections will expire on 27 December 2024

HENNIE FOURIE
Town & Regional Planner
B.Sc., M in Town & Regional Planning
Dipl. Marketing Management

Cell: 081-1247452
P O Box 2891,
Swakopmund, Namibia
hennief@afol.com.na

26 November 2024

Comments of affected neighbours:

The owners of erven 2280 and 2281, Swakopmund, intend to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

1. Rezoning of erven 2280 and 2281 Extension 8 Swakopmund, both from Single Residential with a density of 1:900 m² to General Residential 1 with a density of 1 dwelling unit per 100 m².
2. Consolidation of erven 2280 and 2281 Swakopmund into one consolidated erf, with a zoning of General Residential 1 and a density of 1 dwelling unit per 100 m².
3. Apply for special consent to the Municipal Council of Swakopmund to utilize this consolidated erf for the purposes of a Pension.

Erf 2280 Swakopmund, measuring 999 sqm, is zoned Single Residential and is situated at 84 Tourmalin Street, Ocoanview Swakopmund. It currently accommodates 1 main building and 1 outside building. Erf 2281 Swakopmund, an open erf measuring 1000 sqm, is zoned Single Residential and is situated at 86 Tourmalin Street. It is the intention of the owner to utilize the consolidated erf as a Pension by converting certain rooms in the main buildings and outbuildings, as well as proposed extensions, into accommodation units. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Your comments, if any, are hereby requested:

I, Harold Kristin

Owner of erf 2279 Swakopmund

- Have no objection to the proposed rezoning ✓
- ~~Object to the proposal for the following reasons:~~

(Delete whichever is not applicable)

.....
.....
.....

Signature: [Signature] Date: 27/12/2024

Please note that the period for objections will expire on 27 December 2024

HENNIE FOURIE
Town & Regional Planner
B.Sc., M in Town & Regional Planning
Dipl. Marketing Management

Cell: 081-1247452
P O Box 2891,
Swakopmund, Namibia
hennief@afol.com.na

26 November 2024

Comments of affected neighbours:

The owners of erven 2280 and 2281, Swakopmund, intend to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

1. Rezoning of erven 2280 and 2281 Extension 8 Swakopmund, both from Single Residential with a density of 1:900 m² to General Residential 1 with a density of 1 dwelling unit per 100 m².
2. Consolidation of erven 2280 and 2281 Swakopmund into one consolidated erf, with a zoning of General Residential 1 and a density of 1 dwelling unit per 100 m².
3. Apply for special consent to the Municipal Council of Swakopmund to utilize this consolidated erf for the purposes of a Pension.

Erf 2280 Swakopmund, measuring 999 sqm, is zoned Single Residential and is situated at 84 Tourmalin Street, Oceanview Swakopmund. It currently accommodates 1 main building and 1 outside building. Erf 2281 Swakopmund, an open erf measuring 1000 sqm, is zoned Single Residential and is situated at 86 Tourmalin Street. It is the intention of the owner to utilize the consolidated erf as a Pension by converting certain rooms in the main buildings and outbuildings, as well as proposed extensions, into accommodation units. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Your comments, if any, are hereby requested:

I *C. H. Kruger*

Owner of erf *2281* Swakopmund

- Have no objection to the proposed rezoning
- Object to the proposal for the following reasons:

(Delete whichever is not applicable)

.....
.....
.....

Signature: *[Signature]* Date: *3 January 2025*

Please note that the period for objections will expire on 27 December 2024

Tel: +264 833 302 241
 Email: ndimubona@denamisplaa.com

Tel: +264 64-410 5729

No 774

2024

**REZONING AND CONSOLIDATION OF ERVEN 2280 AND 2281.
 SWAKOPMUND EXTENSION 8**

Hennie Fourie, Town Planner on behalf of the owners of Erven 2280 and 2281, Swakopmund Extension 8 intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

- Rezoning of Erven 2280 and 2281, Swakopmund Extension 8, both from "single residential" with a density of 1:900 to "general residential 1" with a density of 1 dwelling unit per 100m²;
- Consolidation of Erven 2280 and 2281, Swakopmund Extension 8 into one consolidated erf, with a zoning of "general residential 1" and a density of 1 dwelling unit per 100m²; and
- Apply for special consent to the Municipal Council of Swakopmund to utilize this consolidated erf for the purposes of a Pension.

Erf 2280, Swakopmund, measuring 999m², is zoned "single residential" and is situated at 84 Tourmalin Street, Oceanview, Swakopmund. It currently accommodates 1 main building and 1 outside building. Erf 2281, Swakopmund, measuring 1000m², is zoned "single residential" and is situated at 86 Tourmalin Street, Oceanview, Swakopmund. This is currently an open erf and the owner wants to consolidate Erf 2281 with adjacent Erf 2280. It is the intention of the owner to utilize this consolidated erf as a Pension by converting certain rooms in the main buildings and outbuildings, as well as proposed extensions, into accommodation units.

Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

The rezoning, consolidation and locality plans of these erven are available for inspection on the Notice Board at the Municipal Building, Rakotoka Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below.

Any person objecting to the proposed use of land as set out above may lodge such objection, together with the grounds therefore, with the Municipality of Swakopmund and the applicant in writing within 14 days of the last publication of this notice. (Final day for objection is 27 December 2024).

Applicant: Hennie Fourie, Town Planner
P. O. Box 2891, Swakopmund
Tel: 081-1247452
E-mail: hennief@afol.com.na

No. 775

2024

ERF 740, OMULUNGA EXTENSION 2, GROOTFONTEIN

Kamau Town Planning and Development Specialists and Environmental Consultants has been appointed by the owner of Erf 740, Omulunga Extension 2, Grootfontein, to apply to the Municipality of Grootfontein, the Urban and Regional Planning Board, and to the Environmental Commissioner for the:



SPECIAL POWER OF ATTORNEY

I, the undersigned

NAME: Hildegard Suzanne Lombard

ID: (RSA) 4908250129087

in my capacity as registered Owner of

Erf 2280 Swakopmund

do hereby nominate, constitute and appoint

Hennie Fourie, Development Planner, P O Box 2891, Swakopmund

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

The rezoning of Erf 2280, Extension 8, Swakopmund from Single Residential to General Residential 1, and all other associated applications necessary to operate a Pension on this erf,

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

Signed in Swakopmund on this 06th day of November 2024, in the presence of the undersigned witnesses.

APPLICANT



WITNESSES:

1. 

2. 



SPECIAL POWER OF ATTORNEY

I, the undersigned

NAME: Steven Andrew George Gollath ID: 63030600068

in my capacity as registered Owner of

Erf 2281 Swakopmund

do hereby nominate, constitute and appoint

Hennie Fourie, Development Planner, P O Box 2891, Swakopmund

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

The rezoning of Erf 2281, Extension 8, Swakopmund from Single Residential to General Residential 1, and all other associated applications necessary to operate a Pension on this erf, at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all Intents and purposes I might or could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever my said Attorney and Agent shall lawfully do or cause to be done, by virtue of these present.

Signed In Swakopmund on this 14 day of November 2024, in the presence of the undersigned witnesses.

APPLICANT

AG Gollath

WITNESSES:

1. [Signature]

2. [Signature]

10 Government Gazette 13 December 2024 8535

No 832 2024

REZONING AND CONSOLIDATION OF ERVEN 2280 AND 2281,
SWAKOPMUND EXTENSION 8

Hennie Fourie Town Planner on behalf of the owners of Erven 2280 and 2281, Swakopmund Extension 8 intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

- Rezoning of Erven 2280 and 2281, Swakopmund Extension 8 both from “single residential” with a density of 1:900 to “general residential 1” with a density of 1 dwelling unit per 100m²; and
- Consolidation of Erven 2280 and 2281, Swakopmund Extension 8 into one consolidated erf, with a zoning of general residential 1 and a density of 1 dwelling unit per 100m².

Apply for special consent to the Municipal Council of Swakopmund to utilize this consolidated erf for the purposes of a Pension.

Erf 2280, Swakopmund, measuring 999m², is zoned “single residential” and is situated at 84 Tourmalin Street, Oceanview, Swakopmund. It currently accommodates 1 main building and 1 outside building. Erf 2281, Swakopmund, measuring 1000m², is zoned “single residential” and is situated at 86 Tourmalin Street, Oceanview, Swakopmund. This is currently an open erf and the owner wants to consolidate Erf 2281 with adjacent Erf 2280. It is the intention of the owner to utilize this consolidated erf as a Pension by converting certain rooms in the main buildings and outbuildings, as well as proposed extensions, into accommodation units.

Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

The rezoning, consolidation and locality plans of these erven are available for inspection on the Notice Board at the Municipal Building, Rakotoka Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below.

Any person objecting to the proposed use of land as set out above, may lodge such objection, together with the grounds therefore, with the Municipality of Swakopmund and the applicant in writing within 14 days of the last publication of this notice. (Final day for objection is 27 December 2024).

Applicant: Hennie Fourie, Town Planner
P. O. Box 2891, Swakopmund
Tel: 081-1247452
E-mail: hennief@afol.com.na

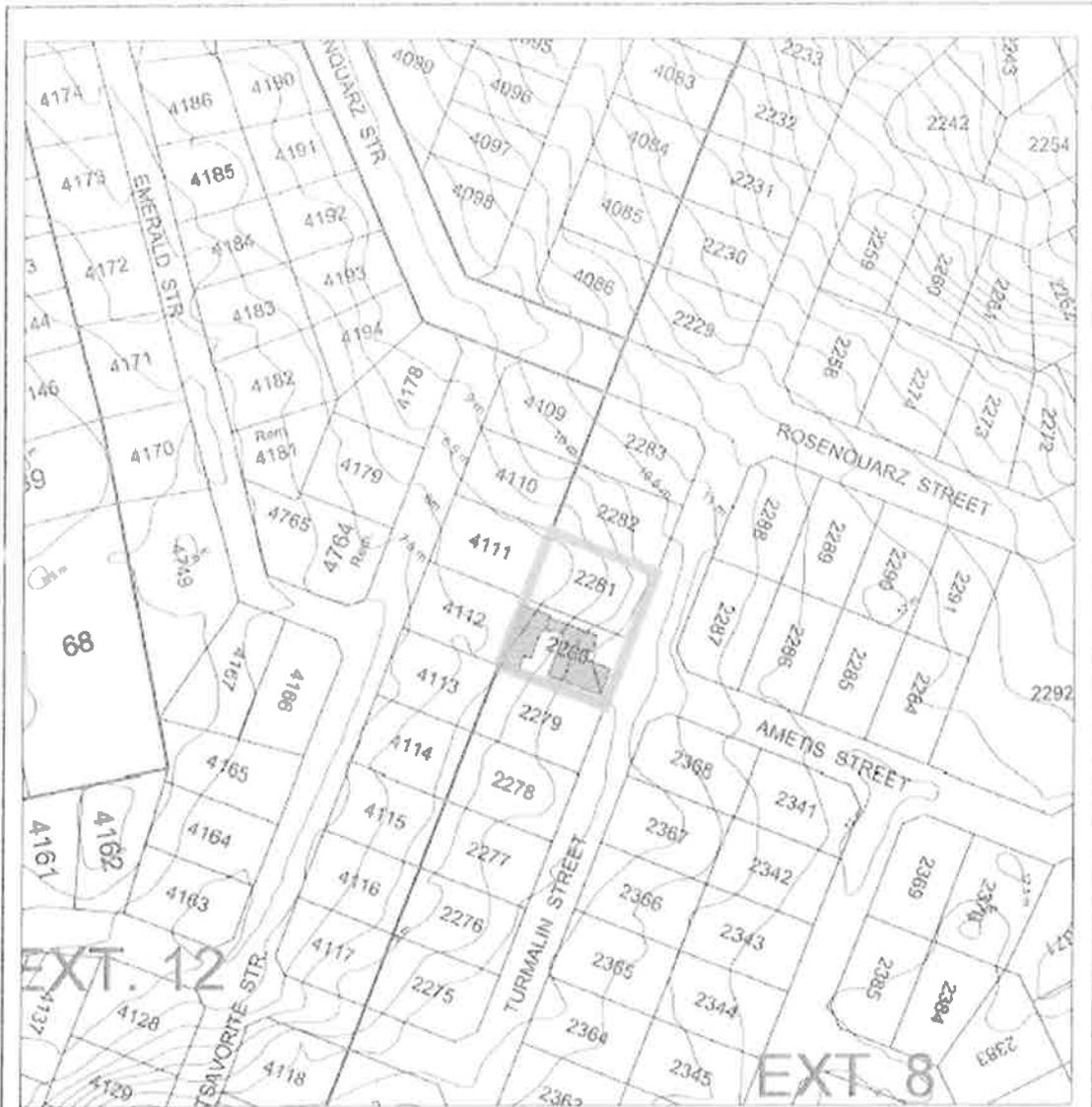
No. 833

2024

ENVIRONMENTAL SCOPING ASSESSMENT NOTICE TO ALL INTERESTED AND
AFFECTED PARTIES

Notice is hereby given to all potential interested and/or affected parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN No. 30 of 6 February 2012) for the following

Proponent: Omaheke Regional Council



- Rezoning of erven 2280 and 2281 Extention 8 Swakopmund, both from Single Residential with a density of 1:900 m² to General Residential 1 with a density of 1 dwelling unit per 100 m².
- Consolidation of erven 2280 and 2281 Extention 8 Swakopmund into one consolidated erf, with a zoning of General Residential 1 with a density of 1 dwelling unit per 100 m².

Scale: 1/2000

DATE NOV 2024

PLAN NO 2280 SWAKOP

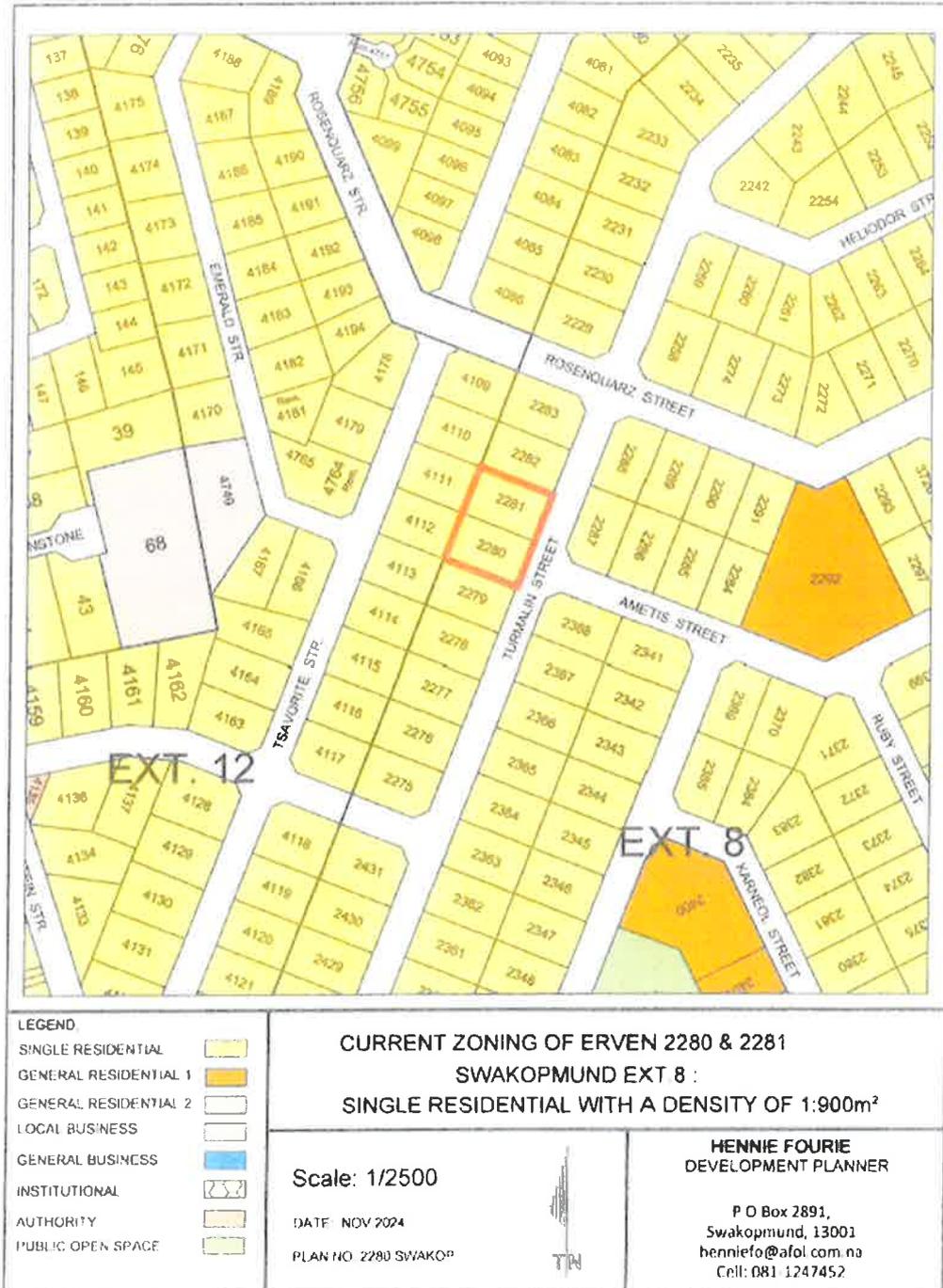


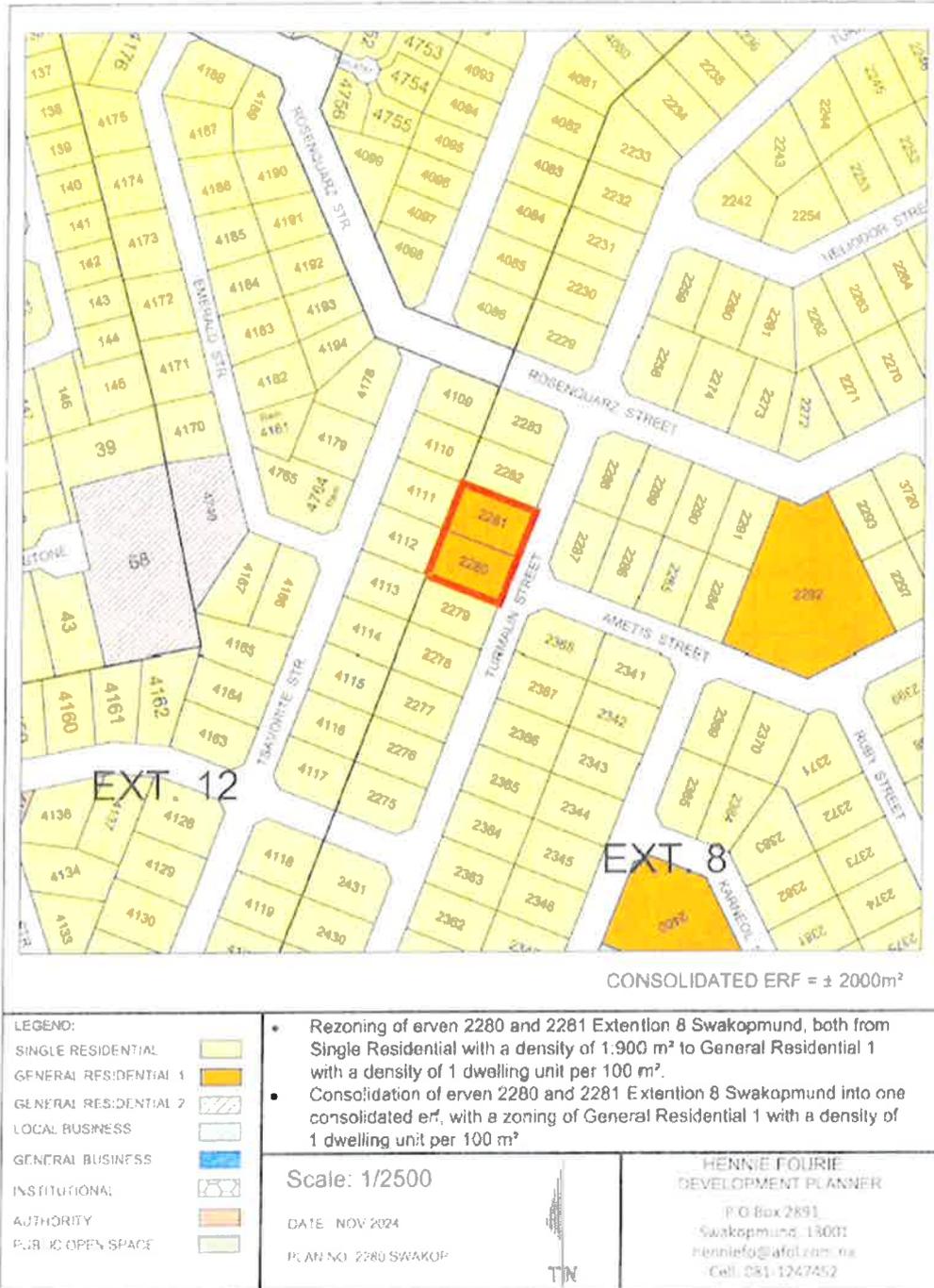
EXISTING BUILDINGS

CONSOLIDATED ERF = ± 2000m²

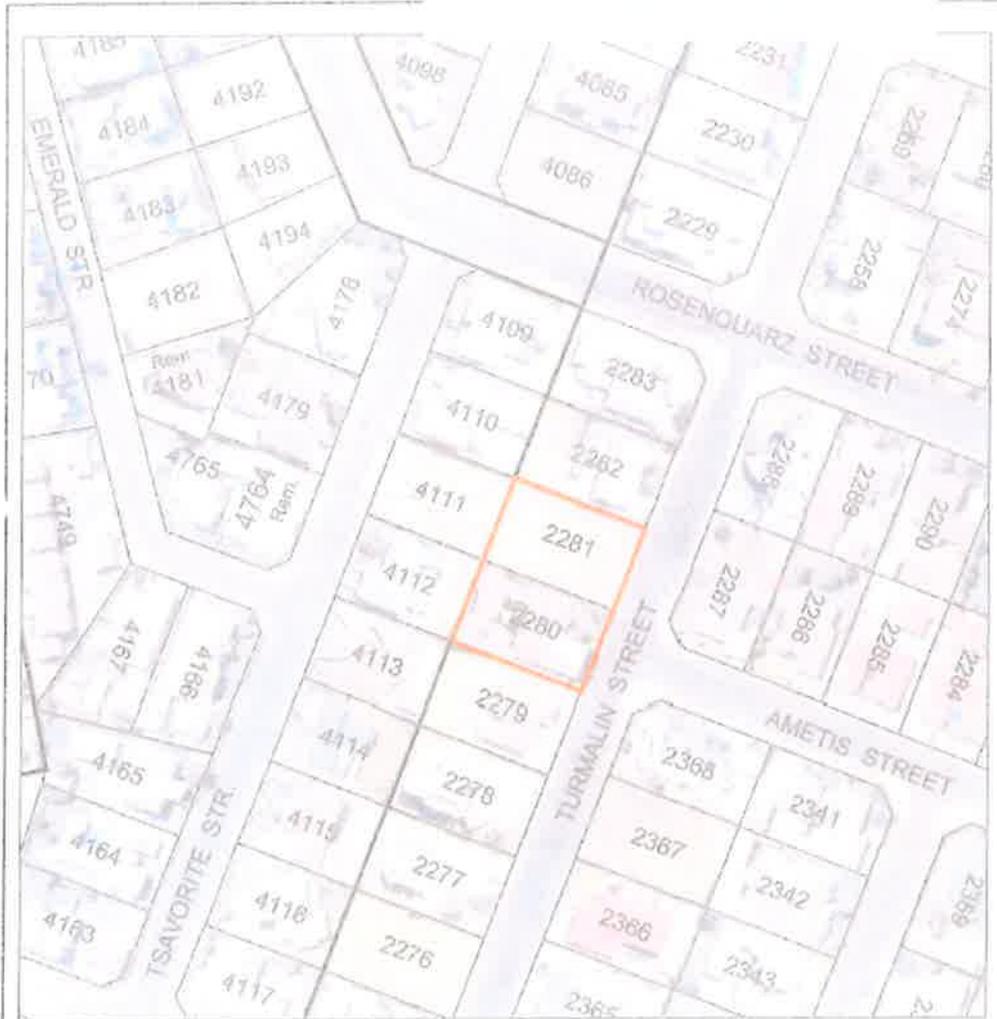
HENNIE FOURIE
DEVELOPMENT PLANNER

P O Box 2891,
Swakopmund, 13001
henniefo@afoi.com.na
Cell: 081-1247452



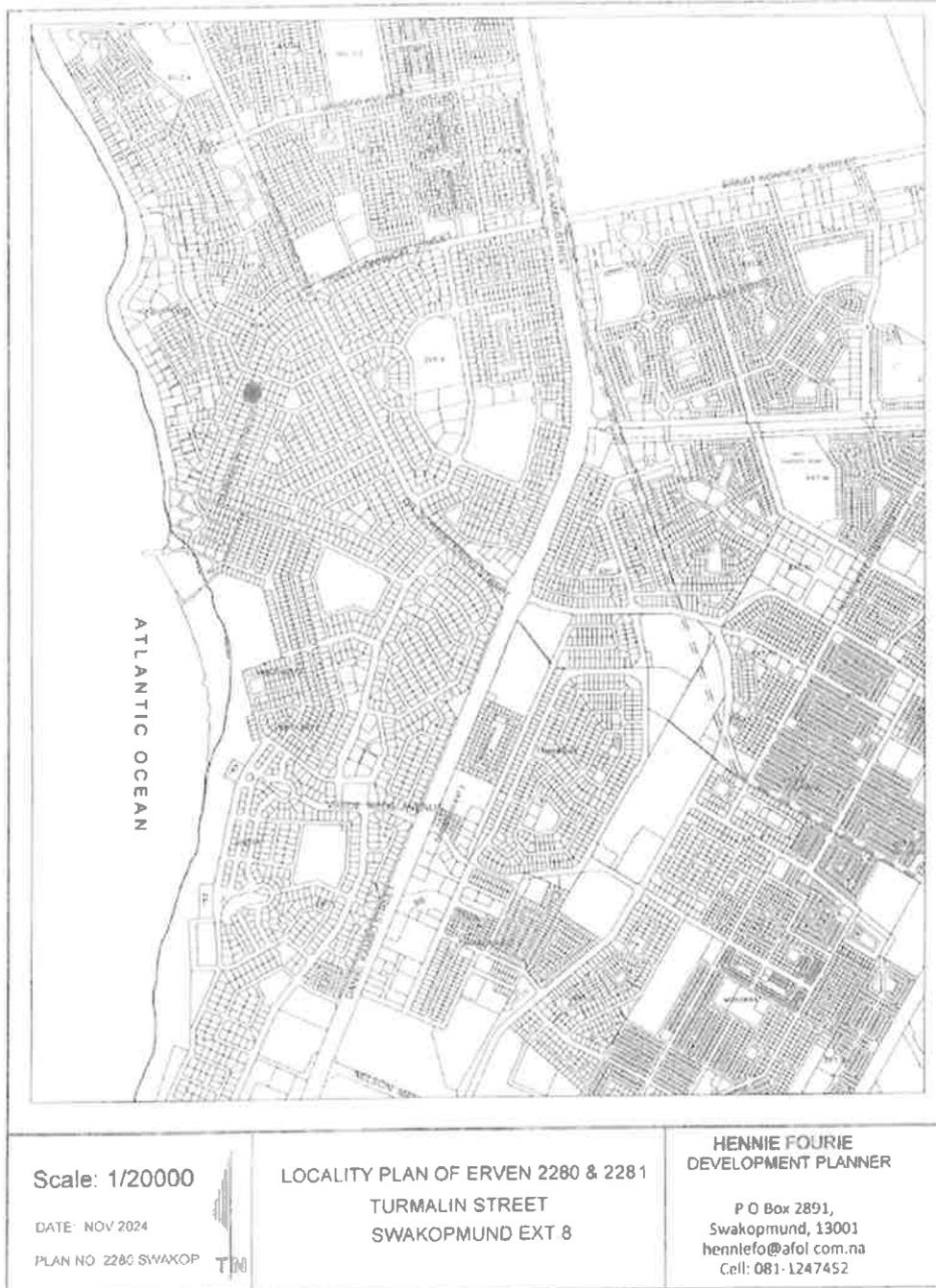


ANNEXURE B



- Rezoning of erven 2280 and 2281 Extension 8 Swakopmund, both from Single Residential with a density of 1:900 m² to General Residential 1 with a density of 1 dwelling unit per 100 m²
- Consolidation of erven 2280 and 2281 Extension 8 Swakopmund into one consolidated erf, with a zoning of General Residential 1 with a density of 1 dwelling unit per 100 m².

<p>Scale: 1/1500</p> <p>DATE: NOV 2024</p> <p>PLAN NO: 2280 SWAKOP</p> 	<p>CONSOLIDATED ERF = ± 2000m²</p>	<p>HENNIE FOURIE DEVELOPMENT PLANNER</p> <p>P.O. Box 2891, Swakopmund, 13001 hennief@afol.com.na Cell: 081-1247452</p>
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Republic of Namibia
Ministry of Regional and Local Government, Housing and Rural Development

**BETTERMENT FEE POLICY APPROVED BY THE MINISTER OF
REGIONAL AND LOCAL GOVERNMENT, HOUSING AND RURAL
DEVELOPMENT IN 2009**

1. The Local Authorities cited the following matters that have prevented it from receiving payment of Ministerial approved betterment fees:
 - Multiple transfers of ownership and time-consuming search and dispute over who remains responsible for payment of the betterment fee between the periods where rezoning is approved by Council; the amendment scheme is proclaimed in the Gazette, final approval of the betterment fee by Minister and the eventual betterment fee account being rendered.
 - Transfer of ownership with original applicant leaving the country.
 - Legislation states that it is the owner at time the rezoning comes into effect that is liable to pay the betterment fee and not the applicant.
 - Lapse of time between proclamation, determining betterment payable, ministerial approval to charge betterment, receipt by the local authority of this approval, establishing who the current owner is now or who has accepted the payment of the betterment fee.
 - Liability to pay, and serving notice on that person, the eventual rendering of a claim and to "make a claim" by the issuing of a summons.
 - Prescription of claims takes place either 4-months after Ministerial approval has been granted to levy the fee or 12-months after the actual proclamation (refer to Section 34(1) of the Ordinance) or the interpretation placed legally on the difference between the two time periods.

3.2 Maximum betterment fees to be charged.

Agreed betterment fee levels would reduce the uncertainty for property owners in that they would be advised that local authority betterment fee charges comply with Ministerial policy. The table below reconciles previous Ministerial and City tables:

MAXIMUM BETTERMENT FEES FOR LOCAL AUTHORITIES

ZONING		MAXIMUM BETTERMENT FEES (%)
<i>Previous zoning</i>	<i>New zoning</i>	<i>Windhoek</i>
Institutional, private open space- no subsidized price	Residential General Residential	50%
Institutional, private open space - no subsidized price.	Office, Business	50%
Institutional, private open space - subsidized price applicable	Any other zoning	75% Where land had been provided at a subsidised value which is not going to be recovered in any other way.
Residential	Higher densities residential	20%
Residential	General Residential	20%
Residential, general residential	Office or Business	40%
Residential, general residential, business	Industrial	30%
Office	Business	30%
Office or Business	Increase in bulk	30%
Any zone	Institutional	No betterment fee
Any zone	Special	On own merits up to 50%
Undetermined Agriculture	Any zone	30%
Special	Any zone	No betterment
Any zone - where an unauthorised activity or illegal building works is being legalised	Any zone	75% Only when legalized use is authorized in terms of the scheme. (Unauthorized uses to be terminated if not compatible with surrounding land uses).
State (owned by Government)	Any zone	No betterment fee payable provided land is and remains in State ownership.
State (state owned enterprises)	Any zone	Betterment fee to be based on existing legal usage before rezoning.
Municipal	Any zone	No betterment fee.
Township development on private land	Any zone	30%

11.1.7

SUBDIVISION OF THE REMAINDER OF ERF 1794, MONDESA PROPER INTO PORTION A, B, AND REMAINDER, PERMANENT CLOSURE OF PORTION A AND B OF THE REMAINDER OF ERF 1794 MONDESA AS "STREET", CONSOLIDATION OF PORTION A WITH REMAINDER ERF 1797 INTO ERF X AND PORTION B WITH ERF 3209, MONDESA INTO ERF Y AND SUBSEQUENT REZONING OF THE CONSOLIDATED ERVEN X AND Y FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:200M² TO GENERAL BUSINESS WITH A BULK OF 2.

(C/M 2025/11/24 - M 1797, M 3209)

Ordinary Management Committee Meeting of 13 November 2025, Addendum 7.7 page 141 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 following requests:

- *Subdivision of Remainder of Erf 1794 Mondesa Proper (Street) into Portion A, B and Remainder,*
- *Permanent Closure of Portion A & B of the Remainder of Erf 1794, Mondesa Proper as "street" in terms of Section 50 (1)(c) of the Local Authorities Act, (Act No. 23 of 1992) as amended,*
- *Consolidation of Portion A with the Remainder of Erf 1797, Mondesa Proper into Erf X and Portion B with Erf 3209, Mondesa Proper into Erf Y, and*
- *Rezoning of the Consolidated Erven X and Y Mondesa Proper from Single Residential (1:200m²) to General Business with a Bulk of 2.0.*

2. Introduction and Background

An application for the Subdivision of Remainder of Erf 1794, Mondesa Proper (Street) into Portion A, B and Remainder, the permanent closure of Portion A & B of the Remainder of Erf 1794, Mondesa Proper as "Street", the consolidation of Portions A and B with the Remainder of Erf 1797, Mondesa Proper and Erf 3209, Mondesa Proper, respectively, and rezoning of the Consolidated Erven X and Y Mondesa Proper from *Single Residential* (1:200m²) to *General Business* with a Bulk of 2.0 was received by the Engineering and Planning Services Department from Stewart Planning Town and Regional Planners. The application has been attached as **Annexure A**.

3. Ownership

The ownership of the Remainder of Erf 1797, Mondesa Proper vests in Aina Keshiwa Uushona as held in the Certificate of Consolidated Title T 6197/2013. The ownership of Erf 3209, Mondesa Proper also vests in Aina Keshiwa Uushona as held in the Deed of Transfer T 6198/2013. Proof of ownership has been attached together with the application. The ownership of the Remainder of Erf 1794, Mondesa Proper currently (existing street) vests in the Municipal Council of Swakopmund.

4. Zoning, Size and Locality

The Remainder of Erf 1797, Mondesa Proper and Erf 3209, Mondesa Proper are both zoned "Single Residential" with a density of 1:200m². This density is a special density applied to this area of Swakopmund commonly known as "the single quarters". It is referred to as the "Special Designated Area". The Erven are located between Ismael Abaham Omundele Street and Moshitila Street. The Remainder of Erf 1797, Mondesa Proper is 1 036m² in extent while Erf 3209, Mondesa Proper is 452m² in extent. There are currently accommodation units on both erven. There are multiple units which comprised of only a bedroom and a lounge for some and the addition of a kitchen for others. These buildings resemble historic "labour compounds". An attachment is provided of the building plans of the existing structures (See **Annexure C**). Kindly see locality plan below.



Locality of Erven 1797 & 3209, Mondesa Proper

5. Access, municipal services and parking

Access to the Remainder of Erf 1797, Mondesa Proper and Erf 3209, Mondesa Proper is obtained via Abaham Omundele Street and Moshitila Street, respectively. The Remainder of Erf 1797, Mondesa proper can also be accessed via Mandume ya Ndemufayo Avenue. These erven are located in an area that is already connected to the services network; Council however at its meeting held on 25 March 2021 under item 11.1.19 resolved as follows pertaining to municipal services:

- that all municipal services (water sewer and electricity) shall be relocated to the satisfaction of the General Manager: Engineering and Planning Services.
- That no structures or floor of any nature may it be considered temporary shall be constructed over municipal services.

Parking for the proposed development will be provided on-site in accordance with the provisions of the Swakopmund Zoning Scheme.

6. Advertisement

The application for the proposed subdivision of the Remainder of Erf 1794, Mondesa Proper (Street) into Portion A, B and Remainder, permanent closure of Portion A & B of the Remainder of Erf 1794, Mondesa (street), as "Street", consolidation of Portion A and B with the Remainder of Erf 1797, Mondesa and Erf 3209, Mondesa and rezoning of the Consolidated Erven X and Y, Mondesa Proper from "Single Residential" (1:200m²) to "General Business" with a Bulk of 2.0 was published in Government Gazette No. 8413 of 15th August 2024.

It was also advertised in the Namib Times and the Namibian Newspaper on the 9th and 16th August 2024. Notices of the intended application were placed on the site for public comment as well as on the Council's notice board. Neighbouring property owners were additionally informed in writing of the intent. The last day for objections was **9th September 2024**. No objections were received towards the proposed application by the closing period of public. Proof of Advertisement has been attached as **Annexure B**.

7. Development Proposal

It is the intention of the applicant to subdivide the Remainder of Erf 1794, Mondesa into Portion A and B, permanently close Portion A and B as "Street" in terms of the Local Authorities Act, 1992 (Act No. 23 of 1992), for the consolidation of Portion A & B with Erven RE 1797 and 3209, Mondesa Proper, into Erven X and Y, assuming zonings of the respective erven as resolved by Council at its meeting held on 25 March 2021 under Item No. 11.1.19, Clauses (e-k), stipulated in the letter dated 31 March 2021 and detailed below:

11.1.19 APPLICATION TO PURCHASE PORTIONS ADJACENT TO ERVEN 3209 AND REMAINDER 1797, MONDESA (SWAKOPMUND)
(C/M 2021/03/25 M 3209, M R1797)

CO: P
GM: EPS
GM: CS&HC

RESOLVED:

- (a) That Council approves the sale of the two street portions (Portions A and B of Ismael Abraham Omundele and/or Moshitila Street) located adjacent to Erf 3209 and Remainder 1797 Mondesa, to Ms A K Uushona; subject to:
- Confirmation from Engineering and Planning Services that the remaining streets will be able to allow smooth traffic flow and maneuvering;
 - That all municipal services (water sewer and electricity) shall be relocated to the satisfaction of the General Manager: Engineering and Planning Services; and
 - No structures or floor of any nature may it be considered temporary shall be constructed over municipal services.
- (b) That Engineering and Planning Services provides the correct sizes of the two street portions applied for by Ms A K Uushona.
- (c) That Council's valuator and an additional valuator provide probable market values for the two street portions;

48 / 2021

whereafter such and the conditions of sale be submitted to Council for consideration.

- (d) 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 and division of land Ordinance 11 of 1963 respectively, be dealt with successfully.
- (e) That the applicant appoints a Town Planner to undertake the statutory procedures as outlined below.
- (f) That Ismael Abraham Omundele and/or Moshitila street be subdivided into Portions A, B and Remainder.
- (g) That Portions A and B of Ismael Abraham Omundele and/or Moshitila street be permanently closed off as "Street" in terms of section 50 (1) of the Local Authorities Act, Act No. 23 of 1992, as amended.
- (h) That the closed portions be assessed in terms of the Environmental Management Act, Act 7 of 2007.
- (i) That Portions A and B, of Ismael Abraham Omundele and/or Moshitila Street be Consolidated with Erven 3209 and R1797, Mondesa, respectively and assume the same zoning,
- (j) That the purchaser appoints a consultant to attend to the Environmental Impact Assessment in terms of the Environmental Management Act, 7 of 2007 as amended
- (k) That the purchaser be responsible for all town planning and cadastral procedures such as application to the Townships Board, land surveying, advertising of the sale and the registration of the newly consolidated Erven.

- (l) That the current Title Deed conditions registered against erven 3209 and R1797, Mondesa be retained and be registered against the newly consolidated erven.
- (m) That the purchaser be granted Power of Attorney to act on behalf of Council to lodge all necessary planning, closure and cadastral procedures pertain to the subdivision of Ismael Abraham Omundele and/or Moshitila Street and consolidations thereof, and
- (n) That the following standard conditions be applicable:
- (i) *The purchaser accepts that no rights will accrue to her 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.*
 - (ii) *A deposit of N\$10 000.00 shall be required of the purchaser to cover all fees and costs to Council, prior to attending to the statutory processes.*
 - (iii) *Should a balance remain after Council's costs have been covered, it will be refunded by the Finance Department to the purchaser.*

Ordinary Council Meeting: 25 March 2021

49 / 2021

- (iv) *That the purchaser pay the above deposit within 90 days from the Council resolution approving the purchase price, failing which Council's resolution will be revoked at the next Council meeting following the expiry of the 90 days.*
- (o) That the applicant be responsible for payment of any and all costs related to the transaction, and that no rights will accrue to them 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.

The owner further wishes to rezone the Consolidated Erven X and Y from "single residential" with a density of 1:200m² to "general business" with a bulk of 2. According to the applicant, the newly created erven will allow the owner to make extensions to the existing buildings in order to permit a private school and other related ancillary services, business stalls and storage facilities. The applicant also wishes to fence off and develop the area to eliminate unwanted illegal dumping. The applicant also intends to develop an addition of 15 classrooms as an addition to the residential units on Erf RE/ 1797, Mondesa Proper on the first floor and additional accommodation units on the first floor on Erf 3209, Mondesa Proper.

The subdivision, closure and rezoning will have the following effect:

Erf No/ Ptn No.	Current Zoning	Future Zoning	Area (m²)
RE 1794	Street	Street	
Portion A	Street	General Business	198
Portion B	Street	General Business	139

Consolidated Erf X (RE 1797+ Ptn A)		General Business	1234
Consolidated Erf Y (Erf 3209 + Ptn B)		General Business	591

8. Evaluation

The street layout in Mondesa Proper is unique as it is characterised by numerous cul-de-sacs that provide larger street frontage to certain properties. This is observed along Hans Hansen Street, Onawa Street and now with the proposed application. Given the distinctive features and the housing typologies in the area, a number of residents have approached Council over the years to purchase portions of streets for consolidation with their erven. This is the case with the Remainder of Erf 1794, Mondesa Proper where Council has recommended the sale of the street portions.

While the application was necessitated by implementation of the requirements set by Council for the finalization of the sale, it is important to consider the applicant's request in relation to the zonings in the surrounding area.

In as much as the activities to be undertaken on the newly consolidated erven will be subject to the provisions of the Swakopmund Zoning Scheme as duly stated by the applicant, including the height, parking and coverage requirements, the envisaged proposed development is quite extensive for the area particularly given the width of the street, the existing activity along Mandume ya Ndemufayo Avenue and the current structures on both properties.

It is important to note that in 2023, there was an application for consent to operate a childcare facility on Erf 3209, Mondesa Proper, that could not be processed due to insufficient parking on the premises as well as the incomplete statutory process related to the subdivision, permanent closure and consolidation.

The applicant was granted permission to purchase a section or portion of the street in order to bring their structure into compliance with regards to parking and accommodation units.

As a result, thereof, it would be best that the erf be rezoned from "single residential" with a density of 1:200 to "general residential 1" with a density of 1:100.

However, should the applicant be adamant on proceeding with rezoning to "General Business", a bulk of 0.4 will be proposed instead of 2 that was proposed by the applicant. This bulk will enable the owner to still make additions to the property in terms of business rights accorded and will ensure that there will be ample space for the provision of parking on both sites.

Additionally, given this background, coupled with the requirements of Council in respect of the Swakopmund Zoning Scheme, it will be in Council's interest to request for a traffic and infrastructure impact study to the satisfaction of the General Manager: Engineering and Planning Services to ensure that the full extent of the proposed development will permit for the desired new development.

The applicant has expressed the intentions of the owner to also operate a school in addition to other activities on Erf 1797 and 3209, Mondesa Proper. An "institutional building" is a consent use on erven zoned "general business" which is not covered in this application. This means that the applicant will only be able to proceed with their initial consent application once this application has been finalised and the applicable betterment fee paid. The said application will be subject to Clause 6 of the Swakopmund Zoning Scheme.

Lastly, an Environmental Clearance Certificate is required for the permanent closure of the street as provided for in terms of Section 27 of the Environmental Management Act, Act 7 of 2007 and Section 5.1 (d) of the Environmental Impact Assessment Regulations. Further to this, an Environmental Clearance Certificate is also required for a rezoning from residential to general business. The ECC can be issued by the Municipality as this function has been delegated to Council in a letter dated 5 July 2016. It is against this background that it is recommended that as with the submission of the ECC for permanent closure, the ECC pertaining to the rezoning to general business also be submitted to the Council prior to the submission of the application to the Urban and Regional Planning Board.

9. **Conditions to be registered**

It is recommended that the conditions registered, if any against Portion A and B of the Remainder of Erf 1794, Mondesa Proper (zoned as existing street) and the Remainder of Erf 1797, Mondesa Proper and Erf 3209, Mondesa Proper be cancelled and that the following conditions be registered against the Consolidated Erven X and Y:

- (a) *The Erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the Erf shall at all times be subject to, the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)*
- (b) *The building value of the main building, excluding the outbuilding to be erected on the erf must be at least four times the prevailing valuation of the erf.*

10. **Compensation**

The rezoning of Consolidated Erven X and Y, Mondesa Proper from "Single Residential" with a density of 1:200 to "General Residential 1" with a density of 1:100 is subject to a 20% 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.

11. **Conclusion**

The application for the subdivision of the Remainder of Erf 1794, Mondesa Proper (Street) into Portion A, B and Remainder, permanent closure of Portion A & B of the Remainder of Erf 1794, Mondesa as "Street", consolidation of Portion A and B with the Remainder of Erf 1797, Mondesa and Erf 3209, Mondesa and rezoning of the Consolidated Erven X and Y Mondesa Proper from Single Residential with a density of 1:200m² to General Residential 1 with a density of 1:100 can be supported instead of the proposal from the applicant to rezone from Single Residential with a density of 1:200m² to General Business with a Bulk of 2.0.

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

RECOMMENDED:

- (a) That the Remainder of Erf 1794, Mondesa Proper, be subdivided into Portion A, B, and Remainder.
- (b) That Portion A and B of the Remainder of Erf 1794, Mondesa Proper, be permanently closed as "Street" in accordance with the provisions of Section 50 of the Local Authorities Act of 1992 (Act No. 23 of 1992).
- (c) That an Environmental Clearance Certificate for the permanent closure of Portion A & B of the Remainder of Erf 1797, Mondesa Proper, be obtained in terms of the Environmental Management Act, Act No. 7 of 2007, prior to the submission of the application to the Urban and Regional Planning Board.
- (d) That Portion A of the Remainder of Erf 1794, Mondesa Proper be consolidated with the Remainder of Erf 1797, Mondesa Proper into Erf X, in terms of Section 105 (1)(e) of the Urban and Regional Planning Act, Act No 5 of 2018.
- (e) That Portion B of the Remainder of Erf 1794, Mondesa Proper be consolidated with Erf 3209, Mondesa Proper into Erf Y, terms of Section 105 (1)(e) of the Urban and Regional Planning Act, Act No 5 of 2018.
- (f) That the Consolidated Erven X and Y be rezoned from "Single Residential" with a density of 1:200m² to "General Business" with a bulk of 1 2.0 be turned down.
- (g) That the Consolidated Erven X and Y be rezoned from "Single Residential" with a density of 1:200m² to "General Residential 1" with a density of 1:100 be approved instead.
- (h) That the rezoning of the Consolidated Erven X and Y, Mondesa Proper from "Single Residential" to "General Residential 1" with a density of 1:100 is subject to 20% 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
- (i) That the applicant provides proof that the subdivision, consolidation and rezoning has been approved by the Minister and provide approved erven diagrams from the Surveyor General's Office before any business registration application, building line relaxation application and/or building plans submission to the Engineering and Planning Services Department for approval,
- (j) That all Municipal Services (water, sewer and electricity) be relocated to the satisfaction of the General Manager: Engineering and Planning Services to the cost of the applicant.
- (k) That no structures or floor of any nature may it be temporary shall be constructed over municipal services.

- (l) That the conditions registered against the Remainder of Erf 1797, Mondesa and Erf 3209 Mondesa Proper be cancelled and that the following conditions be registered against titles of the Consolidated Erven X and Y:
- (a) *The Erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the Erf shall at all times be subject to, the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).*
 - (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf must be at least four times the prevailing valuation of the erf.*
- (m) That no business registration application, building line relaxation application, and/or building plans submission to the Engineering and Planning Services Department be approved until proof of payment of the compensation fee for the rezoning has been received by Council.
- (n) That the applicant be informed that the activities to be undertaken on the newly consolidated erven will be subject to the provisions of the Swakopmund Zoning Scheme, including the provisions of Clause 6, height, parking, and coverage requirements.
- (o) That the submission of building plans for the proposed development be subject to a traffic and infrastructure study to the satisfaction of the General Manager: Engineering and Planning Services.
- (p) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
- (q) That the applicant be informed of this decision and the rights to appeal the 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.
-

ANNEXURE A
STEWART PLANNING
 TOWN & REGIONAL PLANNERS

First floor 122 on Main
 122 Sam Nujoma Avenue
 Windhoek

P.O. Box 2095
 Tel: 061 254 3802/3
 Email: info@stewartplanning.com.na

Reference: 1797,3209M

16 August 2024

REMAINDER ERF 1797 AND ERF 3209 MONDESA

PERMANENT CLOSURE OF PORTIONS A AND B OF ISMAEL ABRAHAM OMUNDELE AND/OR MOSHITLA AS A "EXISTING STREET."
 SUBDIVISION OF REMAINDER ERF 1794 MONDESA (ZONED "EXISTING STREET") INTO PORTIONS A, B AND REMAINDER.
 CONSOLIDATION OF PORTIONS A AND B WITH REMAINDER ERF 1797 AND ERF 3209 MONDESA, RESPECTIVELY.
 REZONING OF REMAINDER ERF 1797 AND ERF 3209 MONDESA FROM SINGLE RESIDENTIAL [1:200] TO GENERAL BUSINESS WITH A BULK OF 2:0.

Submission to:

Chief Executive Officer
 Municipal Council of Swakopmund
 c/o Rakotoka Street and Daniel Karmho Avenue
 PO Box 53
 Swakopmund

Prepared for:

Ahna Koshlwa Ushona
 Swakopmund

Prepared by:

Stewart Planning
 First floor 122 on Main
 122 Sam Nujoma Avenue
 PO Box 2095
 Windhoek



Table of Contents

1. Introduction	4
2. Background to Sale	4
3. Development Proposal	6
4. Site Description	8
5. Ownership	8
6. Need and Desirability	8
7. Permanent Closure	10
8. Planning Application	10
8.1. Proposed Subdivision	10
8.2. Proposed Consolidation	10
8.3. Proposed Rezoning	10
9. Public Consultation Plan	12
10. Summary	12
11. Recommendation	13

Attachments

- Annexure A: Special Power of Attorney
- Annexure B: Deed of Transfers
- Annexure C: Local Authority Sale Approval
- Annexure D: Locality, before and after sketch plan
- Annexure E: Conditions to be Registered.

1. Introduction

Ms Aina Uushona (our client) applied to purchase a portion of the Remainder Erf 1794 Mondesa from the Municipal Council of Swakopmund which was approved at their meeting held on **25 March 2021** under item 11.1.19.

Our client intends to consolidate a piece of this open/unused space of Ismael Abraham Omundele and/or Moshitila street with her properties being Remainder Erf 1797 and Erf 3209 Mondesa.

Clause (e) of the Council resolution requires our client to deal with all town planning and other related legal procedures, such as the subdivision, permanent closure, rezoning, consolidation, and survey.

Therefore, the purpose of this report is to obtain planning approval from the Municipal Council of Swakopmund and the Urban and Regional Planning Board for the following.

(1) Permanent Closure Application:

In terms of the Local Authorities Act of 1992 (Act No. 23 of 1992) as amended:

- [1] Permanent closure of Portions A and B of Ismael Abraham Omundele and/or Moshitila as "Existing Street".

(2) Planning Application:

In terms of the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Amendment Scheme No. 12:

- [1] Subdivision of Remainder Erf 1794 Mondesa (zoned "Existing Street") into Portions A, B, and the Remainder;
- [2] Consolidation of Portion A and B with Remainder Erf 1797 and Erf 3209 Mondesa, respectively;
- [3] Rezoning of Remainder Erf 1797 and Erf 3209 Mondesa from "Single Residential" (1:200m²) to "General Business" with a bulk factor of 2.

2. Background to Sale

Ms Aina Uushona (the applicant) is the registered owner of Remainder Erf 1797 and Erf 3209 Mondesa which are 1036m² and 452m² in extent, respectively. The subject erven are "Single Residential" zoned properties in the Mondesa CBD. The land behind her properties is Remainder Erf 1794 which is an existing street. However, this particular existing street portion is not linear or even and leaves an unused space that lies idle as shown in **Figure 1**.

This abandoned piece of land has the potential to be positively developed and integrated into the existing community for another use.

This has motivated the applicant to buy and develop the subject piece of land to secure and expand access (garages) as seen in **Figure 1** or just simply reconstruct for something new



Figure 1 - Photos of the existing street Remainder Erf 1794 behind Remainder Erf 1797 and Erf 3209 Mondesa which is unused and lies idle



Figure 2 - The immediate and surrounding area to the subject piece of existing street Remainder Erf 1794 Mondesa

In December 2019, the applicant made an offer to the Council to purchase portions adjacent to Remainder Erf 1797 and Erf 3209 Mondesa

The sale was recommended for approval by the Council, subject to conditions, at their meeting held on **25 March 2021** under Item 11.1.19. A copy of the sale approval is attached

as **Annexure C**. The sale conditions require the applicant to deal with the permanent closure, subdivision, consolidation, rezoning, and survey which is the purpose of this planning application.

The applicant has appointed Stewart Planning to deal with and implement town planning and related legal matters while the sale process is ongoing. The Special Power of Attorney is attached to this report as (**Annexure A**)

3. Development Proposal

The applicant intends to purchase Portion A and B and consolidate it with Remainder Erf 1797 and Erf 3209 Mondesa, respectively for two reasons:

1. To enlarge her erf sizes and permit the extension of the buildings on Remainder Erf 1797 and Erf 3209 Mondesa for a private school and as many other related and ancillary services. The additional piece of land can also be used for business stalls and storage facility, etc.
2. To fence off and develop the area to eliminate unwanted illegal dumping and criminal activities behind Remainder Erf 1797 and Erf 3209 Mondesa.

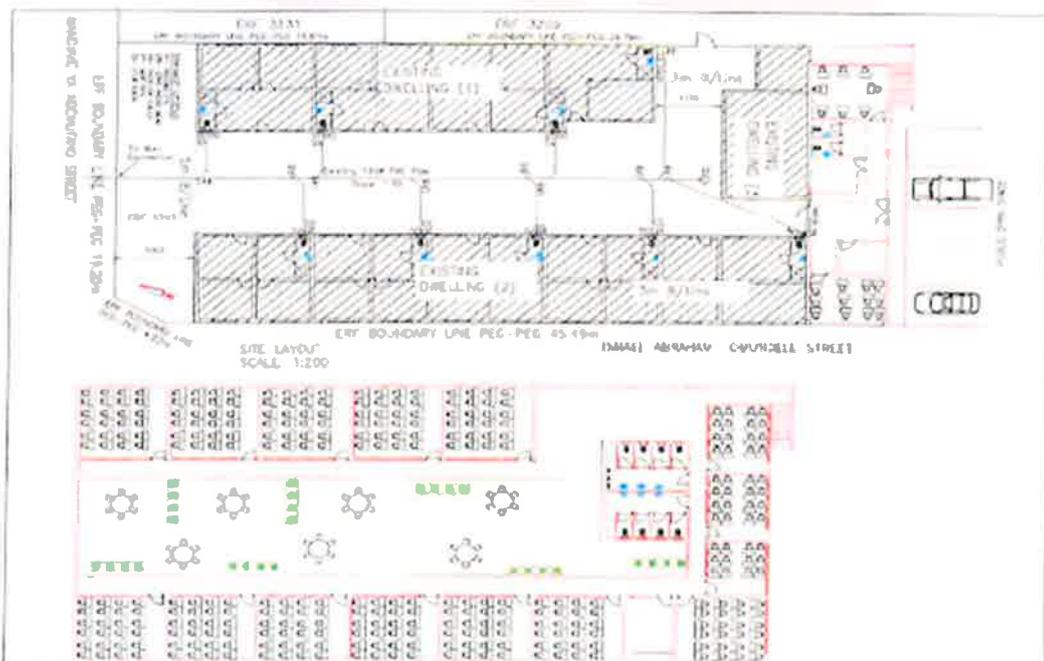


Figure 3: Concept Plan for an additional storey development of a private school and related services on Remainder Erf 1797 Mondesa

As can be seen in **Figure 3** above, for the Remainder Erf 1797 Mondesa, the applicant has developed a sketch plan for a private school. The proposed development will be a double storey building with about 15 classrooms as an addition to the existing residential units on Remainder Erf 1797 Mondesa. Ancillary facilities will be provided on the ground floor such

as garages/ secured parking spaces. The additional piece of land can also be used for the storage of school material and offices for the staff of the school, staff quarters or a kitchen to provide meals for the learners.

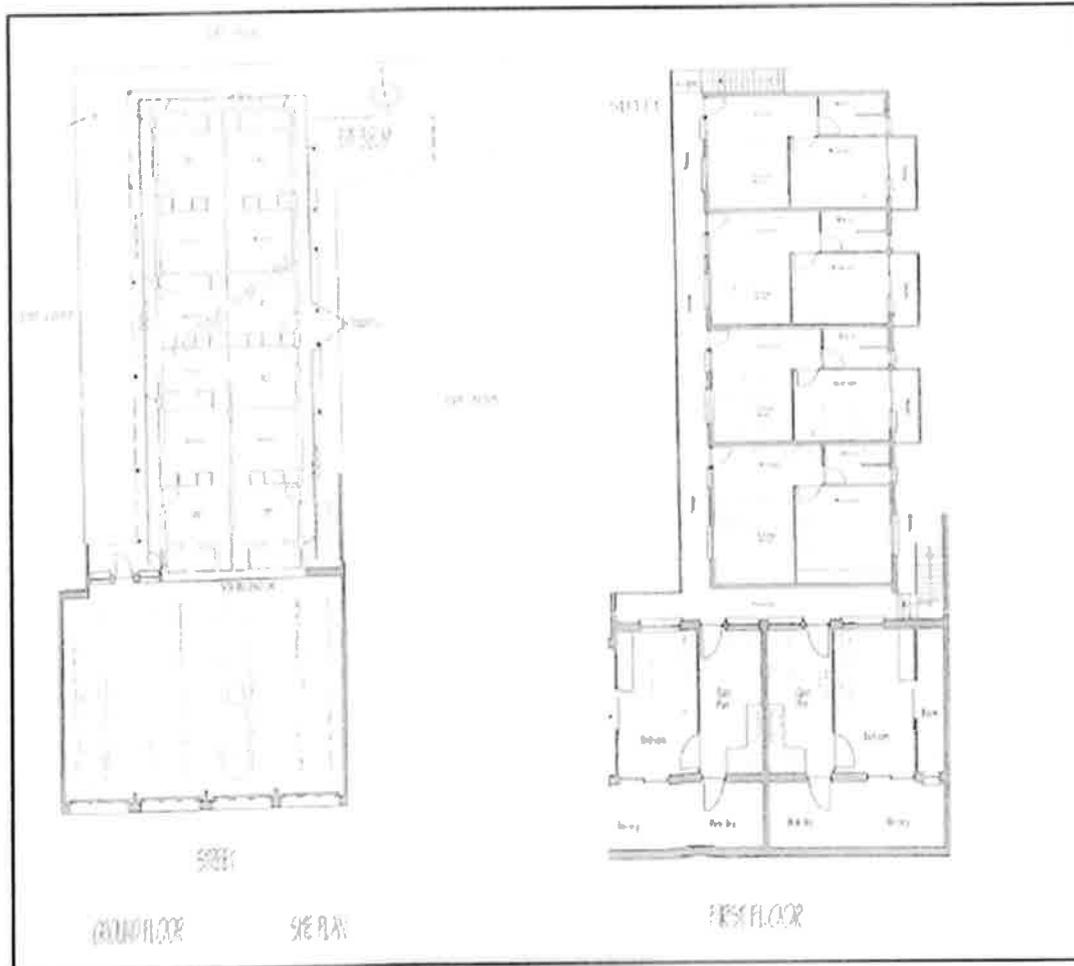


Figure 4: Concept Plan for an additional storey development of residential units/block of flats on Erf 3209 Mondesa

Figure 4 above is a sketch plan for Erf 3209 Mondesa for the existing residential units/block of flats depicted on the ground floor and the proposed new residential units/block of flats on the first floor. The additional piece of land applied for will accommodate the parking spaces on the ground floor in addition to the first-floor new development.

The proposed developments will be in accordance with the provisions of the Swakopmund Zoning Amendment Scheme No 12 (the zoning scheme) in terms of coverage, building height, building lines, and on-site parking. Where necessary, the applicant will apply for the required relaxations.

4. Site Description

Remainder Erf 1797 and Erf 3209 Mondesa are located between Masilo, Ismael Abraham Omundele and Moshitila Streets Mondesa and are owned by the same owner (see Annexure B).



Figure 5: Aerial view of Remainder Erf 1797 and Erf 3209 Mondesa (red boundary) and proposed Portion A and B (blue boundary).

This is a "Special Designated Area" containing land uses such as residential buildings, hostels, and garages. The area is commonly referred to as the "Single Quarters" and was designed for low-cost residential units. The current housing typology in the area has not changed, and Remainder Erf 1797 and Erf 3209 Mondesa has the same land-uses as can be seen in Figure 5 above.

From Figure 2 above, Remainder Erf 1794 is an existing street and Remainder Erf 1797 and Erf 3209 Mondesa are zoned "Single Residential" with a density of 1:200m². Surrounding properties are zoned "Single Residential" and "General Business" such as the Shell service station.

5. Ownership

Remainder Erf 1797 and Erf 3209 Mondesa are owned by Aina Keshiwa Uushona in her personal capacity (natural person), whereas the Remainder Erf 1794 is an existing street

The applicant has appointed Stewart Planning – Town & Regional Planners to submit the permanent closure and planning application. The sale application will be dealt with by the Council once this statutory process has been finalised

6. Need and Desirability

The applicant has identified a demand for the type of low-cost accommodation being currently provided on Remainder Erf 1797 and Erf 3209 Mondesa. There is an increased

demand for secure, high density urban accommodation in this unique environment or community.

Both the above-mentioned erven are situated in an area known colloquially as the "Single Quarters." There is a historical background to the single quarters and most inhabitants have been living in these housing arrangements for so long that they do not want to move or be relocated elsewhere.

As the structure and composition of the type of housing in this area is incredibly unique and the applicant wants to use the additional piece of land to improve or expand the current housing structures on both the said properties.

As can be seen in Figure 1 above there are garage or parking spaces constructed on Remainder Erf 1797 and Erf 3209 Mondesa. By acquiring the additional land area, the owner would be able to expand the current garage area or add more parking space. The owner will be able to retain current tenants who need the parking spaces and attract potential tenants who prefer accommodation with secure parking spaces.

Alternatively, the parking garages with the additional land can also be converted and developed into other land uses such as resident occupation, kindergarten, residential guesthouse or can be leased out for church purposes, etc. This will help maintain employment in the surrounding and create an opportunity to broaden the skills base with the local community. A variety of services will be provided to the current residents of Remainder Erf 1797 and Erf 3209 Mondesa and the immediate or wider area.

This can be achieved if $\pm 337\text{m}^2$ from the adjacent unused portion of the existing street of Remainder Erf 1794, is purchased and consolidated with the two adjacent Erven that belong to the applicant, 198m^2 to Remainder Erf 1797 and 139m^2 to Erf 3209 Mondesa.

The planning application can be supported from a town planning point of view due to the following reasons:

- [1] The Council has recommended the sale for approval at their meeting held on 25 March 2021 vide Item 11.1.19. The purpose of the planning application is to simply implement the town planning requirements such as the subdivision, permanent closure, rezoning, and consolidation.
- [2] Only a $\pm 337\text{m}^2$ portion of Remainder Erf 1794 Mondesa will be closed and lost as an "Existing Street". The Remainder of Erf 1794 Mondesa (unknown size) will remain open to the public as existing street.
- [3] The space is currently used for illegal littering, criminal activity, and a public toilet. The closure of this undesirable space will help improve the security and general appearance of the urban environment.

In conclusion, the planning application is considered needed and desirable to implement

7. Permanent Closure

Remainder Erf 1794 Mondesa is an existing street (Ismael Abraham Omundele and/or Moshitila street). Any intended sale of an existing street needs permanent closure approval in terms of the Local Authorities Act of 1992, as amended.

The Municipal Council of Swakopmund, at their meeting held on 26 March 2021, recommended the sale for approval in favour of Aina Keshiwa Uushona provided that the applicant conducts the permanent closure application at her own cost.

Only once this statutory procedure has been finalized but prior to the consolidation, will the Municipal Council of Swakopmund publish its intention to sell the existing street portion for objections in terms of the Local Authorities Act 23 of 1992 as per the sale Council resolution.

Therefore, permission is sought from the Municipal Council of Swakopmund and/or the Minister of Urban and Rural Development for the approval of the following permanent closure:

(1) Permanent Closure Application:

In terms of the Local Authorities Act of 1992 (Act No. 23 of 1992) as amended:

- [1] Permanent closure of Portions A and B of Ismael Abraham Omundele and/or Moshitila as a "Existing Street".

8. Planning Application

This planning application comprises three parts namely the (1) subdivision, (2) consolidation, and (3) rezoning. Each component is discussed in detail in this section.

8.1. Proposed Subdivision

With regards to the subdivision, it is necessary to subdivide Remainder Erf 1794 (Existing Street) Mondesa into Portion A (10 x 19.8 m = 198m²) and Portion B (10 x 13.9 m = 139m²). The Remainder Erf 1794 (Existing Street) will remain open as a public street.

8.2. Proposed Consolidation

Secondly, it is desirable to consolidate the newly subdivided Portions A and B with Remainder Erf 1797 and Erf 3209 Mondesa, respectively.

8.3. Proposed Rezoning

Lastly, it is the intention and desire of the applicant to rezone the Remainder Erf 1797 and Erf 3209 Mondesa from "Single Residential" with a density of 1 dwelling unit per 200 square metres (1:200) to "General Business" with a bulk factor of 2.

The newly consolidated Portions A and B will inherit the new "General Business" rights of the Parent Erven as indicated in Figure 7 below.

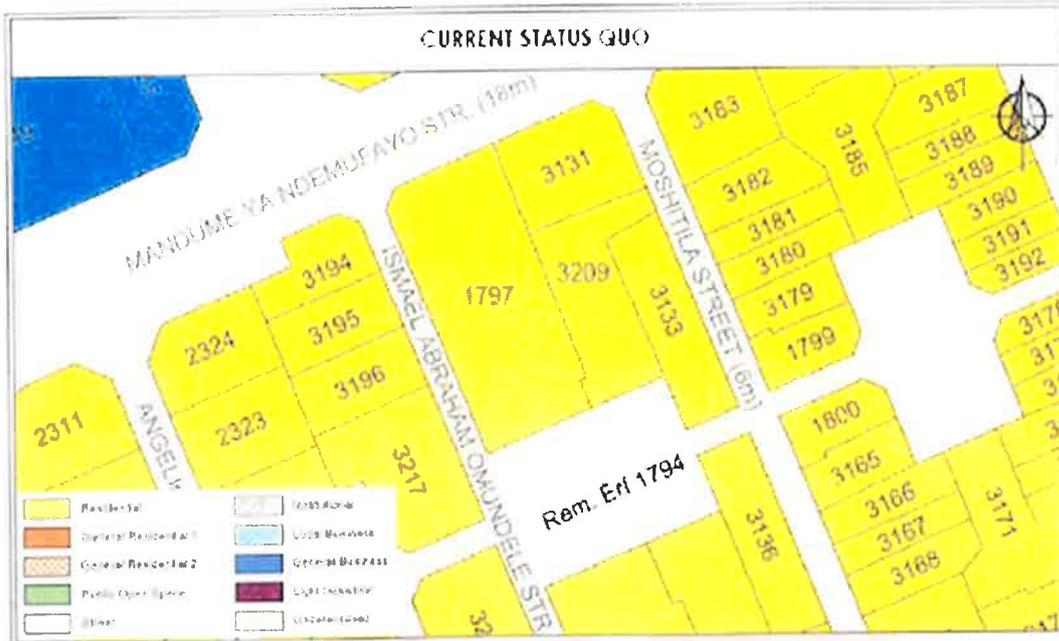


Figure 6: Current boundaries and zoning of Remainder Erf 1797 and Erf 3209 Mondesa and surrounding properties

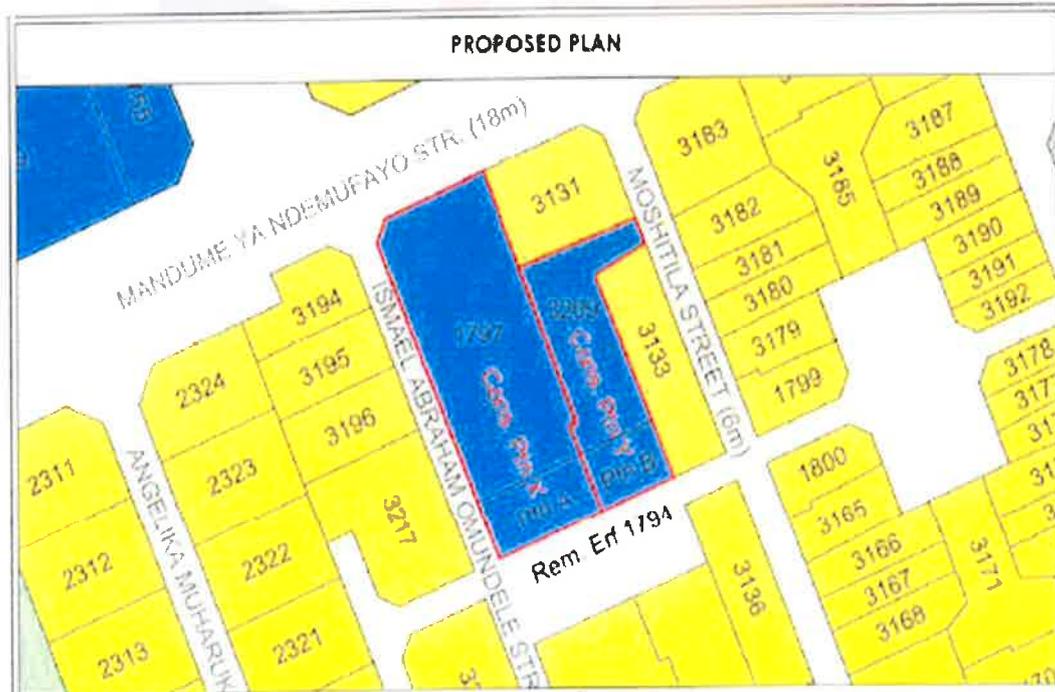


Figure 7: Proposed future boundaries and zoning of consolidated Portion X and Y

The Remainder Erf 1794 (Ismael Abraham Omundele and/or Moshitila street) will remain open and available as an existing street.

Therefore, permission is sought from the Municipal Council of Swakopmund and the Minister of Urban and Rural Development for the approval of the following subdivision, consolidation, and rezoning:

(2) Planning Application:

In terms of the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Amendment Scheme No. 12:

- [1] Subdivision of Remainder Erf 1794 Mondesa (zoned "Existing Street") into Portions A, B and the Remainder.**
- [2] Consolidation of Portion A and B with Remainder Erf 1797 and Erf 3209 Mondesa, respectively.**
- [3] Rezoning of Remainder Erf 1797 and Erf 3209 Mondesa from "Single Residential" (1:200m²) to "General Business with a bulk factor of 2.**

9. Public Consultation Plan

The application will be advertised in terms of the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018), the Local Authorities Act of 1992 (Act No. 23 of 1992), and the Swakopmund Zoning Scheme by notice in the Gazette, notices in two newspapers, and notices on site and at the Local Authority. Neighbours will also be notified of the planning application.

All written comments, representations and/or objections should be submitted in writing to the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning. Contact details are provided on page 3 of this report.

10. Summary

The following provides a summary of the application:

- Ms Aina Keshiwa Uushona, the owner of Remainder Erf 1797 and Erf 3209 Mondesa (the applicant) made an offer to the Council to purchase a portion of Remainder Erf 1794 Mondesa which is zoned "Existing Street" to consolidate with the above-mentioned erven.
- The Council has recommended the sale for approval at their meeting held on 25 March 2021 (see Annexure C). The purpose of the planning application is to simply implement the town planning requirements such as the permanent closure, subdivision, consolidation and rezoning to bring effect to the sale.
- Only a ±337m² portion of Remainder Erf 1794 (Ismael Abraham Omundele and/or Moshitila Street) Mondesa will be closed and lost as "Existing Street".
- The planning application is in accordance with the Swakopmund Zoning Scheme and policies such as the Swakopmund Structure Plan.
- The planning application will be advertised in accordance with the Urban and Regional Planning Act of 2018, the Local Authorities Act of 1992, and the Swakopmund Zoning Scheme.

11. Recommendation

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

(1) Permanent Closure Application:

In terms of the Local Authorities Act of 1992 (Act No. 23 of 1992) as amended:

- [1] Permanent closure of Portions A and B of Ismael Abraham Omundele and/or Moshitila as "Existing Street".

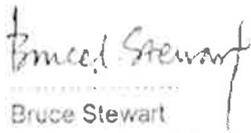
(2) Planning Application:

In terms of the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Amendment Scheme No. 12:

- [1] Subdivision of Remainder Erf 1794 Mondesa (zoned "Existing Street") into Portions A, B, and the Remainder.
 [2] Consolidation of Portion A and B with Remainder Erf 1797 and Erf 3209 Mondesa, respectively.
 [3] Rezoning of Remainder Erf 1797 and Erf 3209 Mondesa from "Single Residential" (1:200m²) to "General Business" with a bulk factor of 2.

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

Yours sincerely,



Bruce Stewart
Registered Town & Regional Planner (NCTRP)

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SPECIAL POWER OF ATTORNEY

I, the undersigned,

AINA KESHIWA UUSHONA

being the registered owner of

ERF 1797 MONDESA

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 applications to the Municipal Council of Swakopmund and/or the Urban and Regional Planning Board for the

PERMANENT CLOSURE AND REZONING TO SINGLE RESIDENTIAL OF A PORTION OF REMAINDER ERF 1794 MONDESA (UNNAMED PUBLIC STREET) ADJACENT TO ERF 1797 MONDESA, AND

CONSOLIDATION OF A PORTION OF REMAINDER ERF 1794 MONDESA (UNNAMED PUBLIC STREET) ADJACENT TO ERF 1797 MONDESA, ONCE PERMANENTLY CLOSED/REZONED, WITH ERF 1797 MONDESA INTO NEW CONSOLIDATED ERF A

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 I 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 Swakopmund:

On this 21st day of February 2024:

In the presence of the undersigned witnesses:

AINA KESHIWA UUSHONA

WITNESSES

1)

Name

Signature

Margaret Sheehana
MSheehana

2)

Name

Signature

Emilia Nakale
ENakale

[Handwritten signature and date: 21/02/24]

SPECIAL POWER OF ATTORNEY

I, the undersigned,

AINA KESHIWA UUSHONA

being the registered owner of

ERF 3209 MONDESA

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 applications to the Municipal Council of Swakopmund and/or the Urban and Regional Planning Board for the

PERMANENT CLOSURE AND REZONING TO SINGLE RESIDENTIAL OF A PORTION OF REMAINDER ERF 1794 MONDESA (UNNAMED PUBLIC STREET) ADJACENT TO ERF 3209 MONDESA, AND

CONSOLIDATION OF A PORTION OF REMAINDER ERF 1794 MONDESA (UNNAMED PUBLIC STREET) ADJACENT TO ERF 3209 MONDESA, ONCE PERMANENTLY CLOSED/REZONED, WITH ERF 3209 MONDESA INTO NEW CONSOLIDATED ERF A

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 I 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 Swakopmund:

On this 21st day of February 2024:

In the presence of the undersigned witnesses:

[Handwritten signature of Aina Keshiwa Uushona]
AINA KESHIWA UUSHONA

WITNESSES

1)
Name Margaret Sheehama
Signature *[Handwritten signature]*

2)
Name Emilia Nakale
Signature *[Handwritten signature]*

PREPARED BY ME
CONVEYANCER
STOLZE H G

TRANSFERRED TO A.K. MUESEHO (COMMUNIST)
No. 698/203
Remittendur
20.11.25
St. 100/100
St. 100/100
St. 100/100

T 6197 / 2013

CERTIFICATE OF CONSOLIDATED TITLE
(Issued under Section 40 of the Deeds Registries Act, 1937 (No. 47 of 1937))

WHEREAS

THE MUNICIPAL COUNCIL OF SWAROPMUND

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of section 40 of the Deeds Registries Act, 1937; and whereas it is the registered owner of-



2.

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on: 15TH AUGUST 2013

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

AINA KESHIWA UUSHONA
IDENTITY NUMBER 059305 0904 0
UNMARRIED

Her Heirs, Executors, Administrators or Assigns

CERTAIN	REMAINDER OF ERF NO. 1797 MONDESA
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION- DIVISION "G" ERONGO REGION
MEASURING	1038 (ONE NIL THREE SIX) SQUARE METRES AS INDICATED ON DIAGRAM NO. A 7/2002
FIRST REGISTERED	AND STILL HELD BY CERTIFICATE OF REGISTERED TITLE NO T 6076/2002 WITH DIAGRAM NO. A 7/2002 RELATING THERETO
SUBJECT	to the following conditions in terms of the Town Planning Ordinance No 18 of 1954 as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

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

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

Her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledge that the purchase price is N\$ 44 913.00.

Signed at WINDHOEK, on 2018-18, together with the Appearer, and confirmed with my seal of office


SIGNATURE OF APPEARER





APPROVED 		S.G. No. : A87/2004		
For SURVEYOR GENERAL 		SHEET 1 OF 2		
SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES System: Le. 2211		Designation
		Constants		
AB	22,23	249 33 40	A	
BC	4,46	357 17 20	B	
CD	13,35	81 02 40	C	
DE	25,45	306 38 40	D	
EF	14,00	67 27 50	E	+ 46 789,75 + 71 853,77
FG	3,15	156 56 40	F	
GH	1,28	250 09 50	G	
HA	25,79	158 25 30	H	1707g

COMPONENTS

- 1) The figure ABCDKlmnp represents Erf 3132 Mondesa, vide General Plan S.G. No. A11/2002, annexed to Deed of transfer T
- 2) The figure pnmklEFGH represents Erf 3134 Mondesa, vide General Plan S.G. No. A11/2002, annexed to Deed of transfer T

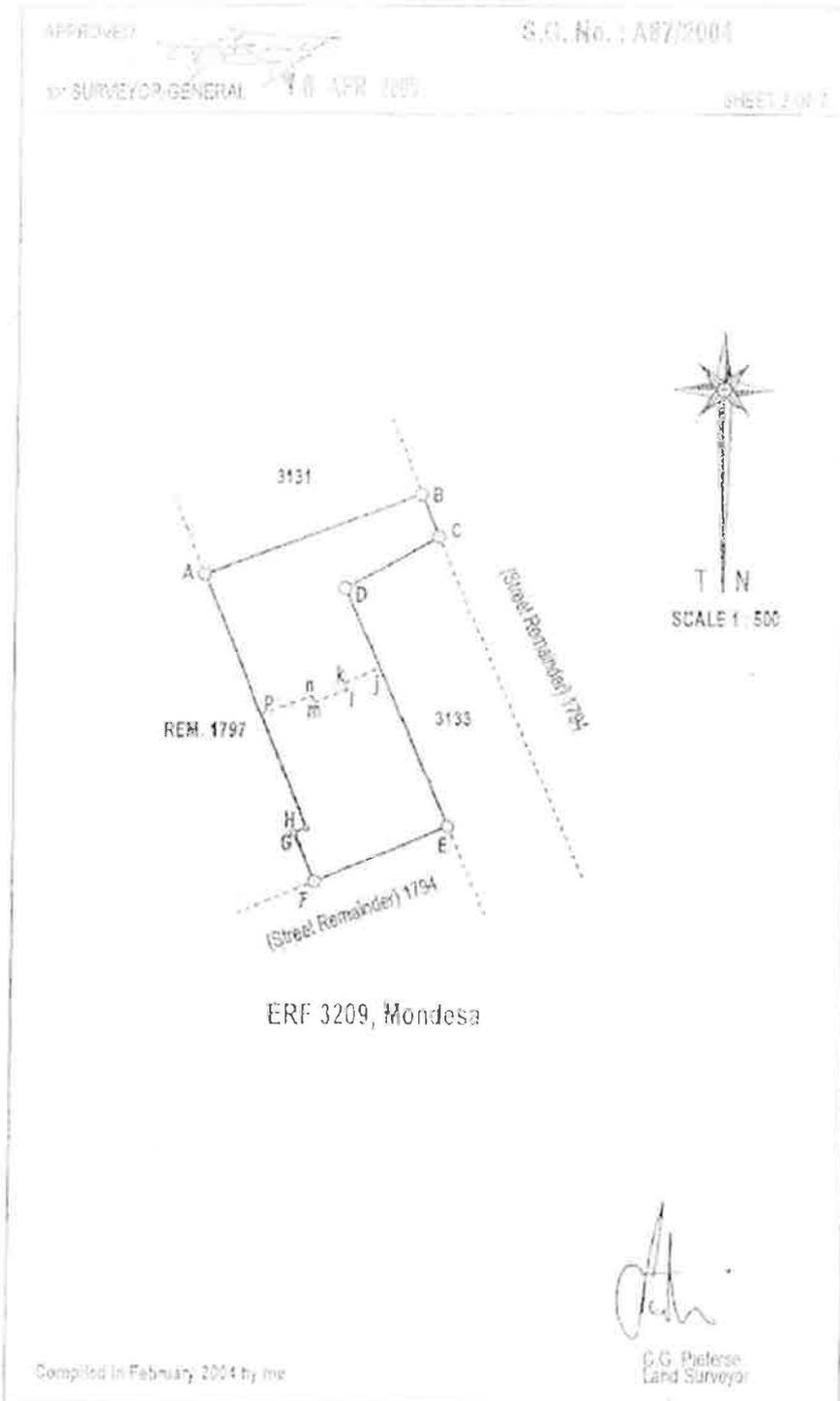
Description of beacons:
 A, B, C, D, F, G, H. 16mm iron peg
 E..... 16mm iron peg in concrete

The figure A B C D E F G H
 represents 452 square metres of land being
ERF 3209, Mondesa
 (comprising 1 and 2 above)

Situate in the Municipality of Swakopmund
 Registration Division G NAMIBIA
 ERONGO REGION
 Compiled in February 2004 by me


 C.G. Pieterse
 Land Surveyor

This diagram is annexed to No dd.  Registrar of deeds	The original diagrams are as shown above Transfer/Grant	S.R. No. Complet Gen. Plan No. G117 Noting Plan MD-6CA/Y2 File No. Mon A
---	---	---



1. BEYAS, ERF NO. 3122 (A PORTION OF ERF 1937)
MONDESA
SITUATE IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION
HELD BY CERTIFICATE OF REGISTERED TITLE
NO T. 173/2013

AND

2. CERTAIN, ERF NO. 3124 (A PORTION OF ERF 1992)
MONDESA
SITUATE IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION
HELD BY CERTIFICATE OF REGISTERED TITLE
NO T. 174/2013

Which have been consolidated into the land hereinafter described.

Now, therefore, in pursuance of the provisions of the said Act, the
Registrar of Deeds at WINDHOEK do hereby certify that the said

THE MUNICIPAL COUNCIL OF SWAKOPMUND

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

|

CERTAIN: ERF NO. 3009-NORDELS
 SITUATE: IN THE MUNICIPALITY OF SWAKOPMUND
 REGISTRATION: DIVISION "D"
 ERONGO REGION
 MEASUREMENT: 457 (FOUR FIVE TWO) SQUARE METRES AS
 WILL MORE FULLY APPEAR ON DIAGRAM
 NO. A 172024 HEREBY ANNEXED.

IN FAVOUR OF THE LOCAL AUTHORITY

- A. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Swakopmund Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 10 of 1954) as amended.
- B. The building value of the main building excluding the outbuilding to be erected on the erf shall be at least two times the municipal valuation of the erf.

And that by virtue of those presents the said

THE MUNICIPAL COUNCIL OF SWAKOPMUND

its successors-in-title or assigns, now are and henceforth shall be entitled, thereto conformably to local custom, the State, however, reserving its rights.

SIGNED at WINDHOEK on 24 November 2025

confirmed with my seal of office.



N

Presented by me
[Signature]
C. KEYSER
310 72 110



DEED OF TRANSFER

T 6198 2013

Be it hereby made known :

THAT HELMUT DEMILIERS STOLZE
appeared before me Deputy Registrar of Deeds at Windhoek, as the
said Appraiser, being duly authorized thereto by a Power of Attorney
granted to him by the

MUNICIPAL COUNCIL OF SWAKOPMUND

Dated 12TH day of APRIL 2013, and signed at SWAKOPMUND

[Handwritten signatures and initials]

7

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on 3RD APRIL 2006

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

AINA KESHIWA UUSHONA
IDENTITY NUMBER 650305 0004 9
UNMARRIED

Her Heirs, Executors, Administrators or Assigns

CERTAIN	ERF NO. 3208, MONDESA
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION- DIVISION "G" ERONGO REGION
MEASURING	452 (FOUR FIVE TWO) SQUARE METRES AS INDICATED ON DIAGRAM NO. A 87/2004
HELD BY	CERTIFICATE OF CONSOLIDATED TITLE NO. TC/7/2013
SUBJECT	to the following conditions in terms of the Town Planning Ordinance No 18 of 1954 as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

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

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

Her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom. The State, however, reserving its rights, and finally acknowledge that the purchase price is NS 44 913.00.

Signed at WINDHOEK, on 27-11-23, together with the Appearer, and confirmed with my seal of office

SIGNATURE OF APPEARER



✓



MUNICIPALITY OF SWAKOPMUND

Tel: +264 09 124 614
 53 Swakopmund
 NAMIBIA
 www.swakopmund.na
 swak@swakopmund.na

Ref No: R/M 1797 and M 3209

Enquirer: Ms Emilia Hattamelo (Nakale)

01 August 2022

Ms A Ushona,
 P.O Box 1028
 SWAKOPMUND
 13001

Dear Madam

DETERMINATION OF PURCHASE PRICE FOR PORTIONS ADJACENT TO ERF 3209 AND REMAINDER 1797, MONDESA

The abovementioned refers

On 25 March 2021 under item 11.1.16 Council approved the sale of two portions land forming part of streets to you. You were informed of the said decision under cover of a letter dated 31 March 2021 (attached for ease of reference).

On 26 July 2022 under item 11.1.12 Council approved the purchase price for the respective street portions, as follows:

- (a) That Council approves the purchase price for the two street portions adjacent to Erf 3209 and Erf R1797, Mondesa at an average price of N\$555.00/m² x 337m² = N\$187 035.00 for sale to Ms Aina Ushona subject to the conditions as approved by Council on 25 March 2021, under item 11.1.19.
- Please take note that the exact sizes of the two street portions will only be known after diagrams are available as per point (a) of this Council decision.*
- (b) That Ms Aina Ushona confirms in writing the acceptance of the purchase price and conditions of sale approved by Council on 25 March 2021 under item 11.1.19.
- (c) That it be noted that Engineering & Planning Services Department provided a memorandum dated 18 February 2020 regarding the intended sale of the two street portions (point (a) of Council's decision passed on 25 March 2021 under item 11.1.19).
- (d) That Ms Aina Ushona pays the required N\$10 000.00 deposit as per point (d) of Council's decision passed on 25 March 2021.
- The deposit is payable on/ before Wednesday, 26 October 2022. In the regard see point (d) of Council's resolution passed on 25 March 2021 (attached).*

-2-

- (v) That once the statutory process is finalized, the sale of the two portions located adjacent to Erf 3209 and Erf R1797, Mondesa to Ms Aina Uushona 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.
- (f) That the sale be subject to Council's standard conditions of sale by private treaty.
- (g) That the purchase price be secured within 120 days from the date the last party signing the deed of sale:
- (i) Failure to secure the purchase price within the required period will result in cancellation without the need to place the purchaser on terms
 - (ii) Should the purchase price be secured by a bank guarantee the transfer must be effected on / before the 120th day, else interest will be levied as from the date the last party signing the deed of sale (date of sale) until the date of registration of transfer at a rate as confirmed with Council's bank on the date of sale (date of last party signing).

As soon as the deposit is paid and you confirmed acceptance of Council's decisions passed on 25 March 2021 under item 17.1.19 and on 28 July 2022 under item 17.12, you can appoint a town planner as per points (a) until (f) of Council's decision of 25 March 2021

Please familiarize yourself with the above conditions and confirm acceptance of the conditions in writing on / before Wednesday, 26 October 2022. The deposit referred to in point (g) above is also payable on before Wednesday, 26 October 2022.

For ease of reference, the following procedures will follow:

- (i) Once written confirmation is received from you accepting both Council's decisions and the deposit in the amount of N\$10 000.00 is paid, you can proceed with the appointment of a town planner and environmentalist as per point (e) above.
- (ii) Once the statutory processes are finalized but prior to consolidation, Council's intention to sell the street portion will be published for possible objections in terms of the Local Authorities Act 23 of 1992 (see point (e) of the above Council resolution).

Payment of N\$ 10 000.00 can be transferred to our bank account and proof of payment be e-mailed to enakale@swkopmun.com.na

Municipal Bank Details Swakopmund Municipality
First National Bank
Account nr: 62249603300
Branch Code: 260472
Reference: M 1802.

Should you have any enquiries, please do not hesitate to contact Ms Emile Haitamalo (Nakale) at P: 064-4104217.

Yours faithfully,



Mr A Plaatjie
General Manager: Corporate Services & Human Capital (Acting)

/s/



MUNICIPALITY OF SWAKOPMUND

☎ 1064) 4104210

☎ 1064) 4104206

📍 52 Swakopmund

NAMIBIA

🌐 www.swakmund.com.na✉ ap@swakmund.com.na

Ref No. 19.03.02.3209, M 3209, M 1797

Enquiries: Ms S Brewer

31 March 2021

Ms Ains K Uushona
 P.O. Box 1828
 Swakopmund
 13001

Dear Madam,

APPLICATION TO PURCHASE PORTIONS ADJACENT TO ERF R1797 AND ERF 3209, MONDESA

The abovementioned and your letter dated 12 December 2019 refer.

Please be informed that Council passed the following resolution on 25 March 2021 under item 11.1.19:

- (a) That Council approves the sale of the two street portions (Portions A and B of Ismael Abraham Omundole and/or Mosnitla Street located adjacent to Erf 3209 and Remainder 1797, Mondesa, to Ms A K Uushona; subject to:
- Confirmation from Engineering and Planning Services that the remaining streets will be able to allow smooth traffic flow and maneuvering;
 - That all municipal services (water, sewer and electricity) shall be relocated to the satisfaction of the General Manager, Engineering and Planning Services; and
 - No structures or floor of any nature may it be considered temporary shall be constructed over municipal services.
- (b) That Engineering and Planning Services provides the correct sizes of the two street portions applied for by Ms A K Uushona
- (c) That Council's valuator and an additional valuator provide probatio market values for the two street portions; whereafter such and the conditions of sale be submitted to Council for consideration.
- (d) 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 and Division of Land Ordinance 11 of 1952 respectively, be dealt with successfully
- (e) That the applicant appoints a Town Planner to undertake the statutory proceedings as outlined below:

All responsibilities must be addressed by the Chief Executive Officer

- (f) That Ismael Abraham Omundele and/or Moshitila street be subdivided into Portions A, B and Remainder.
- (g) That Portions A and B of Ismael Abraham Omundele and/or Moshitila street be permanently closed off as "Street" in terms of section 50 (1) of the Local Authorities Act, Act No. 23 of 1992, as amended.
- (h) That the closed portions be assessed in terms of the Environmental Management Act, Act 7 of 2007.
- (i) That Portions A and B, of Ismael Abraham Omundele and/or Moshitila Street be Consolidated with Erven 3209 and R1797, Mondesa, respectively and assume the same zoning,
- (j) That the purchaser appoints a consultant to attend to the Environmental Impact Assessment in terms of the Environmental Management Act, 7 of 2007 as amended
- (k) That the purchaser be responsible for all town planning and cadastral procedures such as application to the Townships Board, land surveying, advertising of the sale and the registration of the newly consolidated Erven.
- (l) That the current Title Deed conditions registered against erven 3209 and R1797, Mondesa be retained and be registered against the newly consolidated erven.
- (m) That the purchaser be granted Power of Attorney to act on behalf of Council to lodge all necessary planning closure and cadastral procedures pertain to the subdivision of Ismael Abraham Omundele and/or Moshitila Street and consolidations thereof, and
- (n) That the following standard conditions be applicable:
- (i) The purchaser accepts that no rights will accrue to her 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.
 - (ii) A deposit of N\$10 000.00 shall be required of the purchaser to cover all fees and costs to Council, prior to attending to the statutory processes.
 - (iii) Should a balance remain after Council's costs have been covered, it will be refunded by the Finance Department to the purchaser.
 - (iv) That the purchaser pay the above deposit within 90 days from the Council resolution approving the purchase price, failing which Council's resolution will be revoked at the next Council meeting following the expiry of the 90 days.
- (o) That the applicant be responsible for payment of any and all costs related to the transaction, and that no rights will accrue to them 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.

Please familiarize yourself with the above conditions and confirm acceptance of the conditions in writing on / before 16 April 2021. The deposit referred to in point (n) (ii) above is payable on/before Wednesday, 23 June 2021

For ease of reference, the following procedures will follow:

- 1) Once confirmed by you, valuations will be obtained as per point (c) above in order to determine a purchase price for consideration by Council. You will once again be requested to confirm in writing acceptance of the purchase price.
- 2) Following acceptance of the purchase price by you the following statutory processes must be attended to:

- As per points (e) and (j) you have to appoint a town planner and environmentalist to attend to the compilation of an Environmental Impact Assessment (if required), closure of the street portion, subdivision of the street portion, and consolidation thereof with Erf R1797 and Erf 3209, Mondesa
- Ⓜ Once the statutory process is finalized but prior to consolidation, Council's intention to sell the street portion will be published for possible objections in terms of the Local Authorities Act 23 of 1992 (see point (d) of the above Council resolution)

Payment of N\$ 10 000,00 can be transferred to our bank account and proof of payment be e-mailed to enakale@swkmun.com.na

Municipal Bank Details: Swakopmund Municipality
First National Bank
Account nr: 82249603300
Branch Code: 280472
Reference: M 1802

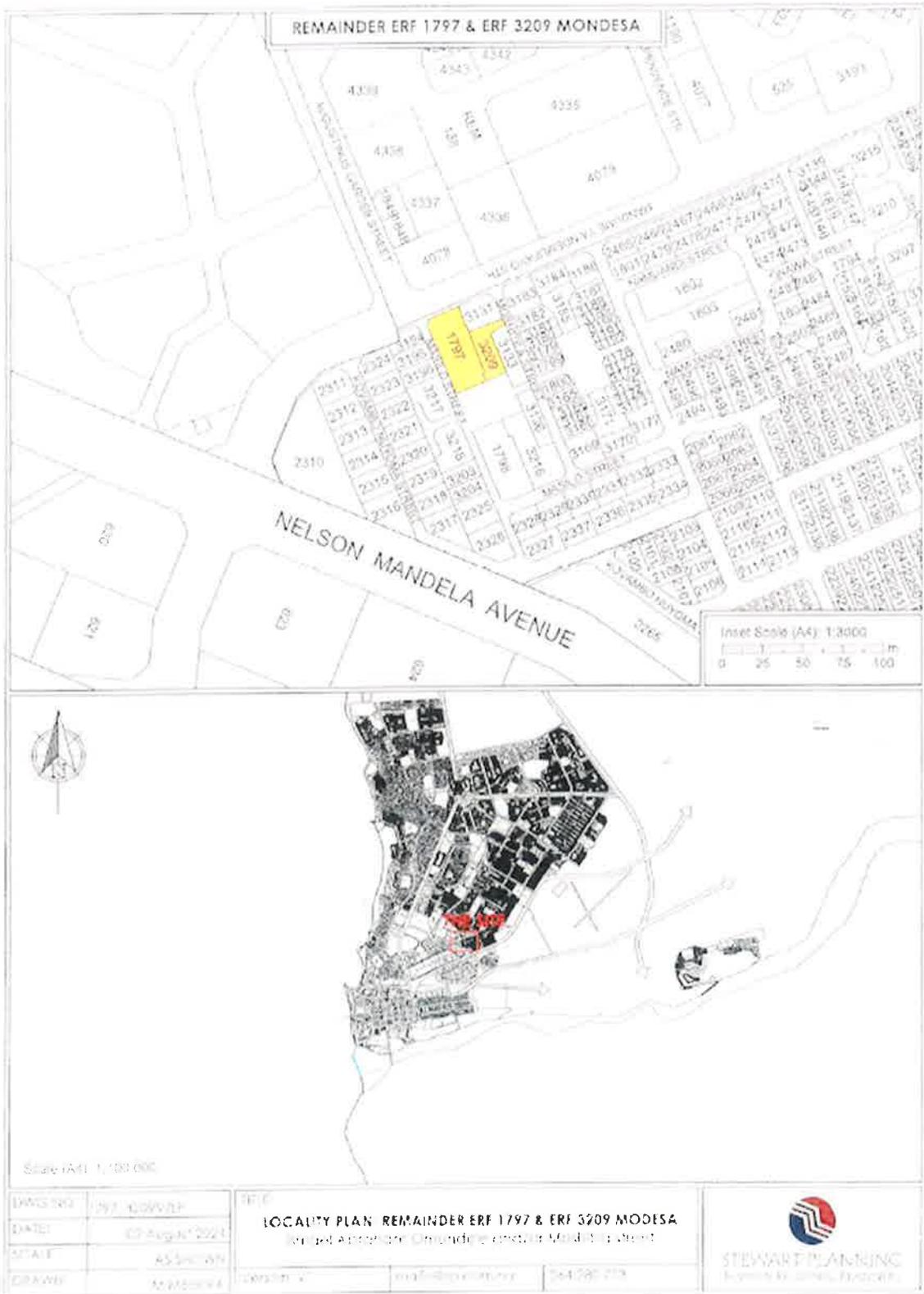
Should you have any further enquiries, please do not hesitate to contact Ms S Bruwer at ☎ 064-4104212.

Yours faithfully


M P C Swarts
GM: Corporate Services & HR

jen





CONDITIONS TO BE REGISTERED

It is recommended that the conditions registered, if any, against Portions A and B of the Remainder Erf 1794 Mondesa (zoned as existing street) and Remainder Erf 1797 and Erf 3209 Mondesa be cancelled and that the following conditions be registered against consolidated Portion X and Y:

IN FAVOUR OF THE LOCAL AUTHORITY

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

- (b) The building value of the main building, excluding the outbuilding to be erected on the erf must be at least two times the prevailing valuation of the erf.

ANNEXURE B
STEWART PLANNING
 TOWN & REGIONAL PLANNERS

First Floor, 127 City Mall Building
 122 Sam Nujoma Avenue
 Windhoek

www.stp.com.na
 Tel: (064) 280 770
 Email: info@stp.com.na

Our reference: REM Erf 1797 & Erf 3209, Mondesa

11 September 2024

APPLICATION FOR PERMANENT CLOSURE OF PORTIONS A AND B OF ISMAEL ABRAHAM OMUNDELE AND MOSHITILA STREET, SUBDIVISION OF REMAINDER ERF 1794 (EXISTING STREET) INTO PORTIONS A, B AND REMAINDER, CONSOLIDATION OF PORTIONS A AND B WITH REMAINDER ERF 1797 & ERF 3209 MONDESA RESPECTIVELY AND REZONING OF THE CONSOLIDATED ERF X FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:200M² TO GENERAL BUSINESS WITH A BULK OF 2.0.

PROOF OF GIVING NOTICE REPORT:

In this letter, we provide proof of giving notice in terms of Section 107(1) of the Urban and Regional Planning Act (Act No.5 of 2018) and the Regulations as published in Government Gazette No 7327 of 3 September 2020 (hereinafter referred to as 'the Act').

1. Proof of Notice

The application was advertised in the following manner

- **Regulation 10(1): Notice in the Gazette for 1 Week.**
 A notice was published in Government Gazette No.8413 dated 15 August 2024. (see Annexure A).
- **Regulation 10(2): Notices in 2x Newspapers for 2 Weeks.**
 Notices were published in the Namibian and the Namib Times. The first notices were published on Friday, 09 August 2024 and the second notices were published the following week on Friday, 16 August 2024 (See Annexure B).
- **Regulation 12(a): Notice(s) on Site.**
 4 x site notices (sized A3) were placed on the sites and were on display Friday 16 August 2024 until Tuesday 10 August 2024 (see Figures below)



Figure 1: Photo of the site notice placed along Mandume Ya Ndemufayo Avenue.



Figure 2: Photo of the site notice placed along Masilo Street.

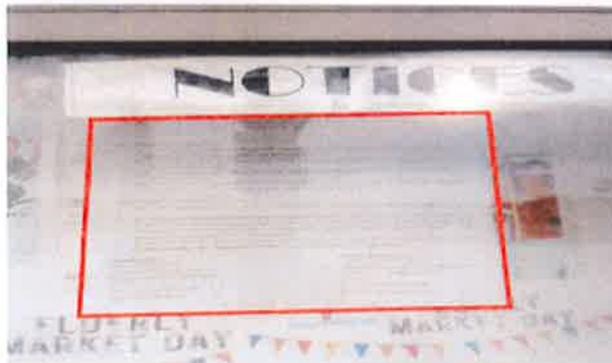


Figure 3: Photo of the site notice placed along the Remainder Erf 1794 (Existing Street) or Ismael Abraham Omundele and Moshitila Street



Figure 4: Photo of the site notice placed along the Remainder Erf 1794 (Existing Street) or Ismael Abraham Omundele and Moshitila Street

- **Regulation 12(b): Notice at the Local Authority.**
A notice was placed on the notice board of the Swakopmund Municipality and was on display from Friday 16 August 2024 to Tuesday 10 August 2024.



- **Regulation 10(4): Notice to neighbouring landowners.**
Notice was given to neighbouring landowners via registered mail dated 12 August 2024 and proof attached as Annexure C

The last publication date in the newspapers was Friday 14 June 2024 and the deadline for objections was before or on 17:00 on Monday, 09 September 2024. This afforded interested and affected parties more than 14 working days to make comments, representations and/or objections as required by Regulation 11(d) of the Act.

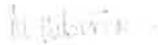
2. Comments and objections

1 written comment was received (attached as Annexure D). However no objections to the application were received by the initial or extended public participation period deadline.

3. Recommendation:

It is recommended to approve the proposed application due to complying with the notification guidelines and receiving no objections to the application.

Yours faithfully,



Mano Mberira
Town Planning Officer

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS
Tel: +264 64 2607731 | Email: mano@sp.com.na

4. Attachments

- Annexure A: Government Gazette notice
- Annexure B: Namib Times and Namibian tear sheets
- Annexure C: Registered mail and copy of notice letter
- Annexure D: Written Comment

Erf Remainder 320, Keetmanshoop is located in Keetmanshoop and is currently reserved for "public open space" purposes. The Erf Remainder 320, Keetmanshoop is approximately 42,655m² in extent. The Erf Remainder 320, Keetmanshoop was donated by Council to the Nama Genocide Group for purposes of an archeological site that will host ancillary activities. The proposed permanent closure and rezoning will enable the Nama Genocide Group to construct an archaeological site.

Take notice that –

- (a) For more inquiries regarding the permanent closure and rezoning of Erf Remainder 320, Keetmanshoop, the locality map of the erf lies for inspection on the Notice Board at the Keetmanshoop Municipality.
- (b) Any person objecting to the proposed application as set out above may lodge such objection together with grounds thereof in writing, with the Keetmanshoop Municipality and with the applicant (NTRP), within 21 days after the publication of this notice, which is schedule to end on **30 August 2024**.

Applicant: Nora Town and Regional Planners
30, Aschenborn, Pionierspark, Windhoek
P. O. Box 6945, Ausspannplatz
Tel: +26461 402 949 / Fax: 264 61 88 614 373
Cell: +264 814921170
Email: noratr@ntrp@gmail.com

No. 424

2024

PERMANENT CLOSURE OF PORTIONS A AND B OF ISMAEL ABRAHAM OMUNDELE AND/OR MOSHITHA AS A STREET, SUBDIVISION OF REMAINDER ERF 1794, MONDESA (ZONED "STREET"), INTO PORTIONS A, B AND REMAINDER, CONSOLIDATION OF PORTIONS A AND B WITH REMAINDER ERVEN 1797 AND 3209, MONDESA AND REZONING OF REMAINDER ERVEN 1797 AND 3209, MONDESA

The owner of Remainder Erven 1797 and 3209, Mondesa purchased an adjacent Portion of the Remainder Erf 1794 which is zoned as a street. The intention is to subdivide the Remainder Erf 1794 (zoned as street) into Portions A, B and Remainder. It is the further intention to consolidate both Portions A and B with Remainder Erf 1797 and Erf 3209, Mondesa. The intended sale/alienation was recommended for approval, subject to conditions, by the Municipal Council of Swakopmund at their meeting held on 25 March 2021 (under item 11.1.19).

The owner has appointed Stewart Planning Town & Regional Planners to submit the following permanent closure and planning applications:

- (1) Permanent Closure Application:
In terms of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended:
 - (i) Permanent closure of Portions A and B of Ismael Abraham Omundele and/or Moshitha as a "street".
- (2) Planning Application:
In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Amendment Scheme No. 12:
 - (i) Subdivision of Remainder Erf 1794, Mondesa (zoned "street") into Portions A, B and the Remainder.

- (2) Consolidation of Portion A and B with Remainder Erven 1797 and 3209, Mondéa respectively.
- (3) Rezoning of Remainder Erven 1797 and 3209, Mondéa from "single residential" (J200) to "general business" with a bulk factor of 2.

Take note that —

- (a) the complete applications can be requested from Stewart Planning (mrfo@sp.com.na).
- (b) any interested and/or affected party having comments, representations, and/or objections to the closure, and/or planning application, or any part thereof, may in writing lodge such comments, representations, and/or objections, together with the grounds thereof, with Stewart Planning and the Local Authority.
- (c) Written comments, representations and/or objections must be submitted before or on **17h00 Monday, 9 September 2024** to the addresses provided below.

Applicant: Stewart Planning Town & Regional Planners,
P. O. Box 2025, Walvis Bay 13013
Tel: +264 64 280 770
mrfo@sp.com.na

LIST OF REGISTERED ITEMS POSTED

STEWART TOWN PLANNING cc
 P.O. BOX 2095
 WAVERLEY



by Sender's Reference No	Addresser's Name and Address	Registration No
Erf 4178 1 Mondesa	Thongil Regional Council Private Bag 5019 Swakopmund	BA 001 349 398 NA
Erf 3113 2 Mondesa	Walter Mariah PO Box 4168 Swakopmund	BA 001 349 407 NA
Erf 3191 3 Mondesa	Anna Hushona PO Box 1678 Swakopmund	BA 001 349 415 NA
Erf 3146 4 Mondesa	Theron Jean PO Box 2 Swakopmund	BA 001 344 685 NA
Erf 3217 5 Mondesa	Hertel Sakana PO Box 1995 Swakopmund	BA 001 344 678 NA
Erf 1798 6 Mondesa	Wimasta & Ngarokoshe Marissa PO Box 331 Swakopmund	BA 001 344 682 NA
Erf 3218 7 Mondesa	Benedictus Helmut PO Box 1768 Swakopmund	BA 001 344 696 NA
Erf 3216 8 Mondesa	Waldemar David PO Box 1604 Swakopmund	BA 001 344 705 NA
Erf 3196 9 Mondesa	Kaputu Taha PO Box 2353 Swakopmund	BA 001 344 719 NA
Erf 4191 10 Mondesa	Njandaga Monemes PO Box 5842 Mondesa	BA 001 344 722 NA
Erf 3194 11 Mondesa	Ernst PO Box 5148 Swakopmund	BA 001 344 736 NA

Number of Items Alone one Received by [Signature] Date-stamp [Stamp]

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



STEWART PLANNING

TOWN & REGIONAL PLANNERS

Erf 1797 & Erf 3209
122 Spierkopweg, Avenue
Walvis Bay

P.O. Box 2095
Tel: 0644 280 770
Email: info@stewartplanning.co.za

Reference: REM 1797 & Erf 3209 M

12 August 2024

NOTICE OF INTENTION TO APPLY FOR:

Take note that (the owner) of Remainder Erf 1797 and Erf 3209 Mondesa purchased an adjacent portion of the Remainder Erf 1794 which is zoned as a street. The intention is to subdivide the Remainder Erf 1794 (zoned as street) into Portions A, B and Remainder. It is the further intention to consolidate both Portions A and B with Remainder Erf 1797 and Erf 3209 Mondesa, respectively. The intended sale/alienation was recommended for approval, subject to conditions, by the Municipal Council of Swakopmund at their meeting held on **25 March 2021** [under item **11.1.19**].

The owner has appointed Stewart Planning – Town & Regional Planners to submit the following permanent closure and planning applications:

- (1) Permanent Closure Application:
In terms of the Local Authorities Act of 1992 (Act No. 23 of 1992) as amended:
 - [1] Permanent closure of Portions A and B of Ismael Abraham Omundele and/or Moshitla as a "Street" (see overleaf).
- (2) Planning Application:
In terms of the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Amendment Scheme No. 12:
 - [1] Subdivision of Remainder Erf 1794 Mondesa (zoned "Street") into Portions A, B and the Remainder.
 - [2] Consolidation of Portion A and B with Remainder Erf 1797 and Erf 3209 Mondesa, respectively.
 - [3] Rezoning of Remainder Erf 1797 and Erf 3209 Mondesa from "Single Residential" (1:200m²) to "General Business" with a bulk factor of 2.

Take further note that –

- a) the complete applications can be requested from Stewart Planning (info@sp.com.na).
- b) any interested and/or affected party having comments, representations, and/or objections to the closure, and/or planning application, or any part thereof, may in writing lodge such comments, representations, and/or objections, together with the grounds thereof, with Stewart Planning and the Local Authority.
- c) Written comments, representations and/or objections must be submitted before or on **17:00 Monday, 09 September 2024** to the addresses provided below.

Chief Executive Officer
Municipality of Swakopmund
PO Box 53, Swakopmund
Tel: 064 410 4403
Email: info@swkmaas.com.na

Applicant
Stewart Planning
P.O. Box 2095, Walvis Bay
Tel: 064 280 770
Email: marie@sp.com.na

If you have any questions regarding the proposed rezoning and subdivision, please do not hesitate to contact my office.

Yours faithfully,

Mario Mberika
Town Planning Officer

STEWART PLANNING
TOWN & REGIONAL PLANNERS

OBJECTION FORM

PERMANENT CLOSURE, SUBDIVISION, CONSOLIDATION AND REZONING OF
REMAINDER ERF 1797 & ERF 3209 MONDESA

Name: _____

Address: _____

Address: _____

I, the owner of Erf/Erven

Do not object to

Please tick where applicable, for example

Object to



PERMANENT CLOSURE, SUBDIVISION, CONSOLIDATION AND REZONING OF
REMAINDER ERF 1797 & ERF 3209 MONDESA

If objecting, please state your reason(s):

[Large empty rectangular box for stating reasons]

Signature _____

Date _____

Kindly take note that comments should reach me by Monday, 09 September 2024 @ 17:00

STEWART PLANNING
TOWN & REGIONAL PLANNERS

OBJECTION FORM

PERMANENT CLOSURE, SUBDIVISION, CONSOLIDATION AND REZONING OF
REMAINDER ERF 1797 & ERF 3209 MONDESA

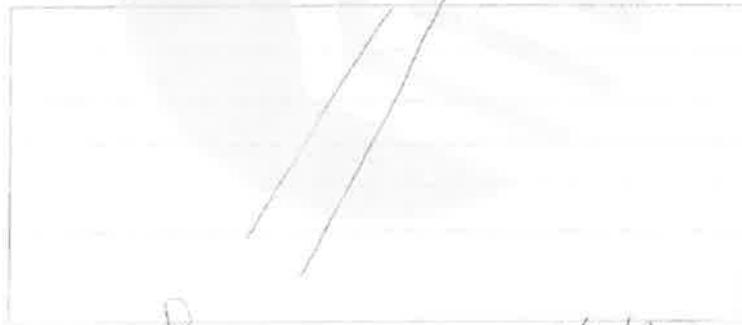
Name Mr. Sabarisa Pebrus
Address DeBot 1995
Address SWA/opinional.

I, the owner of Erf/Erven 5217

Do not object to Please tick where applicable, for example:
Object to

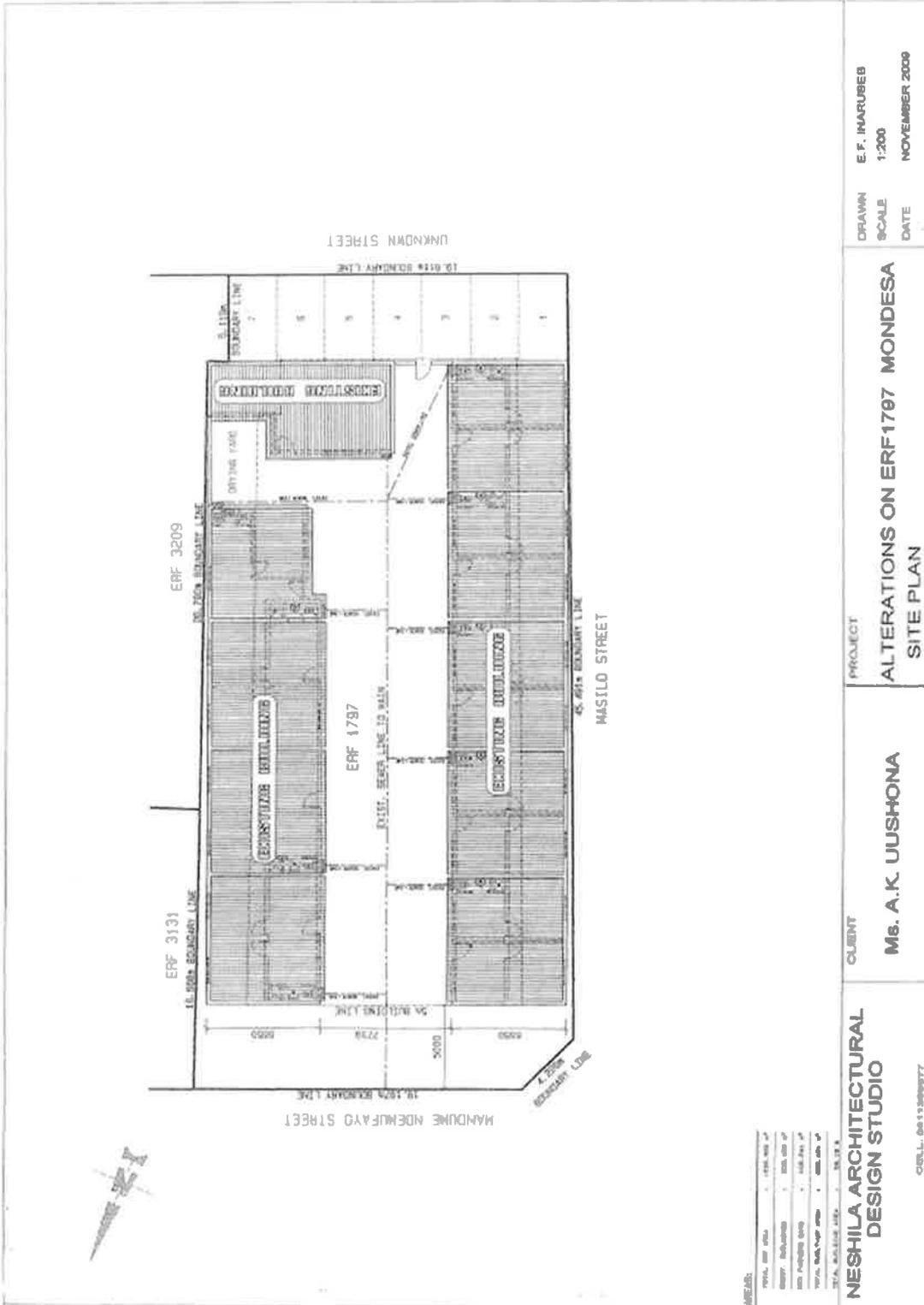
PERMANENT CLOSURE, SUBDIVISION, CONSOLIDATION AND REZONING OF
REMAINDER ERF 1797 & ERF 3209 MONDESA

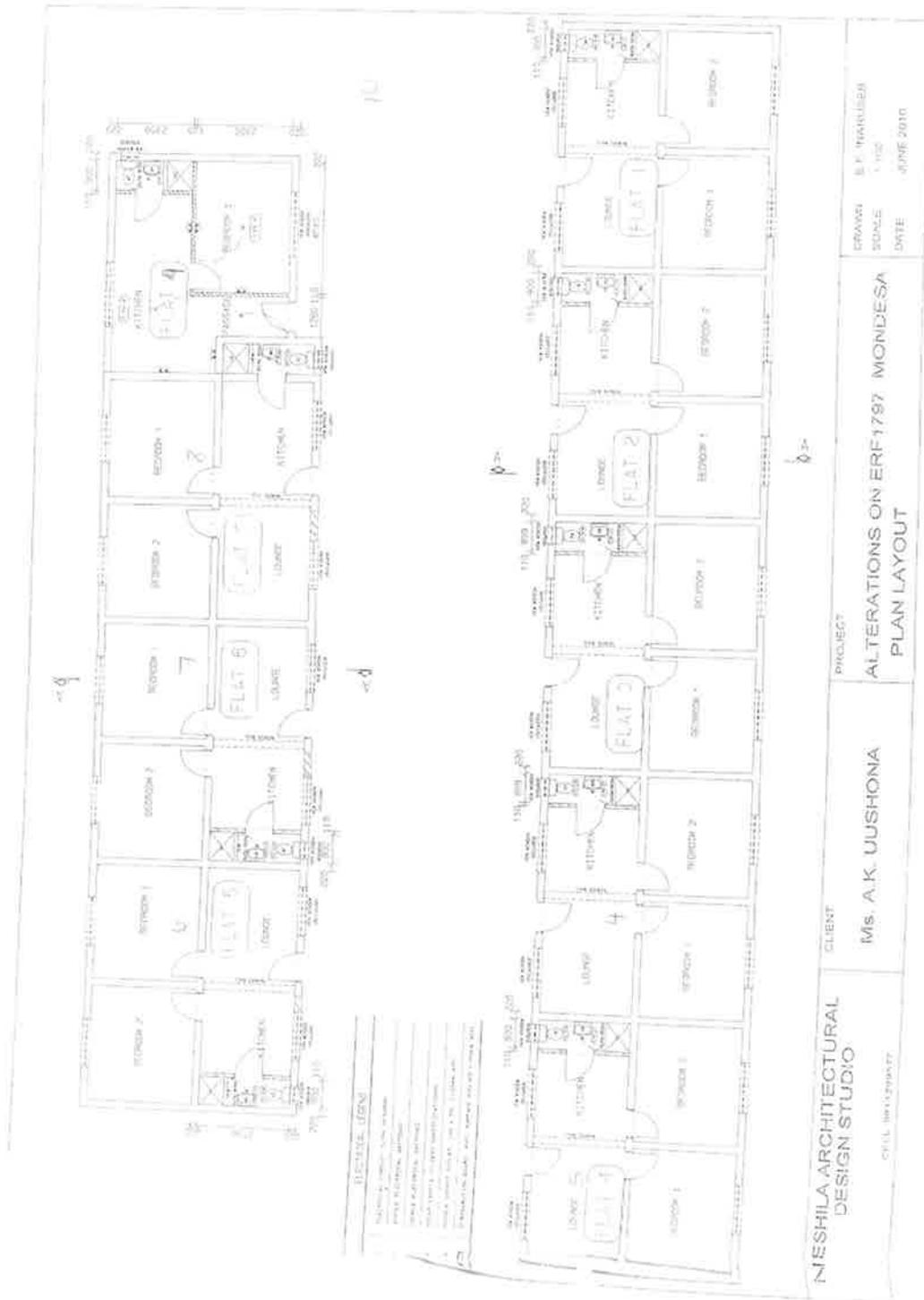
If objecting, please state your reason(s)



Signature: [Handwritten Signature] Date: 11/07/2024

Kindly take note that comments should reach me by Monday, 09 September 2024 @ 17:00





11.1.8 **CALENDAR AND PROGRAMME FOR MONTHLY SPONSORSHIP AND DONATION COMMITTEE MEETINGS FOR THE YEAR 2026**

(C/M 2025/11/24 - 3/15/1/1)

Ordinary Management Committee Meeting of 13 November 2025, Addendum **7.8** page **198** refers.

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

1. This submission serves to seek approval for fixed calendar dates for the Sponsorship and Donation Committee meetings for the year 2026.
2. Below are the proposed dates for the meetings to be held from **February 2026 until October 2026**.
 - *Tuesday, 24 February*
 - *Tuesday, 24 March*
 - *Tuesday, 21 April*
 - *Tuesday, 19 May*
 - *Tuesday, 23 June*
 - *Tuesday, 21 July*
 - *Tuesday, 25 August*
 - *Tuesday, 22 September*
 - *Tuesday, 20 October*
3. **Attached** is the proposed calendar and programme in respect of Sponsorship and Donation Committee meetings to be held during 2026.
4. It is proposed that all Sponsorship and Donation Committee meetings be held on Tuesdays at 15H00, except for when the date falls on a public holiday.
5. Submissions/ applications to the Sponsorship and Donation Committee meetings should be prepared by the Heads of Department from which the facilities/ venues/ resources/monetary/ sponsorships are requested, according to the attached programme.
6. These submissions/ applications should be forwarded to the Secretary and/or the Vice-Secretary of the Sponsorship and Donation Committee at least one week before the Sponsorship and Donation meeting's agenda is compiled, as stated on the programme.

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

RECOMMENDED:

- (a) **That the attached Calendar and Programme for the Sponsorship and Donation Committee meetings for the year 2026 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.**
-

CALENDAR FOR THE YEAR 2026

JANUARY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

19 New Year's Day

FEBRUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

19 Independence Day

APRIL

S	M	T	W	T	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

1 Easter Friday
2 Easter Sunday
3 Easter Monday

MAY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

1 Workers Day
11 Children's Day
14 Ascension Day
25 Africa Day
28 Conquest of Robben Island Day

JUNE

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

16 African Culture Day

JULY

S	M	T	W	T	F	S
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

AUGUST

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23	24	25	26	27	28	29
30	31					

16 Human Day

SEPTEMBER

S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

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22	23	24	25	26	27	28
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NOVEMBER

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29	30					

DECEMBER

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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

16 Human Rights Day
18 Women's Day
19 Christmas Day
26 Family Day

SPONSORSHIP PUBLIC HOLIDAY



SPONSORSHIP COMMITTEE MEETINGS FOR THE YEAR 2026

MONTH	CLOSING DATE FOR AGENDA AT 13:00	AGENDA OUT	DATE OF MEETING
FEBRUARY	Friday, 15 February	Thursday, 19 February	24 February
MARCH	Friday, 13 March	Thursday, 19 March	24 March
APRIL	Friday, 10 April	Thursday, 16 April	21 April
MAY	Friday, 8 May	Wednesday, 13 May	19 May
JUNE	Friday, 13 June	Thursday, 19 June	23 June
JULY	Friday, 10 July	Thursday, 16 July	21 July
AUGUST	Friday, 7 August	Thursday, 13 August	25 August
SEPTEMBER	Friday, 11 September	Thursday, 17 September	22 September
OCTOBER	Friday, 9 October	Thursday, 15 October	20 October

RECESS

Calendar for Year 2026 (Namibia)

<p>January</p> <table border="1"> <tr><th>Mo</th><th>Tu</th><th>We</th><th>Th</th><th>Fr</th><th>Sa</th><th>Su</th></tr> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td></tr> <tr><td>3:0</td><td>10:0</td><td>18:0</td><td>26:0</td><td></td><td></td><td></td></tr> </table>	Mo	Tu	We	Th	Fr	Sa	Su				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		3:0	10:0	18:0	26:0				<p>February</p> <table border="1"> <tr><th>Mo</th><th>Tu</th><th>We</th><th>Th</th><th>Fr</th><th>Sa</th><th>Su</th></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td></td></tr> <tr><td>2:0</td><td>9:0</td><td>17:0</td><td>24:0</td><td></td><td></td><td></td></tr> </table>	Mo	Tu	We	Th	Fr	Sa	Su							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		2:0	9:0	17:0	24:0				<p>March</p> <table border="1"> <tr><th>Mo</th><th>Tu</th><th>We</th><th>Th</th><th>Fr</th><th>Sa</th><th>Su</th></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td>31</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3:0</td><td>11:0</td><td>19:0</td><td>25:0</td><td></td><td></td><td></td></tr> </table>	Mo	Tu	We	Th	Fr	Sa	Su							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31						3:0	11:0	19:0	25:0			
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Holidays and Observances:

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|--------|------------------|--------|--|
| 1 Jan | New Year | 14 May | Ascension Day |
| 21 Mar | Independence Day | 25 May | Africa Day |
| 3 Apr | Good Friday | 28 May | Genocide Remembrance Day |
| 5 Apr | Easter Sunday | 26 Aug | Herbert Day |
| 6 Apr | Easter Monday | 10 Dec | Day of the Namibian Women and International Human Rights Day |
| 1 May | Workers' Day | 25 Dec | Christmas Day |
| 4 May | Mission Day | 26 Dec | Family Day |

11.1.9 **MEMORIAL BENCHES - INCOME GENERATED**
(C/M 2025/11/24 - 15/2/4/5)

Ordinary Management Committee Meeting of 13 November 2025, Addendum **7.9** page **200** refers.

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

PURPOSE

To obtain Council approval that all income generated from the Commemorative Bench and Plaque Initiative be placed in a designated income vote, to be utilized as an extension to the annual budget for the purchase of new benches and for the maintenance of Council's beach walkways.

BACKGROUND

Council, under **Resolution 11.1.15 of its ordinary Council meeting held 31 August 2022**, approved the Commemorative Bench and Plaque Directive and Guidelines, providing the Swakopmund Municipality with a process for accepting donations for memorial benches and plaques within public spaces, including parks, recreational areas, and beach walkways.

The initiative allows members of the public to donate a commemorative bench at an approved donation amount, currently set at **N\$7 637.44 (VAT included)**, which covers the cost of the bench, installation, and maintenance.

Since its implementation, the initiative has shown potential not only to enhance the town's aesthetics but also to contribute financially towards the upkeep and expansion of Council's public infrastructure.

DISCUSSION

To ensure the long-term sustainability of the initiative and to support the ongoing maintenance and development of public amenities, it is proposed that all revenue collected from the Commemorative Bench and Plaque donations be directed into a specific income vote.

Funds accumulated in this vote shall be:

- Utilized exclusively for the **procurement of additional benches**,
- Applied towards the **annual maintenance of Council's walkways**, and
- Appropriated in accordance with **International Public Sector Accounting Standards (IPSAS)**, ensuring transparency and accountability in financial reporting.

The establishment of this income vote will further enable Council to reinvest community contributions into visible and tangible public improvements, fostering community pride and shared ownership of public spaces.

FINANCIAL IMPLICATIONS

The income generated from donations will be ring-fenced in a specific vote under the Engineering & Planning Services department. Expenditures from this vote shall be

budgeted annually to supplement allocations for public infrastructure maintenance and development of the beach walkways.

The **General Manager: Finance** will ensure that:

- *The income vote that was created and maintained in the financial system,*
- *The income is correctly recorded and classified under IPSAS-compliant standards, and*
- *The allocation of funds is incorporated in Council's **Annual Budget***

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

RECOMMENDED:

- (a) **That the income generated from the Commemorative Bench and Plaque Initiative be credited to a dedicated income vote under the Engineering & Planning Services Department.**
 - (b) **That the funds accumulated in this vote be utilized exclusively as an extension to the approved annual budget for the procurement of new benches and the maintenance of Council's beach walkways.**
 - (c) **That the General Manager: Finance ensures the creation and administration of the income vote in accordance with IPSAS accounting requirements and incorporates such income and related expenditure in the Council's Annual Budget.**
-

11.1.10

OUTCOME OF THE CLOSED BID SALE OF 29 AUGUST 2025 AND RECONCILIATION OF AVAILABLE ERVEN: VARIOUS ERVEN

(C/M 2025/11/24 - Erven 321, 322, 512 & 513, 1018, 1019, 1020, Matutura, Erf 4096, Extension 10, Mondesa, Erven 7053, 7065 & 7066, Extension 26, Swakopmund)

Ordinary Management Committee Meeting of 13 November 2025, Addendum **7.10** page **201** refers.**A. This item was submitted to the Management Committee for consideration:****1. Introduction**

The purpose of this submission is to report to Council on the outcome of the closed bid sale held on Friday, **29 August 2025** of a number of odd erven zoned "general residential" and "local business" located in different extensions.

Attachments:

Annexure "A"	:	Lay-out indicating the location of the subject townships.
Annexure "B"	:	Income Analysis of Extensions 1 and 2, Matutura
Annexure "C"	:	Income Analysis of Extension 6, Matutura
Annexure "D"	:	Income Analysis of Extension 10, Mondesa
Annexure "E"	:	Income Analysis of Extension 26, Swakopmund

2. Outcome of the Sale

Below is a summary of the outcome of the closed bid sale of which the total expected income is **N\$14,422,044.00** by **27 November 2025**.

	Erf No	Zoning	m²	Extension	Total Cost for Installation of Services	Total Upset Price	Total Purchase Price	Difference between Cost of Installation of Services and Price Obtained
1	321	Gen Res 2	1 713	Ext 1, Mat	1 960 776.00	2 943 359.00	6 166 999.98	4 206 223.98
2	322	Gen Res 2	2 438	Ext 1, Mat				
3	512	Gen Res 2	1 766	Ext 2, Mat				
4	513	Gen Res 2	2 219	Ext 2, Mat				
5	1018	Local Bus	2 093	Ext 6, Mat	605 375.00	755 508.00	1 882 572.98	1 277 197.98
6	1019	Local Bus	1 360	Ext 6, Mat				
7	1020	Local Bus	1 390	Ext 6, Mat				
8	4096	Gen Res 1	1 580	Ext 10, Mon	178 540.00	267 810.00	1 250 000.00	1 071 460.00
9	7053	Gen Res 2	7 030	Ext 26, Swk	1 734 150.00	2 167 688.00	5 122 473.00	3 388 323.00
10	7065	Gen Res 2	4 241	Ext 26, Swk				
11	7066	Gen Res 2	4 494	Ext 26, Swk				

- Erven 514, 515 and 516 zoned "general residential" will be offered for sale by closed bid at a future sale.
- A number of erven zoned "local business" are available for sale. Council passed a decision on **04 April 2023** under item 11.1.15 for the site to be redesign (Erven 520, 523, 524, 525, 526, 527, 528, 529, 530, 531 & 532).
A memo was sent to the General Manager: Engineering & Planning Services on **19 March** and **04 August 2025**, reminding of the Council decision.

4.1.2 The following erven remains available in the following two townships:

Extension 6, Matutura

	Erf No	Zoning	m²	Upset Price @ N\$156.00/m² (excl 15% VAT)
1	1008	Local Bus	1 390	216 840.00
2	1009	Local Bus	1 418	221 208.00
3	1010	Gen Bus	1 740	271 440.00
4	1011	Gen Bus	1 717	267 852.00
5	1012	Gen Bus	1 714	267 384.00

Two of the five erven are being considered for allocation to political parties who submitted applications. The applications are incomplete at this stage and will only be submitted when they comply with the conditions of sale for parties registered with the Electoral Commission of Namibia.

It is proposed to first finalize the allocation of the 2 erven before offering the remaining 3 erven for sale by closed bid.

Erf 1021, Extension 6, Matutura was allocated to UDF and in terms of the Electoral Act, Act 5 of 2021 (and any amendments).

Extension 7, Matutura

Erven 1444 and 1445 zoned "general residential" have been subdivided into various erven and is in the process of being registered. As soon as sufficient services are installed a submission will be tabled to Council to consider the future sale of these erven. A memo in this regard has been issued to the Engineering & Planning Services Department dated **04 August 2025**.

4.2 Erf zoned "General Residential" located in Extension 10, Mondesa

4.2.1 Following the conclusion of an agreement between Council and National Housing Enterprise for the development of Extension 10, Mondesa, Council received ownership of the following erven in terms of Deed of Transfer T 2607/2018:

- Erven 4094, 4095, 4096, 4097, 4107, 4108, 4109, 4221, 4222, 4223, 4224, 4268 and 4324.

4.2.2 The last available erf, Erf 4069 was the last available erf which was sold on **29 August 2025**.

4.3 **Erven zoned "General Residential" located in Extension 26, Swakopmund**

4.3.1 Council sold 154 single residential erven located in Extension 26, Swakopmund between 09 September and 25 November 2016.

4.3.2 The last remaining erf, Erf 7041 is zoned "Institutional" is being subdivided into two portions for which development proposals will be invited (childhood development/education) in terms of Council's decision of **24 May 2022** under item 11.1.26.

5. **Public Comment at the Closed Bid Sale of 29 August 2025**

In terms of Council's decision made on **27 May 2015** under item 11.1.9 the registration fees for participation in closed bid sales is .75% of the highest upset price for the respective sales. This fraction of a percentage results in unreasonable low registration fees payable. *This percentage was approved at the time when low-cost housing erven were sold by closed bids to low-income qualifying bidders. The Housing Section was since established and low-income erven are allocated and sold in terms of various beneficial projects.*

These registrations fees are forfeited to Council in cases where transactions are cancelled and accordingly does not compensate for the loss of income in relation to deferred settlement of the purchase price and rates & taxes which could be levied.

A proposal was made by a bidder to increase the registration fees.

For the sake of comparison - indicated below with regard to the sale held on **29 August 2025** the registration fee is indicated at .75%, 2.5% and 5%.

It is proposed that the registration fee be increased to 2.5% of the highest upset price for the respective batch of erven.

At this time it is calculated that although approving 5% might deter speculators from taking part in the sales, such a high deposit will also deter and overburden prospective bidders and result in unjustifiable high penalties for the subsequent cancellation of transactions.

	Erf No	Zoning	m²	Extension	.75% Registration Fee	2.5 % Registration Fee	5% Registration Fee
1	321	Gen Res 2	1 713	Ext 1, Mat	N\$ 6 500.00	N\$ 22 000.00	N\$ 44 000.00
2	322	Gen Res 2	2 438	Ext 1, Mat			
3	512	Gen Res 2	1 766	Ext 2, Mat			
4	513	Gen Res 2	2 219	Ext 2, Mat			
5	1018	Local Bus	2 093	Ext 6, Mat	N\$ 2 500.00	N\$ 8 000.00	N\$ 16 500.00
6	1019	Local Bus	1 360	Ext 6, Mat			
7	1020	Local Bus	1 390	Ext 6, Mat			
8	4096	Gen Res 1	1 580	Ext 10, Mon	N\$ 2 500.00	N\$ 7 000.00	N\$ 13 500.00
9	7053	Gen Res 2	7 030	Ext 26, Swk	N\$ 7 000.00	N\$ 24 000.00	N\$ 48 500.00
10	7065	Gen Res 2	4 241	Ext 26, Swk			
11	7066	Gen Res 2	4 494	Ext 26, Swk			

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

RECOMMENDED:

(a) That Council takes note of the expected income of N\$14,422,044.00 by 27 November 2025 for the sale of 29 August 2025 of 11 odd erven located in different townships (Extensions 1, 2 and 6, Extension 10, Mondesa and Extension 26, Swakopmund) zoned "General Residential" and "Local Business".

(b) That Council takes note of the reconciliation of available erven located in the subject townships:

(i) **Extension 1, Matutura**

1. Erven 319 and 320 zoned "General Residential" will be offered for sale by closed bid at a future sale in terms of Council's decision made on 31 January 2019 under item 11.1.13.

2. 6 unserviced erven zoned "single residential", of which:

- 1 of the 6 erven, Erf 499, was allocated to Mr Hango by Council on 27 January 2022 under item 11.1.40 in exchange for Erf 476, which has insufficient access.
- 5 of the 6 erven, Erven 500, 501, 502, 503, and 504 are not serviced. A separate submission will be tabled to consider reserving 3 of the remaining erven zoned "single residential" for allocation to qualifying employees.
- A memo dated 04 August 2025 was sent to the General Manager: Engineering & Planning Services to budget for services installation to these 6 erven.

(ii) **Extension 2, Matutura**

1. Erven 514, 515, and 516 zoned "general residential" will be offered for sale by closed bid at a future sale in terms of Council's decision made on 31 January 2019 under item 11.1.13.

2. Various erven zoned "local business" are available for which Council passed a decision on 04 April 2023 under item 11.1.15 for the redesign (Erven 520, 523, 524, 525, 526, 527, 528, 529, 530, 531 & 532). A reminder was sent to the General Manager: Engineering & Planning Services on 19 March and 04 August 2025.

(iii) **Extension 6, Matutura**

1. The following 5 erven remain available and will be offered for sale by closed bid sale in terms of Council's decision made by Council on 29 September 2022 under item 11.1.13 after finalization of two incomplete applications received from entities registered with the Electoral Commission of Namibia in terms of the Electoral Act, Act 5 of 2021 (and any amendments):

	Erf No	Zoning	m²	Upset Price @ N\$156.00/m² (excl 15% VAT)
1	1008	Local Bus	1 390	216 840.00
2	1009	Local Bus	1 418	221 208.00
3	1010	Gen Bus	1 740	271 440.00
4	1011	Gen Bus	1 717	267 852.00
5	1012	Gen Bus	1 714	267 384.00

2. Extension 7, Matutura

Erven 1444 and 1445, zoned "General Residential" have been subdivided into various erven and is in the process of being registered. As soon as sufficient services are installed, a submission will be tabled to Council to consider the future sale of these erven. A memo in this regard has been issued to the Engineering & Planning Services Department dated 04 August 2025.

(iv) Extension 10, Mondesa

No erven are available for sale in Extension 10, Mondesa. The erven Council acquired from NHE in terms of in terms of Deed of Transfer T 2607/2018 are all sold:

- Erven 4094, 4095, 4096, 4097, 4107, 4108, 4109, 4221, 4222, 4223, 4224, 4268, and 4324.**

(v) Extension 26, Swakopmund

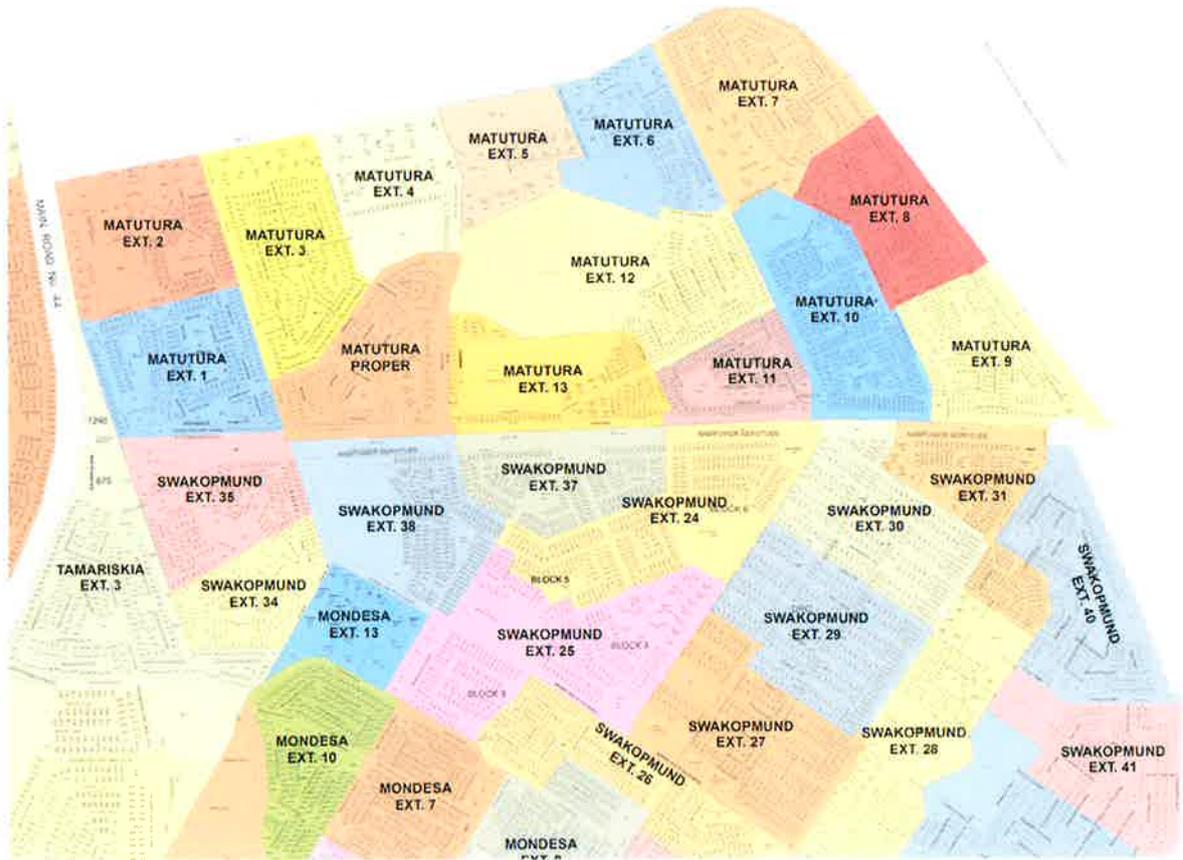
- 1. There are no erven remain available for sale in Extension 26, Swakopmund. The 152 erven zoned "single residential" were sold during 2016.**
- 2. Erf 7041 zoned "Institutional" is being subdivided into two portions for which development proposals will be invited (childhood development/education) in terms of Council's decision made on 24 May 2022 under item 11.1.26.**

(c) That Council increases the registration fee for participation in closed bid sales from the current tariff approved by Council on 27 May 2015 under item 11.1.9, i.e, 0.75% of the highest upset price for the respective sales, to 2.5% of the highest upset price for a specific sale; based on:

- (i) A higher registration fee will attract serious purchasers.**
 - (ii) In the case of cancellation of a sale transaction the registration fee is forfeited to Council as penalty and will reasonably compensate Council for time wasted, deferred income of the purchase price and loss of income (rates and taxes) during the failed payment period (90 to 120 days).**
 - (iii) Cover any other relevant costs incurred by Council.**
-

Lay-Out of Townships:

- 1. Extensions 1, 2 & 6, Matutura**
- 2. Extension 10, Mondesa**
- 3. Extension 26, Swakopmund**



Income Analysis of Extensions 1 and 2, Matutura:

1. Erven zoned "General Residential" located in Extensions 1 & 2, Matutura

1.1 The public sale and upset price for the sale of these erven were approved by Council on **31 January 2019** under item 11.1.13. Various previous closed bid sales were held of erven zoned "general residential" located in these two townships.

1.2 Below is a graph indicating the steady increase in the per square metre price from the previous two closed bid sales held during September 2023 and April 2024:



1.3 Below a graph indicating the comparison between the cost of installation of services, upset price and purchase price obtained at the closed bid sale:



Income Analysis of Extension 6, Matutura:

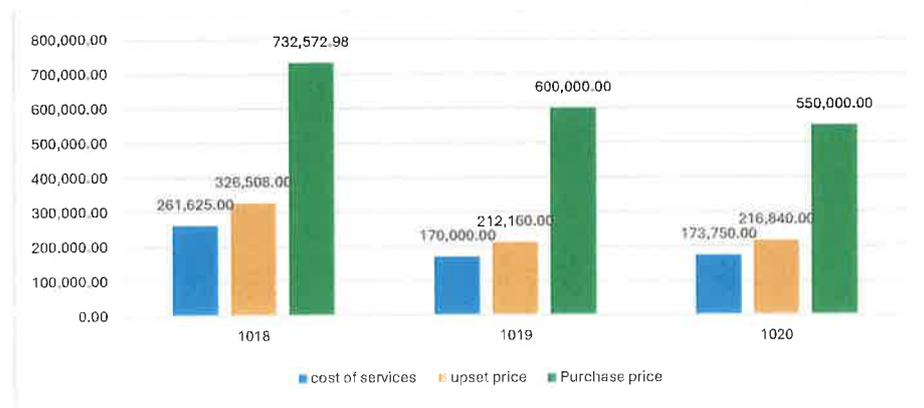
1. **Erven zoned "Local Business" located in Extension 6, Matutura**

1.1 The public sale and upset price for the sale of these erven were approved by Council on **24 May 2022** under 11.1.25 and **29 September 2022** under item 11.1.13. Various closed bid sales were held for the available erven zoned "general residential" and "local business" located in Extensions 6 and 7, Matutura.

1.2 Seeing that 3 erven zoned "local business" were sold on **29 August 2025**, a comparison is only made with regard to the previous sale of August 2022 of 8 erven zoned "local business" in this area:



1.3 Below a graph indicating the comparison between the cost of installation of services, upset price and purchase price obtained at the closed bid sale:



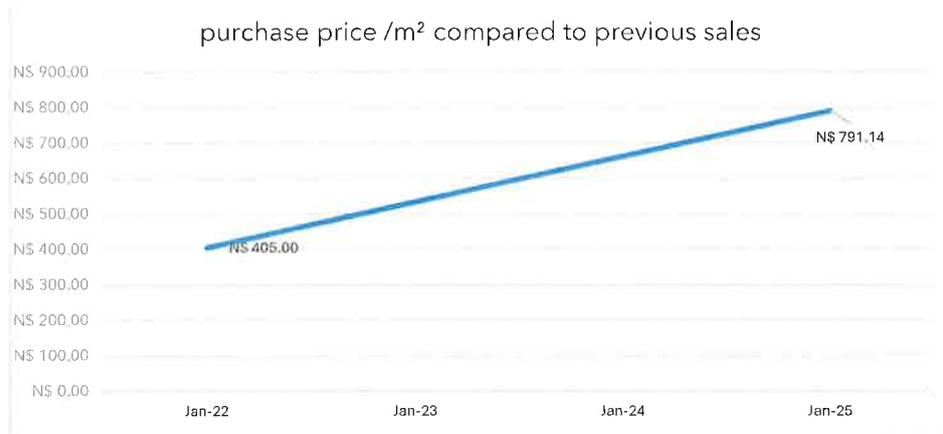
Income Analysis of Extensions 10, Mondesa:

1. Erf zoned "General Residential" located in Extension 10, Mondesa

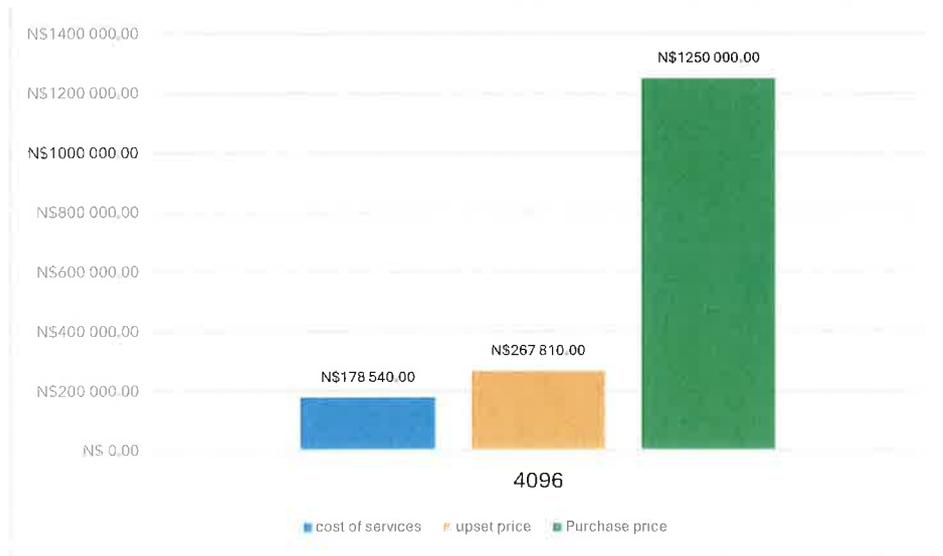
1.1 The sale and upset price for these erven were approved by Council on **28 September 2017** under item 11.1.22, **31 January 2019** under item 11.1.12 and **19 November 2020** under item 11.1.4.

1.2 Erf 4069 was the last available erf which was sold on **29 August 2025**.

1.3 Below is a comparison of the per square metre price obtained with the previous sale of erven zoned "general residential" as per graph below:

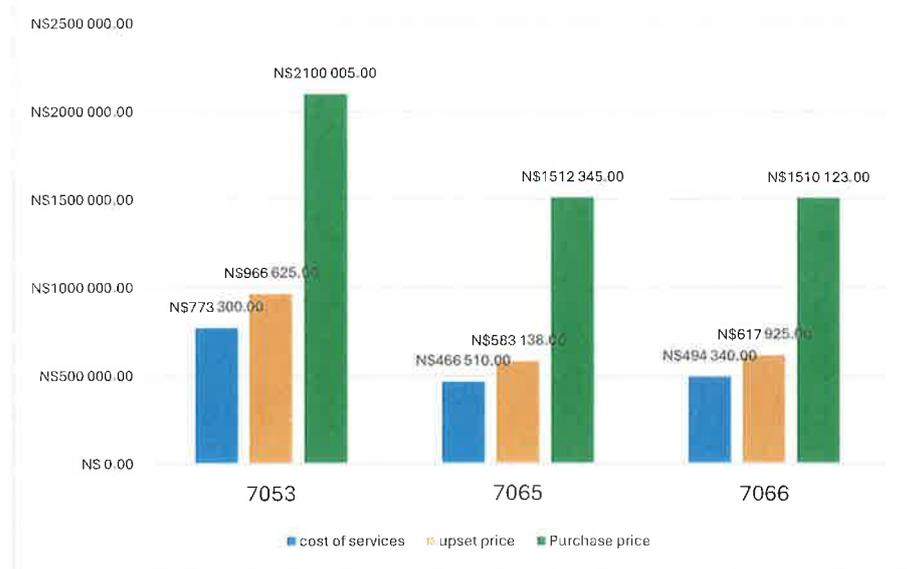


1.4 Below a graph indicating the comparison between the cost of installation of services, upset price and purchase price obtained at the closed bid sale for Erf 4096:



Income Analysis of Extension 26, Swakopmund:

1. **Erven zoned "General Residential" located in Extension 26, Swakopmund**
 - 1.1 The sale and upset price for the erven zoned "general residential" were approved by Council on **31 January 2019** under item 11.1.12.
 - 1.2 No previous closed bid sales were held of erven located in Extension 26, Swakopmund zoned "general residential", therefore there is no price comparison available for a trendline.
 - 1.3 Below is the outcome of the sale of the 3 erven comparing the costs of installation of services, upset price and price obtained at the closed bid sale:



11.1.11 **PROGRAMME FOR ORDINARY MONTHLY MANAGEMENT COMMITTEE AND COUNCIL MEETINGS FOR 2026**

(C/M 2025/11/24 - 5/2/1/1/2)

Ordinary Management Committee Meeting of 13 November 2025, Addendum **7.11** page **214** refers.

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

1. Ordinary Management Committee- and Council meetings are determined in terms of Sections 14 and 24 of the Local Authorities Act, (Act 23 of 1992, as amended). In terms of the legislation, notices for meetings should be served at least seventy-two (72) hours before the meeting. Management Committee and Council meetings are ordinarily held during the second and last Thursdays of the month respectively.
2. It is important to note that all Management Committee and Council meetings will be held on the last Thursdays, as per the tradition, except for the following:

Meeting	Date of Meeting	Reason
Council	Tuesday, 13 st May 2026	As a result of 14 th May 2026 being Public Holiday. (Ascension Day)
Council	Tuesday, 2 nd June 2026	As a result of 28 th May 2026 being Public Holiday. (Genocide Day)

3. Submissions to the Management Committee meetings ordinarily close on the last Friday of each month. Council is in recess during December.
4. The election of the office bearers for 2025 will be held on **26 November 2025**, thus the election of office bearers for **2026** will be held on **30 November 2026**.
5. Section 11(2)(c) of the Local Authorities Act (Act 23 of 1992, as amended) states that the annual election of office bearers must be held : **"... on a date within a period of 30 days before the date on which the period of office of the Mayor or Chairperson or Vice-Chairperson of a Local Authority Council so elected expires."**
6. **Attached as Annexure "A"** is the proposed programme in respect of Ordinary Management Committee and Council meetings to be held during 2026. A calendar for the closure and delivery of agendas for the year 2026 is **attached as Annexure "B"**.

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

RECOMMENDED:

- (a) That the programme for the Ordinary Management Committee and Council meetings for the period January 2026 until November 2026 (as per Annexure "A", on file), be approved.
 - (b) That the election of office bearers of Council for 2026 be arranged to take place on 30 November 2026 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 30 November 2026.
-

MANAGEMENT COMMITTEE – AND COUNCIL MEETINGS FOR THE YEAR 2026

ELECTION OF OFFICE BEARERS (Refer to section 11 (2) (c) of the LA Act 23 of 1992, as amended.
QUOTE: “...on a date within a period of 30 days before the date on which the period of the Office of the Mayor or Deputy Mayor or Chairperson or Vice-Chairperson of a Local Authority Council so elected expires)
AGENDA OUT: - **DATE OF MEETING:**

MANAGEMENT COMMITTEE MEETING (08:00)			COUNCIL MEETING (19:00)		
MONTH	CLOSING DATE FOR AGENDA AT 13:00	AGENDA OUT	DATE OF MEETING	AGENDA OUT	DATE OF MEETING
JANUARY	Fri, 02 Jan	Fri, 09 January	Thurs, 15 January	Fri, 23 January	Thurs, 29 January
FEBRUARY	Fri, 30 January	Fri, 06 February	Thurs, 12 February	Fri, 20 February	Thurs, 26 February
MARCH	Fri, 27 February	Fri, 06 March	Thurs, 12 March	Fri, 20 March	Thurs, 26 March
APRIL	Fri, 27 March	Fri, 10 April	Thurs, 16 April	Thurs, 24 April	Thurs, 30 April
MAY	Fri, 30 April	Fri, 08 May	Thurs, 13 May	Wed, 27 May	Thurs 02 June
JUNE	Fri, 29 May	Fri, 05 June	Thurs, 11 June	Fri, 19 June	Thurs, 25 June
JULY	Fri, 03 July	Fri, 10 July	Thurs, 16 July	Fri, 24 July	Thurs, 30 July
AUGUST	Fri, 31 July	Fri, 07 August	Thurs, 13 August	Fri, 28 August	Thurs, 03 September
SEPTEMBER	Fri, 28 August	Fri, 04 September	Thurs, 10 September	Fri, 18 September	Thurs, 24 September
OCTOBER	Fri, 02 October	Fri, 09 October	Thurs, 15 October	Fri, 23 October	Thurs, 29 October
NOVEMBER	Fri, 30 October	Fri, 06 November	Thurs, 12 November	Fri, 20 November	Thurs, 26 November
DECEMBER					

ANNEXURE “ A”

RECESS

Calendar for Year 2026 (Namibia)

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Holidays and Observances:

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|--------|------------------|--------|--|
| 1 Jan | New Year | 14 May | Ascension Day |
| 21 Mar | Independence Day | 25 May | Africa Day |
| 3 Apr | Good Friday | 28 May | Genocide Remembrance Day |
| 5 Apr | Easter Sunday | 26 Aug | Heroes' Day |
| 6 Apr | Easter Monday | 10 Dec | Day of the Namibian Women and International Human Rights Day |
| 1 May | Workers' Day | 25 Dec | Christmas Day |
| 4 May | Freedom Day | 26 Dec | Family Day |

11.1.12 **CURRENT STATUS OF THE EXECUTION OF THE SETTLEMENT AGREEMENT REACHED BETWEEN COUNCIL AND SCHOOL OF EXCELLENCE CC REGARDING ERF 4666, SWAKOPMUND**

(C/M 2025/11/24 - E 4666)

Ordinary Management Committee Meeting of 13 November 2025,
Addendum 7.12 page 218 refers.

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

1. **Purpose**

The purpose of this submission is to inform Council regarding the current status of the execution of the Settlement Agreement between Council and School of Excellence CC (hereinafter "SoE") reached in the High Court of Namibia on **19 October 2023**.

On **12 December 2023** Council passed a decision as a practical executable guide of the settlement agreement.

2. **Council's Decision of 12 December 2023**

In order to provide an update on the compilation of a notice for publication of the invitation for development proposals for a portion of Erf 4666, Swakopmund, Council's resolution passed on **12 December 2023** which is in execution of the **settlement agreement in the High Court of Namibia** (attached as **Annexure "A"**) is quoted below and commented on:

"(a) That Council takes note of the content of the settlement agreement and condones the settlement agreement signed by the members of the management committee on Council's behalf on 19 October 2023.

(b) That the following matters be attended to:

(i) That the Engineering & Planning Services Department attends to the subdivision of a portion measuring 3 000m² from Erf 4666, Swakopmund (a power of attorney to be obtained from School of Excellence CC).

Engineering and Planning Services is attending to the subdivision in terms of Council's decision of **08 August 2024**. Delays were experienced as the Townships Board rejected the initial Power of Attorney issued by SoE during December 2024. On **18 August 2025** it was confirmed that the subdivision is in process.

1. School of Excellence CC is responsible for 50% of the costs and expenses pertaining to the subdivision (clause 5.2).

(ii) That Council's legal representative, Dr Weder, Kauta & Hoveka attends to:

1. the retransfer of remainder of Erf 4666, Swakopmund to Council, i.e after the subdivision of the portion measuring

Transfer of ownership to Council can only be done once a Surveyor-General approved diagram is in place. Until such time Council is not the owner of the land and cannot deal / trade with the property.

3 000m² for which Council will be liable (clause 6).

2. the cancellation of the notarial deed registered over Erf 4666 and reregistration of the condition over the subdivided portion which will be retained by School of Excellence CC of which cost School of Excellence is responsible for 50% (clause 5.2).
3. the 60 month period within which the improvements to the portion retained by School of Excellence CC must be completed, should commence from date of registration of retransfer.
4. that all statutory processes be attended to as contained in clauses 3 and 4 of the settlement agreement, i.e School of Excellence CC must act within 14 days of being requested to.

(iii) That the pro rata purchase price for the 3 000m² in the amount of N\$ 70 000.00 be deducted from the original purchase price before the refund is made to School of Excellence CC in terms of clause 9.

(c) That the General Manager: Finance levies and recovers in terms of clauses 5.1 and 5.3:

1. all outstanding and further rates, taxes and services in respect of the entire Erf 4666 until date of retransfer depending on the approval of the Minister of Urban and Rural Development in clause 11
2. N\$350,000.00 as a contribution towards plaintiff's legal costs in this matter be deducted from the original purchase price before the refund in (d) 2 is calculated.

The General Manager : Finance was informed of these obligations in an interoffice memorandum dated **14 December 2023.**

(d) That the General Manager: Finance pays School of Excellence CC:

1. an amount of N\$300,000.00 as a refund on the purchase price of N\$1,679,756.00 by 31 December 2023 (clause 8)
2. upon finalization of the subdivision, retransfer and reregistration of the notarial deed repay School of Excellence CC the remaining balance of the purchase price of N\$1,679,756.00 after

deduction of the pro rata purchase price as per clause 1, the refund as per clause 8 and all further costs, expenses and/or liabilities as provided for in clause 5.

- (e) That the Corporate Services and Human Capital Department applies to the Minister of Urban and Rural Development to stay School of Excellence CC's liability for further rates and taxes in respect of Erf 4666, as from date of this agreement in terms of Section 75A (quoted):

Reduction of rates in respect of certain properties

- 75A (1) A local authority council may, notwithstanding the provisions of this Part, and subject to the approval of the Minister, upon an application of the owner of any rateable property, grant to such owner a rebate on the rate which is payable in respect of the property in terms of section 73(1), if the local authority council is satisfied that a business has been or is to be established on such property, or that a business conducted on such property has been or is to be expanded, and that the establishment or expansion of the business will result in the creation of substantial opportunities for permanent employment in the local authority area.
- (2) A rebate under subsection (1) shall be granted subject to such conditions and for such period as the local authority council may determine with the approval of the Minister.
- (3) If the owner of any rateable property referred to in subsection (1) is not, or will not be, the beneficial owner of the business conducted or to be conducted on the property, the local authority council may impose under subsection (2) any condition which it may consider necessary for ensuring that the whole or a specified part of the benefit of a rebate granted under subsection (1) will be passed on the owner of the business concerned."

3. **Current Situation**

- 3.1 Council is in the process of attending to the subdivision of Erf 4666, Swakopmund as agreed in the attached settlement agreement in the High Court of Namibia (**Annexure "A"**) and Council's decisions passed on **08 August** and **11 November 2024** (quoted under **point 5 below**).
- 3.2 Only once the subdivision of the subject erf is finalized, a Surveyor-General diagram is in place and transfer of ownership of the property is registered in Council's name, will Council be able to deal / trade with the property.

In order to publish an invitation for development proposals the property needs to be described in terms of a Surveyor-General approved diagram (dimensions and size) and has to belong to Council. All cost incurred should be added to a purchase price. A purchase price and conditions of sale for the remaining portion to be zoned "institutional" must be determined and approved by Council.

As standard conditions for erven zoned "institutional", development proposals are invited from qualifying entities (non-profit companies, trust

and voluntary association) at 50% of costs of services installation, however, where business entities take part a purchase price is set at 100% of the costs incurred.

4. **Erf 4666, Swakopmund**

4.1 Erf 4666, Extension 9, Swakopmund is located along Dr. Eugen Müller, Maple and Acacia Streets. The erf is zoned "Institutional" and measures 73 192m² in extent. In terms of the settlement agreement a portion measuring 3 000m² must be subdivided to remain in the ownership of Swakopmund School of Excellence CC. **Therefore a portion measuring approximately 70 192m² will remain.**

4.2 Council receives various enquiries regarding the possible allocation of the Remainder of Erf 4666 or portions thereof. One such application was received from Southern Energy Company on behalf of Stepping Stone Trust located on Erf 4650, Swakopmund.

4.2.1 **Application by Southern Energy Company obo Stepping Stone Trust**

Although various applications were received in the past for example for the establishment of a private hospital, on **04 August 2025** an application was received from Southern Energy Company applying to purchase a portion for the establishment of a hostel to accommodate the scholars of Stepping Stone Trust located on Erf 4650, Swakopmund. It is required that the location be in proximity or adjacent to Erf 4650, as the scholars are, amongst other special needs (autism) children and visually impaired and blind.

On **15 August 2025** the applicant was informed that the erf does not yet belong to Council. Although the application is not the subject of this submission/ item and ownership is not yet vested in Council, provision can be made in the meantime for the proposed subdivision. A reply dated **08 September 2025** was received confirming that the applicant is Stepping Stone Trust and the additional portion of land required is for the construction of a hostel, playground and sport fields located to the south of Erf 4650, Swakopmund. The size required is indicated as 4 000m².

It is proposed that the exact location and access be determined as increased access from Dr Eugene Muller Street is not desirable and access from Agipanthus Street is not possible due to private ownership of the erf located to the east. A solution might be consolidation with Erf 4650, Swakopmund if the design of the constructed facilities allows such.

4.3 Due to the vast size of the remaining portion measuring approximately 70 192m², it is proposed that Council considers the further subdivision of this portion of land in order to accommodate more possible institutional allocations, instead of one development. This will require amendment to the decisions passed on **08 August** and **11 August 2024**.

4.4 For ease of reference, a map indicating the location of Erf 4666, Swakopmund:



5. **Council's Decisions made subsequent to the Decision made on 12 December 2023**

For completeness sake, Council's decisions made subsequent to the decision of **12 December 2023** are quoted below and commented on:

5.1 **Council's Decision of 08 August 2024**

"(a) That Erf 4666, Swakopmund Extension 9 be subdivided into Portion A, B and Remainder.

(b) That the current title deed conditions registered against Erf 4666, Swakopmund Extension 9 be retained, and the following title deed conditions be registered against the title deeds of Portion A, B and the Remainder of Erf 4666, Swakopmund Extension 9:

- (i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);
- (ii) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

(c) The costs involved be defrayed from Vote Number 5000-3-10-143-00 where an amount of N\$1 400 000. 00, is available.

See 5.2 of the attached settlement agreement.

(d) That the subdivision of Erf 4666, Swakopmund Extension 9 into Portion A, B and Remainder be subject to a 7.5% subject to a compensation fee with respect to Endowment calculated according to Section 9 (b) of Regulations relating to the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) in conjunction with the Swakopmund Municipality Property Policy."

5.2 **Council's Decision of 14 November 2024**

"(a) That Erf 4666, Swakopmund, Extension 9 not be subdivided into Portion C and Remainder.

(b) That proposals be invited through the expression of interest for the best suitable use of Erf 4666, Swakopmund, Extension 9 as an Institutional land.

As stated under point 3.2 above, Council cannot deal / trade with land which does not yet belongs to Council. Only once a Surveyor-General diagram is issued transfer of ownership will be possible.

- (c) That the provision of a Public Open Space be made a condition for any future development on Erf 4666, Swakopmund, Extension 9, without the rezoning option."

This requirement is in order to compensate for the surface area of the Public Open Space, i.e Erf 3352 located adjacent to Ocean View SPAR and which was sold to the said entity.

With reference to point (c) of Council's decision made on **14 November 2024** under item 11.1.23 it is pointed out that one erf cannot have two zonings, i.e "Institutional" and "POS".

Various rights, duties and obligations rest on a landlord and it cannot be expected that the future owner takes responsibility of a POS forming part of his/her property and which must be accessible to the public. Registering a servitude could be considered, but such will burden the property unnecessarily.

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

RECOMMENDED:

- (a) That Council takes note of the progress made with the execution of the settlement agreement reached in the High Court of Namibia on 19 October 2023 between Council and School of Excellence CC.
- (b) That Council takes note that the subdivision of the portion of land measuring approximately 3,000 m² is underway, as delays were experienced due to the Townships Board not accepting the Power of Attorney issued by School of Excellence CC during December 2024.
- (c) That Council takes note that following the subdivision, a survey must be done and a diagram approved by the Surveyor-General, whereafter the property description, size and shape of the remaining portion are known in order to register transfer of ownership to Council.
- (d) That Council takes note that Council cannot deal / trade with property of which Council is not the owner.
- (e) That once the subdivision in (c) above is completed and the remaining portion measuring approximately 70,192m² is registered in the name of Council, a development proposal be invited through expression of interest to set up a private hospital.
- (f) That point (c) of Council's decision passed on 24 November 2024 under item 11.1.23 be repealed and create a separate erf for the Public Open Space required due to the closure of Erf 3352, Swakopmund, as Public Open Space because of the sale thereof to Andrico Investments No 12 (Pty) Ltd
- (g) That it be made a condition in the expression of interest document that an area measuring not less than 4820m² be created and be registered as a public open space in the name of Council.
-

Filed by Dr. Weder, Kauta & Hovska Inc Per Mercy Kuzeeko Legal Practitioners for Defendant 3rd Floor, WKH House Ausspanplatz Jan Jonker Road Windhoek.	Managing Judge Date of Hearing Time of Hearing Roll	JUSTICE NDAUENDAPO 16 OCTOBER 2013 10H00 TRIAL
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SETTLEMENT AGREEMENT
IN THE HIGH COURT OF NAMIBIA
(Main Division)

CASE NO: HC-MD-CIV-ACT-CON-2022/03246

In the matter between:

COUNCIL FOR THE MUNICIPALITY OF SWAKOPMUND PLAINTIFF

and

SWAKOPMUND SCHOOL OF EXCELLENCE CC DEFENDANT

WHEREAS the Plaintiff had instituted action against Defendant in which action the following relief was claimed:

- a) That defendant retransfer Erf 4666 (a portion of the Remainder of Erf 1534) Swakopmund Extension 9) to plaintiff and to sign the documentation necessary in order for the property to be retransferred to plaintiff, and should the defendant fail to sign any document necessary for the above within five days from date of written demand to do so, that the Deputy-Sheriff be authorised to sign such documentation on the defendant's behalf

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- b) That the defendant pay plaintiff the amount of N\$30,383.00 constituting the costs of retransfer of the property
- c) Costs of suit, to include the costs of instructing and instructed counsel.
- d) Further and/or alternative relief.

WHEREAS Defendant has defended the action and instituted a conditional counterclaim against Plaintiff in which the following relief was claimed:

- a) Payment in the amount of N\$1,550,000.00 alternatively N\$12,310,244.00
- b) Interest on the aforementioned amount calculate from date of transfer up and until date of payment in full at a rate of 20% per annum
- c) Costs of suit occasioned by the counterclaim such costs to include the costs of one instructing and one instructed counsel
- d) Further and/or alternative relief.

NOW WHEREAS the parties are desirous to settle such claim and conditional counterclaim.

NOW THEREFORE the parties agree to settle the aforesaid action and claims as follows:

- 1. That defendant retransfer to plaintiff the property to wit Erf 4666 Swakopmund excluding only the portion of the erf indicated on the map annexed hereto as Annexure A and consisting of 3,000 sq/m, which

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portion of the Erf defendant will be entitled to retain for the *pro rata* purchase price of N\$70,000.00 (Seventy Thousand Namibian Dollars).

2. The notarial deed currently registered over the Erf shall be cancelled but reregistered in respect of the portion to be retained by the defendant.
3. Defendant will be required to sign all documents and to provide plaintiff with all the necessary information and/or authorizations within 14 days upon plaintiff's request or demand in order to enable plaintiff to do the subdivision, retransfer, cancellation and reregistration of the notarial deed.
4. Should defendant fail to provide any required authorization, information and/or to sign any documentation necessary to give to effect the subdivision, transfer, cancellation and reregistration of the notarial deed within 14 days as required, requested or demanded plaintiff will be entitled to approach the Deputy Sheriff of Windhoek or Swakopmund who is hereby authorized in such instance to sign any documents which defendant has failed to sign.
5. Defendant will be liable for
 - 5.1 all outstanding and further rates, taxes and services in respect of the entire Erf 4666 until date of retransfer,
 - 5.2 50% of the costs and expenses pertaining to the subdivision, cancellation and reregistration of the notarial deed
 - 5.3 N\$350,000.00 as a contribution towards plaintiff's legal costs in this matter
6. Plaintiff will be liable for the cost of retransfer of the portion of the Erf to be retransferred to plaintiff as provided hereinbefore and 50% of the


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costs and expenses pertaining to the subdivision, cancellation and reregistration of the notarial deed.

7. The parties will be liable for any further legal costs on an attorney own client scale which either party may need to incur in order to enforce the terms of the settlement.
8. The plaintiff will pay defendant an amount of N\$300,000.00 as a refund on the purchase price of N\$1,679,756.00 by 31 December 2023.
9. Plaintiff will upon finalization of the subdivision, retransfer and reregistration of the notarial deed repay the defendant the remaining balance of the purchase price of N\$1,679,756.00 after deduction of the pro rata purchase price as per clause 1 hereinbefore, the refund as per clause 8 hereinbefore and all further costs, expenses and/or liabilities as provided for in clause 5 hereinbefore.
10. The 60-month period referred to in the notarial deed, within which the improvements to the portion retained by the defendant shall be done, shall commence from date of registration of retransfer provided for herein.
11. Plaintiff undertakes to apply to the Minister of Urban and Rural Development to stay defendant's liability for further rates and taxes in respect of Erf 4666, as from date of this agreement.
12. Save as specifically provided hereinbefore each party will be liable for their own legal costs or further legal costs irrespective of any costs order previously granted in this matter.
13. That this settlement be made an order of court.

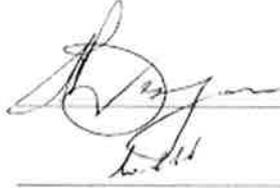
Handwritten signature and initials in the bottom right corner of the page.

DATED at WINDHOEK on this 19th day of OCTOBER 2023 in the presence of the undersigned witnesses:

AS WITNESSES:

1. 

2. 



PLAINTIFF

DATED at WINDHOEK on this 19th day of OCTOBER 2023 in the presence of the undersigned witnesses:

AS WITNESSES:

1. _____

2. _____

DEFENDANT

ERF 4866



Scale 1:2,205

11.1.13 **EXTENSION 32, SWAKOPMUND: SALES PRIOR TO COMPLETION OF INSTALLATION OF SERVICES**

① **UPSET PRICE**

② **CONDITIONS OF SALE**

③ **RESERVATION OF ERVEN FOR EMPLOYEES**

(C/M 2025/11/24 - 17/1/4/2/1/7)

Ordinary Management Committee Meeting of 13 November 2025,
Addendum **7.13** page **230** refers.

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

1. **Introduction**

The purpose of this submission is to inform Council of the progress made since its decision passed on **30 January 2025** under item 11.1.22 and to consider the upset price and conditions of sale.

This is required in terms of Council's decision passed on **30 January 2025** under item 11.1.22, points (c) and (d) quoted:

"(c) That the Corporate Services & Human Capital Department be informed once a calculation for the upset price is fixed and the installation of the services reaches a reasonable stage for the sale of the erven so that a submission can be tabled to Council to approve the upset price for the closed bid sale.

(d) That the calculation of the upset price includes provision for the cost of the development loan amount plus interest."

2. **Council's Decision of 30 January 2025 under item 11.1.22**

In order to provide a report on the sale of erven located in Extension 32 prior to the *"finalization of the installation of services"*, Council's resolution passed on **30 January 2025** under item 11.1.22 is quoted and commented on below:

"(a) That Council takes note that the sale of erven located in Extension 32 prior to the finalization of the installation of services was approved by Council under the following resolutions:

(i) Council's Resolution passed on 27 January 2022 under item 11.1.45, point (e).

(ii) Council's Resolution passed on 14 November 2024 under item 11.1.5, point (d).

Council can proceed with the closed bid sales "prior to finalization" of installation of service.

*On **25 August 2025 (Annexure "A")** the General Manager Engineering & Planning Services confirmed that the earliest date a contractor can be on site is **January 2026**.*

(b) That the Engineering & Planning Services Department communicates regularly and inclusively with the Corporate Services & Human Capital Department on the progress of installation of services to Extension

*The GM: Engineering and Planning Services was informed of this decision in writing on **6 February 2025** and undertook to keep the Corporate Services and Human Capital Department up to date.*

32, in order that the requisite submission to Council to determine the upset price and conditions of sale well in advance of the date of sale.

- (c) That the Corporate Services & Human Capital Department be informed once a calculation for the upset price is fixed and the installation of the services reaches a reasonable stage for the sale of the erven so that a submission can be tabled to Council to approve the upset price for the closed bid sale.
- (d) That the calculation of the upset price includes provision for the cost of the development loan amount plus interest."

In order to arrange closed bid sales an upset price per m² is required and conditions of sale must be submitted and approved by Council.

As per **Annexure "A"**, the General Manager: Engineering & Planning Services provided an estimated cost per square metre for the installation of services in the amount of N\$ 767.43 (VAT included). Please see **point 4 below** for correct calculation being **N\$ 805.00/m²**.

2. Extension 32, Swakopmund (Kramersdorf)

According to the e-mail confirming calculations from Engineering & Planning Services Department, Extension 32 consists of the following erven:

Zoning	Number of Erven	Area (m ²)
S Res	70	75694
Gen Res 2	7	16263
Gen Res 1	1	2244
Inst	1	2142
POS	2	5165
Avg. Erf	1 226 m ²	
Avg. Res Erf	1 050	
Sell Area	92 024 m²	

However, calculated from the general plan, G 194, the size of the sellable land in fact measures less, i.e., **89,781m²**.

Ownership of Extension 32 is vested in Council in terms of CRTT 5679/2020 as follows:

Diagram No	Ext No	GP No	Erf Numbers	Erven Set-Out
A 753/2016	Ext 32, Swk	G 194	Erven 8686 - 8764	Comprising of 82 erven (excluding 2 x POS)

Attached as **Annexure "B"** is a snapshot of the General Plan and a zoning map of Extension 32 and as **Annexure "C"** is a list of the various erven (70 zoned "Single Residential" and 7 zoned "general residential") at estimated development cost.

3. Financing of Installation of Services

- 3.1 Management is analysing and calculating more feasible financing models from Council's own funds. The loan proposal from First National Bank was not feasible and Council can incur savings by devising a financing model from its own funds which will result in lower costs and more reasonable income from the sales of the erven.

- 3.2 In addition to the contribution by Erongo RED, additional contributions must be obtained from Santiago Property Developers (Pty) Ltd and Swakop River Eco Consortium in terms of Council's decision made on **31 August 2016** under item 11.1.10:

- (a) That Council takes the responsibility for the design and provision of bulk services for Farm 246 and Portion 3 of Farm 166 when developing Extension 32 and 33, Kramersdorf.
- (b) That the cost for design and provision of bulk services to the borders of the two portions of land be shared between Council, Messrs Santiago Property Developers (Pty) Ltd and Messrs Swakop River Eco Consortium."

- 3.3 On **26 July 2018**, under item 11.1.7 Council approved a phased development for Extensions 32, 33 and 36 Swakopmund. Therefore, Extension 33 followed by Extension 36 will be serviced from profits gained from the sales of Extension 32.

4. Cost of Installation of Services

As per **Annexure "A"**, the General Manager: Engineering & Planning Services estimated the cost for installation of services as follows:

- **July 2025** the project Cost is estimated to **N\$72 293 019.77 (VAT incl.)** (includes Civil, Electrical and Professional fees)
- **Saleable land** (excludes POS, Road and Institutional) amounts to **94 201m²**
- **Development Cost/m²** is estimated to be **N\$ 767.43 (VAT incl.)"**

(As indicated under point 2 above, the actual size of the sellable land measures 89 781m² and therefore amount to a per square metre price for the development cost in the amount of N\$805.25.)

5. Determination of an Upset Price

- 5.1 In terms of Council's Property Policy the upset price for erven sold by closed bid (commercial sales) is determined as follows under Chapter 3:

"If a commercial auction is recommended for land zoned "single residential", the auction is aimed at the general public (middle to high income earners) and open for participation by natural persons and juristic persons

1.2 **Upset Price**

The upset price is determined by Council, but not less than the cost for the installation of services + at least 25%."

- 5.2 For the sake of comparison with the closed bid sales of prime erven located in Extension 14, Swakopmund and Extension 1, Mile 4, Council on **30 November 2017** under point 11.1.24 approved an upset price based on the cost of installation of services in the amount of N\$ N\$233.67/m /m² +114.5% premium resulting in an upset price of N\$500.00/m².

For comparison purposes, adding a premium of 114% to the estimated per square metre price for the erven zoned "single residential" and "general residential" located in Extension 32, Swakopmund will result in an upset price of N\$805.25 + N\$922.00 (114%) = N\$1 727.25/m² which is unreasonably high.

- It must be kept in mind that the above amounts quoted under point 4 above, are estimations and the actual costs will only be confirmed once a contractor is appointed by the Procurement Committee. At this early stage, it will put Council at risk of underselling these prime properties if an upset is based on the above estimates.*

- 5.3 It is therefore proposed to only determine an upset price once a contractor is appointed by the Procurement Committee.

6. **Registration Fee Payable in order to take part in a Closed Bid Sale**

The calculation of a registration fee was determined by Council on on **27 May 2015** under item 11.1.9 at .75% of the highest upset price for the respective sales. This percentage is outdated and a percentage of 2.5% is proposed and duly motivate under a separate submission (outcome of the closed bid sale of 29 August 2025).

For the closed bid sales scheduled for Extension 32, Swakopmund registration fee of 2.5% of the highest upset price is proposed, as well.

7. **Conditions of Sale for the Closed Bid Sales Scheduled for Extension 32, Swakopmund**

It is proposed to approve conditions similar to the conditions of sale which were applicable to the sales of Extension 14, Swakopmund and Extension 1, Mile 4 by Council on **30 November 2017** under item 11.1.24:

- 7.1 closed bid sales (in various batches) be scheduled in terms of the Local Authorities Act, Act 23 of 1992, as amended;
- 7.2 an upset price be determined by Council once a contractor has been appointed by the Procurement Committee and is on site and the installation of services are underway and progressed substantially;
- 7.3 erven be sold in 3 batches of approximately 20 erven per batch and the exact erven be selected depending on the services installation programme;
- 7.4 the standard conditions, method, process and payment conditions in terms of closed bid sales be applicable;
- 7.5 allocation be done to the highest qualifying bidder on the basis of 1 erf per person / entity (married couples, irrespective of the marital regime are regarded as one entity);
- 7.6 that the registration fee be determined at 2.5% of the highest upset price for the respective zonings ("single residential" and "general residential");
- 7.7 that the payment of the registration fee entitles a person / entity to submit 3 bids on different erven;
- 7.8 that should erven remain unsold at the date of the closed bid sale, such erven be offered to the registered bidders present who firstly have not been allocated an erf, and secondly to registered bidders who were allocated an erf and can therefore acquire a second erf;
- 7.9 that the purchase price be paid within 90 calendar days if the payment period does not coincides with the annual closure of the deeds registry office, if it runs during the annual closure period, 12 days from date of sale are applicable;
- 7.10 that the General Manager: Finance allocates the purchase price / profits in terms of the agreement reach with Erongo RED;
- 7.11 that the levying of rates and taxes only be effective from date of completion of installation of services and not as per standard conditions of sale from date of sale.

8. **Reservation of Erven for Employees**

The reservation of a percentage of the 70 erven zoned "single residential" for allocation to municipal employees will be submitted as a separate submission once the actual cost of installation of services is known **and an upset price can be determined.**

Following concerns raised by the Minister of Urban and Rural Development regarding preferential treatment, Council on **25 April 2019** under item 11.1.22 amended the purchase price from being not less than development cost, **to being equal to the upset price.**

Although Council's Property Policy currently restricts the allocation of erven reserved for employees, to only those employees who never previous and also not currently own any fixed property in Namibia, a submission will be drafted to Council to consider relaxing this condition to read "Swakopmund" instead of "Namibia".

On **31 August 2020** under item 11.1.4 Council amended the Property Policy which read in "Swakopmund" by approving a more restricted scope and passed the following resolution to include in "Namibia":

"(a) That Council confirms the interpretation of point 2.1.3 of the Property Policy to mean that staff members who own property outside the municipal boundaries, irrespective of whether they receive a subsidy or not, are disqualified."

The above said and the high development cost of these erven, means that mainly Management will be to afford to acquire these erven. Therefore, a submission for the amendment of the Property Policy is under review whereby employees will benefit by owning a second immovable property (if immovable property is owned outside the boundaries of Swakopmund)

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

RECOMMENDED:

- (a) That Council takes note that a contractor has not been appointed to install the services to Extension 32, Swakopmund.**
- (b) That Council takes note that Management is devising feasible funding models to install services with Council's own funds, thereby reducing costs and making erven more affordable.**
- (c) That Council takes note of its decision made on 30 January 2025 under item 11.1.22 and that erven can only be offered for sale closer to completion of installation of services to ensure surety in offering property which will be fully serviced.**
- (d) That Council takes note that the cost of installation of services was estimated during July 2025 in the amount of N\$72,293,019.77, which results in a per m² price for the sellable land in the amount of N\$767.43.**
- (e) That Council takes note that it is not advisable to determine an upset price based on the estimated costs as such might increase drastically at the time of tender award and Council is at risk of underselling prime property.**
- (f) That once a contractor is appointed and the actual development cost is known, a m² price be calculated to base an upset price on in terms of Chapter 3 point 1.2 of the Property Policy.**

- (g) That apart from the contribution by Erongo RED, Santiago Property Developers (Pty) Ltd and Swakop River Eco Consortium must also contribute to the cost of bulk services in terms of Council's decision made on 31 August 2016 under item 11.1.10, as well as Oluga Enterprises (Pty) Ltd (depending on compliance with Council's decision made on 02 October 2025).
- (h) That Council, under cover of a separate submission to be tabled once an upset price can be calculated and on completion of a needs assessment, approves the reservation of 10% of the 70 erven zoned "Single Residential" for allocation to municipal employees upon completion of services at a purchase price equal to the upset price and based on years of service.
- (i) That the following conditions of sale be approved for the sale of erven located in Extension 32, Swakopmund:
- (i) *closed bid sales (in various batches) be scheduled in terms of the Local Authorities Act, Act 23 of 1992, as amended;*
 - (ii) *an upset price be determined by Council once a contractor has been appointed and is on site and the installation of services are underway and predictably progressing substantially according to the work schedule;*
 - (iii) *erven be sold in 3 batches of approximately 20 erven per batch and the exact erven be selected depending on the services installation programme;*
 - (iv) *the standard conditions, method, process and payment conditions in terms of closed bid sales be applicable;*
 - (v) *allocation be done to the highest qualifying bidder on the basis of 1 erf per person / entity (married couples, irrespective of the marital regime are regarded as one entity);*
 - (vi) *the registration fee be determined at 2.5% of the highest upset price for the respective zonings ("Single Residential" and "General Residential");*
 - (vii) *the payment of the registration fee entitles a person / entity to select 3 erven on which they may submit only 1 bid each;*
 - (viii) *should erven remain unsold at the date of the closed bid sale, such erven be offered to the registered bidders present who firstly have not been allocated an erf, and secondly to registered bidders who were allocated an erf and can therefore acquire a second erf;*
 - (ix) *the purchase price be paid within 90 calendar days if the payment period does not coincides with the annual closure of the deeds registry office, if it runs during the annual closure period, 120 days from date of sale are applicable;*
 - (x) *that the General Manager: Finance allocates the purchase price / profits in terms of the agreement with Erongo RED;*
 - (xi) *that the levying of rates and taxes only be effective from the date of completion of installation of services and not as per standard conditions of sale from the date of sale.*
- (j) That, in terms of Council's decision passed on 25 February 2021, under item 11.1.8, point (c), development proposals be invited for the allocation of the erf zoned "Institutional" erf, Erf 8726 (2 142m²), subject to the standard conditions applicable to qualifying entities at development cost.
-

ANNEXURE "A"**Confirmation of Estimated date a Contractor will be on Site
Estimated Development Cost per Square Metre**

From: Clarence McClune <cmclune@swkmun.com.na>
Sent: Monday, 25 August 2025 02:00 PM
To: Stephny Bruwer <sbruwer@swkmun.com.na>; Mpasi Haingura <mhaingura@swkmun.com.na>; Mahne Kruger <mkruger@swkmun.com.na>
Cc: Alfeus Benjamin <abenjamin@swkmun.com.na>
Subject: RE: Estimation of Development Cost // Kramersdorf Ext. 32

Dear Stephny,

The earliest will be January 2026.

Regards.

Clarence Mc | General Manager: Engineering & Plan | Engineering & Planning | [+264 64 410 4401](tel:+264644104401)
 Clune | ning Services | Services

From: Stephny Bruwer <sbruwer@swkmun.com.na>
Sent: Monday, 25 August 2025 12:59 PM
To: Clarence McClune <cmclune@swkmun.com.na>; Mpasi Haingura <mhaingura@swkmun.com.na>; Mahne Kruger <mkruger@swkmun.com.na>
Cc: Alfeus Benjamin <abenjamin@swkmun.com.na>
Subject: RE: Estimation of Development Cost // Kramersdorf Ext. 32

Good Afternoon Mr C McClune

Please confirm when a contractor can be expected on site?

Thank you for the input.

Stephny Bruw | Corporate Officer: Prop | Corporate Services & Human Ca | [+264 64 410 4212](tel:+264644104212)
 er | erty | pital

From: Clarence McClune <cmclune@swkmun.com.na>
Sent: Monday, 25 August 2025 12:19 PM
To: Mpasi Haingura <mhaingura@swkmun.com.na>; Stephny Bruwer <sbruwer@swkmun.com.na>; Mahne Kruger <mkruger@swkmun.com.na>
Cc: Alfeus Benjamin <abenjamin@swkmun.com.na>
Subject: Estimation of Development Cost // Kramersdorf Ext. 32

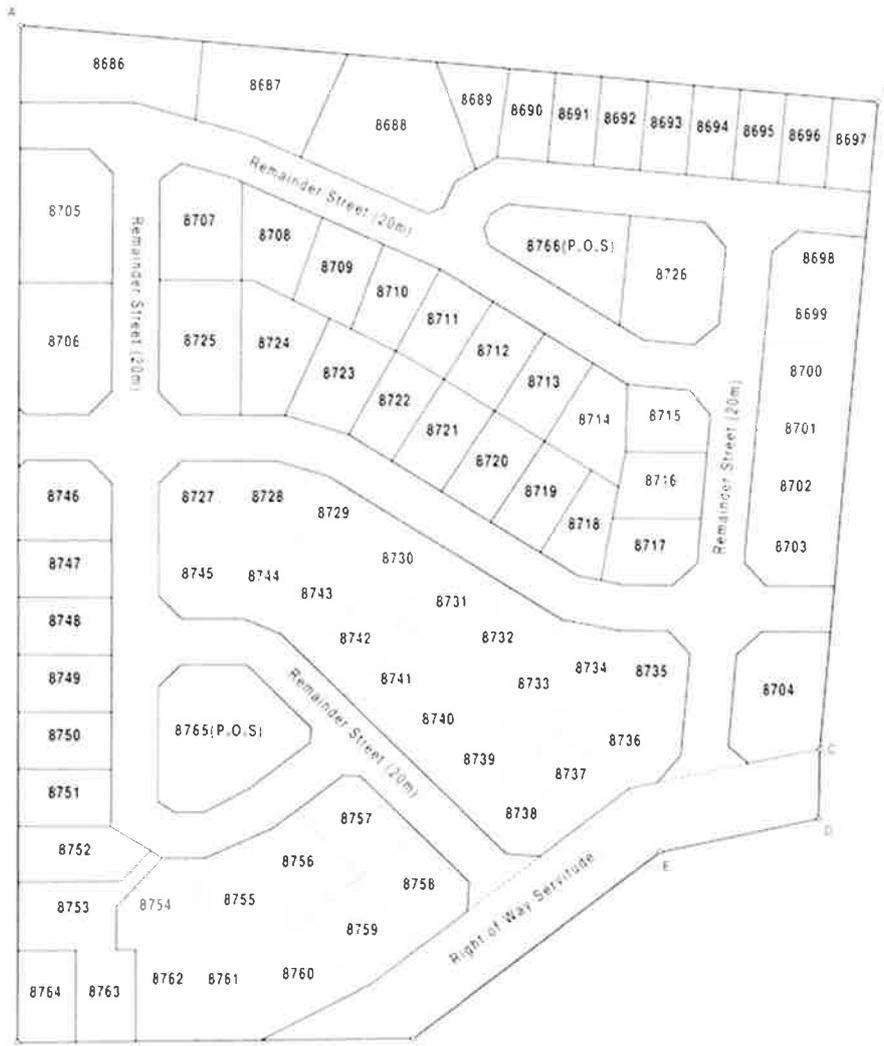
Good Morning,

- The project cost was estimated **N\$ 65 257 852.00 (VAT incl.)** in **April 2023**.
- **May 2024** the project cost was estimated to **N\$ 68 248 619.00 (VAT incl.)**
- **July 2025** the project Cost is estimated to **N\$ 72 293 019.77 (VAT incl.)** (includes Civil, Electrical and Professional fees)
- **Saleable land** (excludes POS, Road and Institutional) amounts to **94201m2**
- **Development Cost/m2** is estimated to be **N\$ 767.43 (VAT incl.)**

Regards.

SWAKOPMUND EXTENSION 32





Scale 1:1

ANNEXURE "C"

Erf Number	Erf Size	Zoning	Estimated Cost of Services = N\$805.25/m²
8686	2 457	General Residential	1 978 499.25
8687	2 242	General Residential	1 805 370.50
8688	3 415	General Residential	2 749 928.75
8689	878	Single Residential	707 009.50
8690	820	Single Residential	660 305.00
8691	785	Single Residential	632 121.25
8692	786	Single Residential	632 926.50
8693	786	Single Residential	632 926.50
8694	787	Single Residential	633 731.75
8695	787	Single Residential	633 731.75
8696	788	Single Residential	634 537.00
8697	774	Single Residential	623 263.50
8698	962	Single Residential	774 650.50
8699	991	Single Residential	798 002.75
8700	991	Single Residential	798 002.75
8701	990	Single Residential	797 197.50
8702	991	Single Residential	798 002.75
8703	1 106	Single Residential	890 606.50
8704	2 106	General Residential	1 695 856.50
8705	2 285	General Residential	1 839 996.25
8706	2 243	Authority	1 806 175.75
8707	1 700	General Residential	1 368 925.00
8708	1 176	Single Residential	946 974.00
8709	1 108	Single Residential	892 217.00
8710	965	Single Residential	777 066.25
8711	1 017	Single Residential	818 939.25
8712	1 039	Single Residential	836 654.75
8713	1 000	Single Residential	805 250.00
8714	1 144	Single Residential	921 206.00
8715	952	Single Residential	766 598.00
8716	1 060	Single Residential	853 565.00
8717	1 090	Single Residential	877 722.50
8718	910	Single Residential	732 777.50
8719	1 029	Single Residential	828 602.25
8720	1 055	Single Residential	849 538.75
8721	1 071	Single Residential	862 422.75
8722	966	Single Residential	777 871.50
8723	1 330	Single Residential	1 070 982.50
8724	1 570	Single Residential	1 264 242.50
8725	2 060	General Residential	1 658 815.00
8726	2 142	Institutional	1 724 845.50
8727	1 120	Single Residential	901 880.00

Erf Number	Erf Size	Zoning	Estimated Cost of Services = N\$805.25/m²
8728	977	Single Residential	786 729.25
8729	949	Single Residential	764 182.25
8730	1 193	Single Residential	960 663.25
8731	1 027	Single Residential	826 991.75
8732	1 168	Single Residential	940 532.00
8733	1 146	Single Residential	922 816.50
8734	885	Single Residential	712 646.25
8735	1 120	Single Residential	901 880.00
8736	1 155	Single Residential	930 063.75
8737	997	Single Residential	802 834.25
8738	1 000	Single Residential	805 250.00
8739	1 000	Single Residential	805 250.00
8740	999	Single Residential	804 444.75
8741	1 000	Single Residential	805 250.00
8742	1 000	Single Residential	805 250.00
8743	982	Single Residential	790 755.50
8744	893	Single Residential	719 088.25
8745	1 086	Single Residential	874 501.50
8746	1 356	Single Residential	1 091 919.00
8747	1 008	Single Residential	811 692.00
8748	1 005	Single Residential	809 276.25
8749	1 004	Single Residential	808 471.00
8750	1 002	Single Residential	806 860.50
8751	1 000	Single Residential	805 250.00
8752	1 197	Single Residential	963 884.25
8753	1 423	Single Residential	1 145 870.75
8754	1 004	Single Residential	808 471.00
8755	1 267	Single Residential	1 020 251.75
8756	1 278	Single Residential	1 029 109.50
8757	1 239	Single Residential	997 704.75
8758	1 280	Single Residential	1 030 720.00
8759	1 220	Single Residential	982 405.00
8760	1 324	Single Residential	1 066 151.00
8761	1 287	Single Residential	1 036 356.75
8762	1 195	Single Residential	962 273.75
8763	1 025	Single Residential	825 381.25
8764	1 001	Single Residential	806 055.25
8765	3 168	POS	2 551 032.00
8766	1 997	POS	1 608 084.25
	99 331	Total Size	
	9 550	Minus POS, Institutional and Authority	
	89 781	Remaining/Sellable Size	
	72 296 150.25	total development cost	

11.1.14

APPLICATION FOR THE DONATION OF THE LAND ADJACENT TO THE POLICE STATION TO THE NAMIBIAN POLICE FORCE FOR ACCOMMODATION - ERONGO REGION

(C/M 2025/11/24 - Erf 8553, Erf 8665, Extension 31)

Ordinary Management Committee Meeting of 13 November 2025,
Addendum 7.14 page 241 refers.

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

1. **Purpose**

The purpose of this submission is to obtain Council's approval to alienate Erf 8553, Extension 31, Swakopmund (hereinafter "Erf 8553") to the Ministry of Home Affairs, Immigration, Safety and Security for the development of accommodation units for the Namibian Police.

2. **Introduction**

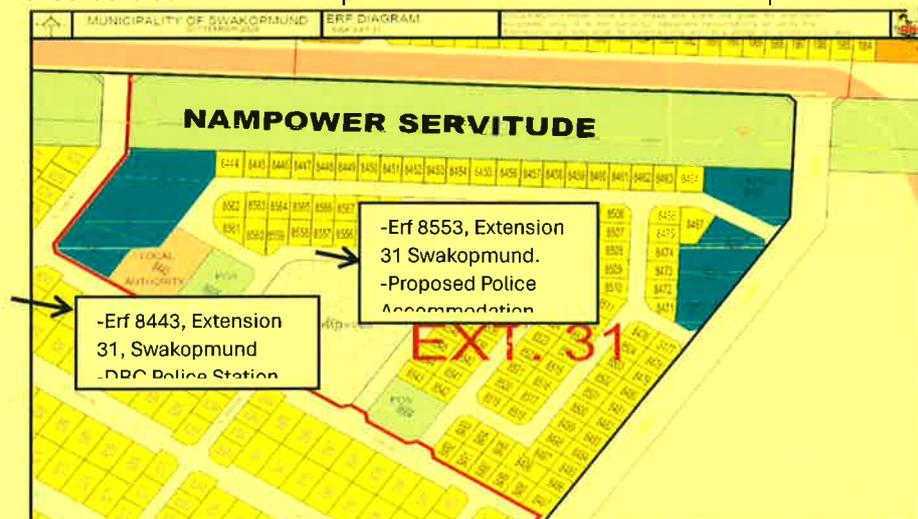
On **25 July 2025 (Annexure "A")**, a letter was received from the Ministry of Home Affairs, Immigration, Safety and Security requesting Council to donate Erf 8665, Extension 31, Swakopmund (hereinafter "Erf 8665"), located adjacent to Erf 8443, Extension 31, Swakopmund (hereinafter "Erf 8443") for purposes of constructing official accommodation for the Namibian Police Force members.

Erf 8665 is zoned "Public Open Space". Erf 8553 is located in the vicinity and is zoned "General Residential".

3. **Current Situation.**

Following a site visit on **19 August 2025**, it was proposed to consider Erf 8553 instead since the said erf is already zoned "general residential" and does not need to be rezoned, for accommodation purposes.

Additionally, considering Erf 8553 is fully serviced, meaning that it will save time on the statutory process of rezoning which might take up to 8 months to finalize and will delay the completion of the project, which is of immense importance to the fast response to safety, security, reduction of crime, improved quality and enjoyment of life to the local communities. Erf 8553 is situated close to the DRC police Station as indicated on a map below:



On **29 September 2025**, the said Ministry agreed in writing that Erf 8553 would be an acceptable alternative Erf 8665, Extension 31, Swakopmund (**Annexure "B"**).

Attached as **Annexure "C"** is a map of Extension 31, Swakopmund.

3. **Discussion and Proposal**

On **04 June 2024**, Council under item 11.1.26 approved a donation of Erf 8443 in Swakopmund in the value in the amount of N\$ 310 250.00 to the Ministry of Home Affairs, Immigration, Safety and Security for constructing the DRC Police Station. Despite numerous enquiries, the signed deed of donation has not yet been returned to Council in order to finalise transfer of ownership.

The application requests the donation of Erf 8553, Extension 31, Swakopmund to the Ministry of Home Affairs, Immigration, Safety and Security for police accommodation purposes, which is supplementary / in support of the Police Station located on Erf 8443.

However, this request would result in the Council forfeiting the value of the land without compensation and losing the value of installed services, which are estimated at N\$ 323,500.00 (2 588m² x N\$125.00/m²).

It is proposed that instead of donating Erf 8553, Extension 31, Swakopmund, Council considers selling it to recover the value of the land and installed services, ensuring that the Council's interests and investments are protected.

The transaction should also be subject to Council's standard sales conditions.

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

RECOMMENDED:

- (a) **That Council takes note of the application by the Ministry of the Ministry of Home Affairs, Immigration, Safety and Security requesting Council to donate Erf 8665 Extension 31, Swakopmund zoned "Public Open Space".**
- (b) **That Council declines the application from the Ministry of Home Affairs, Immigration, Safety and Security for the Donation of Erf 8665, Extension 31, Swakopmund, zoned "Public Open Space".**
- (c) **That Council offers and approves the sale of Erf 8553, Extension 31, Swakopmund (measuring 2 588m²) zoned "General Residential" instead of donating Erf 8665, Extension 31, Swakopmund for the construction of the official accommodation for police officers.**
- (c) **That Erf 8553, Extension 31, Swakopmund, be allocated to the Ministry of the Ministry of Home Affairs, Immigration, Safety and Security by private treaty sale at the price of the development costs of installed services, i.e. 2 588m² x N\$125.00/m² = N\$323,500.00.**
- (d) **That the purchaser pays a deposit of N\$10,000.00 towards the statutory costs relating to the transaction, including, but not limited to,**

advertising cost, compilation of the agreement of sale, as well as any legal costs that may arise from this transaction.

- (i) That the above deposit be paid within 90 days from the Council resolution approving the sale and purchase price, failing which Council's resolution will be revoked at the next Council meeting following the expiry of the 90 days.*
 - (ii) That any remainder of the deposit in (i) above be refunded to the purchaser on completion of the transfer of ownership of the erf.*
 - (iii) That all costs related to the transaction be for the account of the purchaser.*
- (e) That Council complies with the requirements of the Local Authorities Act 23 of 1992 for the sale by private treaty.**
 - (f) That the transaction be concluded within 120 days from the date of approval being granted by the Ministry of Urban & Rural Development as per point (e) above.**
 - (g) That the purchase price be paid within 120 days from the date of the last party signing the deed of sale.**
 - (h) That the purchaser accepts that no rights will accrue to them 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.**
 - (i) that Erf 8553, Extension 31, Swakopmund is sold "voetstoots" or "as is" with the Council giving no warranty or guarantee, whether express or implied, oral or tacit, as to the suitability of the layout or situation or subterranean composition of the property or any improvements thereon. The Council also does not warrant that the services installed at the property are suitable for the use intended by the Purchaser. It is therefore the obligation of the purchaser to verify that the installed electricity, sewage, and water connections are suitable for the intended use of the property.**
 - (j) That no construction be commenced with until the transfer of ownership of Erf 8553, Extension 31, Swakopmund is registered in the Deeds Office.**
 - (k) That development complies with the land usage of Erf 8553, Extension 31, Swakopmund, i.e., accommodation purposes.**
-

ANNEXURE "A"

03/11/2025

REPUBLIC OF NAMIBIA
Department of Police

POL/REG



MINISTRY OF HOME AFFAIRS, IMMIGRATION, SAFETY AND SECURITY

Tel No : (+264 64) 219000
 Fax No : (+264 64) 219066
 Eng : Comm. Kупembona

Office of the Regional Commander
 Namibian Police Force
 Private Bag 5005
 WALVIS BAY
 Erongo Region

Our Ref : 10/8/5
 Your Ref :

25 July 2025

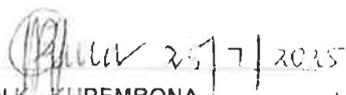
Mr. Alfcus Benjamin
 The CEO
 Municipality of Swakopmund
 Swakopmund

Dear Mr. Benjamin,

SUBJECT: REQUEST FOR DONATION OF LAND ADJACENT TO THE DRC POLICE STATION TO THE NAMIBIAN POLICE FORCE: ERONGO REGION.

1. The above matter refers.
2. This letter is to formally request a donation of land to support the construction of official accommodation for the Namibian Police Force members in Erongo Region as per prior engagements between your esteemed office. The Mayor of Swakopmund Municipality, His Worship Blasius Goraseb, the then Minister of Home Affairs, Immigration, Safety and Security, Hon. Dr Albert Kawana, The Inspector-General of the Namibian Police Force, Lt-Gen. Joseph Shikongo and myself.
3. Due to the lack of official accommodation our office faces a significant challenge in accommodating members and have thus identified the land adjacent to the DRC Police Station as the suitable land. This shortage impacts our capacity to effectively render our services to the ever growing communities of DRC, Matutura and Wagdaar residential areas. My office believes that the donation of the land will significantly alleviate the shortage of official accommodation.
4. The donation of the land will enable the Namibian Police Force to construct official accommodation for its members and thereby strengthen the organizational capacity, enhanced community relations, increased operational efficiency and reduce crime rates.
5. We believe that the donation is a worthwhile investment that will yield significant benefits for both the Namibian Police Force and the communities we serve, contributing to a safer and harmonious society.
6. Thanking you for considering our request. We look forward for a positive response.

Yours Sincerely


 N.K. KUPEMBONA : COMMISSIONER
 REGIONAL COMMANDER : ERONGO REGION



0-409480



REPUBLIC OF NAMIBIA

REPUBLIC OF NAMIBIA
Department of Police

POL 700

ANNEXURE "B"



MINISTRY OF HOME AFFAIRS, IMMIGRATIONS, SAFETY AND SECURITY

Tel. no : (+264 64) 219000
Fax no : (+264 64) 219066

Enquiries: Comm. N.K Kupembona/ Dep.Comm. Haidula

OFFICE OF THE REGIONAL COMMANDER
Namibian Police Force
Private Bag 5005
WALVIS BAY
ERONGO REGION

Our Ref : 3/2/4/3 (2025)
Your Ref :

29 September 2025

The General Manager
Corporate Services & HC
P.O Box 53
SWAKOPMUND

Dear Mr. Mpasi Haingura

SUBJECT: REQUEST FOR THE DONATION OF LAND ADJACENT TO THE DRC POLICE STATION TO THE NAMIBIAN POLICE FORCE: ERONGO REGION

1. Your office letter dated 01 September 2025 on the supra-quoted subject is hereto acknowledged with thanks.
2. This Office wishes to convey its sincere appreciation to the Swakopmund Municipality's Management Committee for its willingness to consider NAMPOL's request. As a strategic stakeholder in ensuring that policing services are brought closer to the community, your support is invaluable to the operational effectiveness and community outreach of the Namibian Police Force.
3. This Office therefore has an honour to confirm that Erf 8553 is deemed suitable and ideal for the purpose of NAMPOL accommodation. In this regard, the matter is hereby submitted for consideration by your Management Committee and its subsequent approval.
4. Please accept the assurances of this Office's highest consideration.

Yours sincerely,

 29/9/2025
N.K. KUPEMBONA
REGIONAL COMMANDER

: COMMISSIONER

: ERONGO REGION



11.1:15 **CURRENT STATUS OF ONGOING APPROVED PROJECTS BY COUNCIL IN DRC INFORMAL SETTLEMENT AREAS, MONDESA, MATUTURA AND SWAKOPMUND**

(C/M 2025/11/24 - 15/2/1/2, 15/2/1/1, 17/1/4/2/1/7, 15/2/1/4)

Ordinary Management Committee Meeting of 13 November 2025,
Addendum 7.15 page 247 refers.

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

1. **INTRODUCTION**

This submission provides an overview of the ongoing projects within the DRC Informal Settlement Area, Matutura, and Mondesa, as approved by Council.

Several Council resolutions were passed regarding the allocation of land, either through donation and sales. Donation is the method used where land has been serviced with government funding, while sale of land is used for service with Council's funds for the installation of services.

The below tables show different projects and their respective sources of funding for the installation of services.

Erven Serviced with Councils Funds

No	Name of Project	No of Erven
1	Ext 42 (Wagdaar)	273
2	Extension 31, North	121
Total	2	394

Erven serviced with Government Funding

No	Name of Project	No of Erven
1	Extension 27, 29, 30 (DRC Proper)	898
2	Ext 37, DRC Seaside	207
3	Extension 31, South	93
4	Extension 28	253
Total	6	1 451

2. **PROJECTS IN DRC INFORMAL SETTLEMENT AREA, MATUTURA AND MONDESA APPROVED BY COUNCIL SINCE JANUARY 2021 TO PRESENT**

All Council resolutions pertaining to the projects, as well as the outstanding work required for their finalisation, are set out in the table below. It should be noted that the projects are being implemented simultaneously and therefore require effective and efficient administrative coordination.

Name of Project	Progress Status
Ext 40, 41 & 42 Swakopmund (WAGDAAR)	<p>Council Resolutions</p> <p>15 Jun 2021 under item 10.02 - Management Committee approved the implementation of the Flexible Land Tenure System for the upgrade of the extensions enabling the occupants to acquire ownership.</p> <p>24 Feb 2022 under item 11.1.24 - Endorsement of the list of beneficiaries in Ext 40, 41 and 42, Swakopmund.</p> <p>29 May 2023 under item 11.1.24 - Approval of the Conditions of sale.</p> <p>12 Dec 2023 under item 11.1.42 - Noted was taken of the feedback Report of registrations.</p>

	<p>Pending Action: Submission to approve the allocation of erven to occupants residing on the erven, based who came to settle first and affordability closer to the completion of the installation of services.</p>
Build Together Phase III	<p>11/76 Houses are completed and transfer instructions given for registration of ownership. 31/76 Houses are at level 4. 65/76 Houses incomplete Project is slow and stagnate</p> <p>Pending Action: A report in progress to be submitted to Management decide on the way forward of the incomplete houses of those beneficiaries who depleted the N\$80 000.00.</p>
3x Housing Groups Ext 43 and 44, Swakopmund	<p>Council Resolutions 29 Jul 2021 item 11.1.8 - Approval of the allocation of 150 erven per group in Ext 43 and 44, Swakopmund formally known then as Portion 182 & 183. 28 April 2022, item 11.1.22 - Approval for allocation of 150 erven each in Ext 43 and 44 to the 3 housing groups.</p> <p>29 Jun 2023, item 11.1.25 - Approval of the lists of beneficiaries for the 3 Housing Groups on MWL and erven allocated to them. 31 Aug 2023 - Item 11.1.31 - the list of 150 names was again approved.</p> <p>Pending Action: Due to the continuous change of names on the list of members who relocate or for a valid reason are replaced by new members, it is decided that fresh list will be submitted for approval upon finalisation of the installation of services.</p>
Portion of Ext 25, Swakopmund Swakop Uranium (SU)	<p>Council Resolutions 24 November 2022 under item 11.1.38 - Approved of the application by Swakop Uranium to sell erven in Ext 25, Swakopmund to 63 employees. 21/63 properties have been registered for ownership. 25 January 2024 under item 11.1.22 - Note was taken of the progress of project, 10 employees were and the conditions of sale. 04 June 2024 under item 11.1.5 - Approved the allocation of 32 single residential erven in Ext 25 Swakopmund, to Swakop Uranium employees. 02 October 2025, item 11.1.4 - Approved of 14 days from date of the Council resolution for signing of the Addendum to the Deed of Sale by allowing 60 days extension of time to pay the purchase price. 02 October 2025, item 11.1.29 - Council took note of the feedback report, allowing 60 days for extension payment of the purchase price to 6 employees and approval of 6 new applications.</p> <p>Pending Action: Placement of Notice for 6 new applications. Request ministerial approval. Monitoring and action if non-compliance occurred.</p>
Shack Dwellers Federation of Namibia (SDFN) Erf 3596, Extension 8, Mondesa	<p>Council Resolutions 02 November 2022, item 11.1.6 - Approval of the allocation of Erf 3596, Extension 8, Mondesa to the Shack Dwellers Federation of Namibia (SDFN). Again. 25 January 2024, item 11.1.21 - Approval of the allocation of the 18 subdivided erven to the beneficiaries.</p> <p>Pending Action: Handover ceremony to be held.</p>
Extension 28 Extension 31, South	<p>Council Resolutions 28 September 2023 Item 11.1.12 - Approval of 241 Erven in Extension 28 and 31 South to overspill occupants. 01 April 2025, item 11.1.23 and 11.1.24 - Approval for the donation of 71 erven in Extension 28 and 40 erven in Extension 31, South to the occupants.</p> <p>Pending Action Submission regarding objection an erf. Request for ministerial consent</p>

	<p>Signing of contracts Transfer instructions</p>
<p>NHE, & Council Extension 27, 29 & 30 Swakopmund (DRC Proper)</p>	<p>Housing Handovers: 111 houses on 21 July 2023 89 houses on 14 December 2023 119 houses on 17 June 2024</p> <p>Council Resolutions 29 September 2022, Item 11.1.44 – Approval of allocation of 702 erven. 23 February 2023, Item 11.1.4 – Approval of name list of occupants with high income. 23 May 2023, Item 11.1.14 – Approval of allocation of erven to registered occupants. 27 July 2023, Item 11.1.3 – Feedback regarding signing of pre-liminary agreements. 23 February 2023 Item 11.1.14 - Approval of the allocation of 80 erven to occupants in Extension 27, 29 and 30, Swakopmund (DRC Proper) to the occupants residing on the erven. 28 November 2024 under item 11.1.47 - Approved for donation of 340 erven in Extension 27, 29 and 30, Swakopmund (DRC Proper) to the occupants residing on the erven.</p> <p>Partnership Agreement (MoU) between Council and NHE was signed on 07 May 2024 aiming at delivering affordable housing solutions to residents. A project launch ceremony was held on 13 December 2024 for construction of the first houses under the partnership agreement at the site envisaged for the project attended by all relevant parties which included Council, NHE and Ministry of Urban and Rural Development. An approved list comprising of occupants living in Extension 27, 29, 30 was provided to NHE for subsequent funding and construction consideration for the ISAP.</p> <p>20 October 2025, the General Manager: Engineering and Planning Services confirmed that 70 plans are pending approval. A site handover in Extension 31, north to the contractor, Onjamba Investments took place on 25 April 2025. The process is ongoing. Erongo Red undertook to subsidise the electrical connection for the beneficiaries, thus the payments received will be refunded to the beneficiaries with pre-paid electricity units. Contracts were signed to date.</p> <p>E-RED Electrification 194 erven have currently been successfully electrified, and the remaining erven are underway to be electrified.</p> <p>Pending Action:</p> <ul style="list-style-type: none"> • 49/75 Contracts to be signed. • 336 contracts to be signed pending Ministerial Approval • 340 contracts to be signed after statutory processes are completed • 340 transfer instruction letters to be drafted • A total of 805 contracts must be signed after unauthorized; overspill and surviving relatives of deceased residents are allocated with erven. • Draft of Submission of remaining erven for allocation is progress and requires intense concentration to ensure accuracy <p>E-RED Electrification The remaining erven approximately 450 erven are underway to be electrified. Continuous consultation with E-RED is required to engaged with the occupants approved for donation of erven.</p>
<p>Ext 37, Swakopmund</p>	<p>Council Resolutions 03 Sept 2024, under item 11.1.24 - Council approved the allocation of 207 erven to the occupants. On 25 March 2025 NamPower reported encroachment and safety concerns for structures under the main grid</p>

	<p>powerlines and requesting Council to relocate the occupants under the powerline and to implement measures to prevent similar encroachments in future.</p> <p>02 October 2025 item 11.1.1 - Council under approved to allow the 20 affected occupants to remain in their current locations until Phase 2 of the Extension 37 Project (donation of erven) is finalized, since there are no single residential erven currently available.</p> <p>Pending Action:</p> <ul style="list-style-type: none"> • Plan relocation of 20 affected beneficiaries under the Powerline. • Awaiting Ministerial consent for allocations of 123 erven (1st phase), 2nd Phase commences after unemployed or low-income groups are relocated • Signing of Deeds of Donation (DoD) upon receipt of ministerial consent. • Sorting and facilitation of NHE Loan Administration.
Extension 31 North, Swakopmund	<p>Council Resolutions</p> <p>2022/09/29 Item 11.1.46 - Approval for the sale of 121 serviced erven.</p> <p>12 Dec 2023 Item 11.1.39 - Approval of the purchase price and the conditions of sale and the allocation erven to beneficiaries of Ext 37, 27, 29 and 30.</p> <p>Pending Action:</p> <ul style="list-style-type: none"> • Review of payment status for allocated beneficiaries • Review of beneficiaries applying for home loan through ISUP • Signing of Deed of Sale for complying beneficiaries, and revocation of non-complying beneficiaries and re allocation to occupants in DRC and seaside base on affordability assessment upon cancellation • Issuing of 112 transfer instructions
Credit Link (40/40 Housing Project)	<p>This is an ongoing project that originated from a government initiative during 2019.</p> <p>Council Resolutions</p> <p>01 July 2021, Item 11.1.7 - list of Contractors was approved.</p> <p>22 February 2024, Item 11.1.21 - No erven available for allocation and project was suspended.</p> <p>A total 267/273 erven have been registered, and 266/273 houses are completed. There are 6 transactions, each presenting its own specific issues, which are currently in the process of being finalised.</p> <p>All 5 vacant erven have been allocated and registered.</p> <p>27 February and 1 April 2025, approval of reactivation of 40/40 Housing Programme and allocating 97 single residential erven in Extension 13, Matutura to first-time homeowners from the Master Waiting List.</p> <p>Pending Action:</p> <p>Monitoring of 6 challenging transactions.</p> <p>Launch of 2nd Phase of 97 Erven in Ext 13, Matutura after servicing of area.</p>
Ext 14, Mondesa	<p>Council Resolutions</p> <p>29 April 2025 Item 11.1.22 - Approval of feedback report regarding the registration of occupants residing on the erven.</p> <p>On 02 October 2025, item 11.1.1 - Council approved the relocation of the 172 households situated under the TransNamib servitude, to Ext 42, Swakopmund.</p> <p>Pending Action:</p> <ul style="list-style-type: none"> • Relocation of 172 households under the TransNamib railway servitude to institutional and general residential erven in Ext 42 Swakopmund • Investigation of disputes and occupants who claim to be omitted from the registration process • In-office registration (halted) • Continuous update of personal details

	<ul style="list-style-type: none"> The area remains unserviced and highly congested. Actions such as servicing, allocation, demarcation, relocation, signing of ownership documents, and construction will only be feasible once a designated area is prepared to facilitate the resettlement and decongestion.
Ext 24	<p>Council Resolution 02 October 2025, Item 11.1.2 - Approval of feedback report regarding enumeration of occupants in Ext 24. Private Developer, Lelwapa Property Developers (Pty) Ltd - Registration of households was undertaken to determine the number of occupants, see statistics in the report below.</p>
Eastern Portion Ext 25	<p>Council Resolution 02 October 2025, Item 11.1.2 - Approval of feedback report regarding the registration of occupants in Ext 25. Private Developer - Momporisa Trading Enterprises PTY LTD Lhexrix Investments PTY (LTD). The Eastern portion of the Township is not serviced. Registration of households was undertaken to determine the number of occupants, see statistics in the report below.</p>
Ext 38	<p>Council Resolution 04 June 2024 Item 11.1.16 - Approval of feedback report for the enumeration and relocation of informal households. Third Party 26 June 2025 Item 11.1.3 - Ext 38 is offered in principle to NHE to fast-track housing delivery.</p>
NHIS (Namibia Housing Information System)	<p>A Total number of 13 654 applications have been captured from 15 April - 31 December 2024 from the existing data. The data entry methodology will be altered once the Minister of Urban and Rural Development approve the existing data, and this will afford the public interfacing online applications.</p> <p>The total applications as per Master Waiting List amounts to 22 382 and from the 13 654 entries on the system. There is a difference of ± approximately 8 728 entries that is believed to be from NHE according to the Master Waiting List.</p>

3. **SOCIO ECONOMIC STUDIES//ENUMERATION**

The table below presents the number of households registered in the different extensions, those not yet registered, their income categories, property ownership status, and recorded deceased cases.

The data collected across all extensions within the informal housing projects highlights significant progress in the registration of occupants and the allocation of erven. In total, **11,513** occupants have been registered, while only **2,538** erven are available. It is therefore evident that the demand for housing far exceeds the current supply, emphasizing the critical need for accelerated housing delivery. The report further indicates a substantial shortfall, with an estimated additional **9,117** erven required to meet the existing housing demand.

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

RECOMMENDED:

That Council takes note of the status of the projects in the DRC Informal Settlement Area and Mondesa approved since January 2021 until October 2025, and the further action required.

Municipality of Swakopmund, Housing Informal Projects Progress Report 21 October 2025

No	Project	Serviced		Total Number of single Resident Erven	Total no of occupants registered	Occupants not registered	Extra Erven Required	Income Category				Unemployed	No proof of income provided	Social Grant	Comment(s)			
		Yes	No					High Income	Middle Income	Low Income	Owns Erf in other ext				Dece ased			
1	Wagdaar (Ext 40)		x	233	342	32	109	47	65	53	34	134	8	0	1			
2	Wagdaar (Ext 41)		x	272	251	28	0	22	32	17	63	106	8	1	2			
3	Wagdaar (Ext 42)	x		273	280	1	7	45	59	27	36	102	10	0	1			
4	DRC (Extension 27,29,30) Overspill registration	x		0	3454	127	3454	389	686	398	986	896	99	0	0			
5	DRC Seaside (Ext 37)	X		207	820	0	613	104	226	179	143	140	20	3	5			
6	DRC South (Extension 31)	x		93	152	0	59	25	46	15	22	43	1	0	0			
7	North (Extension 31)	X		121	0	0	0	112 beneficiaries have awarded to purchases erven in Extension 31, 2 – have paid full amount of erf, 12 have paid 50% of erf price, 20 have at least started paying and 78 did not make any payment.										
8	DRC (Ext 38) (Private Developer)		x	198	379	59	181	56	74	49	65	104	28	2	1			
9	DRC (Extension 28)	x		253	838	0	585	109	169	137	155	241	27	0	0			
10	Ext 14, Mondesa	x		304	1445	170	1141	173	261	177	300	509	25	0	0			
11	Ext 25, Seaside	x		263	1883	162	1620	217	307	195	576	539	49	0	0			
12	Ext 24, Seaside	x		321	1669	410	1348	194	321	170	423	522	39	0	0			
Total		6	6	2538	11513	989	9117	1381	2246	1417	2803	3336	314	6	10			

- 11.1.16 **CONDONATION OF ACCEPTANCE OF LATE PAYMENT OF PURCHASE PRICES: PS HSE CONSULTING & TRADING CC FOR ERVEN 8440 AND 8441, EXTENSION 31, SWAKOPMUND**
(C/M 2025/11/24 - E 8440, E 8441)

Ordinary Management Committee Meeting of 13 November 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 request Council's condonation of acceptance of the late payment of the purchase prices for Erven 8440 and 8441, Extension 31, Swakopmund from Mr PH and Ms PM Gowaseb (members of PS HSE Consulting & Trading CC).

2. **Introduction**

On **28 November 2024** under item 11.1.10 Council approved a final due date for settlement of the outstanding balances for the subject erven by **31 January 2025 (Annexure "A")**.

PS HSE Consulting & Trading CC was informed accordingly on **03 December 2024**.

3. **Discussion**

Continuous delays were experienced with the membership of PS HSE Consulting & Trading CC caused by the passing of a member whose surviving spouse is presenting a challenge to the operations of the Close Corporation. Mr and Ms Gowaseb endeavoured to make sporadic payments from their personal funds in order to settle the outstanding amounts.

The couple is committed to the development project and the cancellation of the transaction could not be considered as the exchange of Erf 1152, Mondesa (for construction of hawker/trading sites) for Erf 4882, Swakopmund forms part of the transaction.

The last payment in full settlement was received on **13 October 2025** and was confirmed by the General Manager: Finance (**Annexure "B"**). Also part of **Annexure "B"** is a breakdown of the various payments made for the two subject erven.

Attached as **Annexure "C"** is a location map of Erven 8440, 8441 and 8442, Extension 31, Swakopmund.

4. **Proposal**

It is proposed that Council condones the acceptance of the sporadic instalment payments made for the settlement of the purchase prices for Erf 8440 and 8441, Extension 31, Swakopmund by Mr and Ms Gowaseb on behalf of the close corporation, PS HSE Consulting & Trading CC.

That Council's conveyancer, ENSAfrica be informed to proceed with transfer of ownership of the subject erven.

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

RECOMMENDED:

- (a) That Council takes note that the due date for the settlement of the purchase prices by PS HSE Consulting & Trading CC was approved on 28 November 2024 under item 11.1.10 as 31 January 2025.
 - (b) That Council takes note of the ongoing delays caused by the passing of a member of the Close Corporation, whose surviving spouse is affecting dealings of the Close Corporation.
 - (c) That Council takes note that the sale of Erven 8440 and 8441, Extension 31, Swakopmund, forms part of the exchange transaction of Erf 8442, Extension 31, Swakopmund, for Erf 1552, Mondesa, for the construction of hawker/trading sites (point (a) of Council's decision made on 28 November 2024 under item 11.1.10).
 - (d) That Council condones the action of accepting late payments from the personal accounts of Mr PH and Ms PM Gowaseb in full settlement of the purchase prices as set out in Annexure "B", of which the last payment was received on 13 October 2025.
 - (e) That Council's conveyancer, ENSAfrica, be instructed to finalize the transfer of ownership of Erven 8440 and 8441, Extension 31, to PS HSE Consulting & Trading CC.
-

Council's Decision made on 28 November 2024 under Item 11.1.10

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:

- (i) **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:

Ordinary Council Meeting - 28 November 2024

216 / 2024

"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 HSE 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.

Breakdown of Payments received for Erven 8440 and 8441, Extension 31, Swakopmund

From: Hellao Naruseb <hnaruseb@swkmun.com.na>
 Sent: Tuesday, 14 October 2025 08:14 AM
 To: Stephny Bruwer <sbruwer@swkmun.com.na>
 Subject: RE: Payment Notification from FNB CUSTOMER TNKSMWRB

Dear Stephny,

Good morning and herewith confirmation that that purchase prices of both erven 8440 and 8441 are now fully paid.

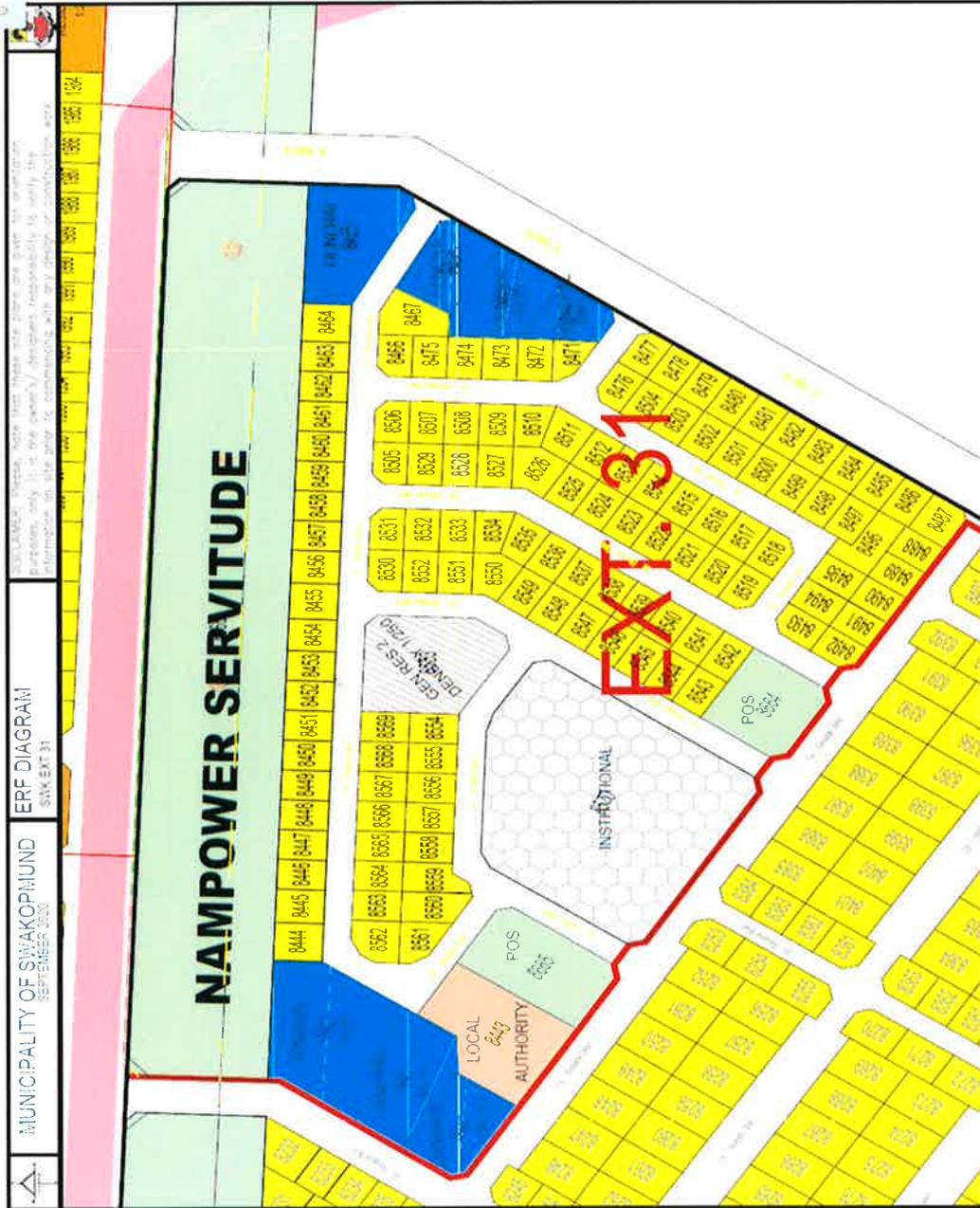
Hellao Naruseb | General Manager: Finance | Finance | +264 64 410 4301

Good morning, below payments excluding VAT recorded as payments thus far received for the erven 8440 and 8441.

Sale of erven							
Finanial Year 2024 - 2025							
1 July 2024 - 30 June 2025							
Date	Erf Num	Purchaser	Y	Amount	Receipt Number	Erf Si	Development Cc
03/02/2025	8440	PS HSE Consul		233,251.20	622818		
05/02/2025	8441	PS HSE Consul		173,913.04	623403		
06/06/2025	8441	PS HSE Consulting & Trading CC		100,000.00	428608		

Erf 8440	233 251.20	Purchase Price	Erf 8441	342 014.40	Purchase Price	Vat	Payments
	34 987.68	VAT		51 302.16	VAT		
	268 238.88			393 316.56			
	233 251.20	Payments		173 913.04	Payment 1	26 086.96	200 000.00
				86 956.52	Payment 2	13 043.48	100 000.00
				64 858.43	Payment 3	9 728.77	74 587.20
	34 987.68	Payment VAT		48 859.20	Payment VAT		
	268 238.88			374 587.20			
Balance payable			Balance payable	18 729.36			

Location Map - Erven 8440, 8441 and 8442, Extension 31, Swk



11.1.17 NAMING OF THE EMERGENCY SHELTER AND MATUTURA COMMUNITY HALL

(C/M 2025/11/24 - 17/1/4/1/6)

Ordinary Management Committee Meeting of 13 November 2025,
Addendum 8.2 page 08 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 naming of the Emergency Shelter and the Matutura Community Hall as per the recommendation of the Naming of Streets, Public Places, Natural Area and Council-owned Buildings/Facilities Advisory Committee meetings dated 29th September 2020.

2. Introduction and Background

The minutes of the Naming of Streets, Public Places, Natural Area and Council-owned Buildings/Facilities Advisory Committee meeting held on the 29th September 2020 and confirmed at its meeting held on the 20th October 2020 was presented to Council before alongside items discussed at its meetings held on the 20th August 2019 as well as 7th July 2020. The items were presented to Council in a cluster format due to the frequency of meetings that could take place as a result of the COVID 19 pandemic and its regulations pertaining to public gatherings. Council at its meeting held on 11th November 2020 under item 11.1.33, resolved on the recommendations of the Naming of Streets, Public Places, Natural Area and Council-owned Buildings/Facilities Advisory Committee, however, there was an omission of this item. It is against this background that the item is being submitted. The minutes are herewith attached.

3. Discussion Points

The Naming of Streets, Public Places, Natural Area and Council-owned Buildings/Facilities Advisory Committee recommended that the Emergency Shelter and Matutura Community Hall be named in honour of the late Mrs Putuse Appolus. Mrs Appolus was a nurse and a freedom fighter, who dedicated her life to the struggle for independence, who is said to have worked tirelessly for the upliftment of women and the greater good of the country.

4. Conclusion**B. After the matter was considered, the following was:-****RECOMMENDED:**

That Council approves the Naming of the Emergency Shelter and Matutura Community Hall in honour of the liberation icon, the late Putuse Appolus.

MINUTES

of a Meeting held with the Naming of Street, Public Places, Natural Area and Council-owned Buildings/Facilities Advisory Committee of Swakopmund in the Management Committee Room, Municipal Office Building, Swakopmund on Tuesday, 29 September 2020 at 19:00

PRESENT:

Clr N Salomon	:	Mayor
Mr J Heita	:	Manager: Town Planning Section
Ms R Eiki	:	Town Planning Section
Ms N Heita	:	Town Planning Section
Ms N Ishitile	:	Naming Advisory Committee Member
Mrs H Mukwilongo	:	Naming Advisory Committee Member
Mrs J Tjeriko	:	Naming Advisory Committee Member

APOLOGIES

Mr H Ahrens	:	Naming Advisory Committee Member
Mr H Hafeni	:	Naming Advisory Committee Member
Mr D Mumoye	:	Naming Advisory Committee Member
Mr I Uaaka	:	Naming Advisory Committee Member
Mr E Nyandi	:	Naming Advisory Committee Member
Mrs S Shatona	:	Naming Advisory Committee Member
Mrs R Katangolo	:	Naming Advisory Committee Member
Mr T Shiningombwa	:	Naming Advisory Committee Member

1. OPENING BY PRAYER

The Chairperson welcomed everyone present to the meeting and asked Ms. Ishitile to open the meeting up in prayer.

2. ANNOUNCEMENT

- None

3. CONFIRMATION OF MINUTES

(N/A/C 2020/07/07 - N 16/1/4/1/5)

Minutes of 7th July 2020 were confirmed by Mrs Tjeriko and seconded by Mr Heita.

1
NKS

RESOLVED:

That the minutes of the Naming Advisory Committee meeting held on 7th July 2020 be confirmed as correct.

4. MATTERS ARISING FROM THE PREVIOUS MINUTES

That the name proposal by Mr. Ahrens be kept for future allocation and that the name of Mrs Mirjam Valombola be placed in Swakopmund Extension 28 instead.

5. NAMING OF THE EMERGENCY SHELTER AND MATUTURA COMMUNITY HALL (N 16/1/4/1/5)**RESOLVED:**

- The committee resolved that the Emergency shelter and Matutura Community Hall be named Putuse Appolus Emergency Shelter in honour of liberation Icon the late Putuse Appolus.
-

OTHER MATTERS

The Chairperson noted that a policy should be created to ensure that the centre serves the purpose for which it was established, which is an emergency shelter.

The Chairperson mentioned that a letter was received for the attention of the Naming of Street, Public Places, Natural Area and Council-owned Buildings/Facilities Advisory Committee of Swakopmund from the Zeraeua Traditional Authority for the renaming of Aukas Street, to the name of Chief Willem Zeraeua. The chairperson further proposed that the item be added to the agenda for the next meeting.

Additionally, the chairperson suggested that naming of the bridge at the entrance of Swakopmund be put on the agenda for the next meeting.

The meeting adjourned at 20:00.


Cllr N Salomon

CHAIRPERSON OF THE NAMING ADVISORY COMMITTEE

11.1.18

ALLOCATION OF ERF 7724, EXTENSION 28, SWAKOPMUND TO A DISABLED PERSON, MS BONITA CHARLOTTE NEMBUNGU

(C/M 2025/11/24 - E 7724)

Ordinary Management Committee Meeting of 13 November 2025,
Addendum **8.3** page **11** refers.

A. This item was submitted to the Management Committee for consideration:**1. PURPOSE**

The purpose of this submission is for Council to consider allocating Erf 7724, Extension 28, Swakopmund to a person with disability, Ms Bonita Charlotte Nembungu. Attached as **Annexure "A"** is the locality map.

2. BACKGROUND

On **28 July 2025** and **31 July 2025** emails were received from Ms Bonita Charlotte Nembungu through her son Mr. Walter Nembungu highlighting her struggles and living challenges currently faced with reference to her accommodation and wellbeing.

The following attachments are attached to her application:

Annexure "B" - Email with application letter and a copy of the identity document

Annexure "C" - is a copy of the application form under the Decentralized Build Together Programme (2010)

Annexure "D" - 3 months' payslips of Mr Nembungu (son and co-applicant of Ms Nembungu)

Annexure "E" - income statement of Government Pension Fund

Annexure "F" - bank statement of Ms Nembungu

Annexure "G" - disability grant statement of Ms Nembungu and

Annexure "H" - old age pension payment.

Annexure "I" - letter of confirmation for acceptance to be assisted under any programme

The email enquires why the application of Ms Nembungu under the Decentralized Build Together Programme and the NHE application under the Mass Housing Development Programme has not yet been considered and why she has not been allocated an erf.

The name of Ms Nembungu reflects on the Master Waiting List on the following dates: **28 May 2010** Decentralized Build Together Programme and **02 July 2010** National Housing Enterprise (NHE).

3. CURRENT SITUATION

Ms Nembungu does not form part of the next 150 beneficiaries selected for allocation of erven under the Build Together Programme when land becomes available. On the other hand, Ms Nembungu was not considered for allocation of housing under the Mass Housing Development Programme during 2023 and 2024 despite being a person with disabilities.

4. LIST OF PHYSICALLY CHALLENGED PEOPLE:

The Housing Section has received several letters from disabled persons whereafter the names were placed on a disability list (see table below). It is vital that land delivery remains transparent and a fair process. Should erven

Ordinary Council Meeting - 24 November 2025

become available the list provided below first be used to accommodate persons with disabilities.

NO.	SURNAME	NAME	ID NO.	MWL
1	Christy	Karma Riska	66122400335	25/Oct/2013
2	Somses	Karolina	63050800232	5/5/20140
4	Mwetako	Emilie	90042400015	5/Jul/2019
5	Naobeb	Arnoldeus	96071400112	21/Jun/2018
6	Elago	Joseph Kuufikwa	88032100245	16/Jul/2018
7	Kamonde	Justine	8521510446	11/Jun/2017
8	Eichab	David	75040400659	11/Aug/2017
9	Arises	Else	82072810612	11/Aug/2017
10	Nahole	Abraham	73062300620	13/Nov/2017
11	Amujera	Bernadus Ben	73122501244	30/Nov/2017
12	Au-khaob	Magreth Fenny	79071110125	12/Jan/2017
13	Simon	Lasarus	64042000266	15/Nov/2017
14	Lamberth	Maria Magdalena	62011800382	13/Nov/2017
15	Josua	Johannes	81070810355	13/Nov/2017
16	Kashati	Astrid Makena	76103010276	11/Oct/2017
17	Kashikola	Marthin	95121000898	4/Apr/2018
18	Shishiveni	Tibelia	85062210658	28/Oct/2019
19	Uakumbua	Magdalena Rowee	71071410059	Did not apply
20	Mburuu	Marley Jarijo	91092400807	Did not apply
21	Uirab	Samuel	80070410372	13/Oct/2013
22	Campbell	Martha	69101001582	29/Apr/2010
23	Nambungu	Bronita Charlotte	68070801328	28/May/2010
24	Imbili	Katrina	79111410469	27/Apr/2010
25	Gom-Khaiseb	Daniel	78091810277	7/Nov/2017
26	Shitaleni	Andreas	85050610508	13/Nov/2017
27	Richter	Anna Lucia	76121900237	7/Nov/2017
28	English	Rabia	59011000625	9/May/2018
29	Haipingge	Lamek Nghipotelwa	85050610346	9/Nov/2017
30	Awarab	Stephanus	82103110234	17/Jan/2018
31	Nakale	Andreas	77051110535	13/Nov/2017
32	Nakale	Leonard Angula	85091011005	6/Nov/2017
33	Gertze	Aloycia	61092700625	5/Nov/2013
34	Uwuseb	Festus	63081001625	30/Oct/2013
35	Keib	Leonard	82082310760	27/Oct/2013
36	Ngiwanaame	Johanna Twilika	86011800025	24/Oct/2013
37	Kaheka	Anna	91052500797	26/Oct/2013
38	Garises	Hilde	78061000032	6/Nov/2013
39	Djeke	Emilly Maliro	92073000789	Did not apply
40	Mc Clune	Nicoltha Rosetha	70051300346	16/Nov/2017
41	Willemse	Johny	64121400380	17/Nov/2017
42	Hageman	Hendrik Jakobus	66042900080	Did not apply
43	Kandorozi	Rejoice Sara	83091311047	4/Nov/2013
44	Van Kradenburg	Ronel	84051510239	7/Nov/2017
45	Bock	Arrenzo Marlo	98041200575	5/Sep/2019
46	Muyenga	Vallery	76092700379	Did not apply
47	Gowases	Eva Alkotiene	65041800529	
48	Namases	Jaqueline	77051200399	
49	Namases	Jaqueline	77051200399	19/05/2010
50	Gates	Bernard M	80111910404	2/Sep/2019
51	Geiseb	Aristotles	91082100037	
52	Crespo	Manuel	93030302617	
53	Arnold	Camilla Les-lee	91033001198	N/A
54	Huseb	Johannes	74010210346	N/A
55	Tjitare	Samueline	80102610401	BT 1909
56	Horases	Junett Kloria	70010200533	DRC 541 14-03-2000
57	Kooper	Daphney	82041410558	09/11/2017
58	Gowases	Cheron Girdly	93040301055	4/Nov/2013
59	Uwuseb	Eva	82020510901	22/Aug/2014
60	Karunguru	Wesley	5041200076	
61	Naibab	Abel Lipuleni	73030500403	
62	Ortner	Metanga laden	96102700775	

5. **DISCUSSION**

Mr Walter Charles Nembungu, a biological son of Ms Nembungu is a co-applicant. He submitted his payslips in support of his mother acquiring a home loan and a property.

However, the income of the Mr Nembungu exceeds the N\$ 3000.00 per month income limit under the Decentralized Build Together Programme. A vacant erf in Extension 28, Swakopmund, Erf 7724 is identified for allocation. Ms Nembungu and her co-applicant should approach NHE in order to be accommodated under the Informal Settlement Upgrading Project (ISUP) that is currently being carried out in DRC Proper.

6. **PROPOSAL**

It is proposed that Council approves the allocation of Erf 7724, Extension 28, Swakopmund to Ms Nembungu. It is further proposed that Ms Nembungu approach the National Housing Enterprise to be accommodated under the ISUP project.

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

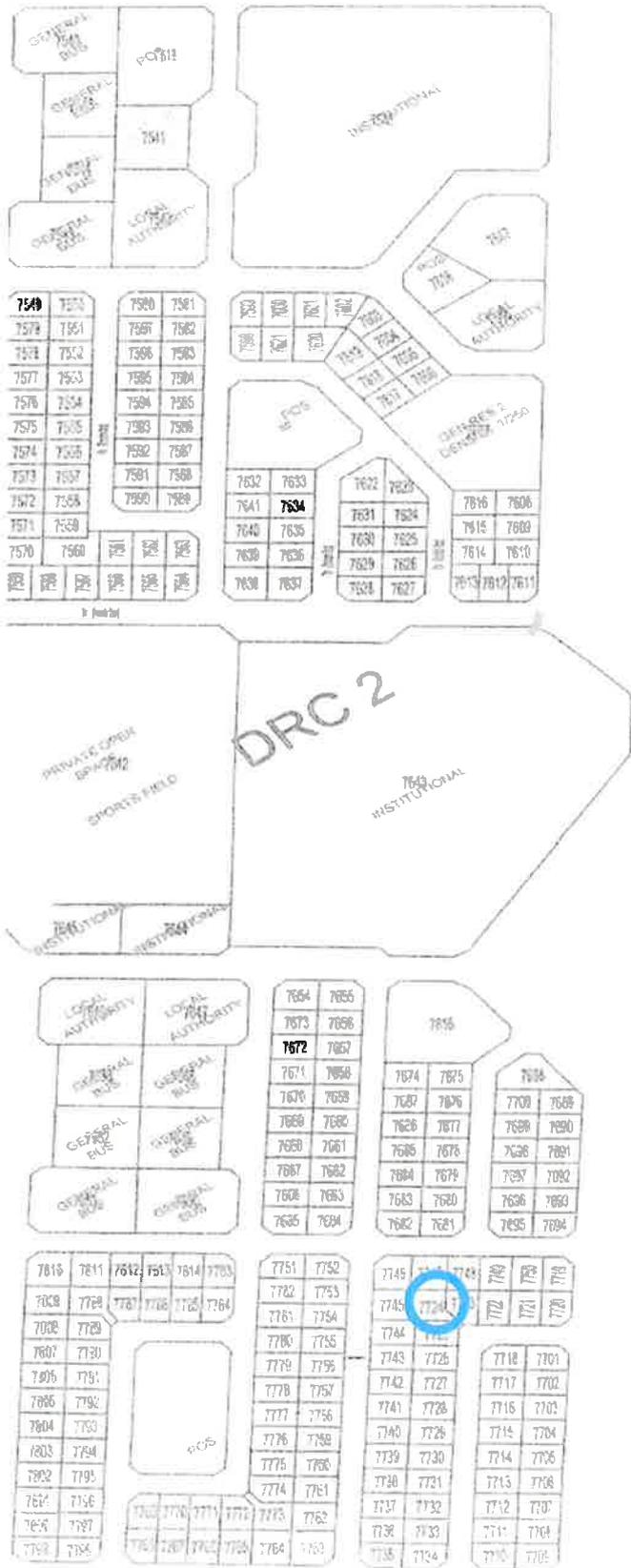
- (a) That Council approves the application of Ms Nembungu for the allocation of Erf 7724, Ext 28, Swakopmund, who applied under the Decentralized Build Together Programme on 28 May 2010 and at the National Housing Enterprise (NHE) on 02 July 2010.
- (b) That Council takes note that Ms Nembungu is permanently disabled.
- (c) That Council takes note that the list of 62 persons with disabilities, some of whom appear on the Master Waiting List, be considered for future allocation under the housing projects:

NO.	SURNAME	NAME	ID NO.	MWL
1	Christy	Karma Riska	66122400335	25/Oct/2013
2	Somses	Karolina	63050800232	5/5/20140
4	Mwetako	Emilie	90042400015	5/Jul/2019
5	Naobeb	Arnoldeus	96071400112	21/Jun/2018
6	Elago	Joseph Kuufikwa	88032100245	16/Jul/2018
7	Kambonde	Justine	8521510446	11/Jun/2017
8	Eichab	David	75040400659	11/Aug/2017
9	Arises	Else	82072810612	11/Aug/2017
10	Nahole	Abraham	73062300620	13/Nov/2017
11	Amujera	Bernadus Ben	73122501244	30/Nov/2017
12	Au-khaob	Magreth Fenny	79071110125	12/Jan/2017
13	Simon	Lasarus	64042000266	15/Nov/2017
14	Lamberth	Maria Magdalena	62011800382	13/Nov/2017
15	Josua	Johannes	81070810355	13/Nov/2017
16	Kashati	Astrid Makena	76103010276	11/Oct/2017
17	Kashikola	Marthin	95121000898	4/Apr/2018
18	Shishiveni	Tibelia	85062210658	28/Oct/2019
19	Uakumbua	Magdalena Rowee	71071410059	Did not apply
20	Mburuu	Marley Jarijo	91092400807	Did not apply
21	Uirab	Samuel	80070410372	13/Oct/2013
22	Campbell	Martha	69101001582	29/Apr/2010
23	Nambungu	Bronita Charlotte	68070801328	28/May/2010
24	Imbili	Katrina	79111410469	27/Apr/2010
25	Gom-Khaiseb	Daniel	78091810277	7/Nov/2017

NO.	SURNAME	NAME	ID NO.	MWL
26	<i>Shitaleni</i>	<i>Andreas</i>	<i>85050610508</i>	<i>13/Nov/2017</i>
27	<i>Richter</i>	<i>Anna Lucia</i>	<i>76121900237</i>	<i>7/Nov/2017</i>
28	<i>English</i>	<i>Rabia</i>	<i>59011000625</i>	<i>9/May/2018</i>
29	<i>Haipinge</i>	<i>Lamek Nghipotelwa</i>	<i>85050610346</i>	<i>9/Nov/2017</i>
30	<i>Awarab</i>	<i>Stephanus</i>	<i>82103110234</i>	<i>17/Jan/2018</i>
31	<i>Nakale</i>	<i>Andreas</i>	<i>77051110535</i>	<i>13/Nov/2017</i>
32	<i>Nakale</i>	<i>Leonard Angula</i>	<i>85091011005</i>	<i>6/Nov/2017</i>
33	<i>Gertze</i>	<i>Aloycia</i>	<i>61092700625</i>	<i>5/Nov/2013</i>
34	<i>Uwuseb</i>	<i>Festus</i>	<i>63081001625</i>	<i>30/Oct/2013</i>
35	<i>Keib</i>	<i>Leonard</i>	<i>82082310760</i>	<i>27/Oct/2013</i>
36	<i>Ngiwanaame</i>	<i>Johanna Twilika</i>	<i>86011800025</i>	<i>24/Oct/2013</i>
37	<i>Kaheka</i>	<i>Anna</i>	<i>91052500797</i>	<i>26/Oct/2013</i>
38	<i>Garises</i>	<i>Hilde</i>	<i>78061000032</i>	<i>6/Nov/2013</i>
39	<i>Djeke</i>	<i>Emilly Maliro</i>	<i>92073000789</i>	<i>Did not apply</i>
40	<i>Mc Clune</i>	<i>Nicoltha Rosetha</i>	<i>70051300346</i>	<i>16/Nov/2017</i>
41	<i>Willemse</i>	<i>Johny</i>	<i>64121400380</i>	<i>17/Nov/2017</i>
42	<i>Hageman</i>	<i>Hendrik Jakobus</i>	<i>66042900080</i>	<i>Did not apply</i>
43	<i>Kandoroza</i>	<i>Rejoice Sara</i>	<i>83091311047</i>	<i>4/Nov/2013</i>
44	<i>Van Kradenburg</i>	<i>Ronel</i>	<i>84051510239</i>	<i>7/Nov/2017</i>
45	<i>Bock</i>	<i>Arrenzo Marlo</i>	<i>98041200575</i>	<i>5/Sep/2019</i>
46	<i>Muyenga</i>	<i>Vallery</i>	<i>76092700379</i>	<i>Did not apply</i>
47	<i>Gowases</i>	<i>Eva Alkotiene</i>	<i>65041800529</i>	
48	<i>Namases</i>	<i>Jaqueline</i>	<i>77051200399</i>	
49	<i>Namases</i>	<i>Jaqueline</i>	<i>77051200399</i>	<i>19/05/2010</i>
50	<i>Gates</i>	<i>Bernard M</i>	<i>80111910404</i>	<i>2/Sep/2019</i>
51	<i>Geiseb</i>	<i>Aristotles</i>	<i>91082100037</i>	
52	<i>Crespo</i>	<i>Manuel</i>	<i>93030302617</i>	
53	<i>Arnold</i>	<i>Camilla Les-lee</i>	<i>91033001198</i>	<i>N/A</i>
54	<i>Huseb</i>	<i>Johannes</i>	<i>74010210346</i>	<i>N/A</i>
55	<i>Tjitare</i>	<i>Samueline</i>	<i>80102610401</i>	<i>BT 1909</i>
56	<i>Horases</i>	<i>Junett Kloria</i>	<i>70010200533</i>	<i>DRC 541 14-03-2000</i>
57	<i>Kooper</i>	<i>Daphney</i>	<i>82041410558</i>	<i>09/11/2017</i>
58	<i>Gowases</i>	<i>Cheron Girdy</i>	<i>93040301055</i>	<i>4/Nov/2013</i>
59	<i>Uwuseb</i>	<i>Eva</i>	<i>82020510901</i>	<i>22/Aug/2014</i>
60	<i>Karunguru</i>	<i>Wesley</i>	<i>5041200076</i>	
61	<i>Naibab</i>	<i>Abel Lipuleni</i>	<i>73030500403</i>	
62	<i>Ortner</i>	<i>Metanga laden</i>	<i>96102700775</i>	

- (d) That ministerial consent be obtained to donate Erf 7724, Extension 28, Swakopmund, to Ms Bonita Charlotte Nembungu.
- (e) That Ms Bonita Charlotte Nembungu be informed to obtain a loan from NHE (should she be interested) for the construction of a dwelling.
- (f) That Ms Bonita Charlotte Nembungu be informed to make a payment of N\$1 000.00 toward the administrative fee and be invited to sign the Deed of Donation upon approval of (e) above
- (g) That the conditions for donation of erven in Extension 28 and 31 South, passed by Council on 8 October 2024 under item 11.1.9 and 1 April 2025 under item 11.1.23, be imposed on the sale of Erf 7724, Ext 28, Swakopmund.

ANNEXURE "A"



From: Walter Nembungu <walternembungu@gmail.com>
Sent: Monday, July 28, 2025 10:10:41 PM
To: Mahine Kruger <mkruger@swkmmun.com.na>
Subject: Bonita Nembungu

Good day,

As per your conversation with my Mother today, please see her details below:

ID number: 68070801328

Name: Bonita Nembungu

She applied in 2010.

Please forward me the email address of the relevant people at the Municipality where I can enquire about my housing application as well. I applied in 2017, my name and surname is Walter Nembungu.

Kind Regards

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11.1.19

REQUEST BY MR SIMSON NATANGWE SALOM TO TRANSFER ERF 7440, EXTENSION 27, SWAKOPMUND TO MR ENRICH KASHONA

(C/M 2025/11/24 - E 7440)

Ordinary Management Committee Meeting of 13 November 2025, Addendum 8.4 page 31 refers.

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

1. PURPOSE

The purpose of this submission is to request Council's approval to approve the right of use and donate Erf 7440 (previously known as Erf 180), Ext. 27, Swakopmund from Mr Simson Natangwe Salom to Mr Enrich Kashona as per sworn declaration of Mr Salom.

2. INTRODUCTION

Mr Simson Natangwe Salom submitted a sworn declaration stating that he intends to transfer the right of use of Erf 7440, Extension 27, Swakopmund to his relative Mr Enrich Kashona because he is relocating to the north.

3. BACKGROUND

On **28 November 2024** Council approved 340 erven for donation to the occupants under item 11.1.47as follows:

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

52	7363	27	263	Mwanyeka	Leonarde	67120100580	573	N\$104 000.00
53	7365	27	222	Kasaona	Cornelia	61122200137	326	N\$58 000.00
54	7367	27	255	Blaauw	Veronica	53052900129	386	N\$70 000.00
55	7368	27	252	Mperema	Henrich	70030303028	590	N\$106 000.00
56	7369	27	251	Goseb	Gerson Gothardt	70091300177	592	N\$106 000.00
57	7372	27	244	Gases	Desiree Zelda	86042900552	593	N\$106 000.00
58	7381	27	229	Kristian	Petrus	85041510091	610	N\$110 000.00
59	7385	27	413	Nghishoongele	Jerobiam	69091500654	351	N\$64 000.00
60	7387	27	412	Khoebeb	John Richard	73111200728	300	N\$54 000.00
61	7388	27	411	Awarab	Leonard	78098100271	331	N\$60 000.00
62	7390	27	385	Tsibeb	Richard	000 62500785	418	N\$76 000.00
63	7404	27	194	Mandume	Matheus	78050710130	364	N\$66 000.00
64	7405	27	195	Tanises	Theopolitine	82040910808	364	N\$66 000.00
65	7408	27	202	Nghidinwa	Rigevenus	73121500295	364	N\$66 000.00
66	7411	27	207	Paulus	Ester	68032400561	364	N\$66 000.00
67	7414	27	214	Nghixupundope	Junias Nghendenanje	81022310267	392	N\$70 000.00
68	7418	27	382	Howotes	Lenda Renathe	84120510654	390	N\$70 000.00
69	7419	27	381	Fredenk	Malinda Estel	80082910266	341	N\$62 000.00
70	7421	27	217	Zolonimu	Letisia Tuhafeni	68020500863	358	N\$64 000.00
71	7423	27	213	Christiaan	Sara	64070200576	350	N\$64 000.00
72	7425	27	209	Manya	Lemple	74082300341	351	N\$64 000.00
73	7439	27	181	Martin	Mlekondjo	76080410575	308	N\$56 000.00
74	7440	27	180	Salom	Simson	71121900461	355	N\$64 000.00
75	7474	27	1	Iyambo	Konias	54040100784	421	N\$78 000.00
76	7476	27	35	Nghiscula	Fostina	80051210193	322	N\$55 000.00
77	7477	27	36	Wapoo	Isak	80072800816	307	N\$36 000.00
78	7479	27	32	Geingos-Gawas	Josophine	77103010080	577	N\$104 000.00

(b) ...

(c) ...

(d) ...

(e) ...

- (f) ...
- (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,
- (h) and 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.

Mr Simson Natangwe Salom is number 74 in the above quoted resolution. On **02 March 2000** Mr Simson Natangwe Salom was registered on Erf 7440, Extension 27, Swakopmund (previously known as Erf 180). The table below shows the name of Mr Salom on the Master Waiting List.

SURNAME	NAMES	ID NO	GENDER	MARITAL STATUS	CONTACT DETAILS	POSTAL ADDRESS	INCOME	EMPLOYER	TOWN	REF.	REF.	APPLICATION DATE
Salom	Simson	71121900461	Male	Single	814615764	3573 Vineta	NAD 1 500,00	Self employed	Swakopmund	DRC	180	02/03/2000

A sworn declaration and a copy of the identity document (**Annexure "A"**) was submitted by Mr Salom stating his intention to transfer the right of use of Erf 7440, Extension 27, Swakopmund to his relative Mr Enrich Kashona. Copies of the signed preliminary agreement by Mr Salom and his identity document is included in **Annexure "A"**.

Further, is copies of the identity document, a payslip and registration form of Mr Enrich Kashona that is attached as **Annexure "B"**. The copies of the identity document and registration form of Mr Samuel Heita Kashona is attached as **Annexure "C"**.

The enumeration exercise in Extension 27, 29 and 30 (DRC Proper) was conducted and Mr Enrich Kashona, Mr Samuel Heita Kashona and Mr Helman Shangelao Nekoto were the three occupants registered on Erf 7440. Therefore, attached as **Annexure "D"** is copies of the identity document and bank statement indicating the salary and registration form of Mr Helman Shangelao Nekoto.

4. **CURRENT SITUATION**

Mr Salom intends to relocate to the North and therefore requested permission to transfer the right of use of Erf 7440 (180) to Mr Enrich Kashona. The registered tenants are not allowed to decide who should take over the right of use of the property when they are relocating to other regions. The table of socioeconomic data provided below under point 5 indicates the income of the registered occupants on the erf as there are multiple households.

5. **DISCUSSION**

The statistics of the socioeconomic survey conducted during 2025 a see table below indicating that Mr Enrich Kashona is the only occupant on Erf 7440 with high income.

SOCIOECONOMIC DATA AND HOUSING APPLICATION

Erf No.	Name Surname	ID Number	Work Status	Income	Reg No	Reg Date	MHDP APP Date
180 (2/2)	Enrich Kashona	79092210048	Employed	NAD 6110.00	RN 2326	02/07/2025	28/11/2017
180 (2/2)	Samuel Heita Kashona	84040811070	Unemployed	NAD 0.00	RN 2327	02/07/2025	No
180 (1/2)	Helman Shangelao Nekoto	97123000935	Employed	NAD 3200.00	RN 2324	02/07/2025	No

Mr Enrich Kashona applied under the Mass Housing Programme (NHE) and is listed on the Master Waiting List with the application date, **28 November 2017**, under Ref No. SWK 3988. (see screenshot below) of the Master Waiting List.

SURNAM	NAMES	ID NO	GENDE	MARITA	CONTACT	INCOME	REF.	REF.	APPLICATION DATE
Kashona	NK	81081310170	Male	Single	0811245089	20000			18/07/2007
Nakashona	FA	72092900587	Male	Single	064-463079	3500			14/09/2007
Kashona	DN	75112600047	Female	Single	0	1000			15/09/2007
Nakashona	Fiina A Nakashona	72092900587	Female	Single	812175819	NAD 2 756.00	BT	503	27/04/2010
Nakashona	A.E.	81122210108	Male	Single	0816042820	5531			02/07/2010
Kashona	Joseph	78013500213	Male	Single	813563964	NAD 5 100.00	SWK	1340	09/11/2017
Kashona	Enrich	79092210048	Male	Single	812959915	NAD 1 700.00	SWK	3988	28/11/2017
Nakashona	Immanuel Nghiningishiwa	83033010334	Male	Single	812436109	NAD 9 178.00	SWK	3965	21/11/2017
nakashona	In	83033010334	Male	Single	081243619	20000			30/04/2018

6. PROPOSAL

Based on the highest salary, it is proposed that Council approves the request of Mr Simson Salom to transfer the right of use and donation of Erf 7440 previously known as Erf 180, Ext. 27, Swakopmund to Mr Enrich Kashona.

It is further proposed that Mr Enrich Kashona be allowed to sign the Deed of Donation after the ministerial consent is obtained. Lastly, it is also proposed that the remaining middle-income occupant, Mr Helman Shangelao Nekoto be assisted when erven become available in new extensions.

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

- That Council takes note of the police declaration of Mr Simson Natangwe Salom declaring to transfer the right of use and donation of Erf 7440, Extension 27, Swakopmund (previously Erf 180) to Mr Enrich Kashona.
- That Council approves the right of use of Erf 7440, Extension 27, Swakopmund, from Mr Simson Natangwe Salom to Mr Enrich Kashona based on the highest income.
- That ministerial consent be obtained to donate Erf 7440, Extension 27, Swakopmund, to Mr Enrich Kashona.
- That Mr Enrich Kashona be informed to pay the administrative fee of N\$1,000.00 to Council and be invited to sign the Deed of Donation upon approval of (c) above.

DRC Social Housing Project Erf 740, 189, DRC

MUNICIPALITY OF SWAKOPMUND
DRC SOCIAL HOUSING PROJECT

PRELIMINARY AGREEMENT FOR TRANSFER OF ERVEN

made and entered into by and between

THE MUNICIPAL COUNCIL OF SWAKOPMUND
(hereinafter referred to as the DONOR)

and hereby represented by

ALFEUS BENJAMIN in his capacity as Chief Executive Officer; or
HELLAO HARUSEB or CLARENCE CLAUDE MCCLUNE or VILHO SHOONGELENI
KAULINGE and LYDIA KENGU MUTENDA in his / her capacity as Acting Chief Executive
Officer

and

WILFRIED GROENEWALD in his capacity as Chairperson of the Management
Committee, or BLASIUS REINHARDUS GORASEB 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 Authorities
Act, 1992 (Act 23 of 1992) as amended

OF THE ONE PART

And

Simson Salom

ID NO: 71121900461

MOBILE NO: 081 245 4417

(hereinafter referred to as the DONEE)

8



MUNICIPALITY OF SWAKOPMUND

NOTE: 2005 22 0765 00

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 ☎ 088-414 314
 📧 33 Swakopmund
 NAMIBIA
 🌐 www.swakopmund.com.na
 📧 info@swakopmund.com.na

Ref No: E 7440

Enquiries: Mr C Aaseb

26 April 2023

Simon Sainz
 Erf No: 180, DRC Swakopmund
 ID No: 71121800461

Dear Sir / Madam

ALLOCATION OF ER7 FOR DONATION

We refer to the Public Meeting held on 16 April 2023.

Please be informed that a list of names of the beneficiaries who have signed the agreements will be sent to the Deeds Office to confirm whether they own or have owned immovable property before in Namibia. Attached is a copy of the first page of the signed agreement. NB: If it is confirmed that you do own or have owned property in Namibia you will be disqualified from receiving the erf and it will be allocated to another occupant either currently residing on the erf or another beneficiary on the Master Waiting List.

Upon confirmation by the Deeds Office that you do not and nor have not owned immovable property anywhere in Namibia, a Deed of Donation must be signed which will require the following payments to be made in order for the property to be transferred:

- (A) N\$1 000 00 towards Administration Fee
- (B) N\$2 500 00 towards Electrical Supply Connection
- (C) Transfer Cost which will be issued by the attorney that will be levied on the rates and taxes account over a period of 24 months.

NB: Please note, since these are low-cost housing units, the property may therefore not be sold for a period 10 years after a completion certificate is issued.

In conclusion, please note that the pre-paid water connections will be installed at a later stage after the prepaid water meters have been tested, by the Engineering and Planning Services Department.

For any further enquiries, please do not hesitate to contact Mr C Aaseb at ☎ 064-4104231

Yours faithfully

Mr A Piastjie
 General Manager, Corporate Services & HQ (Acting)



All correspondence must be addressed to the Chief Executive Officer