

AGENDA

NO. 3

Ordinary Council Meeting

on

THURSDAY

27 JANUARY 2022

at

19:00



MUNICIPALITY OF SWAKOPMUND

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- 11.1.22 **APPLICATION FOR THE REZONING OF ERF 620, SWAKOPMUND PROPER FROM OFFICE WITH A BULK FACTOR OF 0.4 TO GENERAL BUSINESS WITH A BULK FACTOR OF 2.0 AND CONSENT TO OPERATE A COFFEE SHOP WHILE THE REZONING IS BEING FINALIZED**
(C/M 2022/01/27 - E 620)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 8.3 page 43 refers.

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

1. Purpose

The purpose of this submission is for the Council to consider the application for the rezoning of Erf 620, Swakopmund Proper from "Office" with a bulk factor 0.4 to "General Business" with a bulk factor of 2.0 and consent to operate a coffee shop while the rezoning is being finalized.

2. Introduction and Background

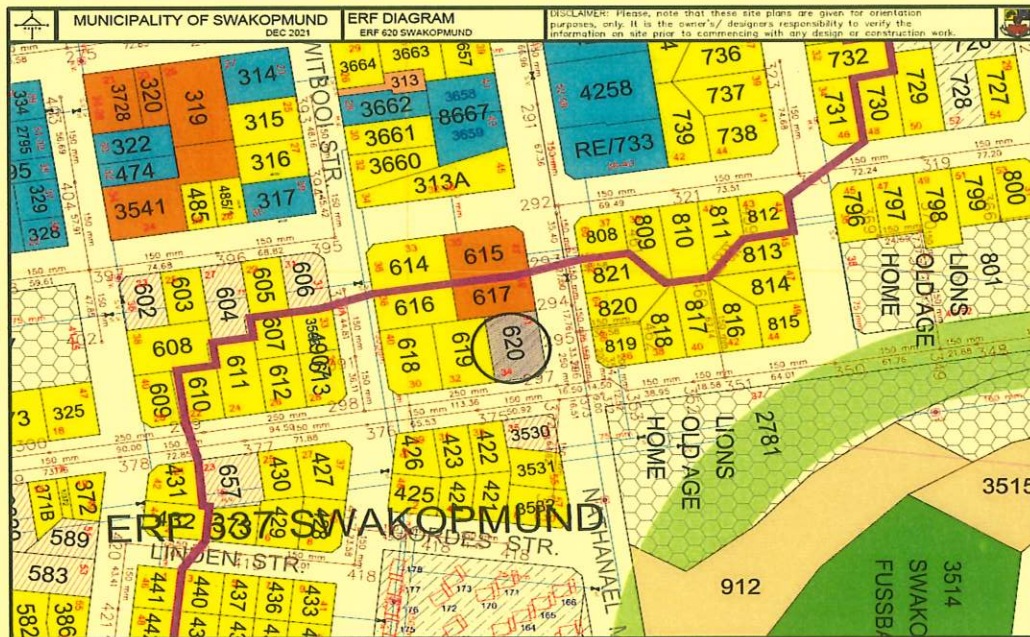
An application for the rezoning of Erf 620, Swakopmund Proper was received by the Engineering and Planning Services from HEH Urban Nest Creations on behalf of Mr. Martin Karsten, the registered owner of the subject property. The application is attached as **Annexure A**.

3. Ownership

Ownership of Erf 620, Swakopmund Proper has held under Title Deed No T 952/2021, vests in Martin Karsten. Proof of ownership has been attached to the rezoning application.

4. Zoning, Locality and Size

Erf 620, Swakopmund Proper is zoned "Office" with a bulk of 0.4. The erf is situated on the edge of Central Business District (CBD), on the corner of Rhode Alle and Nathanael Maxuili Street. It measures 1303m² and currently accommodates offices.



Locality of Erf 620, Swakopmund

5. Access and parking

Access to Erf 620, Swakopmund Proper is obtained from the two existing streets, namely, Rhode Alle and Nathaniel Maxuilili Street. Parking for the proposed development will be provided on-site in accordance with the provision of the Swakopmund Town Planning Scheme.

6. Advertisement

The proposed rezoning was advertised on the **10th & 24th September 2021** in the Namib Times as well as on the **9th and 15th September 2021** in the Confidante. A notice was also placed on site for public comments and the neighbouring property owners were notified in writing informing them of the intent. The last date to submit objections and comments was the **1st of October 2021**, while for the neighbours was **1st November 2021**. Three (3) objections were received.

7. Proposal

The owner's intention to rezone came after he realized that there is a demand in the area for property owners to live and work in this area. The proposed zoning will allow for the operation of a coffee shop and accommodates the already existing office activities on site.

8. Discussion

8.1 Objections

A concern was raised that the construction of the coffee shop commenced without notifying the Council and adjacent neighbours. It was further argued that the notice placed on site

was not clearly visible to the neighbours and no letters were sent to the neighbours. Another objector feels that operating a coffee shop does not require a rezoning to general business with a bulk of 2.0, is deemed unnecessary.

The neighbours stated that they are currently experiencing parking shortages as a result of the coffee shop as some customers park in front of adjacent neighbours' properties. Devaluation of residential property values due to the influx of business erven into a purely residential neighbourhood. Lastly, there is a fear of intrusion on residents' privacy, safety, tranquility and visitors.

8.2 Evaluation

In terms of section 54 (1) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) if a building or any part of a building has been constructed in conflict with a zoning scheme, the local authority may write to the owner to rectify such building or to apply for the rezoning of land if necessary. When the owner applied to register the coffee shop as business, he was advised to rezone because the current zoning does not permit the proposed business activity, hence this application to bring the intended land use in line with the zoning scheme.

The site notice was on A3 size paper, placed on the entrance gate. This is the usual size done for all notices. The concern that the notice was not visible is not correct because it is based on this notice that the objector became aware of the intentions to rezone as he further stated that no letters were sent to the neighbours. The applicant confirmed that the letters to the neighbours was an omission; however, it was rectified by sending letters to the adjacent neighbours and extended the objection period, from **1st October 2021** to **1st November 2021**.

Swakopmund Zoning Scheme current land use provisions:

L OFFICE

1. **Colour Notation:** *Purple hatch*
Primary Uses: *Office Buildings*
Consent Uses: *Place of Public Worship, Dwelling House, Institutional Building, Residential Building, Bed and Breakfast, Pension.*

OFFICE BUILDING" means a building used for business purposes and includes offices, a bank, professional chambers and buildings designed for similar uses, but do not include a shop, a place of assembly, a place of entertainment, an institution, service station, industrial building, noxious industry, a restaurant, a vegetable or animal market.

In terms of the "Office" definition above, a coffee shop does not form part of the consent list, thus, it cannot be permitted on current zoning, hence rezoning request to general business.

It has become evident that the majority of general business zoned erven in the proximity to Erf 620, Swakopmund Proper are

characterized by a bulk factor of 2.0. Taking such dominance into consideration, a bulk factor of 2.0 will not have significant detrimental impact on the neighbourhood.

With regards to the parking provision, it should be done in accordance with the requirements of the Swakopmund Zoning Scheme. No shortfall of any form will be entertained.

The claim that their residential properties will devalue and that their privacy will be intruded cannot be justified. In fact, residents experience greater quality of life in areas where businesses are located closely in terms of convenience, choices and agglomeration of economies. The presence of the commercial activities in the areas can help boost property value. On privacy, the relevant height restrictions will be adhered to.

9. Conclusion

The rezoning of Erf 620, Swakopmund Proper is not foreseen to have any significant negative impacts on the area and it can therefore be supported. However, the consent to operate a coffee shop while the rezoning is being completed cannot be supported as coffee shop is not a consent use under the current zoning.

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

RECOMMENDED:

- (a) That the rezoning of Erf 620, Swakopmund Proper from “Office” with a bulk factor of 0.4 to “General Business” with a bulk factor of 2.0 be approved.
 - (b) That the consent use to operate a coffee shop while the rezoning is being finalized be turned down.
 - (c) That the rezoning of Erf 620, Swakopmund Proper be subject to a betterment fee calculated according to the betterment fee policy of 2009 and be paid by the applicant before any submission of building plans to the Engineering and Town Planning Services Department for approval.
 - (d) That all the parking provided on-site be in line with the Swakopmund Zoning Scheme.
 - (e) That the objectors be informed of their rights to appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-eight (28) days from the date of the decision in accordance with section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
-

ANNEXURE A - APPLICATION FORM

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Urban Projects Planning & Coordination Consultant

29 November 2021

The Chief Executive Officer
Swakopmund Municipality
P O Box 53
Swakopmund
Namibia

Attention: **Mr. John Heita**
Manager: Town Planning Section

Own Ref: **10/2021/S620/REZ**

SUBJECT: **REZONING OF ERF 620, SWAKOPMUND FROM OFFICE WITH A BULK FACTOR OF 0.4 TO GENERAL BUSINESS WITH A BULK FACTOR OF 2.0**



Dear Sir,

1. Introduction of the application

HEH Urban Nest Creations on behalf of Mr. Martin Karsten, the registered owner of erf 620 Swakopmund (the site) is hereby applying to the Swakopmund Municipality for the rezoning of the site, from "Office" with a bulk factor of 0.4 to "General Business" with a bulk factor of 2.0.

The following application will assess the details of the site, the proposed development followed by a brief motivation and conclusion of why the rezoning application is favorable to the community.

2. Description of the site

2.1 Locality

Erf 620, Swakopmund is situated on the edge of the Swakopmund Central Business District (CBD), on the corner of Rhode Alle Street and Nathanael Maxuilili Street. The site measures 1,303m² in extent and currently offices are developed on the site. This land use is in accordance with its current zoning "Office".

2.2 Ownership

According to the Deed of Transfer No T 932/2021 (**Annexure F**) the site is registered in the name of Mr. Martin Karsten. The attached power of attorney (**Annexure E**) grants HEH Urban Nest Creations consent to act on behalf of the registered owner.

2.3 Natural Features

The topography of the area is flat and constructions can take place without requiring major earthworks. Moreover, the site has accommodated offices for years without causing any natural hazards. There are also no prominent features on the site that need to be retained.

2.4 Services

The site is also already connected to the bulk infrastructure such as water, electricity, sewer, and road. Access to the site is obtainable from two streets, Nathanael Maxuilili Street or Rhode Alle Street.

Due to the size and locality of the site, development on this property would function and relate well to the natural environment in which this site is situated. See the attached locality map labeled **Annexure A** to understand the locality of the site in relation to the wider area.

3. Development Proposal

The owner intends to add a shop (coffee shop) to the existing offices on the site, but to accommodate both office buildings and the coffee shop on the site will require the site to be rezoned. According to the Swakopmund Town Planning Scheme, the suitable zoning would be "General Business" with a bulk factor of 2.0.

This zoning will permit both office activities and the coffee shop, hence the request for permission to rezone the site from the "Office" zoning to "General Business" zoning as indicated in the rezoning map attached as **Annexure B**. The coffee shop is already developed, and obtaining the necessary land use rights will bring it fully in accordance with all the specifications of the Swakopmund Town Planning Scheme. These include bulk, height, building lines, and provision of parking. Rezoning is being sought merely to bring current developments on-site in line with the town planning scheme.

4. Motivation

4.1 Locality of the site

Since the site is on the edge of the CBD, it is well-positioned in such a way that the CBD can expand into this area as the city continues to grow. Therefore rezoning this site to accommodate an additional business activity such as the coffee shop, will help maintain the business linkages and extend out of the CBD core. Not only that, the erf is located in a main traffic arterial road that leads straight into the CBD core, within close proximity.



In addition to that, the site is a corner plot, which gives the developer the advantage of being able to provide a separate entrance and exit. This will prevent traffic from being congested on one access point. Moreover, the site is located along the entrance road into Swakopmund from Walvis Bay, making it easy to spot, for travelers, and tourists who are visiting. Because it is an already established area, there are existing land uses such as a fast-food restaurant, accommodation establishments, and a place of entertainment as seen in **figure 4.1 A** below which all complement the proposed development well.

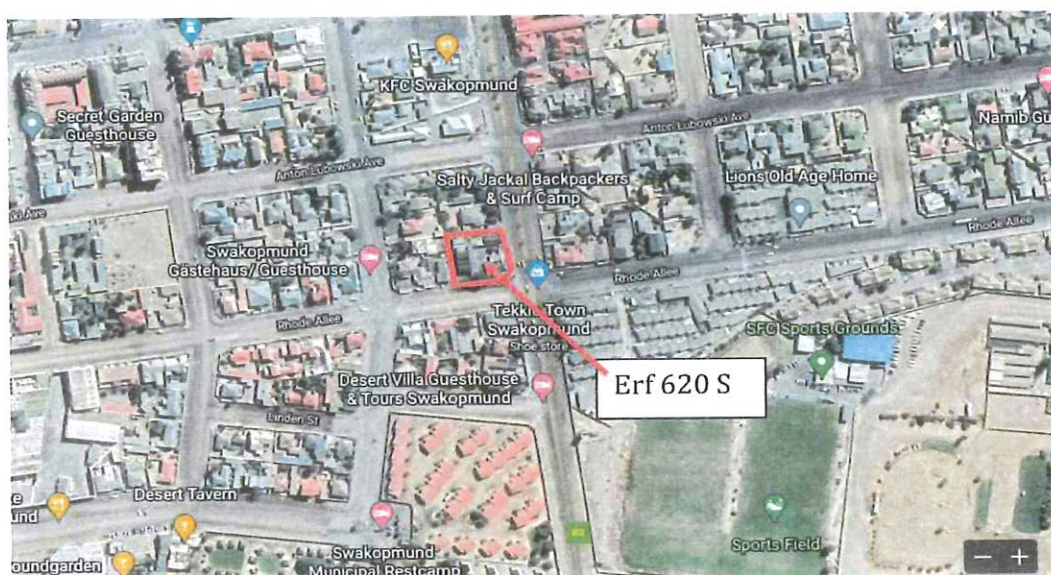


Figure 4.1.A Showing the different land uses in proximity to the site (Erf 620)

4.2 Quality of the site

The site is 1,303m² large, which is too large to be used for one land use only. This is an underutilisation of already scarce resources especially serviced urban land. Rezoning the site to "General Business" will accommodate ancillary land uses that can function in harmony with each other. Furthermore, a "General Business" zoning will allow for maximum use of municipal services as opposed to the current "Office" zoning which is restrictive in the sense that it only allows office use as a primary right.

4.3 Economic Benefit

Rezoning the site to "General Business" is not only beneficial to the owner but the overall community as well. Firstly, agglomeration economies theory are at play here, when one or two business activities come together, they create desired convenience and choice to the people. This usually makes the the area more attracttractive and vibrant always resulting in job opportunities to the local people. These employees will then be able to pay taxes to the government as well as spend or invest which will help boost the economy. Secondly, Council will generate income from this rezoning through

the payment of betterment fees, which can be used to provide municipal services in other areas such as informal settlements.

Lastly, the Council will generate income as a result of this rezoning through the payment of business rates and taxes. As it is the Council's responsibility to act in the interest of the public, supporting this rezoning will enable the Council to fulfill this obligation.

4.4 Planning Principal

The owner's plan to rezone the site to business, came after he noticed that there is a demand in the area. Rezoning the site to meet that demand will help ensure that property owners in this area will continue to live, and work in this area. This will also mean that the area will never undergo decay because there will remain a high threshold population that will continue to support the land uses in the area. Urban planning, in general, should be responsive to change, especially changes proposed by property owners as they are the most acquainted with the needs of the people on the ground. This is because they are the people who are on the site most of the time.

Pre-determined zonings should not be rigid, but flexible especially if valid reasons in support of the rezoning are provided such as in this application. Finally, the owner has adhered to all statutory requirements such as advertising and has sought professional advice from a certified urban planner. Therefore Council should be confident to support this rezoning as it has gone through sufficient sifting to determine its practicality.

5. Advertising Process

5.1 Consultation

As required in terms of the Swakopmund Town Planning Amendment Scheme rezonings must be advertised for two consecutive weeks in two newspapers circulating locally. The rezoning of Erf 620, Swakopmund was advertised in the Namib Times dated 10 September 2021 and 24 September 2021 as well as in the Confidante newspaper dated 09-15 September 2021 and 23-29 September 2021. A site notice was also displayed on the site from 10 September 2021 to 01 October 2021. The last day for submitting objections was **01 October 2021**.

5.2 Feedback

Six neighbors have objected against this rezoning application (**Annexure D**), and their objections together with counter-responses in italics are as follows:

- a) Commencement of construction of the coffee shop without notifying the Council and the adjacent neighbors.

The client had already commenced with the construction of the coffee shop before seeking planning advice from HEH Urban Nest Creations. Since then they

had been advised to regularise this development. In terms of section 54 (1) of the Urban and Regional Planning Act (No. 5 of 2018) if a building or any part of a building has been constructed in conflict with a zoning scheme the relevant local authority may by written notice request owners (a) to rectify such building before a date specified in the request or (b) to apply for the rezoning of land if necessary before a date specified in the request.

The client has not received any such letter from the Local Authority. However, application is hereby made to rezone the site to bring the land use in line with the zoning scheme. Important to note in this instance is the fact that the coffee shop was able to be erected, demonstrates the dormant potential that has been on the premises. Hence, it is more economically viable to legalise than demolition. Because the client did not first seek professional advise before constructing neighbors' consent to the construction was not sought. Nevertheless notifying the neighbors of the rezoning through placement of site notice is a way of rectifying that omission.

- b) Site notice advertising the rezoning was not clearly visible to the neighbors and no letters were sent to the neighbors.

Site notice advertising intentions to rezone was on A3 size paper, fastened on the entrance gate for all to clearly see. Furthermore, a large font size was used, and the notice was on-site from 10 September 2021 until 01 October 2021 to ensure that the notice is seen by as many people as possible. Even though no letters were sent to the neighbours, this omission was rectified by sending letters to the adjacent neighbors and extending the period for objections to another full month. The above on site notice and newspaper adverts are the usual size done for all rezoning. Overall efforts were made to ensure that the rezoning intention was made known to all potential interested and affected parties. This includes placing adverts in newspapers circulating locally (Namib Times) and nationally (Confidante). Placing a notice on the site, and sending letters to the adjacent neighbors with ample time (1 month) given to comment on the rezoning.

- c) Operating a coffee shop does not require rezoning, and rezoning to "General Business" with a bulk factor of 2.0 purely to add a coffee shop is deemed "unnecessary".

The "General Business" and "Local Business" zoning are the only zonings that permit both shops and office buildings as primary rights. There are no other zonings that permit these two land uses as primary rights. Rezoning to "General Business" with a bulk factor of 2.0 is sought as Council is busy phasing out the "Local Business" zoning which leaves us only with the "General Business" zoning to use. It is also not as restrictive as the current "Office" zoning, in that it permits the owners to incorporate mixed uses such as a block of flats. Giving the owners the option to operate more than one use on the premises and therefore not just limited to office use.

This site is located close to properties such as erf 4258, 4259, 8667, and 3662 which are also zoned "General Business" bulk factor of 2.0. According to the Draft Swakopmund Town Planning Amendment Scheme, this site is close to the bulk 2.0 zone. Meaning a precedent has already been set for this rezoning for General Business with a bulk factor of 2.0 zonings.

In addition to the above, the objector is mainly concerned on the basis of rumors. The client has made an effort to consult the neighbours and guarantee them that the operations will strictly be a coffee shop and all other activities will be complied to other required regulations such as the type of liquor licence. If additional activities are conducted, it would most likely be once off activities with necessary permissions from the municipality as required and within reasonable hours.

- d) Currently experiencing parking shortages resulting in coffee shop customers parking in front of adjacent neighbors' properties.

Any shortfall in parking will be compensated for either through the provision of additional on-site parking or through payment of money-in-lieu for parking if necessary.

Also, given the close proximity of the area to the CBD means that not all clients will require vehicles when visiting the coffee shop.

- e) Devaluation of residential property values due to the influx of business even into a purely residential neighborhood.

The impact of this rezoning on residential property values could go either negatively or positively, but more positively than negatively. Some of the reasons being, just as businesses thrive in areas with a high concentration of people. So do residents also experience greater quality of life in areas where businesses are located closely in terms of convenience and choice and agglomeration of economies. This will result in work and entertainment places being in proximity to each other. Mixed-use areas aid in cutting travel costs, and the number of trips which in turn help increase the values of the properties in these areas. It also helps with vibrancy of the area.

The presence of commercial activities in this area can also help boost property value for the majority of the nearby "General Residential" properties. Particularly because a coffee shop is a land-use more frequented by the affluent demographic, which is what makes up the majority of the population in this area.

- f) Intrusion on residents' privacy, safety, tranquility, and vistas.

The development will be guided by the Swakopmund Town Planning Scheme requirements. To protect the privacy of the neighbors the building will be enclosed by a boundary wall. The relevant height restrictions will be adhered to, to avoid obstruction of the views of the neighbors. The safety of the neighbors will be protected by upgrading the security system in the area which may include increased lighting and hiring a security guard. The Council may also set out specific approval

conditions to regulate the operation of the development to protect the interests of the community. Be it its trading hours, the activities that may take place, and access points.

On the contrary the above activities will have the inverse in the valuation of the neighbouring properties as business activities have higher value the residential. This has been proven throughout the years. The notion that rezoning devalues surrounding properties is only a myth.

The concern that the increase in bulk will make for limitless rights in the future or to new owners is also unfounded as a bulk of 2.0 in itself also has its defined limits in accordance to the town planning scheme.

6. Conclusion

Based on the above-mentioned reasons, Council is requested to kindly support the rezoning of Erf 620 Swakopmund from "Office" to "General Business" with a bulk factor of 2.0.

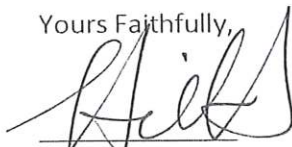
Subsequently, Council is also requested for further submission and approval of this rezoning to the Urban and Regional Planning Board in accordance to the Urban and Regional Planning Act, 2018 (Act 5 of 2018), Section 105(1) of the Urban Regional Planning Act, (5 of 2018) with further provisions to Section 109(3) & (4) to Council to permit the applicant for further submission to the Urban & Regional Planning Board (URPB). I attach the following documents for a formal rezoning application:

- A. Annexure A: Locality Map
- B. Annexure B: Rezoning Map
- C. Annexure C: Newspaper Extracts
- D. Annexure D: Letter of Neighbors Objections
- E. Annexure E: Power of Attorney
- F. Annexure F: Copy of Title Deed

Lastly, Council is also requested to permit consent for the Coffee Shop establishment while the rezoning is being formalized. This request is in light with the existing developments on the premises to enable generation of revenue and not result in loss of local economic development.

I trust that the attached documents are in order and that the motivation meets your approval. Should you need any additional information or would like to discuss the application please do not hesitate to contact me.

Yours Faithfully,



Hilla Hitula
Urban Nest Creation

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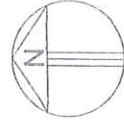




Title:

LOCALITY PLAN OF ERF 620 SWAKOPMUND

A3: SCALE NTS
DRAWING NO: 620/SWK
DATE: 09-09-2021



H.E. Hulse (TRP)
HER Urban Nest Creations &
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09-15 September 2021



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NOTICE

Take notice that HEH Urban Nest Creation on behalf of the owner of Erf 620, Swakopmund is applying to the Swakopmund Municipal Council and subsequently to the Urban and Regional Planning Board, respectively, for:

The rezoning of Erf 620, Swakopmund, from "Office" with a bulk factor of 0.4 with a coverage of 50% to "Business" with a bulk factor of 2.0.

Erf 620 Swakopmund is located on the edge of the CBD, on the corner of Rhode Allee Street and Nathanael Maxuilli Street. Erf 620 Swakopmund is 1303m² in extent and is zoned "Office" with a bulk factor of 0.4 with a coverage of 50%.

Currently the property is being used for Office Purpose. The proposed zoning will allow for the operation of a coffee shop and will accommodate the existing activities on the site. Parking requirements in terms of the Swakopmund Zoning Scheme are being met.

The Town Planning Scheme and Map particulars of the application may be inspected at the Swakopmund Town Council, Town Planner's office.

Further take note that any individual objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Swakopmund Town Council: Town Planning section and the applicant in writing not later than 01 October 2021.

Municipality of Swakopmund
Planning Section: Town Planning
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townengineer@swkmun.com.na
Tel: +264 (64) 4106400



HEH Urban Nest Creations
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Notice

Take notice that HEH Urban Nest Creation on behalf of the owner of Erf 800, Meersig, Walvis Bay is applying to the Walvis Bay Municipal Council and subsequently to the Urban and Regional Planning Board, respectively, for:

The rezoning of Erf 800, Meersig, Walvis Bay, from "Single Residential" with a density zoning of 1 dwelling per 500m² to "General Residential" with a density zoning of 1 dwelling per 300m².

Erf 800 is located in the Meersig extension, on the corner of Nossob Street and Oryx Street. Erf 800 Meersig is 878m² in extent and is zoned "Single Residential" with a density of 1 dwelling per 500m².

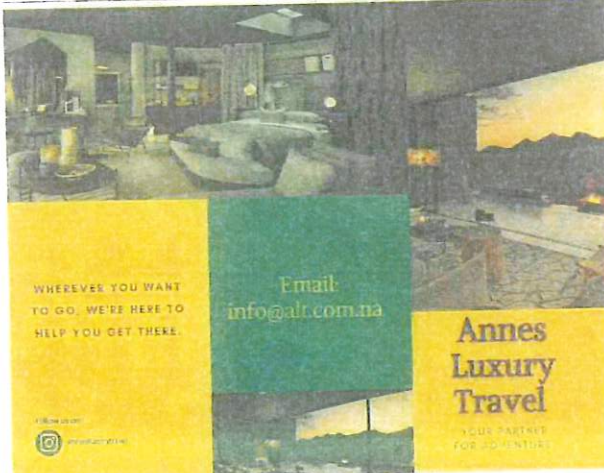
The proposed zoning will allow for existing developments to be brought in line with the current development of general residential units in terms of the Walvis Bay Zoning Scheme. Parking requirements in terms of the zoning scheme are being met. The Town Planning Scheme and Map particulars of the application may be inspected at the Walvis Bay Town Council, Town Planner's office.

Further take note that any individual objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Walvis Bay town Council: Town Planning section and the applicant in writing not later than 01 October 2021.

Municipality of Walvis Bay
Planning Section: Town Planning
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Tel: +264 (64) 201 3111



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NOTICE

Take notice that HARMONIC TOWN PLANNING CONSULTANTS CC, Town and Regional Planners, on behalf of the owner of the respective erf, intends to apply to the Windhoek Municipality and Urban and Regional Planning Board for the:

- REZONING OF ERF 682 ACADEMIA, LOCKE STREET FROM 'SINGLE RESIDENTIAL' WITH DENSITY OF 1:900 TO 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1:350


Erf 682 Academia, Windhoek West, Locke Street measures 1923 m² in extent with a density of 1:900. The current zoning only allows for one residential unit including outside structures. The new zoning with the density of 1:350 will allow the owner to develop more than one dwelling on the erf.

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Town Planning Scheme.

Further take notice that the plan of the erf lies for inspection on the town planning notice board at the Windhoek Municipality and at Harmonic Town Planning Offices, 76B Pasteur Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with the applicant in writing within 14 days of the last publication of this notice (final date for objections is 23 September 2021).

Contact: Harib History
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Consultants CC
Town and Regional Planners
P.O. Box 3216 Windhoek
061 091 127 5879
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ENVIRONMENTAL IMPACT ASSESSMENT FOR THE DEVELOPMENT OF HORTICULTURAL ACTIVITIES IN KARATJA COMMUNAL AREA KAVANGO EAST REGION

Notice is hereby given to all Interested and affected parties (ISAPs) that an application will be made to the Environmental Commissioner in terms of The Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (2012) for the following proposed activity:

PROJECT NAME: Development of Karatja Horticultural project

Project Location: KARATJA COMMUNAL AREA, DIVUNDU

Development Area size: 1000 Ha

Project Description: The proposed project development will support the development of a HORTICULTURAL project and the operation of the proposed activity. The development area covers 1000 ha of the communal land which has 1.5 m deep loam and sandy soils which are arable

Proponent: Karatja Investments cc

Consultant: Conserver Investment Cc Environmental Consultancy

The consultant was appointed by Karatja Investments cc to carry out an Environmental Impact Assessment and design an Impact Management Plan in respect to the above-mentioned project. Therefore notice is hereby given to All Interested & Affected Parties to air out their views regarding the proposed project. To request a copy of Background Information Document (BID) you can please request before deadline of submission of comments or Attend a public meeting to be held on site.

Deadline for submission of comments: 18/10/21
OR Alternatively attend a public meeting to be held on 01/10/21 on site at 14:30 HRS Contact: Paulus 0814087452/0817 637974
E-Mail: trnyungu@gmail.com

COVID-19 PROTECTION WEAR

DISCOUNTS
 Contact: 0612421517
 Email: info@urbannest.com
 Location: Namibia 1 Rhineland Street Windhoek, Namibia

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Email: danny@mweb.com.na
 Cell: 0818248530
 Tel: 061-401598

CLASSES START : 1 OCTOBER 2021

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Master's Degree Duration 2 years

Course	Duration	Assessment
Doctor of Philosophy	3-8 Yrs	Course work & Dissertation
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Master of Philosophy in corporate Law & Governance (MPHIL)	2 Yrs	Course work & Dissertation
Master of Criminal Justice (LLM(CJ))	2 Yrs	Course work & Dissertation
Master of Environmental Studies	2 Yrs	Course work & Dissertation
Master of Sociology	2 Yrs	Course work & Dissertation
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danny@mweb.com.na

PHYSICAL ADDRESS
 Kenya House 134 Robert Mugabe Avenue Windhoek
 Cell: 081 8653250 | Tel: 061401598

NOTICE

Take notice that HEH Urban Nest Creation on behalf of the owner of Erf 600, Meerisig, Walvis Bay is applying to the Walvis Bay Municipal Council and subsequently to the Urban and Regional Planning Board, respectively, for:

The rezoning of Erf 600, Meerisig, Walvis Bay, from "Single Residential" with a density zoning of 1 dwelling per 500m² to "General Residential" with a density zoning of 1 dwelling per 300m².

Erf 600 is located in the Meerisig extension, on the corner of Nosob Street and Oryx Street. Erf 600 Meerisig is 876m² in extent and is zoned "Single Residential" with a density of 1 dwelling per 500m².

The proposed zoning will allow for existing developments to be brought in line with the current development of general residential units in terms of the Walvis Bay Zoning Scheme. Parking requirements in terms of the zoning scheme are being met.

The Town Planning Scheme and Map particulars of the application may be inspected at the Walvis Bay Town Council, Town Planner's office.

Further take note that any individual objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Walvis Bay Town Council, Town Planning section and the applicant in writing not later than 01 October 2021.

Municipality of Walvis Bay
 Planning Section: Town Planning
 Private Bag 5017
 SWAKOPMUND
 Tel: +264 (64) 201 3111

HEH Urban Nest Creations
 P.O. Box 4453
 WALVIS BAY
 Namibia
info@urbannest.com.na
 +264 64 220275



NOTICE

Take notice that HEH Urban Nest Creation on behalf of the owner of Erf 620, Swakopmund is applying to the Swakopmund Municipal Council and subsequently to the Urban and Regional Planning Board, respectively, for:

The rezoning of Erf 620, Swakopmund, from "Office" with a bulk factor of 0.4 with a coverage of 50% to "Business" with a bulk factor of 2.0.

Erf 620 Swakopmund is located on the edge of the CBD, on the corner of Rhoda Alice Street and Nathanael Masuthi Street. Erf 620 Swakopmund is 1303m² in extent and is zoned "Office" with a bulk factor of 0.4 with a coverage of 50%.


Currently the property is being used for Office Purposes. The proposed zoning will allow for the operation of a coffee shop and will accommodate the existing activities on the site. Parking requirements in terms of the Swakopmund Zoning Scheme are being met.

The Town Planning Scheme and Map particulars of the application may be inspected at the Swakopmund Town Council, Town Planner's office.

Further take note that any individual objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Swakopmund Town Council, Town Planning section and the applicant in writing not later than 01 October 2021.

Municipality of Swakopmund
 Planning Section: Town Planning
 P O BOX 53, Swakopmund
townplanning@swakomun.com.na
 Tel: +264 (64) 4104400

HEH Urban Nest Creations
 P.O. Box 4453
 WALVIS BAY
 Namibia
info@urbannest.com.na
 +264 64 220275



NOTICES & VACANCIES



WALVIS BAY PRIVATE HIGH SCHOOL

VACANCY FULL TIME TEACHER

- **PRIMARY PHASE: GRADE 1**
A recognised 4-year tertiary teaching qualification with at least 3 years' experience in Junior Primary Education with Afrikaans as a Mother Tongue. Training and experience in Whole Brain Child development and ample knowledge of the Namibian Education system.

Commencement Date : 01 October 2021

The following documents must be submitted with letter of application:
Application for employment form 156943 and Health Questionnaire 156994,
Curriculum Vitae, Certified copies of Academic and Professional Qualifications,
Testimonials and Proof of Namibian Citizenship

Kindly submit applications to:
The Chairman
Walvis Bay Private High School
P O Box 567 Walvis Bay
Email: principals@wpsbts.com

Closing Date : Friday, 17 September 2021

Please note, if you are not contacted within one week after the closing date, you have not been shortlisted. Only shortlisted candidates will be contacted.



CALL FOR PUBLIC PARTICIPATION NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT FOR THE DEVELOPMENT OF A SERVICE STATION ON ERF 7214 EXTENSION 5 KUISEBUND WALVIS BAY

Notice is hereby given to all potential interested and Affected Parties (I&APs) that an application is made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4879 of 6 February 2012) for the following:

Project Name: Ondonga Service Station
Project Location: Erf 7214, Extension 5, Kuisebmond, Walvis Bay

Project Description: A service/fuel station with four dispensing pumps for petrol and diesel.

In this respect, interested and affected parties (I&APs) are hereby invited to register and submit comments concerns or issues regarding this project to the Environmental Consultant, Mr Julius Antonius at JuliusAntonius@gmail.com or at cell 0818778855 on or before 30 September 2021. All I&APs are also cordially invited to a public meeting to be held on site on the 25th of September 2021 at 10:30AM.

Notice

Take notice that HEH Urban Nest Creation on behalf of the owner of Erf 800, Meersig, Walvis Bay is applying to the Walvis Bay Municipal Council and subsequently to the Urban and Regional Planning Board, respectively, for:

The rezoning of Erf 800, Meersig, Walvis Bay, from "Single Residential" with a density zoning of 1 dwelling per 500m² to "General Residential" with a density zoning of 1 dwelling per 300m².

Erf 800 is located in the Meersig extension, on the corner of Nossob Street and Oryx Street. Erf 800 Meersig is 878m² in extent and is zoned "Single Residential" with a density of 1 dwelling per 500m².

The proposed zoning will allow for existing developments to be brought in line with the current development of general residential units in terms of the Walvis Bay Zoning Scheme. Parking requirements in terms of the zoning scheme are being met.

The Town Planning Scheme and Map particulars of the application may be inspected at the Walvis Bay Town Council, Town Planner's office.

Further take note that any individual objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Walvis Bay town Council: Town Planning section and the applicant in writing not later than 1 October 2021.

Municipality of Swakopmund Planning Section: HEH Urban Nest Creations P.O. Box 4453
Town Planning P.O. BOX 53, Swakopmund
Walvis Bay
townplanning@swakopmund.com.na info@urban-nest-nm.com
Tel: +264 (64) 4104400 +264 64 220275
Namibia

Notice

Take notice that HEH Urban Nest Creation on behalf of the owner of Erf 620, Swakopmund is applying to the Swakopmund Municipal Council and subsequently to the Urban and Regional Planning Board, respectively, for:

The rezoning of Erf 620, Swakopmund, from "Office" with a bulk factor of 0.4 with a coverage of 50% with a bulk factor of 2.0.

Erf 620 Swakopmund is located on the edge of the CBD, on the corner of Rhode Allee Street and Nathanael Maxuthi Street. Erf 620 Swakopmund is 1303m² in extent and is zoned "Office" with a bulk factor of 0.4 with a coverage of 50%.

Currently the property is being used for Office Purposes. The proposed zoning will allow for the operation of a coffee shop and will accommodate the existing activities on the site. Parking requirements in terms of the Swakopmund Zoning Scheme are being met.

The Town Planning Scheme and Map particulars of the application may be inspected at the Swakopmund Town Council, Town Planner's office.

Further take note that any individual objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Swakopmund Town Council: Town Planning section and the applicant in writing not later than 1 October 2021.

Municipality of Swakopmund Planning Section: HEH Urban Nest Creations P.O. Box 4453
Town Planning P.O. BOX 53, Swakopmund
Walvis Bay
townplanning@swakopmund.com.na info@urban-nest-nm.com
Tel: +264 (64) 4104400 +264 64 220275
Namibia

Swakopmund Municipality Procurement Management Unit

OPEN NATIONAL BID INVITATION

PROCUREMENT NO : W0NB/SM-008/2021
DESCRIPTION : Construction of Sand Trap and Associated Mechanical Works
SCOPE : Construction of conservancy sand trap
Construction of mechanical bar screen
PREREQUISITES : Bidder shall demonstrate to have completed similar scope of works within the last four (4) years.
PRE-BID MEETING : Friday, 24 September 2021, at 02:00 in the Training Room of the Swakopmund Municipal Building, c/o Ralotoka Street & Daniel Kamho Avenue, Swakopmund.
SITE INSPECTION : After the pre-bid meeting
CLOSING DATE : Monday, 11 October 2021 at 11:00
DOCUMENTS : Available at the Cashiers at the Swakopmund Municipal Building, c/o Ralotoka Street & Daniel Kamho Avenue, Swakopmund
LEVY : N\$ 300.00 (Non-refundable, VAT Incl.)
ENQUIRES ADMINISTRATIVE : N Shlona nshlona@swakopmund.com.na
TEL : +264 - 64 - 410 4400
TECHNICAL : T Potgieter t.potgieter@swakopmund.com.na
TEL : +264 - 64 - 403165

The bids (1 original + 1 copy) must be in sealed envelopes and clearly marked on the front W0NB/SM-008/2021-Construction of Sand Trap and Associated Mechanical Works and addressed to the Head of the Procurement Management Unit. Bidder's name & address must be clearly marked on the back of the sealed envelope. Bids must be placed in the **RED** bid box on the Ground Floor of the Swakopmund Municipal Offices, c/o Ralotoka Street & Daniel Kamho Avenue, Swakopmund or posted to the Head of the Procurement Management Unit, P.O. Box 53, Swakopmund.

Notice No : 09/2021

Mr. A. Benjamin
Chief Executive Officer

VACANCY

REPACKAGE YOUR
CAREER WITH



A vacancy exists for an Operations Manager at Mpacit Corugated (Pty) Ltd. The incumbent will report to the General Manager.

Position : Operations Manager
Paterson grade : D-BAND
Duty station : Walvis Bay

Key Performance Areas:

- Oversee production process, drawing up the production Schedule
- Develop and manage annual maintenance and project plans
- Managing good supplier relations
- Minimise production down-time
- Departmental Planning & Reporting
- Management of production and maintenance budget
- Managing machine installations and capital projects
- Effective Risk & Safety Management
- Capacity Building through skills, coaching and mentoring
- People management and motivation

Minimum Qualification, Education & Experience

- Bachelor's degree / Diploma in Mechanical or Electrical Engineering.
- Minimum NQA 6
- Namibian / Permanent residence holder
- 5 years' experience in manufacturing / packaging business at senior level.
- Computer Literate
- Valid code B Drivers licence

Skills and Competencies

- Good conceptual and analytical skills
- Attention to detail
- Ability to work under pressure
- Good communication skills
- Excellent problem-solving skills
- Good Knowledge of the Namibian Labour Act
- Good Knowledge of ISO 9001 and ISO 14000
- Ability to lead people

Interested candidates who qualify for the position can forward their CV with certified copies of qualifications and relevant documentation to: The Human Resources Department, P. O. Box 399, Walvis Bay, 44,3rd Street East.

Only short-listed applicants will be contacted and no documents will be returned. No emails
CLOSING DATE : 17 September 2021

24 SEPTEMBER 2021

NAMIB TIMES 9

MINISTRY OF
TRADE &
INDUSTRY
LIQUOR ACT, 1998
NOTICE OF
APPLICATION TO
A COMMITTEE IN
TERMS OF THE
LIQUOR ACT, 1998
(Regulations 14, 26
& 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Magistrate of the District of Erongo.

1. Name and postal

address of applicant: Nicolaas Hermannus van der Westhuizen.

2. Name of business or proposed business to which application relates: De Duine Hotel, Henties Bay Close Corporation with registration number CC/2021/106930.

van der Westhuizen as a running concern. 5. Clerk of the court with whom application will be lodged: Swakopmund. 6. Date on which application will be lodged: 04/10/2021. Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days after the date on which the application is lodged.

PUBLIC NOTICE: ENVIRONMENTAL CLEARANCE CERTIFICATE APPLICATION
CONSTRUCTION AND OPERATION OF A LPG (LIQUEFIED PETROLEUM GAS) FILLING STATION AT ERF 7719 & 7719 KUISEBMOND EXTENSION 7, WALVIS BAY.

In terms of the Environmental Management Act (Act no. 7 of 2007) as well as the Environmental Impact Assessment Regulations (Government Notice No.30 of 2012), notice is hereby given to all potentially interested and affected parties that an application will be made to the Environmental Commissioner for the following activity:

Project: Construction and Operation of LPG (Liquefied Petroleum Gas) Filling Station.

Location: Erf 7719 & 7719 Kuisebmond Extension 7, Walvis Bay, 22°52'33.3"S 14°31'59.6"E

Proponent: Tulela Trading Enterprises cc

Environmental Assessment Practitioner: EcoLab Environmental cc

All interested and affected parties are hereby invited to register with EcoLab Environmental. Background information can be requested and any comments, issues or concerns related to the project can be submitted to EcoLab Environmental. All comments/concerns must reach EcoLab Environmental by the close business on 8th October 2021. For further information regarding the project and/or to register as an interested/affected party, please contact:

EcoLab Environmental
Tel: 0811 48 2667
Email: elabnam@gmail.com

VACANCY

TERMINAL MANAGER - Based in Walvis Bay

Description of Position
A Company in the Logistics field is looking for a Terminal Manager to lead a dynamic team. The incumbent will be responsible for the efficient and effective management of a Fuel Terminal. They will also drive Terminal performance to ensure healthy, safe, secure and cost-effective operation which is in compliance with Company standards.

Job Requirements:

Education:
Minimum Grade 12 plus Tertiary Qualification (Diploma or Degree in Logistics or commercial or engineering-related fields
Valid driving licence)

Experience:

- Possess a sound knowledge and on the job experience in Depot and Transport Operation. Minimum of 5 (Five) years working experience in Fuel Depot Environment is required of.
- Thorough knowledge of HSSE Management systems
- Thorough knowledge of Fuel Depot operations procedures, supply and logistics.
- Knowledge of other Operating Performance Unit (OPU) strategies and plans, particularly markets will be an advantage
- Ability to work with diverse teams including management and third-party negotiations

Skills:

- Must be able to plan and organise
- Must have numerical & Analytical skills
- Must be able to work independently and lead a team
- Must have advanced knowledge and experience of basic business principles
- Must have advanced Computer skills, Excel is a pre-requisite
- Must be able to cope under pressure

Competencies:

- HSSE & Compliance Management
- Site Operations Management
- Change Management
- Fuel Product Quality Knowledge
- Human Resources Management and People Leadership
- Financial/Administrative Skills
- Performance Bias with good Communication Skills
- Interpersonal Relationship Skills and Teamwork
- Planning, Organizing and Controlling Skills
- Driving skills

Interested candidates who meet the above application criteria are requested to apply for this vacancy by sending an updated CV to recruitment@sanfloconsult.com

For any enquiries, please contact +264 85 324 5252

Candidates are requested to ensure that a copy of qualifications and a detailed cover/motivational letter accompany their CV.

Closing date for Applications: On or before 1 October 2021

Notice

Take notice that HEH Urban Nest Creation on behalf of the owner of Erf 620, Swakopmund is applying to the Swakopmund Municipal Council and subsequently to the Urban and Regional Planning Board, respectively, for:

The rezoning of Erf 620, Swakopmund, from "Office" with a bulk factor of 0.4 with a coverage of 50% with a bulk factor of 2.0.

Erf 620 Swakopmund is located on the edge of the CBD, on the corner of Rhode Allee Street and Nathanael Mannilli Street. Erf 620 Swakopmund is 1303m² in extent and is zoned "Office" with a bulk factor of 0.4 with a coverage of 50%.

Currently the property is being used for Office Purposes. The proposed zoning will allow for the operation of a coffee shop and will accommodate the existing activities on the site. Parking requirements in terms of the Swakopmund Zoning Scheme are being met.

The Town Planning Scheme and Map particulars of the application may be inspected at the Swakopmund Town Council, Town Planner's office.

Further take note that any individual objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Swakopmund Town Council: Town Planning section and the applicant in writing not later than 1 October 2021.

Municipality of Swakopmund HEH Urban Nest Creations
Town Planning P.O. Box 4453
P.O. BOX 53, Swakopmund Walvis Bay
townplanning@swakopmund.na info@urbanest-na.com
Tel: +264 (6-) 4104400 +264 64 220275
Namibia



MUNICIPALITY OF WALVIS BAY PUBLIC NOTICE 08/2021

INVITATION TO SUBMIT PROPOSALS FOR URBAN AGRICULTURE PROJECTS

Individuals, organizations and institutions are hereby invited to submit PROJECT PROPOSALS to the ENVIRONMENTAL FUND for financing activities pertaining to urban agriculture within the territorial jurisdiction of the Municipality of Walvis Bay.

Project proposals should support and be consistent with Municipal management policies, plans and programmes (PPP). Such projects should in particular:

- be supportive of the municipality's "Integrated Environmental Policy";
- be successfully implementable, and have the capacity for adaptation and replication;
- include local participation and benefit local groups;
- integrate environment, social and economic considerations as well as promote national, regional and local development PPPs;
- promote sustainability, and work towards local environmental enhancement.

Interested parties are invited to submit relevant project proposals to the Environmental Fund Management Group (EFMG).

Application forms for grants can be obtained from our offices or via email.

For further enquiries, contact:

Mangula Anzini
Environmental Coordinator
Department of Water, Waste and Environmental Management
Eiland Road
Tel: (064) 214 205 Fax: (064) 214 310
Email: environment@walvisbaycc.ere.na

Completed application forms and any additional supporting documentation e.g. formal business plan, references, etc. should reach the above office not later than 12:00, Monday, 01 November 2021.



Vacancy

Simonis Storm Securities
Simonis Storm Securities (SSS), a member of the Namibian Stock Exchange (NSX), is a leading Namibian financial services firm providing corporate finance advice, raising capital and listing companies since 1990.

To develop the scope and professional depth of its wealth management services, the following person is required:

Senior Client Service Administrator (Swakopmund)

Key Performance Areas

- Providing a consistent and tailored wealth management service
- Developing new client relationships
- Retaining client portfolios
- Maintain up to date database of client information
- Perform daily client administration requirements
- Assist the Wealth Advisors in understanding clients' unique financial goals
- Conducting regular plan review with clients
- Presenting investment strategies to clients and maintaining holistic approach to planning
- Building a strong network of partners
- Assist the Wealth Advisor in managing investment portfolios on behalf of clients
- Performing periodic reviews
- Organising investment seminars
- Provide basic Short-term insurance advice
- Provide basic Long-term insurance advice
- Manage the Coastal office based in Swakopmund. (Travelling between Walvis Bay, Swakopmund and Henties Bay required)

Minimum qualification & experience

- Degree in a business-related field with accounting and/or legal qualification
- Post Graduate diploma in Financial Planning and/or Certified Financial Planner (CFP) added advantage.
- Long term and Short term insurance a definite advantage
- Proficiency with Microsoft Office Suite Computer literate (Excel, PowerPoint, MS Word and MS Teams)
- Three years' financial planning and/or investment advisory experience, especially working with high-net-worth clients

Skills & competencies

- Good understanding of Capital Markets
- A genuine interest in serving and caring for clients
- Excellent attitude and an extraordinary client service orientation
- Basic understanding of short- and long-term insurance products
- Effective verbal, written, presentation and interpersonal communication skills
- Excellent networking and relationship management skills
- Excellent organizational and time management skills
- Must be a self-starter, problem-solver and a goal-oriented team player
- Strong attention to detail
- Able to perform multiple tasks efficiently
- Self-motivated
- Innovative

Applications must be accompanied by a comprehensive CV and certified proof of qualifications. Only short-listed candidates will be contacted and may be required to undergo relevant assessments. Applications must be forwarded to gp@sss.com.na - applications close 1 October 2021.

27.9.2021

To whom it may concern:

Re: Opposing Rezoning of Erf 620

It is clear that the owners of Erf 620 have no intentions of being considerate towards home owners surrounding Erf 620. There was no engagement with the neighbours regarding their plans, the coffee shop was already built without prior municipality notification and the notice for the rezoning request was small enough not to draw attention and was only seen by chance.

As a coffee shop does not require rezoning to "business", the request for rezoning does not make sense, especially not to a bulk factor of 2. As there is a coffee shop just across the road, the whole request seems a bit dubious and we get the feeling this is just a cover-up for bigger plans, which the surrounding home owners have no influence on once rezoning is allowed. Rumour has it, that the plans are for the coffee shop also to be open for evening functions, which is not acceptable. Despite the claim for enough parking facilities, customers already park in front of our homes and delivery trucks arrive and leave and idle in front of our drive ways day and night.

Business rights in residential suburbs only benefits the owner but negatively impacts in many ways on the people who want to continue living in a purely residential area. Not only does it devalue their property, it affects their privacy, safety and quality of life (increased traffic, strangers in the street, noise pollution etc). High bulk building zones in a residential area are unsightly and with many empty business locations in the central business area there is no good reason to extend the business areas into residential areas. In addition, a bulk factor 2 would also allow current or future owners to have high rise buildings with direct view into surrounding home owners' private spaces. Such building would also deprive neighbouring properties of sun

Walter	Twile Allee 32	Walter
Walter	38 Hanzlik Witten	Kaiser
M-J Walter	33 Rhode Allee	Walter
K.P. Kuhn	Rhode Allee 31	
V VENTER	RHODE ALLEE 32 ^A	
P. BRASSINGSTRAAT	ERF 618	



P.O. Box 4453
Walvis Bay, Namibia

Cell: +264 81 256 9827
Tel: +264 64 220 275

Email:
info@urbannest-na.com

Urban Projects Planning & Coordination Consultant

OBJECTION FORM

I, Klaus P. Kuhn, the owner of Erf 423

Hereby: (Please tick appropriate box) (Rhode Allee 31.)

OBJECT

DO NOT OBJECT

To the Rezoning of Erf 620 Swakopmund from "Office" with a bulk factor of 0.4 to "Business" with a bulk factor of 2.0. Please state your reasons below

1. We don't want to have high rise buildings next to our houses.
2. There are not enough parking space: People already park in front of our houses!

K. Kuhn

Please forward your comments on or before 2 November 2021.





P.O. Box 4453
Walvis Bay, Namibia

Cell: +264 81 256 9827
Tel: +264 64 220 275

Email:
info@urbannest-na.com

Urban Projects Planning & Coordination Consultant

OBJECTION FORM

Marie-Luise Walter the owner of Erf. ~~620~~ 424
Rhode Alee 35

Hereby: (Please tick appropriate box)

OBJECT

DO NOT OBJECT

To the Rezoning of Erf 620 Swakopmund from "Office" with a bulk factor of 0.4 to "Business" with a bulk factor of 2.0. Please state your reasons below

We don't want to have
any high buildings in this
residential area

M-L. Walter

Please forward your comments on or before 2 November 2021





Special Power of Attorney

I, the undersigned:

Martin Ignatius Karsten ID No. **70070700850** P.O. Box 8968, Swakopmund, Namibia,
Unmarried

Being the owner of:

Erf 620 Swakopmund

Do hereby nominate, constitute, and appoint:

Hilia Eтуhekeleka Hitula of HEH Urban Nest Creations
P O Box 4453, Swakopmund, Namibia

With the power of substitution, to be my lawful Attorney and Agent in my name, place, and stead, to make the necessary application to the Swakopmund Municipality and respectively to the Urban and Regional Planning Board for the

- **Rezoning of Erf 620, Swakopmund from "Office" zoning to "Local Business" with a bulk factor of 1.0.**

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, confirming, allowing and promising and agreeing to ratify, allow and confirm all whatsoever my said Attorney and Agent shall lawfully do or cause to be done on my behalf by virtue of these presents.

Thus, signed at Swakopmund on 9 day of **2021**, in the presence of the undersigned witnesses:

[Signature]
Martin Ignatius Karsten

Witnesses:

1. [Signature]
Name

Belinda Taylor
Signature

Date: 9.8.21

2. Elsie Venzke
Name

[Signature]
Signature

Date:

Prepared by me:

W Grevenstein
CONVEYANCER
GREYVENSTEIN B

I certify that **STAMP DUTY** in the sum of
 NS ~~3000.00~~ has been paid in respect
 of the transaction mentioned herein, in terms
 of Act 16 of 1993
 Receipt No. DH000111481
 Date: 09-02-2021 *[Signature]*
RECEIVER OF REVENUE
WALVIS BAY
RECEIVER OF REVENUE

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

T. 932 / 2021

REGA DREYER

q

appeared before me, the REGISTRAR OF DEEDS at WINDHOEK, the said Appearer
 being duly authorised thereto by a Power of Attorney granted to him/ her by:

1. **SAREL FREDERIK VAN NIEKERK**
 BORN ON 07 JUNE 1986
 MARRIED OUT OF COMMUNITY OF PROPERTY
2. **BRUNA CARINA COIMBRA**
 BORN ON 20 MAY 1988
 MARRIED OUT OF COMMUNITY OF PROPERTY

dated the 11th day of DECEMBER 2020 and signed at SWAKOPMUND.

DR WEDER, KAUTA & HOVEKA INC
 ATTORNEYS
 AUSSPANPLATZ, WINDHOEK

M

[Signature]
[Signature]
 LEGALPERFECT Version 11.2.58
 TRFDOT_NA.doc - 18-08-2016

dated the 11th day of **DECEMBER 2020** and signed at **SWAKOPMUND**

AND THE SAID APPEARER declared that his/her Principal had truly and legally sold on the 27th **MAY 2020**

AND THAT HE/SHE, in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

MARTIN IGNATIUS KARSTEN
Identity Number 700707 0085 0
Unmarried

His Heirs, Executors, Administrators or Assigns

CERTAIN	Erf No. 620 Swakopmund
SITUATE	in the Municipality of Swakopmund Registration Division "G" Erongo Region
MEASURING	1 302 (One Three Nil Two) Square Metres
FIRST TRANSFERRED	by Deed of Transfer No.T. 308/1954 with Diagram No. S.G. No. A. 148/52 relating thereto
AND HELD	by Deed of Transfer No. T. 458/2017 and Deed of Transfer No.T. 459/2017
A. SUBJECT	to the following conditions created in Government Grant No. 25/1952, namely:-

- a) The Government of the Republic of Namibia may at any time and in such manner and under such conditions as it may think fit, resume for public purposes the land or any portion thereof subject to the payment of such compensation as may be agreed upon, or in default of such agreement as may be determined by arbitration.

B. FURTHER SUBJECT to the following conditions imposed by the Township Board, created in the Said Deed of Transfer No.T. 308/1954, and reading as follows:

- (i) that the erven may only be used for residential purposes;

|

11.1.23 **REQUEST TO RETAIN ERF 531, EXTENSION 29, DRC**
(C/M 2022/01/27 - 16/1/4/2/1/14)

Ordinary Management Committee Meeting of 13 January 2022,
Addendum 8.4 page 66 refers.

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

1. **Introduction**

This submission serves to inform the Management Committee of an application received from Mr and Mrs Shafeheke to retain Erf 531 Ext 29, DRC.

2. **Background**

Mr Festus Shimanda was a registered tenant on Erf 531 since 2006. The registered tenant permitted Mr and Mrs Shafeheke to reside on the erf with him. Mr Shimanda travelled to Angola and pass away there. Mr and Mrs Shafeheke wrote a letter (**Annexure "A"**) to apply for change of ownership.

In order to approve or disapprove similar applications as the abovementioned, on **01 July 2021** Council adopted the following DRC Planning Committee resolution under item 11.1.9:

(a) *That Council considers adopting the resolution of the previous DRC Planning Committee as follows:*

That the committee approves the transfer of use of rights where an applicant is deceased to the following family members on condition that sufficient proof be provided:

- (i) *Spouse*
- (ii) *Adult children*
- (iii) *Legal guardian of minor children who resides with them on the same erf*
- (iv) *Dependent parents*

(b) *.....*

(c) *That Council approves the transfer of the following erven, to distant relatives who have occupied the erven for many years after it is determined that there are no direct relatives*

Mr and Mrs Shafeheke are not related to the deceased and do not fall in the resolution quoted above. However, to have an amicable solution to the request of applicants, the Housing Section placed two adverts, (**Annexure "B"**) on **29 January 2021** and (**Annexure "C"**) on 05 February 2021 inviting any direct or distant relatives residing in Namibia to visit the office for verification purposes.

3. **Conclusion**

It is proposed that the Management Committee approves the application of Mr and Ms Shafeheke since no family members

came forth after the notices were published in the newspapers. It is further proposed that Council considers a standing resolution which automatically approves applicants if no family come forth after the placement of an advert in the newspapers.

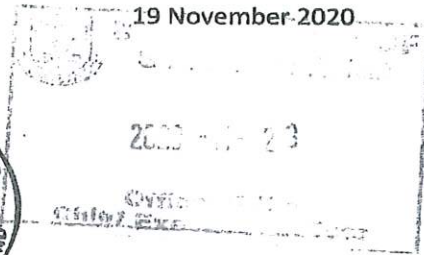
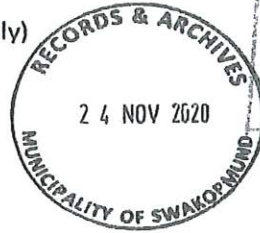
B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the Council approves the application of Mr and Ms Shafeheke to allocate Erf 531, Extension 29 DRC to them.
 - (b) That Council approves a standing resolution which automatically approves applicants if there are no family members found after the placement of adverts in the newspapers.
 - (c) That the description of distant relatives includes those that are not related to registered tenants, but have occupied the erven for years.
-

ANNEXURE "A"

The Chief Executive Officer
(Attention: Mr Benjamin personally)
Municipality
SWAKOPMUND



Dear Sir

APPEAL: ERF 531: URGENT REQUEST NOT TO AWARD PROPERTY TO ANY OTHER PARTY.

We refer to a meeting with the Secretary of the CEO earlier today, where she requested that we place our urgent enquiry in a letter and address it to the CEO.

We wish to loge an appeal against Erf 531 being awarded to any other person except to us.

1. BACKGROUND TO THE MATTER

- 1.1. We moved onto Erf 531 in 2006 and have since stayed there without interruption and still reside there.
- 1.2. The Erf was not allocated to us, but we resided there with the permission of the owner, who has since passed away in Angola, which is why we were unable to obtain a death certificate for him.
- 1.3. Sometime in 2018 we reported to Mr. Charles Naruseb (Housing Officer for the DRC) that we needed to have clarity on this and that it had been impossible for us due to the death of the person to whom the Erf was allocated. Mr. Naruseb advised that we should wait until 2019 and he could resolve this matter if we did not hear anything from the family of the person to whom the Erf had been allocated. He informed us that the Municipality would call us.
- 1.4. We recently noticed developments in our area and also noticed that people were being removed from their informal dwellings.
- 1.5. We urgently visited Mr. Naruseb's office and learnt that the erf was not being awarded to us and that we would soon also be removed from our Erf which we have been occupying for the past about 14 years.

2. REQUEST

- 2.1. We herewith request that the Chief Executive Officer overturns any decision to allocate Erf 531, which we are and have been occupying for the past 14 years and that this Erf be allocate to us, as we both earn salaries, which should be sufficient to afford this Erf. We are in fact also in a position to develop this erf beyond that of an informal dwelling.
- 2.2. Should the Municipality be unable to make this allocation to us, we herewith request that it awards or sells another erf or house to us to the value, which persons can afford who are jointly earning about N\$9,000 (before COVID-19) and N\$ 8000 (presently).

Thanking you in advance for your kind consideration.

MOSES SHAFEHEKE

ANNA SHAFEHEKE

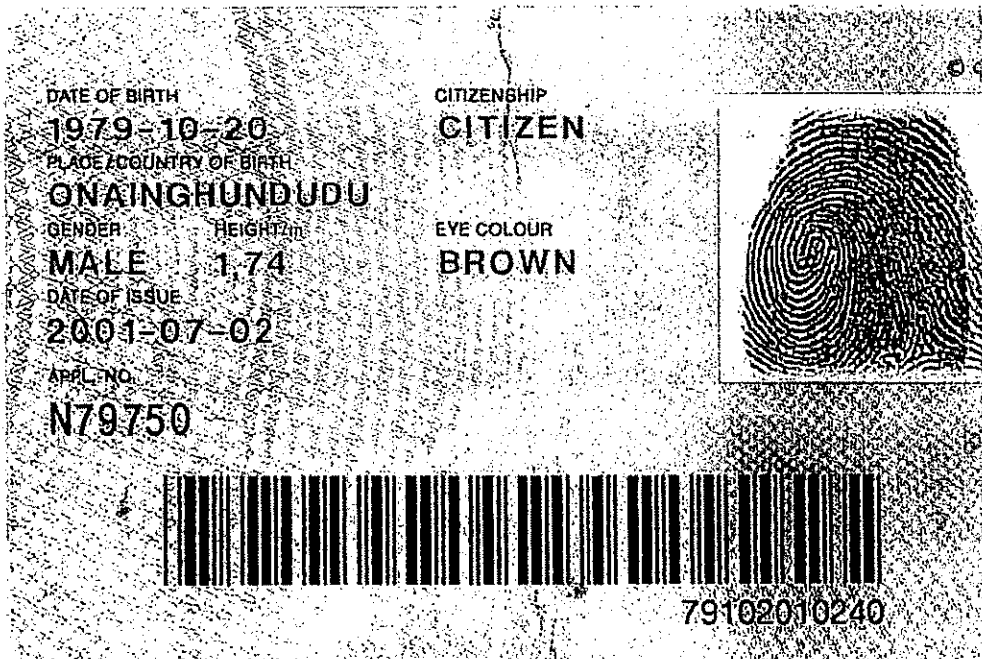
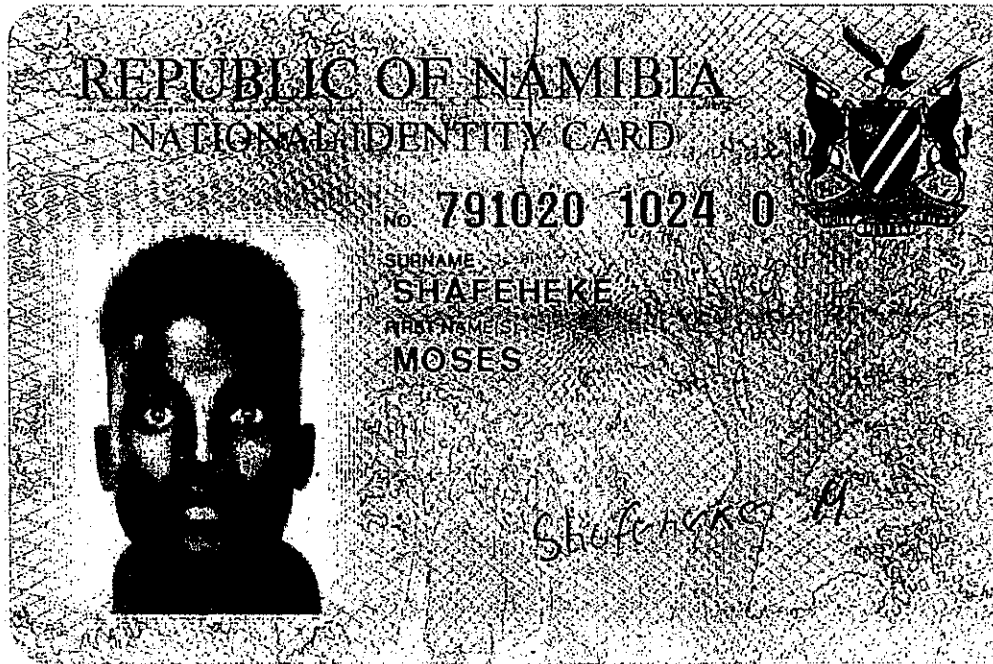
TO WHOM IT MAY CONCERN

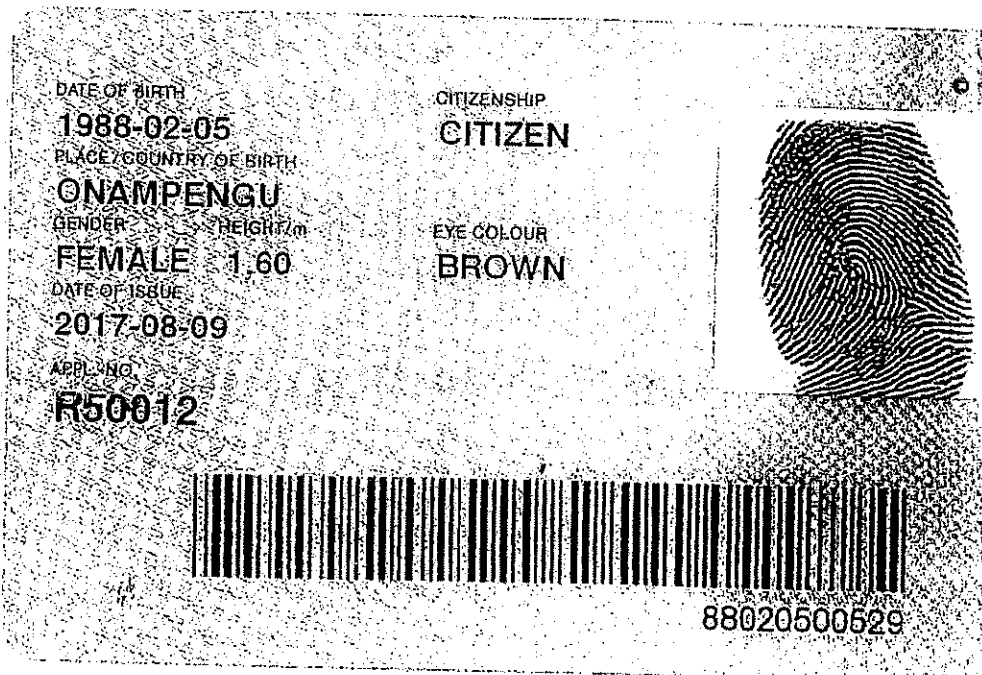
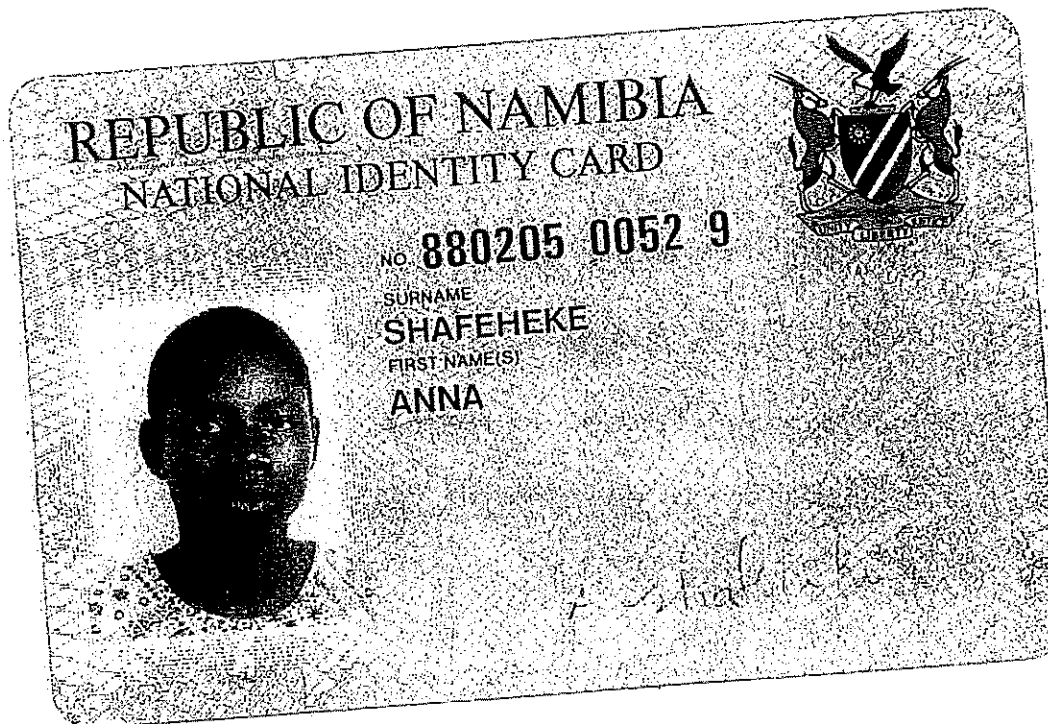
I, Swapo Kathia herewith confirm that I know Mr. Moses Shafeheke (born 20-10-1979) and his wife and confirm that they are resident on Erf 531 of DRC, Swakopmund. I know that they have been residing on this Erf since some time in 2006 and that they still reside there, as they have often consulted me on how to get this Erf onto their name, as they were given permission by the owner thereof to occupy the Erf since that time.

I believe that this Erf should rightfully be allocated to Mr. and Mrs. Shafeheke as they are a well-known family and have now been residing there for more than 14 years and have on numerous occasions tried to resolve this matter with the Municipality of Swakopmund, which was complicated due to the person to whom the Erf was originally assigned, had passed away in Angola and his family cannot be traced.

SIGNED AT SWAKOPMUND ON THIS ^{7th} 23 DAY OF NOVEMBER 2020.

A. Jonas,
SWAPO KATHIA





ANNEXURE "B"



Municipality of Swakopmund

NOTICE TO REPORT TO THE HOUSING SECTION OF THE SWAKOPMUND MUNICIPALITY

Tracing of the following DRC resident, **MR FESTUS NGHIFIKEPUNYE SHIMHANDA ID 78122210155**

Registered on Erf 531, Ext 29 Swakopmund.

or any of his relatives are requested to contact

Mr Charles Awaseb
064-4104231

or report to the Municipality of Swakopmund, Housing Section at the Cnr of Rakotoka Street and Daniel Kamho Avenue.

Notice 02/2021

Nam
29/1/2021

A BENJAMIN
CHIEF EXECUTIVE OFFICER



MUNICIPALITY OF SWAKOPMUND

NOTICE TO REPORT TO THE HOUSING SECTION OF THE SWAKOPMUND MUNICIPALITY

Tracing of the following DRC resident,

MR FESTUS NGHIFIKEPUNYE SHIMHANDA ID 78122210155

Registered on Erf 531, Ext 29 Swakopmund.

or any of his relatives are requested to contact

Mr Charles Awaseb ☎ 064-4104231

or report to the Municipality of Swakopmund, Housing Section at the Cnr of Rakotoka Street and Daniel Kamho Avenue.

Notice 02/2021

NT
29/1/2021

A BENJAMIN
CHIEF EXECUTIVE OFFICER

ANNEXURE "C"



MUNICIPALITY OF SWAKOPMUND

NOTICE TO REPORT TO THE HOUSING SECTION OF THE SWAKOPMUND MUNICIPALITY

Tracing of the following DRC resident,
MR FESTUS NGHIFIKEPUNYE SHIMHANDA
ID 78122210155

Registered on Erf 531, Ext 29 Swakopmund.
or any of his relatives are requested to contact

Mr Charles Awaseb ☎ 064-4104231

or report to the Municipality of Swakopmund, Housing Section at the Cnr of Rakotoka Street and Daniel Kamho Avenue.

Notice 02/2021

A BENJAMIN
CHIEF EXECUTIVE OFFICER

NT 5/2/2021



Municipality of Swakopmund

NOTICE TO REPORT TO THE HOUSING SECTION OF THE SWAKOPMUND MUNICIPALITY

Tracing of the following DRC resident, **MR FESTUS NGHIFIKEPUNYE SHIMHANDA** ID 78122210155

Registered on Erf 531, Ext 29 Swakopmund.

or any of his relatives are requested to contact

Mr Charles Awaseb
064-4104231

or report to the Municipality of Swakopmund, Housing Section at the Cnr of Rakotoka Street and Daniel Kamho Avenue.

Notice 02/2021

A BENJAMIN
CHIEF EXECUTIVE OFFICER

Nam 5/2/2021

11.1.24 **MESSRS JOE VISION PRODUCTION: REQUEST FOR REFUND OF RENOVATIONS DONE AT LIBRARY AT WOERMANN HAUS**
(C/M 2022/01/27 - 13/3/1/3)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **8.5** page **74** refers.

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

1. Introduction

The purpose of this submission is for Council to consider an application by Joe Vision Production (hereinafter referred to as "JVP") to be refunded for renovations they have done at the library at the Woermann Haus for the filming of a movie. Their letter dated **15 October 2021** is attached as **Annexure "A"**.

2. Application by Joe Vision Production

As indicated in their letter, JVP created temporary employment for 1 644 Namibians and invested huge amounts of money in the local economy during filming of a movie.

With reference to the income earned by the Municipality from JVP the following amounts are listed:

N\$ 2 173.35	:	<i>Lease of the Courtyard and Rooms at the Woermann Haus</i>
N\$67 760.00	:	<i>Film Permits</i>
N\$ 3 750.00	:	<i>Traffic (Street Closures)</i>

In addition to the above JVP claims they spent an amount of N\$191 600.00 for renovations to the library (leased from Council by the Government of Namibia). These renovations were required for the movie sets / scenes.

JVP is now applying to Council to be refunded the amount of **N\$191 600.00** spent.

It is stated that an esteemed municipal representative visited the set and requested that the improvements to the library remain mostly as is. JVP was allegedly also informed that Council has a budget from which renovations to the Woermann Haus is paid.

3. Discussion

There is no Council resolution or Procurement Committee requesting renovations / improvements, therefore Council is under no obligation to refund JVP for the costs incurred.

Council had no prior agreement with JVP in terms of allowing renovations / improvements at the premises of the Woermann Haus. Furthermore, common law provides that any improvements / fixtures made to lease property automatically becomes the property of the owner. Council does not gain from

the renovations / improvements as the rental for the library to the Government of Namibia is fixed.

However, Council has the prerogative to refund JVP for the costs incurred which can be regarded as a contribution to the local economy.

The General Manager: Finance confirmed per e-mail dated **02 December 2021** that no funds are available to refund Joe Vision Production.

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

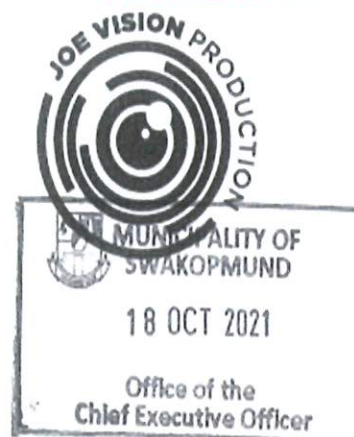
RECOMMENDED:

- (a) That Council takes note of the application by Messrs Joe Vision Production dated 15 October 2021 requesting to be refunded in the amount of N\$ 191 600.00 spent on renovations at the library in the Woermann Haus as movie set.**
 - (b) That Council does not refund Messrs Joe Vision Production for the improvements in the amount of N\$191 600.00.**
 - (c) That Messrs Joe Vision Production may remove improvements and additions and on condition that they reinstate the site to its previous condition.**
-

ANNEXURE "A"

P.O. Box 21182, Windhoek, Namibia
 Hosea Kutako Drive, Erf 194, Transnamb Goodyard
 Email: info@joe-vision.com
 Web: www.joe-vision.com

Municipality of Swakopmund
 P.O. Box 53
 Swakopmund
 Namibia



Att: Chief Executive Officer (CEO); Her Worship Louisa Kativa
 Cc: Cllr. Claus-Werner Goldbeck
 Cllr. Heinrich Hafeni Nghidipaya
 Cllr. Matthias Henrichsen
 Executive Assistant to the CEO Annelize Swart

15 October 2021

Dear Mr A. Benjamin and her worship Kativa,

RE: REQUESTING FOR REFUND TOWARDS RENOVATIONS DONE AT THE LIBRARY IN SWAKOPMUND

The purpose of this letter is to request your esteemed institution to refund the production for the renovations at the library.

After the esteemed representatives of the Municipality of Swakopmund visited the set, they requested that it mostly remain as is. We were made aware that the city had a budget earmarked for renovations of said library. Any contribution towards offsetting the costs production spent on the library renovation would go a long way.

Joe Vision Productions was working in collaboration with a German production company, Zero One Film GmbH on a feature film entitled, 'A Place under the Sun' - an international film, which is a German story that takes place during the time of the Namibian genocide.

Particular costs spent on the library:

Construction material & labor N\$ 177,000.00

Basic props N\$14,600.00

TOTAL N\$ 191,600.00

Any refunds would be highly appreciated

As mentioned in our last letter dated 28 August 2021 I herewith reiterate the contributions the production has made towards the local economy.

The production was filmed in 3 different regions: Erongo, Otjizondjupa and the Khomas Region.

P.O. Box 21182, Windhoek, Namibia
 Hosea Kutako Drive, Erf 194, Transnamib Goodsvard
 Email: info@joe-vision.com
 Web: www.joe-vision.com



The film employed 1644 Namibians with approximately 50% from the Erongo region:

- 150 crew (From unskilled labour to heads of departments)
- 1395 Extras
- 99 Supporting cast

In addition to the direct employment opportunities created by the production, the team has also gone out of their way to spread work and local expenditure across the board through engaging multiple local restaurants and establishments in all 3 regions of which 80% is in the Erongo Region, more specifically Swakopmund.

Amongst many other things, some of the expenditure in these sectors include:

- Transportation: N\$ 4,842,815.00
- Construction: N\$ 2,602,098.00
- Locations: N\$ 863,232.00
- Accommodation: N\$ 4,586,957.00
- Health & Safety: N\$ 882,000.00
- Set Dressing & Props: N\$ 2,452,365.00

It is our aim to not only uplift the members of the community by way of employment but to leave all our locations in a better state than we found it. Some of the locations besides the library included but were not limited to the below:

Swakopmund Youth Hostel

- National Heritage Council: N\$ 2000.00
- Donation of 50 x Mattresses: N\$ 39,749.75 (Donation)
- Plumbing & other renovations: N\$ 29,456.71

Woermann House

- Lease: N\$ 3402.85
- Computers & Toners: N\$ 13,628.95 (Donation)
- Courtyard Flowers: N\$ 66,132.90 (Little Foot Nursery)
- National Heritage Council: N\$ 2000.00

Swakopmund Jetty

- National Heritage Council: N\$ 2000.00
- Lighthouse Group: N\$ 30,000.00

Swakopmund Municipality

- Municipality: N\$ 67,760.00 (Film Permits combined)
- Traffic (Street closure): N\$ 3750.00

P.O. Box 21182, Windhoek, Namibia
Hosea Kutako Drive, Erf 194, Transnamib Goodsyrd
Email: info@joe-vision.com
Web: www.joe-vision.com



We hope to hear from you soon. If you need any further information, please contact Joel Haikali at the following contacts: Joel Haikali at joel@joe-vision.com or Caillin Basson at caillin@joe-vision.com. The film industry is a sector that can accelerate economic development, while distributing resources in a more equitable manner.

Since 2004, Joe Visions Production has developed considerable industry expertise in motion pictures, commercial and film productions. Based on our portfolio, we are considered one of Namibia's leading content production companies, and our work can be sampled on the following URL: <http://www.joe-vision.com/projects>.

Yours Sincerely,

Joel Haikali

Executive Producer

0812560283

Annalize Swart

From: Annalize Swart
Sent: Monday, 18 October 2021 16:30
To: 'Joel Haikali'; Alfeus Benjamin
Cc: Claus W. Goldbeck; Katrina Kalwenya; Wilfried Groenewald; hafenictours@gmail.com; Mayor; Vilho Kaulinge
Subject: RE: REQUESTING FOR REFUND TOWARDS RENOVATIONS DONE AT THE LIBRARY IN SWAKOPMUND

Dear Sir/Madam

We acknowledge receipt of your recent communication and kindly be informed that the matter will receive the necessary attention.

Kind regards

From: Joel Haikali <Joel@joe-vision.com>
Sent: Monday, 18 October 2021 01:52 PM
To: Alfeus Benjamin <abenjamin@swkmun.com.na>
Cc: Annalize Swart <aswart@swkmun.com.na>; Claus W. Goldbeck <cgoldbeck@swkmun.com.na>; Katrina Kalwenya <kkalwenya@swkmun.com.na>; Wilfried Groenewald <wgroenewald@swkmun.com.na>; hafenictours@gmail.com; Mayor <mayor@swkmun.com.na>; Vilho Kaulinge <vkaulinge@swkmun.com.na>
Subject: REQUESTING FOR REFUND TOWARDS RENOVATIONS DONE AT THE LIBRARY IN SWAKOPMUND

Dear Mr Benjamin,

The purpose of this email and the attached letter is to request your esteemed institution to refund the production for the renovations at the library.

After the esteemed representatives of the Municipality of Swakopmund visited the set, they requested that it mostly remain as is. We were made aware that the city had a budget earmarked for renovations of said library. Any contribution towards offsetting the costs production spent on the library renovation would go a long way.

As you are aware, Joe Vision Productions was working in collaboration with a German production company, Zero One Film GmbH on a feature film entitled, 'A Place under the Sun'- an international film, which is a German story that takes place during the time of the Namibian genocide.

Particular costs spent on the library:

Construction material & labor N\$ 177,000.00

Basic props N\$14,600.00

TOTAL N\$ 191,600.00

Any refunds would be highly appreciated.

As mentioned in our last letter dated 28 August 2021 I herewith reiterate the contributions the production has made towards the local economy (in case it will have to be shared with new or different stakeholders)

ANNEXURE "B"

From: Hellao Naruseb
Sent: Thursday, 02 December 2021 09:33 AM
To: Hermien van Ginkel
Subject: RE: Woermann Haus Renovations

Dear Hermien

There is currently no budgetary provision for expense.

The User Department stipulate that in their submission, for Council to make an decision in that regard.

From: Hermien van Ginkel <hvanginkel@swkmun.com.na>
Sent: Thursday, 02 December 2021 09:03 AM
To: Hellao Naruseb <hnaruseb@swkmun.com.na>
Subject: FW: Woermann Haus Renovations

FYI AND ADVICE PLEASE

From: Stephny Bruwer
Sent: Thursday, 02 December 2021 08:44 AM
To: Hermien van Ginkel
Subject: RE: Woermann Haus Renovations

Good Morning

Attached my draft submission and their letter.
This is the reason why I have to submit the application it is not a standard payment...

Kind regards

From: Hermien van Ginkel
Sent: Thursday, 02 December 2021 08:10 AM
To: Stephny Bruwer
Subject: FW: Woermann Haus Renovations

FYI

From: Hellao Naruseb
Sent: Thursday, 02 December 2021 07:32 AM
To: Hermien van Ginkel; Andre Louw
Subject: RE: Woermann Haus Renovations

Dear Hermien

Good morning, we need more detail of this company as it must have been appointed through an bid award.

Andre, do you perhaps know this project.

Hellao Naruseb | General Manager: Finance | Finance | 4301

From: Hermien van Ginkel <hvanginkel@swkmun.com.na>
Sent: Thursday, 02 December 2021 07:28 AM
To: Hellao Naruseb <hnaruseb@swkmun.com.na>
Subject: FW: Woermann Haus Renovations
Importance: High

Dear Mr Naruseb

Kindly advise the Vote number CS must use to refund the Production company.

Thank you and kind regards

Hermien van Ginkel | Accountant: Expenditure & Insurance | Finance | 4323

From: Stephny Bruwer
Sent: Wednesday, 01 December 2021 02:52 PM
To: Hermien van Ginkel
Subject: Woermann Haus Renovations

Dear Ms H van Ginkel

We are attending to a submission to Council by the production company who renovated the Library at the Woermann Haus for a movie scene and now requests to be refunded.

Can you please assist by providing the vote number and amount of money available thereon?

Thank you!

Stephny Bruwer | Corporate: Officer Property | Corporate Services & Human Capital | 4212

11.1.25 **APPLICATION FOR HANGAR SITE NO 69 AT SWAKOPMUND AIRPORT**
(C/M 2022/01/27 - Hangar 69)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 8.6 page 82 refers.

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

1. Introduction

An application dated **15 November 2021** was received from Mr Dawid Visser to purchase hangar space to store two aircraft (**Annexure "A"**). In the same letter, the applicant chose to be allocated hangar No. 69 which is currently available for allocation. This application is submitted to Council for consideration as the authority delegated to the Chief Executive Officer by Council on **29 July 2021**, under item 11.1.24, point (c) is only for the cession / transfer of rights and not for the allocation of vacant hangar sites to new lessees.

2. Current Situation

Having various newly created hangar sites available at the airport, Council passed the following decision on **28 November 2019** under item 11.1.28:

- (a) *That the vacant sites be allocated chronologically to the applicants according to date such applications were received.*
- (b) *That the lease be subject to Council's standard lease conditions.*
- (c) *That the rental tariffs be for the 2019 / 2020 Financial Year: commercial use (N\$4.44/m²) and private use (N\$5.68/m²).*
- (d) *That the remaining hangar sites be allocated as applications are received.*
- (e) *That the General Manager: Corporate Services & HR submit a Hangars Allocation Policy and that the Directorate of Civil Aviation be approached for assistance.*

Although the different tariffs for commercial and private use are being levied correctly, it is incorrectly reflected in the above decision under point (c). The commercial use tariff is the higher tariff.

3. Discussion

As per point (d) of the above decision it is proposed to allocate Hangar 69 to Mr Dawid Visser in terms of Council's standard lease conditions at the airport contained in the lease agreement.

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

RECOMMENDED:

- (a) That Hangar 69 at the airport be leased to Mr Dawid Visser subject to Council's standard lease conditions contained in the lease agreement.
 - (b) That point (c) of item 11.1.28 of Council's resolution passed on 28 November 2019 be amended as follows:
 - (c) *That the rental tariffs be for the 2019 / 2020 Financial Year: commercial use (N\$5.68/m²) and private use (N\$4.44/m²).*
-

ANNEXURE "A"

Dawid M. Visser
38 Diamond Street
P.O. Box 1371
Swakopmund
Namibia

15 November 2021

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

Dear Sir

Request for hangar No 69 at Swakopmund Airport

I hereby request to buy plot no 69 to erect a hangar for aircraft. I am an aircraft owner and would like to build a hangar which can accommodate 2 aircraft on this land.

I have put in the request and was assisted by Ndiili Gustav who confirmed by email to me that this space is still available.

Thank you for your favourable consideration.

Best regards



Dawid Visser
Cell: 081 127 9214
Email: vispilot@hotmail.com

ANNEXURE "B"

11.1.26 **PROPOSED TWINNING: THE ERONGO REGION WITH CENTRAL PROVINCE IN THE DEMOCRATIC REPUBLIC OF CONGO**
(C/M 2022/01/27 - 5/2/4/5)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 8.7 page 84 refers.

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

1. Introduction

The Democratic Republic of Congo's (DRC) Central Province through their Embassy in Namibia wishes to foster agreements with towns in Erongo Region by means of twinning. The Erongo Regional Council was instructed by the Office of the Erongo Regional Governor to consult the Erongo Regional Local Authorities to be part of the Technical Committee for the proposed twinning.

2. Background

Council has over the years approved the twinning of Swakopmund with a number towns and cities around the world. Twinning agreements are of cardinal importance in terms of institutional capacity building, mutual understanding and sharing of critical information. The purpose of twinning is to help foster relationships that construct better corporations in various sectors to the benefit of all parties.

There are currently twenty-five provinces in the Democratic Republic of the Congo (DRC). Covering an area of 53 920 km with a population of 5 575 000 people the Central Province is regarded as a Province of great investment and growth potential, with agriculture being the lead industry. Kongo Central is the only province in the country (DRC) with an ocean coastline; it has narrow frontage on the Atlantic Ocean.

Council stands to benefit greatly as Council continue to plan towards Changing Swakopmund into a Techno Smart City with green solutions. The innovations in agriculture and green strategies of the Central Province in the Democratic Republic of Congo could benefit Council's own green schemes.

3. Requirements: Twinning of Erongo Region and Central Province (DRC)

In the twinning proposal, Council is requested to be assign officials who will form part of the Erongo Regional Technical Committee. The technical team will represent the following areas of cooperation:

1. *Agriculture*
2. *Trade*
3. *Tourism*

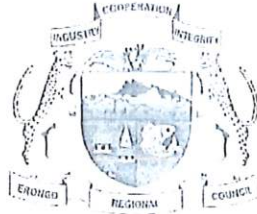
4. *Infrastructure*

After the nomination of the technical team members, Council is requested to liaise with the Erongo Regional Council to set date for a virtual meeting with the Democratic Republic of Congo team.

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

RECOMMENDED:

- (a) That Council approves the proposed twinning agreement with the Central Province, Democratic Republic of Congo.
 - (b) That Council nominates officials who will be part of the Technical teams in the following areas:
 - 1. *Agriculture*
 - 2. *Trade*
 - 3. *Tourism*
 - 4. *Infrastructure*
 - (c) That the Management Committee liaise with Erongo Regional Council and schedule a meeting to discuss the proposed twinning agreement with the Democratic Republic of Congo's Central Province team.
-



Tel: +264 (0)64 410 5729
Fax: +264 (0)64 410 5702

Acacia Building
Tobias Haiyeko Street

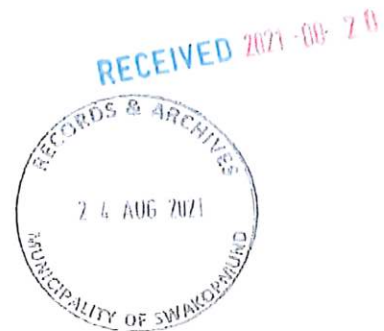
Private Bag 5019
Swakopmund, Namibia

Enquiries: S.F. Eichas
Email: cro@erougorc.gov.na
Ref. no: LA

19th August 2021

CHIEF EXECUTIVE OFFICER

Mr. Stanley Norris	-Arandis Town Council
Ms. Elizabeth S. Coetzee	-Henties Bay Municipality
Mr. Lesley Goreseb:	-Karibib Town Council
Mr. Alfons Tjitombo:	-Omaruru Municipality
Mr. Alfeus Benjamin:	-Swakopmund Municipality
Mr. Ivin Lombardt:	-Usakos Town Council
Mr. Muronga Haingura:	-Walvis Bay Municipality



Dear Chief Executive Officers

SUBJECT: PROPOSED TWINNING OF CONGO CENTRAL PROVINCE IN THE DEMOCRATIC REPUBLIC OF CONGO WITH THE ERONGO REGION

I am writing to you in pursuance to the attached missive from the desk of the Executive Director of Ministry International Relations and Cooperation for your information, Dr. Penda A. Naanda. This is on instruction from the Governor of Erongo, Honourable Neville Andre.

Congo Central Province in the Democratic Republic of Congo, seek a twinning agreement with Erongo Region. You are herewith requested to be part of a Technical Committee to represent your esteemed institution. The proposed twinning agreement envisaged to include the following areas:

1. Agriculture
2. Trade
3. Tourism
4. Infrastructural Development

The Technical Committee is expected to:

- a) Work on the identification of agreeable areas of cooperation.
- b) Prepare the draft twinning agreement or charter; and
- c) The visit of the Governor of Congo Central to Namibia in early October 2021
- d) To meet virtually before the visit of the Democratic Republic of Congo Governor to the Erongo Region.

You are requested to carry out a desktop study on the competitive and comparative advantages of Congo Central Province to this effect. Kindly please accept the invitation to a virtual meeting for your attendance for Erongo Region to prepare for a meeting in order to meet at another date with the team of Democratic Republic of Congo. The details for the above-mentioned virtual meeting are as follows;

Date: Tuesday, 24th August 2021
Time: 10H00

Kindly find attached, the self-explanatory letter from Ministry International Relations and Cooperation for your information.

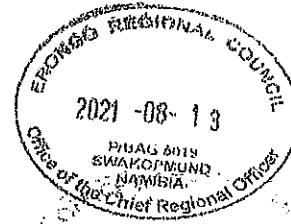
Please for more information, do not hesitate to contact the Office of the Chief Regional Officer at 081 295 4019 or 064-4105729.

Yours faithfully


Ms. L.H. Doëses
CHIEF REGIONAL OFFICER



A77: AK
kindly forward to CRO to assist
with the technical team to execute
the message. 13/8/21
(Signature)



REPUBLIC OF NAMIBIA

MINISTRY OF INTERNATIONAL RELATIONS AND COOPERATION

Erongo Region
P/BAG 5019
SWAKOPMUND
NAMIBIA

Erongo Region
P/BAG 5019
SWAKOPMUND
NAMIBIA

13 August 2021

The Governor
Office of the Governor
Erongo Region
P/Bag 5019
Swakopmund

Dear Hon. Governor,

PROPOSED TWINING OF CONGO CENTRAL PROVINCE IN THE DEMOCRATIC REPUBLIC OF CONGO WITH THE ERONGO REGION

This missive serves to inform the Hon. Governor that H. E. Mr. Simon Udengu, Namibian Ambassador to the Democratic Republic of Congo was invited by the Special Advisor to the President of the Democratic Republic of Congo and Coordinator of the Support Unit for Emergency Programme of Community Development to visit the Governor of the province of Congo Central and the Port of Matadi, from 30 July to 1 August 2021.

The purpose of the visit was to meet with the Hon. Governor of the Congo Central Province and briefed the Namibian Ambassador to the Democratic Republic of Congo as well as the Ambassador of the Democratic Republic of Congo to Namibia who was also present, about the instructions given by the DRC President for the twinning of Congo Central Province and the Erongo region of the Republic of Namibia. Proposed areas for cooperation as part of the twinning arrangement could include agriculture, trade, tourism and infrastructure development. The Hon. Governor was informed that Namibia has availed two pieces of land in Walvis Bay to the DRC. Proposal in the context of twinning arrangement is that it would be good if Congo Central Province could also avail land to Namibia. It was also proposed to the Governor that a joint technical committee be formed to work on the identification of agreeable areas of cooperation, prepare the draft twinning agreement or charter and the visit of the Governor of Congo Central to Namibia in early October 2021. The committee is expected to meet virtually before the visit of the DRC Governor to Erongo region.

During the visit to the port of Matadi, the Governor took the delegation to a plot at the entrance of the port which could be allocated to Namibia as advised by the Special Advisor. The Special Advisor also indicated that there is another favourable piece of land in the Economic Zone located

in Songoloto town, in Congo Central Province. The delegation was also informed that most of the companies importing Namibia products via the port of Matadi, except the SOLANCO Company, are making false declaration by indicating that the products were from South Africa instead of Namibia.

It has been observed by the Embassy that the people of the DRC, particularly Congo Central Province manifested a desire to promote the export of DRC agricultural products to Namibia as nothing from DRC is being currently exported to Namibia despite the DRC's potential to reciprocate by exporting fruits and vegetables to Namibia. It is for this reason that is recommendable to envisage a partnership between Erongo and Congo Central to exchange skills and investments in the production and packaging of agricultural products in the DRC for export to Namibia. It is important to note that Congo Central Province is also the food basket for the 14 million people living in the Capital City of Kinshasa and the entry point of imports to the entire western DRC.

Recommendation is that Erongo region could positively considered the proposed cooperation between Erongo and Congo Central Province. In this regards, it is also recommended that Erongo Regional authorities appoint a technical committee to identify with their DRC counterparts areas of cooperation, to consider a draft agreement and plan a visit of the DRC Governor to Namibia in October 2021.

Yours sincerely,

Penda A. Nasanda
Executive Director



Annalize Swart

From: Annalize Swart
Sent: Friday, 20 August 2021 10:50
To: 'Ms Surina Eichas'
Subject: RE: Proposed Twinning of Congo Central Province in the Democratic Republic of Congo with the Erongo Region

Dear Sir/Madam

We acknowledge receipt of your recent communication and kindly be informed that the matter will receive the necessary attention.

From: Ms Surina Eichas <farita@erongorc.gov.na>
Sent: Friday, 20 August 2021 10:40 AM
To: 'Laetitia Kahona' <lkahona@walvisbaycc.org.na>; pa2ceo@atc.com.na; Annalize Swart <aswart@swkmun.com.na>; ceo@atc.com.na; 'ceo' <ceo@omamuni.org.na>; 'Ingrith Katjivena' <muniomar@iway.na>; 'Elizabeth Coetzee' <CEO@hbaymun.com.na>; 'Esther Pamela Simon' <spamelaester@gmail.com>; 'Ivin Lombardt' <ilombardt@googlemail.com>; ilombardt@gmail.com; pa2ceo@karibibtown.org; 'Lesly Goreseb (CEO)' <goreseb@karibibtown.org>
Subject: Proposed Twinning of Congo Central Province in the Democratic Republic of Congo with the Erongo Region

Good day,

Herewith, kindly receive the attached for the attention of the CEO.

Kind regards,



ERONGO REGIONAL COUNCIL
 Ms. Surina F. Eichas
 Private Secretary
 Tel: 0644105729/ +264 81 2954019
 Fax: 0644105701
 Address: Acacia Building, Tobias Haiyeko Street
 Private Bag 5019, Swakopmund, Namibia
 Website: www.erc.com.na

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Allie Gebhardt

From: Mr Simon Michael Jimmy <smjimmy911@gmail.com>
Sent: Tuesday, 19 October 2021 10:01
To: Allie Gebhardt
Subject: Re: Proposed twinning of Congo Central Province in the DRC with the Erongo Region

Dear Allie

Unfortunately there have been no meetings so far. I just returned from a week-long mission with the Governor and this is one of the issues I am working on for this week. You will receive an update once the plans are finalized.

kind regards

Michael Jimmy
 +264811603468
 +264812203856

On Tue, Oct 19, 2021 at 9:46 AM Allie Gebhardt <agebhardt@swkmun.com.na> wrote:

Dear Jimmy and Surina

Kindly advise whether there was any meeting that took place or feedback regarding the subject matter?

Kind regards,

From: Mr Simon Michael Jimmy [mailto:smjimmy911@gmail.com]
Sent: Wednesday, 06 October 2021 05:14 PM
To: Allie Gebhardt
Subject: Re: Proposed twinning of Congo Central Province in the DRC with the Erongo Region

Dear Mrs Allie Gebhardt

I will revert back to the group on the way forward in due course.

Kind reagrds

11.1.27 **PROPOSED: ONLINE EXPERT EXCHANGE PROJECT BETWEEN THE SWAKOPMUND AND GIESSEN MUNICIPALITIES**
(C/M 2022/01/27 - 5/2/4/5)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 8.8 page 91 refers.

A. **The following item was submitted to the Management Committee for consideration:**

1. **Introduction**

Attached is a proposal from the Municipality of Gießen for the Online for Expert Exchange Project between the Swakopmund and Giessen Municipalities.

Giessen, spelled *Gießen* in German, is a town in the German federated state (*Bundesland*) of Hesse, capital of both the district of Giessen and the administrative region of Giessen. The population is approximately 90 000.

The name comes from *Giezzen*, as it was first referred to in 1197, which refers to the position of the town between several rivers, lakes and streams. The largest river in Giessen is the Lahn river, which divides the town in two parts (west and east), roughly 50 kilometres north of Frankfurt am Main. Giessen is also home to the University of Giessen.

2. **Background**

The Municipality of Swakopmund (Namibia) received the invitation for cooperation with the Municipality of Giesen via the Swakopmund Constituency Councillor, Ciske Howard-Smith. The Chief Executive Officer and the General Manager: Corporate Services and Human Capital viewed the proposal and perceived that this is a great opportunity for Council share knowledge and expertise in various fields within the suggested projects.

Council has over the years approved the twinning of Swakopmund with a number towns and cities around the world. Twinning agreements are of cardinal importance in terms of institutional capacity building, mutual understanding and sharing of critical information. The purpose of twinning is to help foster relationships that construct better corporations in various sectors to the benefit of all parties.

3. **Online Expert Exchange Project**

3.1 **The goals of the project entail the following:**

- *Increasing shared knowledge between both municipalities.*
- *Promoting Intercultural and Multicultural relations.*
- *Recognizing the effects of globalization on both local authorities.*
- *Deepening Global Networks and (City) Partnerships.*
- *Integration of Sustainable Development Goals.*
- *Exploring the history of Namibia and Germany.*

a. Action that needs to be taken to achieve the goals for the Online Expert Exchange Project :

- *Implementing an Expert Exchange between employees of the Municipality of Swakopmund and Municipality of Gießen via online platforms.*
- *Scheduling for international visits and face-to-face knowledge exchange.*

b. Time Frame and ways to implement the project:

- *Project period of two years (Commencing January 2022 until December 2023).*
- *Participants should ideally be four to five (4-5) employees from each municipality with similar field experiences and can include one councillor.*
- *Building Project tandems where one participant from Swakopmund Municipality will be paired with one participant of Gießen Municipality for the entire time of the project. They should be working in similar fields and should be able to profit from each other's experiences.*
- *Online and personal meetings.*

c. Activities:

- *Online Workshop/Preparation Seminar #1: Getting to know each other, expectations, intercultural competences, pairing the tandem partners.*
- *First Online Tandem Meetings – hosted by contact person of each Swakopmund and Gießen*
- *Joint Press Conference*
- *Online Workshop/Preparation Seminar #2: What is the Agenda 2030? What are the SDGs? What do they mean for us in our daily routines?*
- *Specific Preparation Meeting (online) before the first Personal Observation Phase: What to expect? Weekly schedules.*
- *First Personal Observation Phase in Gießen (1 Week)*
- *Online Workshop/Intermediate Seminar #3: Exchange of Experiences, Feedback, Outcomes, Wishes, Expectations*
- *Specific Preparation Meeting (online) before the second Personal Observation Phase: What to expect? Schedules for the week.*
- *Second Personal Observation Phase in Swakopmund (1 Week)*
- *Joint Final Seminar*
- *Joint Press Conference*

4. Feedback - The Microsoft Meeting

On **28 October 2021** the Acting General Manager: Corporate Services & Human Capital and the Corporate Officer: Marketing and Communications had a Microsoft meeting with Ms Janina Brendel, the Project Coordinator for Local Development Cooperation (Office of Integration), Gießen Municipality (Germany).

Ms Janina Brendel explained that the project will include an exchange visit of both cities / towns once a year. According to the activity schedule, it is proposed that a delegation from Swakopmund Municipality visits the city of Gießen during **October 2022** and the Gießen Municipality will travel to Swakopmund during **2023** date to be confirmed. The municipal delegation should consist of a group of Administrators \ Officials led by one Councillor.

Ms J Brendel stated that the Gießen Municipality is currently coordinating the same project with the City of Windhoek. Below is the link of the Project videos from the youth exchange between Gießen Municipality and City of Windhoek:

<https://www.giessen.de/Leben/Soziales-und-Gesellschaft/Kommunale-Entwicklungspolitik/Jugendliche-aus-Gie%C3%9Fen-und-Windhoek-im-digitalen-Austausch-zum-Thema-Nachhaltigkeit.php?object=tx,2874.5&ModID=7&FID=2874.12456.1&NavID=2874.474&La=1>

Council should take note that the proposal from Gießen was approved for funding. with Ms Janina Brendel, the Project Coordinator for Local Development Cooperation. It is also emphasised that although there are proposed areas of interest or cooperation, the invitation is open for Council to propose any special area that Council wants to prioritise.

Ms Brendel stated that she scheduled a visit to Windhoek during **February 2022**, and hereby wish to pay a courtesy visit to the Swakopmund Municipality while in Namibia. The date for her visit is still to be confirmed.

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

RECOMMENDED:

- (a) That Council approves the proposed Online Expert Exchange project between the Swakopmund Municipality and Gießen Municipality (Germany).
 - (b) That the project duration of two years; from January 2022 until December 2023, be noted.
 - (c) That the areas of interest / cooperation, for the exchange be the following:
 1. *Housing*
 2. *Youth Development*
 3. *Planning*
 4. *Sustainable Development*
 5. *Water and Waste Management*
 - (d) That the following officials be assigned to the project:
 1. *General Manager: Engineering and Town Planning Services*
 2. *General Manager: Economic Development Services*
 3. *General Manager: Health and Solid Waste Management*
 4. *General Manager: Corporate Services and Human Capital*
 - (e) That a Councillor be nominated to be part of the Swakopmund Municipality delegation for the duration of the project.
 - (f) That the activity schedule and progress report be submitted to the Management Committee on a regular basis.
 - (g) That Council takes note that Ms Janina Brendel, the Project Coordinator for Local Development Cooperation (Office of Integration), Gießen Municipality (Germany), intends to undertake a courtesy visit to Swakopmund during February 2022.
-

Ailie Gebhardt

From: Andre Plaatjie
Sent: Friday, 10 December 2021 12:55
To: Brendel, Janina
Cc: Ailie Gebhardt
Subject: Re: Outline Expert's Exchange Swakopmund - Gießen
Attachments: image001.png; image001.png; image001.png; image003.png; image017.png; image018.png; image019.png; image004.png; image005.png; image006.png; image007.png; image001.png; image001.png; image001.png; image028.png; image017.png; image018.png; image019.png; image029.png; image030.png; image031.png; image032.png; image033.png

Good day Ms Brendel

Unfortunately the topic could not be tabled at the last meetings for this year. We have had very positive but informal discussions with our councillors there though. We will have a decision on the areas of focus and participants by the end of January 2022.

Thank you for the feedback and indication of focus areas. I am happy to report that they overlap largely with our own this far. We do not have a municipal museum, or a division or section dedicated to climate change or women and gender issues as these issues are integrated in consideration with the other issues.

One of our most pressing issues in Swakopmund and Namibia would be housing and land. Could you find out if there is anyone in those focus areas who would be interested?

Kind regards

Sent from my iPhone

On 9 Dec 2021, at 19:00, Brendel, Janina <Janina.Brendel@giessen.de> wrote:

Dear Mr. Plaatjie
 Dear Ms. Gebhardt

I trust that this email finds you well.
 I was wondering how your Council has discussed the proposal and how they responded.

Over here we have several employees of the municipality who are interested in the exchange. The fields are city planning, youth, women and gender equality, climate change, traffic and infrastructure, integration, archive, art museum and historical museum.
 I am looking forward to the fields that have shown interest in your city. Maybe there are different interests, that would be alright as well because we can still find other or additional departments who would be interested. I just wanted to give you an example of the departments which have already expressed interest in participating.

Greetings from Gießen and I hope you are enjoying your summer time as we are approaching winter :)

Kind Regards,
 Janina

Mit freundlichen Grüßen
im Auftrag

Janina Brendel
Büro für Integration
Koordinatorin für kommunale Entwicklungspolitik



Universitätsstadt Giessen
Der Magistrat
Berliner Platz 1
35390 Giessen
Telefon: 0641 306-1380
E-Mail: janina.brendel@giessen.de
www.giessen.de

Von: Andre Plaatjie [mailto:aplaatjie@swkmun.com.na]
Gesendet: Mittwoch, 10. November 2021 15:31
An: Brendel, Janina <Janina.Brendel@giessen.de>; Ailie Gebhardt <agebhardt@swkmun.com.na>
Betreff: RE: Outline Expert's Exchange Swakopmund - Giessen

Thank you Ms. Brendel
We will advise as soon as there is progress herein.
Kind regards

From: Brendel, Janina <Janina.Brendel@giessen.de>
Sent: Monday, 08 November 2021 03:11 PM
To: Andre Plaatjie <aplaatjie@swkmun.com.na>; Ailie Gebhardt <agebhardt@swkmun.com.na>
Subject: AW: Outline Expert's Exchange Swakopmund - Giessen

Dear Mr. Plaatjie,
it is the case for this project like it was with the City of Malmö. The costs will be covered from the project funds and they have already been granted. We will have to formally request them once we have the exact time frames but generally they have approved the project proposal and the funding.
Best regards and greetings from Giessen

Janina Brendel
Mit freundlichen Grüßen
im Auftrag
Janina Brendel
Büro für Integration
Koordinatorin für kommunale Entwicklungspolitik



Universitätsstadt Giessen
Der Magistrat
Berliner Platz 1
35390 Giessen
Telefon: 0641 306-1380
E-Mail: janina.brendel@giessen.de
www.giessen.de

Von: Andre Plaatjie [mailto:anlaatjie@swkmun.com.na]

Gesendet: Freitag, 29. Oktober 2021 14:09

An: Brendel, Janina <Janina.Brendel@giessen.de>; Ailie Gebhardt <agebhardt@swkmun.com.na>

Betreff: RE: Outline Expert's Exchange Swakopmund - Gießen

Dear Ms Brendel

We appreciate the contact and the information. We will submit it for formal approval by our Council in November as discussed and respond as soon as we have an answer.

One further question we need clarity on, is the question of costs. What are the roles and responsibility in regard to the cost of exchange visits vis-à-vis travel and accommodation? In our relationship with City of Malmo the project related travel and accommodation of participants from both municipalities were covered from the project funds. Will the same apply here? In other words what costs should we prepare our council for?

Kind regards

From: Brendel, Janina <Janina.Brendel@giessen.de>

Sent: Thursday, 28 October 2021 03:29 PM

To: Andre Plaatjie <aplaatjie@swkmun.com.na>; Ailie Gebhardt <agebhardt@swkmun.com.na>

Subject: AW: Outline Expert's Exchange Swakopmund - Gießen

Dear Ms Gebhardt

Dear Mr Plaatjie

Thank you for today's meeting. I am looking forward to plan and discuss the project with you. I forgot to add that our City Council has visited Swakopmund before in 2020 and also formed a personal interest in this exchange idea.

Please find attached the German project proposal that has been accepted over here. As I have said we can act flexible with our activities and our content within this plan. It was necessary to explain the intentions in detail because we had to explain all the planned projects for the next two years for funding purposes.

Please do not hesitate to add ideas or suggest changes.

Since I am not sure if the conference held when I stopped the meeting I want to add the link and my personal phone number for the whatsapp group again in this email:

+49 176 24212618

Project videos from the youth exchange Gießen – Windhoek:

<https://www.giessen.de/Leben/Soziales-und-Gesellschaft/Kommunale-Entwicklungspolitik/Jugendliche-aus-Gie%C3%9Fen-und-Windhoek-im-digitalen-Austausch-zum-Thema-Nachhaltigkeit.php?object=tx,2874.5&ModID=7&FID=2874.12456.1&NavID=2874.474&La=1>

Activities within the Agenda 2030/SDGs and Local Development Cooperation:

<https://www.giessen.de/Leben/Soziales-und-Gesellschaft/Kommunale-Entwicklungspolitik/>

Direct links to facts about the city:

<https://www.giessen.de/Rathaus/Stadinfos/>

A youtube video of Gießen done with a drone (bad weather, but gives an impression):

<https://www.youtube.com/watch?v=Zwgnx1uBEM>

Please let me know if there is anything else you need for the meeting with your City Council.

Kind Regards

Janina

Mit freundlichen Grüßen

im Auftrag

Janina Brendel

Büro für Integration

Koordinatorin für kommunale Entwicklungspolitik



Universitätsstadt Gießen

Der Magistrat

Berliner Platz 1

35390 Gießen



Janina Brendel – Office of Integration – Project Coordinator for Local Development Cooperation
Janina.brendel@giessen.de

Outline Project for Expert's Exchange between the municipalities Swakopmund and Gießen

Goal:

- Increasing the interest and knowledge in the area of Agenda 2030 in both municipalities
- Promoting Interculturality/Multiculturality
- Recognizing the global effects of one's own local actions
- Deepening Global Networks and (City) Partnerships
- Integration of the Sustainable Development Goals (SDG) as a cross-sectional task in the municipal fields of action in the sense of SDG 11
- Exploring the history of Namibia and Germany

Action:

Implementing an Expert's Exchange between employees of the municipality of Swakopmund and Gießen

Frame:

- Project period of two years (January 2022 – December 2023)
- Participants: ideally 4-5 employees of each municipality with similar work areas
- Building Project tandems: one participant of Swakopmund will be paired with one participant of Gießen for the entire time of the project. They should be working in similar fields and should be able to profit from each other's experiences
- Online and personal meetings

Activities:

- Online Workshop/Preparation Seminar #1: Getting to know each other, expectations, intercultural competences, pairing the tandem partners
- First Online Tandem Meetings – hosted by contact person of each Swakopmund and Gießen
- Joint Press Conference
- Online Workshop/Preparation Seminar #2: What is the Agenda 2030? What are the SDGs? What do they mean for us in our daily routines?
- Specific Preparation Meeting (online) before the first Personal Observation Phase: What to expect? Schedules for the week
- First Personal Observation Phase in Gießen (1 Week)
- Online Workshop/Intermediate Seminar #3: Exchange of Experiences, Feedback, Outcomes, Wishes, Expectations
- Specific Preparation Meeting (online) before the second Personal Observation Phase: What to expect? Schedules for the week
- Second Personal Observation Phase in Swakopmund (1 Week)
- Joint Final Seminar
- Joint Press Conference



Universitätsstadt Gießen
Der Magistrat
Berliner Platz 1
35390 Gießen
Telefon: 0641 306-1380
E-Mail: janina.brendel@giessen.de
www.giessen.de

Von: Ailie Gebhardt [<mailto:agebhardt@swkmun.com.na>]
Gesendet: Dienstag, 28. September 2021 12:49
An: Brendel, Janina <Janina.Brendel@giessen.de>
Cc: Andre Plaatjie <aplaatjie@swkmun.com.na>
Betreff: Outline Expert's Exchange Swakopmund - Gießen

Good day Ms Brendel

The Municipality of Swakopmund (Namibia) received the invitation for cooperation with the Municipality of Giesen via our Constituency Councillor Ms Ciske Howard-Smith. We are honoured to receive the Expert Exchange invitation and we are excited to connect with you on the proposed project. We view this as a great opportunity for our municipalities to share knowledge and expertise in various fields within the suggested projects.

We are in agreement with the Project frame for Experts Exchange (attached) in principle, however we have a number of questions. We wish to enquire if we can arrange a Microsoft Teams virtual meeting to discuss the modalities for further contact and the way forward. We will need more detail on the implementation of the proposal to present to our Council for approval.

We await your prompt response. Thank you.

Kind regards,



Ailie Gebhardt

Corporate Officer: Marketing | Corporate
Services & Human Capital
Municipality Swakopmund

cnr Rakotoka Street & Daniel Kamho Avenue | Swakopmund | Erongo
Office: +264 64 410 4218 | Email: agebhardt@swkmun.com.na
Website: www.swkmun.com.na

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From: "Brendel, Janina" <Janina.Brendel@giessen.de>
Date: Wednesday, 12 May 2021 at 6:38 PM
To: "choward@erongorc.gov.na" <choward@erongorc.gov.na>, Ciske Smith <ciske@hh.na>
Subject: Outline Expert's Exchange Swakopmund - Gießen

Dear Ciske,

please find attached a brief outline of the expert's exchange project for the municipality of Swakopmund with the municipality of Gießen.

We are very excited and hope that together we will be able to move these ideas along to a joint project proposal. Please do not hesitate to contact me with any questions.

Have a pleasant evening and Greetings from Gießen,
Janina

Mit freundlichen Grüßen
im Auftrag

Janina Brendel
Büro für Integration
Koordinatorin für kommunale Entwicklungspolitik



Universitätsstadt Gießen
Der Magistrat
Berliner Platz 1
35390 Gießen
Telefon: 0641 306-1380
E-Mail: janina.brendel@giessen.de
www.giessen.de

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Ailie Gebhardt

From: Brendel, Janina <Janina.Brendel@giessen.de>
Sent: Thursday, 28 October 2021 15:29
To: Andre Plaatjie; Ailie Gebhardt
Subject: AW: Outline Expert's Exchange Swakopmund - Gießen
Attachments: Auszug_Projektantrag_Exchange_Swakopmund-Giessen_6.png;
 Auszug_Projektantrag_Exchange_Swakopmund-Giessen_1.png;
 Auszug_Projektantrag_Exchange_Swakopmund-Giessen_2.png;
 Auszug_Projektantrag_Exchange_Swakopmund-Giessen_3.png;
 Auszug_Projektantrag_Exchange_Swakopmund-Giessen_4.png;
 Auszug_Projektantrag_Exchange_Swakopmund-Giessen_5.png; Outline Project for
 ExpertsExchange.pdf

Dear Ms Gebhardt
 Dear Mr Plaatjie

Thank you for today's meeting. I am looking forward to plan and discuss the project with you.
 I forgot to add that our City Council has visited Swakopmund before in 2020 and also formed a personal interest in this exchange idea.

Please find attached the German project proposal that has been accepted over here. As I have said we can act flexible with our activities and our content within this plan. It was necessary to explain the intentions in detail because we had to explain all the planned projects for the next two years for funding purposes.
 Please do not hesitate to add ideas or suggest changes.

Since I am not sure if the conference held when I stopped the meeting I want to add the link and my personal phone number for the whatsapp group again in this email:

+49 176 24212618

Project videos from the youth exchange Gießen – Windhoek:

<https://www.giessen.de/Leben/Soziales-und-Gesellschaft/Kommunale-Entwicklungspolitik/Jugendliche-aus-Gie%C3%9Fen-und-Windhoek-im-digitalen-Austausch-zum-Thema-Nachhaltigkeit.php?object=tx,2874.5&ModID=7&FID=2874.12456.1&NavID=2874.474&La=1>

Activities within the Agenda 2030/SDGs and Local Development Cooperation:

<https://www.giessen.de/Leben/Soziales-und-Gesellschaft/Kommunale-Entwicklungspolitik/>

Direct links to facts about the city:

<https://www.giessen.de/Rathaus/Stadinfos/>

A youtube video of Gießen done with a drone (bad weather, but gives an impression):

<https://www.youtube.com/watch?v=Zwgnx1uIBEM>

Please let me know if there is anything else you need for the meeting with your City Council.

Kind Regards
 Janina

Mit freundlichen Grüßen
 im Auftrag

Janina Brendel

Büro für Integration
Koordinatorin für kommunale Entwicklungspolitik



Universitätsstadt Gießen
Der Magistrat
Berliner Platz 1
35390 Gießen
Telefon: 0641 306-1380
E-Mail: janina.brendel@giessen.de
www.giessen.de

Von: Andre Plaatjie [mailto:aplaatjie@swkmun.com.na]
Gesendet: Donnerstag, 28. Oktober 2021 13:03
An: Brendel, Janina <Janina.Brendel@giessen.de>; Ailie Gebhardt <agebhardt@swkmun.com.na>
Betreff: RE: Outline Expert's Exchange Swakopmund - Gießen

Good day Ms Brendel

We accept the invitation. We have tested the link and it works so we look forward to the meeting this afternoon.

Kind regards



Andre Plaatjie
Manager: Corporate Services | Corporate
Services & Human Capital
Municipality Swakopmund

cnr Rakotoka Street & Daniel Kamho Avenue | Swakopmund | Erongo
Office: +264 64 410 4202 | Email: aplaatjie@swkmun.com.na
Website: www.swkmun.com.na

Thank you for considering the environmental impact of printing emails



From: Brendel, Janina <Janina.Brendel@giessen.de>
Sent: Thursday, 28 October 2021 12:27 PM
To: Ailie Gebhardt <agebhardt@swkmun.com.na>
Cc: Andre Plaatjie <aplaatjie@swkmun.com.na>
Subject: AW: Outline Expert's Exchange Swakopmund - Gießen

Dear Ms Gebhardt,

no problem. I am happy that we will meet today at 14h30.

Unfortunately I cannot send a link from Microsoft Meeting though, at the municipality we can accept it but the software we are using is Big Blue Button.
So either you could send me a link of your preferred Online Meeting Software or we can use this link which I am happy to share for our meeting:

<https://connect.meet.mobilitysuite.de/?room=2282992018>

Kind Regards
Janina Brendel

Mit freundlichen Grüßen
im Auftrag

Janina Brendel
Büro für Integration
Kordinatorin für kommunale Entwicklungspolitik



Universitätsstadt Gießen
Der Magistrat
Berliner Platz 1
35390 Gießen
Telefon: 0641 306-1380
E-Mail: janina.brendel@giessen.de
www.giessen.de

Von: Ailie Gebhardt [<mailto:agebhardt@swkmun.com.na>]
Gesendet: Donnerstag, 28. Oktober 2021 12:03
An: Brendel, Janina <Janina.Brendel@giessen.de>
Cc: Andre Plaatjie <aplaatjie@swkmun.com.na>
Betreff: FW: Outline Expert's Exchange Swakopmund - Gießen

Dear Ms Brendel

We apologise for the delay and rescheduling of the meeting.

Kindly advise whether you are available this afternoon at 14H30? If yes, please set the meeting and send us the link to the Microsoft meeting. Thank you.

Kind regards,

From: Andre Plaatjie
Sent: Thursday, 28 October 2021 11:19 AM
To: Ailie Gebhardt
Subject: RE: Outline Expert's Exchange Swakopmund - Gießen

We can proceed for a meeting this afternoon

Andre Plaatjie | Manager: Corporate Services | Corporate Services & Human Capital | 4202

From: Brendel, Janina [<mailto:Janina.Brendel@giessen.de>]
Sent: Tuesday, 26 October 2021 02:27 PM
To: Ailie Gebhardt
Cc: Andre Plaatjie; Immaculata Ortner
Subject: AW: Outline Expert's Exchange Swakopmund - Gießen

Dear Ms Gebhardt,

thank you for the update. I just wanted to add, that I would also be available on Thursday between 12h00-14h00 now due to other scheduling arrangements. So basically I am flexible almost the entire Thursday except for the evening because then I am going to attend an event for our city district.

Kind regards
Janina Brendel

Von: Ailie Gebhardt [<mailto:agebhardt@swkmun.com.na>]
Gesendet: Montag, 25. Oktober 2021 15:42
An: Brendel, Janina <Janina.Brendel@giessen.de>
Cc: Andre Plaatjie <aplaatjie@swkmun.com.na>; Immaculata Ortner <iortner@swkmun.com.na>
Betreff: RE: Outline Expert's Exchange Swakopmund - Gießen

Dear Ms Brendel

Thank you very much for the new schedule, we will confirm the date and time by tomorrow morning. Thank you.

Kind regards

From: Brendel, Janina [<mailto:Janina.Brendel@giessen.de>]
Sent: Friday, 22 October 2021 08:05 PM
To: Ailie Gebhardt
Subject: AW: Outline Expert's Exchange Swakopmund - Gießen

Dear Ms Gebhardt,

thank you for your message.
Next week would be working well for me during these times:

Wednesday, October 27 between 14h00 – 17h00
Thursday, October 28 between 10h30 – 12:00
Thursday, October 28 between 14h00 – 16h00

Would any of these dates work for you? If not, please do not hesitate to send your schedule and I will try to accommodate your proposed date.

Have a good weekend and kind regards,
Janina

Mit freundlichen Grüßen
im Auftrag

Janina Brendel
Büro für Integration
Koordinatorin für kommunale Entwicklungspolitik



Universitätsstadt Gießen
Der Magistrat
Berliner Platz 1
35390 Gießen
Telefon: 0641 306-1380
E-Mail: janina.brendel@giessen.de
www.giessen.de

Von: Ailie Gebhardt [<mailto:agebhardt@swkmun.com.na>]
Gesendet: Freitag, 22. Oktober 2021 12:35
An: Brendel, Janina <Janina.Brendel@giessen.de>
Betreff: RE: Outline Expert's Exchange Swakopmund - Gießen

Dear Ms Brendel

We apologise for the delay in scheduling the meeting via Microsoft teams as per your request in the email below.

Will you be so kind to send us your new schedule /flexible time available for next week or the first week in November 2021. Thank you.

Kind regards,

From: Brendel, Janina [<mailto:Janina.Brendel@giessen.de>]
Sent: Tuesday, 28 September 2021 06:56 PM
To: Ailie Gebhardt
Cc: Andre Plaatjie
Subject: AW: Outline Expert's Exchange Swakopmund - Gießen

Dear Ms Gebhardt,

thank you very much for your email. We are very glad that you have received the invitation to the Expert Exchange well.

A meeting via Microsoft teams is greatly appreciated. It would work very well to exchange ideas and dive more into the details. Next week my schedule is pretty flexible on Tuesday between 14h00-18h00, Wednesday between 11h30-15h00 or Thursday between 13h00-15h30.

I hope that one of these time frames would work for you as well. Otherwise please do not hesitate to send new dates and times and I will accommodate.

I am looking forward to meet you soon. Have a good evening.

Kind Regards,
Janina Brendel

Mit freundlichen Grüßen
im Auftrag

Janina Brendel
Büro für Integration
Kordinatorin für kommunale Entwicklungspolitik

14.07.2021

Young people from Giessen and Windhoek in digital exchange on the topic of sustainability

8000 km lie between Gießen and Windhoek/Namibia. For eleven months, however, young people from here and there were very close: Together, the 16 to 19-year-olds took part in digital exchange meetings, dealt with the 2030 Agenda, created videos, flyers, Instagram channels together. Now, with the young people, members of the steering group municipal development policy, teamers and coordination staff, the final presentation of the projects took place – again digitally connected, simultaneously here and in Namibia.

In small groups, the young people from both countries had developed a colourful bouquet of results: a video that compares the effects of climate change in Germany and Namibia with interviews in both cities; a seasonal food calendar for both countries; a video on biodiversity here and there with drone flights - e.B. over the Botanical Garden and the impressive landscape near Windhoeks; a parallel project on the subject of plants/school gardens; a flyer that advertises the local gastronomy to provide menstrual products free of charge. "The topics and results were developed by the young people themselves. They build on the UN's 17 Sustainable Development Goals, such as the fight against inequality, poverty and climate change," explains Janina Brendel, Coordinator for Municipal Development Policy at the City of Giessen.

The project conveyed many new experiences: listening to unusual English, working together in projects in a self-organized way, experiencing intercultural encounters, getting to know the topic of sustainability, using new techniques - such as video editing and drone photography. The ever-digital exchange required patience from time to time: "The 'Can you hear me?' was always there," Brendel sums up. "But even then, finding new ways of communication and trying out what works well is an exciting field of learning." Finja (Giessen) explains: "In the meetings of the entire group it was initially difficult to participate, but in the small groups we worked well and equally on our projects." Fredeline (Windhoek) adds: "This project has strengthened my self-confidence, made me more patient and broadened my perspective."

Pandu Nghipandulwa, who moderated the event together with Brendel, was enthusiastic about the results: "The young people really made a difference in their communities, involved many people to achieve their group goals, and thus created networks." City Councillor Astrid Eibelshäuser summed up: "The project impressively shows how collaborative learning can succeed digitally and across borders and opens up different perspectives on global issues for all young people equally."

The project was funded by Engagement Global gGmbH as part of the Service Centre Municipalities in the One World Programme with funds from the German Federal Ministry for Economic Cooperation and Development (BMZ). An important accompaniment was provided by the Namibian Institute for Democracy (NID) and Dr. Lameck Mwewa with some of his students from the Namibian University for Science and Technology. The young people, who – despite the pandemic and examination phases – worked with commitment and motivation want to stay with them and maintain their contacts even after the project has been completed. Naita Hishoono, head of the NID in Windhoek, who also supported the project and closed the event with warm words of thanks for the successful cooperation, is also pleased. Further exchanges with new groups are to be offered from September.

Impressions of the project results

Group 1 - Climate Change

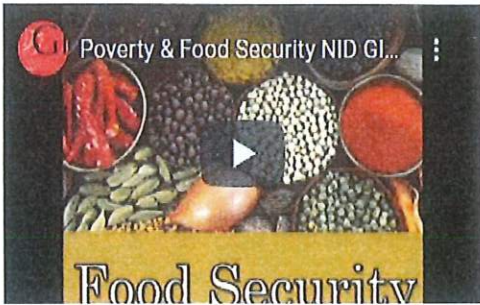
[Textanriss überspringen](#)

Group 2 - Poverty & Food Security

[Textanriss überspringen](#)



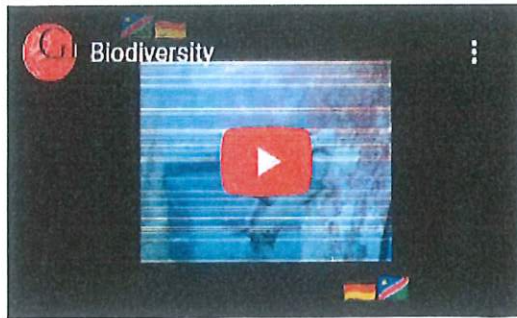
Gruppe 1 - Climate Change



Gruppe 2 - Poverty & Food Security



Gruppe 3 - Civic Education



Gruppe 4 - Biodiversity



Gruppe 8 - Agriculture - Unsere Zusammenarbeit



Gruppe 8 - Agriculture - Tomaten Tutorial



Gruppe 8 - Agriculture - Schulgarten

11.1.28 **TRANSFER OF FUNDS: CAPITAL BUDGET 2021/2022 - FILE TRACKING SYSTEM**

(C/M 2022/01/27 - 3/1/1/1/1)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 8.9 page 108 refers.

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

On **03 March 2021**, the procurement committee resolved the following under item 9.2:

- (a) That permission be granted to the GM Corporate Services and Human Capital to directly procure the File Tracking System (O'Neil Software) in terms of section 36 (2) (a) of the Procurement Act, No. 15 of 2015 from the following bidder:

	Bidder
Bidder:	The Document Warehouse (Pty) Ltd
Postal Address:	P O Box 23120, Windhoek
Proc Ref No:	NCS/DP/SM-003/2021
Proc Title:	File Tracking System
Total Amount - (VAT Inclusive):	N\$53 455.31 - Consultancy Services - Once Off N\$38 786.95 - Equipment N\$92 242.26 = Total
License Fee / Month	N\$18 548.35
VAT No.:	03980167-015
Registration No.:	2005/0206
Delivery Period:	1 (One) Month

(b)

During the financial year 2020 / 2021, Council allocated an amount of N\$200 000.00 under Vote: 150531000200 for the managing and controlling of the movement of files from the archives / records room to other departments.

The project was completed in March 2021 and the purchase order was created on **07th April 2021** for payment (**Annexure A**). Subsequently, it was noted/realized that payment was not processed due to unknown reasons. The Capital Budget for financial year 2020 / 2021 came to an end on **30 June 2021** and was advised to seek approval from Management Committee to transfer the project to the new financial year (**Annexure B**).

It is against this background that permission is hereby requested to allow the General Manager: Finance to transfer the amount of N\$82 300.00 budgeted for the purchasing of a File Tracking System (O'Neill) under Vote 150531000200 to the 2021 / 2022 financial year.

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

RECOMMENDED:

That permission be granted to the General Manager: Finance to transfer the amount of N\$82 300.00 that is budgeted for the purchasing of a File Tracking System (O'Neill) under Vote 150531000200 to the 2021 / 2022 financial year.

11.1.29 **PROCUREMENT OF 2 CONTAINERS AND ESTABLISHMENT OF AN ADMINISTRATIVE SATELLITE OFFICE FOR DRC AREA**
(C/M 2022/01/27 - 16/1/4/2/1/14, E 8443)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **8.10** page **109** refers.

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

1. INTRODUCTION

A meeting took place between the committee of the DRC Concerned Residents and municipal officials on **13 October 2021** and one of the complaints was the lack of social services, such as police station, a clinic and schools (education).

2. BACKGROUND

Council's vision is "To provide ...safe, sufficient and affordable services for residents..." It is very inconvenient and costly for the residents of Matutura, DRC and the new extensions to travel to the Head Office building for e.g. to check the Build Together list.

Council resolved as follows on **28 January 2021** under item 11.1.23:

- (a) *That Council approves the establishment of a satellite office for the Housing Section adjacent to the pay point on Erf 2310, Matutura.*
- (b) *That a converted container similar to the Finance pay point be sourced.*
- (c) *That the costs for this project be either sourced from own funds or donor funds.*

Council approved that a container be placed adjacent to the existing container unit for more services to be brought closer to the public. The site is ideal since there is sufficient space available on Erf 2310, Matutura. The Housing Section is inundated with queries, from especially the Informal Settlements areas on a daily basis.

3. DISCUSSION

Council has indicated that the Town hall and shelter on Erf 6787 and 6788, Ext 25 Swakopmund will no longer be proceeded with. On **28 October 2021** Council repealed the decision under item 11.1.7 to offer Erf 610, Tamariskia to the Namibian Police.

Corporate Services and Human Capital Department has budgeted sufficient funds to procure a container in the 2021/20211 financial year. Based on the quotations received, it is proposed to procure two containers. One will serve as an admin/ information office for the Housing Section and other Sections who may need it from time to time. The second container can be donated to the Ministry of Safety and Security for provision of safety services in Ext 31 and surrounding areas.

The most appropriate site for the containers seems to be Erf 8443, Ext 31, Swakopmund (attached as **Annexure "A"**). The said erf is zoned Local Authority. It will reduce the pressure at the Housing Section if the satellite office can serve the community in the Informal Settlement Areas and well as saving the public transport money and time.

4. PROPOSAL

The following quotations were received from:

<i>Name</i>	<i>Size</i>	<i>Amount</i>	<i>Attachments</i>
Container World	6m	N\$126 385.00	Annexure "B"
Cowboys	6m	N\$126 000.00 + N\$650.00 Delivery	Annexure "C"
Cowboys	6m Used	N\$47 750.00 + N\$650.00 Delivery	Annexure "C"
Cowboys	12m	N\$244 800.00 + N\$1 850.00 Delivery	Annexure "D"
Cowboys	12m Used	N\$95 000.00 + N\$1 850.00 Delivery	Annexure "D"

It is proposed that Council permits the General Manager: Corporate Services and Human Capital (Acting) to procure two containers on condition the price does not exceed the budget amount. It is further proposed that permission be granted to the Office of the Mayor to donate a container to the Ministry of Safety and Security for the provision of Police Services in the DRC Area.

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

RECOMMENDED:

- (a) That Council takes note of the purchase price of approximately N\$293 500.00 to procure 2 containers under the Corporate Services and Human Capital Department's Vote, i.e. Vote No 150531013200.
 - (b) That Council approves the initiative of the Corporate Services and Human Capital Department to donate one container to Ministry of Safety and Security to provide services to the residents in the "Wagdaar" and Matutura areas.
 - (c) That an *in loco inspection* of the site be done by the Councillors on a date to be determined by the Chief Executive Officer.
 - (d) That permission be granted to the Office of the Mayor to donate a container to the Ministry of Safety and Security for the provision of Police Services in the DRC Area.
 - (e) That Council approves the satellite point on Erf 8443, Extension 31, Swakopmund of an Administrative Office, Housing and an Information Office and also for the Sections who may need it from time to time.
-

ANNEXURE "B"



QUOTE ref: CWC21108

Date October 18, 2021	Valid for 14 Days	Pages 1 of 3	Prepared by M. van Hout
---------------------------------	-----------------------------	------------------------	-----------------------------------

From:

Container World (Namibia) (Pty) Ltd
 5. von Braun Street, Southern Industrial Area
 P.O. Box 6746 – Windhoek
 Tel: 061 371 185/186 | Fax: 061 371 102
 e-mail: info@containerworld.biz
 web: www.containerworld.com.na
 VAT reg. no: 02504779-015
 Reg. no: 2000/084

To:

Swakopmund Municipality
 Att: Mr. Fredrik Namukwambi
 Street address
 P.O. Box
 Swakopmund
 Tel: 064 410 4614 / Fax:
 e-mail: fnamukwambi@swakmun.com.na

Subject: Purchase of 1 x 6mtr office container

1 x 6mtr office container, consisting of the following:

- 1 x 20ft. (6mtr) pre-owned steel GP (General Purpose) container, in good wind and water tight condition
- External dimensions: L 6058mm x W 2438mm x H 2591mm
- Exterior: standard container corrugated corten steel walls, wire-brushed, primed and painted white
- Interior: 52mm thick insulating chromadek wall & ceiling panels, interior color: white
- Flooring: hard-plastic floor tiles (MF2516 Old Steel Dark), glued to container hard-wood floor boards
- 1 x steel panel entrance door (900mm x 2100mm), complete with handles and cylinder lock set
- 2 x aluminium TD7 residential open-out window frames, equipped with aluminium burglar bars
- 1 x container internal electrical DB, with 1 x 60A earth leakage and 2 x 16A circuit breakers
- 2 x South African type 3-pin double wall plug outlets
- 2 x 4ft. LED bar light units, controlled by 1 x single light switch

Drawing on page 3 refers

Purchase price 1 x 6mtr office container, as per above:

Purchase price	N\$	101.900,-
Transport – delivery in Swakopmund (crane-truck):	N\$	8.000,-
VAT 15%	N\$	16.485,- +
Total:	N\$	126.385,-

Estimated lead-time: 4-5 weeks, subject to container availability

Optional air-conditioning installation, consisting of:

- 1 x 25A circuit breaker installation in DB board
- 1 x South African type 3-pin single wall plug installation
- Installation of 1 x 9000 BTU Gree split unit air-conditioning (remote controlled), locally supplied & serviceable

Additional price: N\$ 15.870,- VAT included

Please note:

This quotation is subject to availability of containers

Payment terms: 50% deposit prior to start of works, remaining 50% payment prior to dispatch from depot.

This quotation excludes:

- Any earthworks (plinth, band or solid hard level surface foundation) on site
- The connection of the container to essential services (power, water & sewerage) on site

Quotation continues on next page



Container World (Pty) Ltd

Continued from page 1.

Special conditions applicable to transport:

We have assumed clear unrestricted access for all equipment to be supplied and off-loaded or collected. Should any delays occur not directly attributable to the crane or vehicle itself, standing time of N\$ 950,- or part thereof will be charged after 30 minutes of arrival. It is the responsibility of the client to ensure the ground conditions are conducive to loading or off-loading of containers and if containers are found to be unsuitable on arrival, a futile trip will be charged for. Any equipment recovery fees, are for client account.

Thank you very much for your interest in our products, and we look forward hearing from you in due course.

Best regards,

Container World (Namibia) (Pty) Ltd
Mathieu van Hout

Bank details

First national bank of Namibia

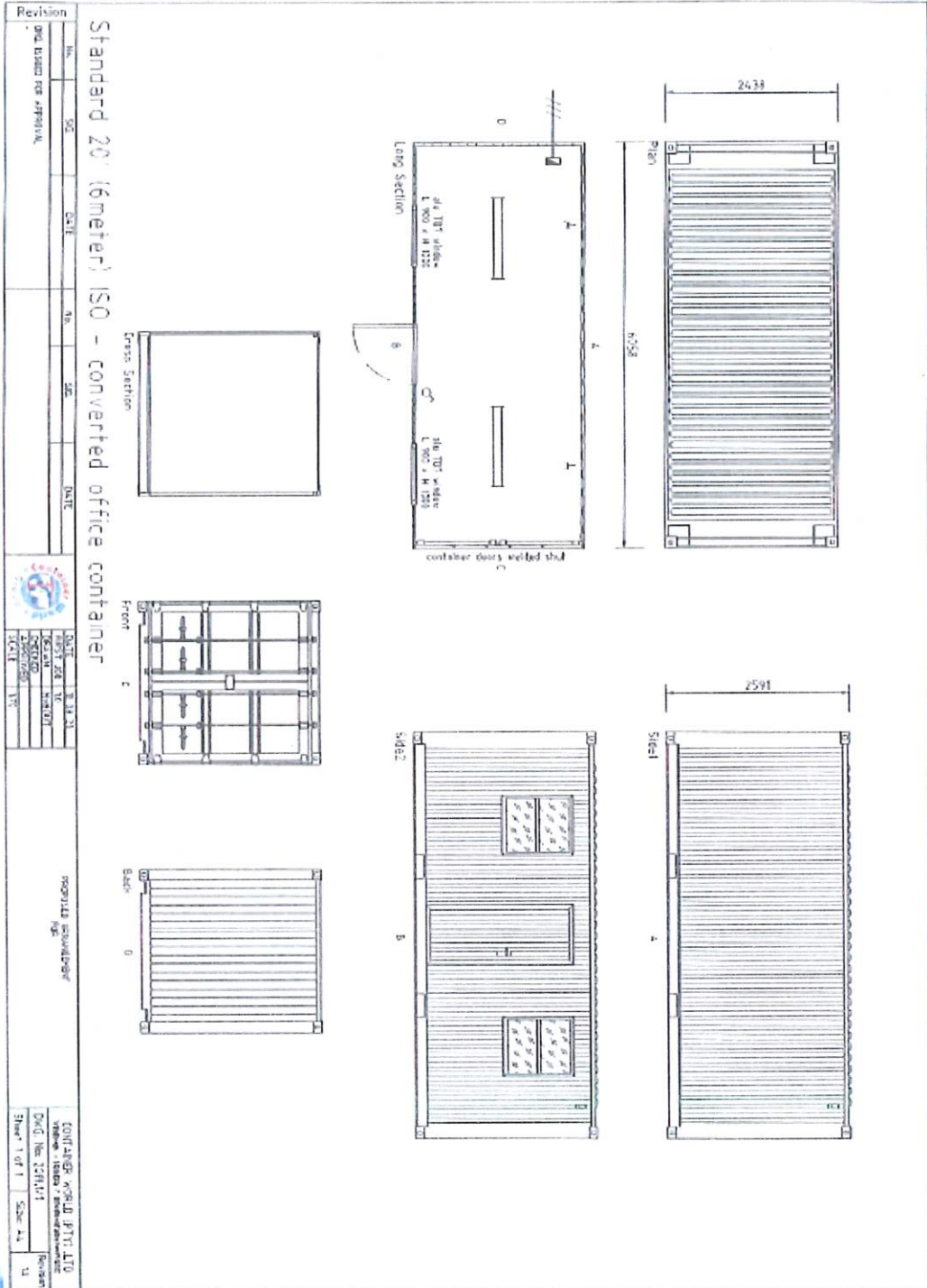
Account name: Container World (Namibia) (Pty) Ltd Reg. No. 2000/084

Account no: 62257210379

Branch code: 281872

Swift code: FIRNNANX

World



ANNEXURE "C"



Cowboy's Trading & Rental Solutions cc

PO Box 1384 • Swakopmund • Namibia

Tel: (064) 418150 • Fax: (064) 40 4003 • accounts@cowboys.com.na

VAT Nr: 2924590-015

CASH ACCOUNT

Quotation

Date	20.10.2021	
Page	1	
Document No	QUA01707	
Account	Your Reference	Tax Reference
CAS001	QUA01707	

Cash Sale:
Frederika Namukwambi
064 410 4614

Code	Description	QTY	Unit Price	Discount	Nett Price
CONT/6M	6M CLADED OFFICE CONTAINER INCLUDES: * 6M STEEL CONTAINER * PAINTED OUTSIDE * INSULATED INSIDE - CHROMADECK PANELS * ELECTRICS - DB BOX - PLUGS - FLURESCENT LIGHT * 2 WINDOWS WITH BURGLAR BARS * 1 PEDESTRIAN DOOR * 1 AIRCON	1	126,000.00		126,000.00
CONT/6M	6M PRE-OWNED CONTAINER * UNPAINTED * AS IS	1	47,750.00		47,750.00
TRUCK	DELIVERY WITHIN SWAKOPMUND (PER CONTAINER)	1	650.00		650.00

Banking Details: Nedbank Namibia Branch Code: 461617 Branch No: 200 Account Number: 1100 0044 565	Alternative Banking Details: FNB Namibia Branch Code: 280 472 Account Number: 6204 5126 944	Remittance to: Fax: (064) 40 4003 email: accounts@cowboys.com.na
--	--	--

Cash deposits can be done at our offices, strictly no cash deposits to bank account.

Received in good order Signed _____ Date _____	Sub Total	174,400.00
	Discount @ 0.00 %	
	Amount Excl Tax	174,400.00
	Tax	26,160.00
	TOTAL	200,560.00

ANNEXURE "D"



Cowboy's Trading & Rental Solutions cc

PO Box 1384 • Swakopmund • Namibia

Tel: (064) 418150 • Fax: (064) 40 4003 • accounts@cowboys.com.na

VAT Nr. 2924590-015

CASH ACCOUNT

Quotation		
Date	20.10.2021	
Page	1	
Document No	QUA01708	
Account	Your Reference	Tax Reference
CAS001	QUA01708	

Cash Sale:
Frederika Namukwambi
064 410 4614

Code	Description	QTY	Unit Price	Discount	Nett Price
CONT/12M	12M CLADDED OFFICE CONTAINER INCLUDES: * 12M STEEL CONTAINER * PAINTED OUTSIDE * INSULATED INSIDE - CHROMADECK PANELS * ELECTRICS - DB BOX - PLUGS - FLUORESCENT LIGHT * 2 WINDOWS WITH BURGLAR BARS * 1 PEDESTRIAN DOOR * 2 AIRCON	1	244,800.00		244,800.00
CONT/12M	12M PRE-OWNED CONTAINER * UNPAINTED * AS IS	1	95,000.00		95,000.00
TRUCK	DELIVERY WITHIN SWAKOPMUND (PER CONTAINER)	1	1,850.00		1,850.00

Banking Details:
Nedbank Namibia
Branch Code: 461617 Branch No: 200
Account Number: 1100 0044 565

Alternative Banking Details:
FNB Namibia
Branch Code: 280 472
Account Number: 6204 5126 944

Remittance to:
Fax: (064) 40 4003
email: accounts@cowboys.com.na

Cash deposits can be done at our offices, strictly no cash deposits to bank account.

Received in good order Signed _____ Date _____	Sub Total	341,650.00
	Discount @ 0.00 %	
	Amount Excl Tax	341,650.00
	Tax	51,247.50
	TOTAL	392,897.50



MUNICIPALITY OF SWAKOPMUND

Ref No: H 5/5
Enquiries: M Palmer

☎ (064) 4104605
☎ 0886519135
✉ 53 Swakopmund
NAMIBIA
🌐 www.swkmun.com.na
📧 mpalmer@swkmun.com.na

10 June 2019

PD Bricks & Property
P O Box 25999
WINDHOEK
10005

📧 peter2snoop@gmail.com

APPROVAL AND ACCESS TO CONSTRUCT HOUSES EXTENSION 6, MATUTURA

This letter serves to confirm that approval has been granted to Messrs PD Bricks & Property to gain access to 40 erven that was allocated in Extension 6, Matutura while the Swakopmund Municipality is finalizing the Housing Agreement.

This approval and granting of access that will commence with the construction of houses is restricted to the number of houses under the credit link category, which amounts to sixteen (16) houses in total situated on the following erf numbers: 1347 to 1362, extension 7, Matutura. Please note that the Swakopmund Municipality will provide you with the names of qualifying beneficiaries for which these houses will be constructed.

Below are three (3) concept plans illustrating the type, size, specification and the value of the houses as submitted by your company:

- Type A - 66.9m² House - N\$ 440 000.00
- Type B - 72m² House - N\$ 520 000.00

These concept plans are still subject to the Municipal Building Approval process before any work can commence on the allocated site.

The remainder of the twenty four (24) allocated houses which falls under the Social category, will be allocated once the social acceptance exercise which the Swakopmund Municipal Council have embarked on is completed.

You are however advised to ensure that equal distributions of credit link houses are constructed on the allocated even.

In case you have any queries, please do not hesitate to contact our office at the above contact details.

Kind regards



A BENJAMIN
CHIEF EXECUTIVE OFFICER



Tel: +264 61 240 393 | Fax: +264 61 308 817 | PO Box 25999 Windhoek Namibia
Email: info@p&b.com.na | Web: www.p&b.com.na

BRICKS & PROPERTIES

The Chief Executive Officer
Mr. A. Benjamin
Municipality of Swakopmund
PO Box 53
Swakopmund

19 October 2021

RE: PD Bricks & Property Swakopmund Matutura Housing Update

Dear Ms. Namukwambi,

I trust you well and that you are keeping safe.

Kindly find the latest update below pertaining to the Swakopmund Matutura Housing project. Nothing has changed since the last update and communication provided. We are still waiting to be allocated with a new list of clients.

1. **Kahwadi Kafele (Erf 1353):** Completed. Completion Certificate issued.
2. **Shikeyengo Erastus (Erf 1357):** Completed. Completion Certificate issued.
3. **Nande Bensius (Erf 1347):** Completed. Completion Certificate issued.
4. **David Negongo (Erf 1352):** Completed. Completion Certificate issued.
5. **Hafeni Valombola (Erf 1060):** Completed. Completion Certificate issued.
6. **Petrus Hango:** Client cancelled agreement and found another subcontractor. Apparently, the cancellation was due to the progress which was mainly as a result from delays from his Bank and at the conveyancers at the lawyers. We had commenced with pouring the foundation when these processes were finalized but client advised us to stop. Invoice has been sent to the client to submit to his bank (Standard Bank) for payment.

We are looking forward continue the professional relationship with you and with the Swakopmund municipality on the Matutura Housing project. In this regard, we seek assistance for Swakopmund Municipality to provide us with an updated list of clients and additional plots so that our company can help address the housing backlog in your prestigious town.

Yours Sincerely,

P Nghinyotwa
Director

11.1.30 **REQUEST FOR PERMISSION TO USE FUNDS FOR THE DRC SPORT STADIUM**
(C/M 2022/01/27 - 14/2/21/6)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **8.11** page **120** refers.

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

This submission aims to seek Council's approval to utilize the remaining funds budgeted for the Construction and Repair of Basketball Courts, towards the upgrading of the DRC Sport Stadium.

The Economic Development Department is in the process of upgrading the DRC Sport Stadium and has so far fenced off the stadium and prepared the topsoil in preparation to transplant grass for a soccer field. In order to successfully execute the project further funds totalling **N\$350 000** are required to continue the planned activities which include:

- *procuring unsifted river sand*
- *transplant of the lawn for soccer field*
- *Resurfacing & laying of interlocks for the netball court at DRC sports field*
- *Installation and connecting of electricity for lights*
- *Connection and installation of water taps*

During the financial year 2021/2022 one multi-functional court was constructed at Mondesa which left a balance of **N\$558 898.95** in **Vote: 400531002600**.

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

RECOMMENDED:

- (a) to create a new vote for the project: "***Development of the DRC Sports Stadium***".
 - (b) That an amount of **N\$350 000.00** be moved to the newly created vote for the upgrading of the DRC soccer field from **Vote: 400531002600**.
-

11.1.31 **BUSINESS PROPOSALS RECEIVED IN RESPECT OF THE LEASE OF A HAIR SALON AT THE MULTIPURPOSE CENTRE**
(C/M 2022/01/27 - M 4348)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 8.12 page 212 refers.

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

1. Introduction

This item is submitted to Council for approval of leasing of a hair salon business unit at the GNS Multipurpose Centre. Council under **Notice 74/2021** invited local businesses to submit business proposal to lease a Hair Salon at Germina Ndapuaoshisho Shitaleni (GNS) Multipurpose centre, Erf 4348, Mondesa. The closing date for submission was 01 December 2021.

2. Brief background

The need for trading premises remains a top challenge that is inhibiting successful business development, particularly among the SME's. As part of the Municipality's Local Economic Development Strategic objectives, aimed at providing entrepreneurs with trading facilities and developing SMEs in general; the Council made provision for local SME's to lease trading spaces at the GNS Multipurpose Centre, Mondesa.

Considering the building structure and the size of the business units, it was proposed that the facility accommodate only small Enterprises who are already established, with the potential to grow and create employment. These Enterprises should also be in position to afford the proposed rental fees as shown below.

In the light of the above, Council on **27 April 2017** resolved among others:

- (a) *That Council approves the tariffs below to be used in the interim for the SMEs units and restaurant at the Multipurpose Center.*

Description of the item	Size m ²	Proposed price per month (VAT Excluded)
SME Unit 1	50.75	N\$1 725.50
SME Unit 2	49.75	N\$1 691.50
SME Unit 3	53	N\$1 802.00
SME Unit 4	54	N\$1 836.00
SME Unit 5	46.66	N\$1 586.44
Restaurant (including kitchen)	313.36	N\$6 267.20

- (b) *That Council endorses the use of 5 business units at the Multipurpose Center for the following type of businesses:*

- Hair salon
- Stationaries shop

- Printing and sign shop
 - Office
 - Boutique
- (c) That the users of the units and restaurant indemnify Council against all and any claims in respect of damage to property and / bodily injury to / loss of life of people that may arise from the utilization of the leased property.
- (d) That Council invites expression of interest for business proposal to lease the business units and restaurant at the Multipurpose Center.
- (e) That the business units and restaurants be leased as per the existing Council's standard lease agreement.

The tariffs listed above were reviewed in 2019/2020 financial year and have been included in the Government Gazette as follow:

Description of the item	Size m ²	2020/2021 (VAT excl)
SME Unit 1	50.75	N\$1 191.00
SME Unit 2	49.75	N\$1 167.00
SME Unit 3	53	N\$1 243.00
SME Unit 4	54	N\$1 267.00
SME Unit 5	46.66	N\$1 100.00
Restaurant (including kitchen)	313.36	N\$4 324.00

With the exception of the Restaurant and Hair Salon (Unit No. 5), SME Units No. 1-4 are all occupied and operating after a vigorous exercise to revive businesses surrounding the Multipurpose Centre due to adverse aftermath of COVID-19 pandemic and lockdown.

3. Current situation

In an effort to utilize the centre to its full capacity, a notice (**Annexure "A"**) was placed in daily newspapers inviting local SME's to submit proposals to lease Hair Salon at a Multipurpose centre, Erf 4348, Mondesa.

The followings terms and conditions were stipulated in the proposal document:

(i)	The applicant's name, address, and telephone number must be clearly stated
(ii)	The Application, as a condition for its validity, must comprise of the original proposal document supplied by Swakopmund Municipality and shall be duly signed and dated at each place so indicated. Any annexures that an applicant submits, inclusive of all coloured brochures, shall all be signed or initialed.
(iii)	Any proposal submitted by any applicant shall be irrevocable for a period of 90 (ninety) days from the closing date. Within such period, the Council for the Municipality of Swakopmund can, in its entire discretion, either accept or reject any offer, or accept any part thereof subject to such conditions as it may set out.
(iv)	The application, as a condition for its validity, must be signed in ink (no correction fluid or pencil may be used); if this condition is not applied such proposal will be viewed as incomplete/invalid and will not be considered.

(v)	The premises will be allocated on the basis of the motivation/statement as contained in the proposal submitted.
(vi)	The Municipality of Swakopmund is not obliged to accept any proposal.
(vii)	Neither Council, nor the staff members of Swakopmund Municipality will entertain any discussions regarding the manner of proposal award after the award is made by Council.
(viii)	All Municipal regulations and or by-laws in force within the Municipal area will be applicable to the lessee.
(ix)	The following documents shall be submitted and attached to the original proposal document:
(i)	A copy of a " Registration & Fitness Certificate from a Local Authority Health Department or Ministry of Health & Social Services of a current registration as well as previous registrations.
(ii)	A copy of a " Company Registration " from Ministry of Industrialization, Trade and SME Development.
(iii)	A certified copy of the applicants Namibian Identity document.
A complete Business Proposal shall be submitted and attached to this invitation document containing the following information:	
(i)	Company profile
(ii)	A motivation indicating how the proposed business will benefit the community of Swakopmund.
(iii)	References on previous business activities, stating the town and address where the previous businesses have been conducted or previous employers.
(iv)	Proof of residence (i.e. Voter's card, consumer account, rental lease agreement etc.).

4. Business Proposals Received

Three (3) business proposals were received and evaluated as per the table below:

APPLICANT	PROPOSED BUSINESS	COMMENT
Laimy Brown & Sondag Haluka Annexure "B"	Hair & Beauty Salon	<ul style="list-style-type: none"> Business proposal attached Good business market exposure Viable business proposal in terms of rent affordability although no clear client base Good Motivational Statement and great potential potential to create employment
Secilia S Matheus Annexure "C"	Hair & Beauty Salon	<ul style="list-style-type: none"> Business proposal attached Currently operating No clear income projections in terms of affordability of rent
Melisa & Devine Salon CC Annexure "D"	Hair & Beauty Salon	<ul style="list-style-type: none"> Business proposal not clearly illustrating how the business will operate to generate income to cover rental fees

5. Discussion

It was the third time that a notice for invitation of business proposal is placed in the daily newspapers, inviting local SME's to lease a Hair Salon at the Multipurpose centre. As it was the case with the previous invitations, there seems to be a low interest in the leasing of a Hair salon as evidenced by the number of proposals received.

After a thorough analysis of the submitted proposals and consideration of the time this premises have been idle without occupation, it was thought best that although some SME's failed to submit some documents required, particularly the fitness certificate, their business activities as outlined in their proposal are in line with the objectives of the council and are vital for the re-vitalisation of business activities at the Multipurpose centre. Moreover, these businesses are local based and are part of the MSME database in Economic Development Office. It is a well-known fact that most MSMEs have no trading premises, resorting to doing their business mobile or from their residence, hence have no fitness certificate neither registered with the Local Authority.

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

RECOMMENDED:

- (a) That Council takes note of the business proposals received from businesses under notice 74/2021.
 - (b) That Council approves the allocation of the Hair Salon (Unit No. 5) to Messrs Secilia S Matheus and Melisa & Devine Salon CC for the period starting from 01 February 2022 to 28 February 2024, their business proposal being the most viable and in line with the Council's objectives MSME development.
 - (c) That Messrs Laimy Brown & Sondag Haluka be informed in writing that their business proposals were unsuccessful.
-

**ATTACHMENTS
ARE ON FILE
DUE TO THE
VOLUMINOUS
CONTENT.**

11.1.32 **RENEWAL OF LEASE AGREEMENT FOR ADVERTISING DISPLAY IN SWAKOPMUND // MESSRS ADVERTISING DISPLAYS (WINDHOEK) CC 95/01036**
(C/M 2022/01/27 - 7/2/1)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **10.2** page **06** refers.

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

1. Purpose

The purpose of this submission is to seek permission from the Management Committee to renew the lease agreement of Mr. Gerhard Byleveld trading as Advertising Display CC.

2. Current Agreement

On the 10th of January 2012, Council entered into an agreement with Advertising Display CC, Council agreed to provide Advertising Display CC with the exclusive advertising rights for the erection, fitting and maintenance of illuminated street signs within the townlands of Swakopmund for duration of 10 years.

The agreement entered between Council and Advertising Display CC will **expire** on the **30th of November 2021**. Under section 3.2 of the agreement, it stipulates:

After the expiry of the above period ADcc shall have the option to renew the lease for a further 9 years 11 months.

ADcc has exercised this right as stipulated above and applied to renew the lease.

3. Proposal

It is therefore proposed that the Management Committee renews the current lease agreement for a period of 10 years, as stipulated under section 3.2 of the current lease agreement.

4. Summary of attachments

*Annexure "A" : Current lease agreement.
Annexure "B" : Application for renewal of the lease agreement.*

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

RECOMMENDED:

- (a) That Council renews the current lease agreement with Messrs Advertising Display (Windhoek) CC 95/01036 (AD CC) and represented by Mr Gerhardus Petrus Byleveld, for a final period of 9 years and 11 months.
- (b) That the lease period with Messrs Advertising Display (Windhoek) CC 95/01036 referred to as Messrs AD CC be extended as per Clause 3.2 of the current lease agreement.
- (c) That Messrs AD CC be requested to pay a royalty or fixed advertising fee per structure.



MEMORANDUM OF AGREEMENT

ANNEXURE A

MEMORANDUM OF UNDERSTANDING made and entered into by and between

THE MUNICIPALITY OF SWAKOPMUND

(hereinafter referred to as Council)

and herein represented by

Eckart Ulrich Wilhelm Demasius

and

Nehemiah Ndara Salomon

(in their respective capacities as CHIEF EXECUTIVE OFFICER and
CHAIRPERSON: MANAGEMENT COMMITTEE)

and acting by virtue of 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

ADVERTISING DISPLAYS (WINDHOEK) CC 95/01036

(hereinafter referred to as ADcc and represented by

Gerhardus Petrus Byleveld,

a member duly authorised in terms of a resolution of the members)

OF THE OTHER PART

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1. INTERPRETATION

- 1.1 "Allocated sites" shall mean sites identified and approved in writing, and the details of which are to be signed by both parties and added as an annexure to this agreement as they are approved by the General Manager: Engineering Services or his representative as applied for by ADcc and approved by Council from time to time;
- 1.2 "Council" means Council for the Municipality of Swakopmund a Local Authority established in terms of Local Authorities Act 23 of 1992, as amended and / or it's duly authorised representatives;
- 1.3 "ADcc" means Advertising Displays (Windhoek) cc, Registration No CC 95/01036;
- 1.4 "parties" means Council of Swakopmund and Advertising Displays (Windhoek) cc;
- 1.5 "property" means all land owned by the COUNCIL OF SWAKOPMUND identified for the purpose and used for the erection of advertising structures;
- 1.6 "advertising structure" means the physical structure built to display advertising which is changeable, illuminated single sided / double sided and in the form and shape of existing or approved advertising structures erected by ADcc in Swakopmund, and which incorporates illuminated street names;
- 1.7 "illuminated" means an advertising structure which has been installed with electrical or other power for the purpose of illumination of the message of such a sign;
- 1.8 "commencement date" means the first day of the month following the operation of the advertising sign;
- 1.9 "display date" means the date at which artwork is displayed on the structure;




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- 1.10 "outdoor advertising" means the act or process of notifying, warning, informing, making known or any other act of transferring information in a visible manner and which takes place outdoors in a manner approved by Council;
- 1.11 "approval" means approved by Council;
- 1.12 "by-laws" means supporting policies as well as decisions and regulations made by Council when evaluating proposals for outdoor advertising;
- 1.13 any reference to gender includes the other genders;
- 1.14 any reference to the singular shall include the plural and vice versa;
- 1.15 any reference to natural persons includes legal persons and vice versa;
- 1.16 "E-RED" shall mean Erongo Regional Electricity Distributor PTY (Ltd) a company duly registered in terms of the laws of Namibia;

2. INTRODUCTION

- 2.1 Council permits ADcc and ADcc agrees with Council to utilise the right to erect advertising structures on certain portions of land mutually agreed upon and owned by Council in the Swakopmund Local Authority Area.
- 2.2 It is agreed that ADcc installs advertising structure as defined herein and in a manner agreed with Council.
- 2.3 The contract constitutes consent to advertise on erected advertising structures within the town of Swakopmund as applied for by ADcc and approved by Council from time to time.
- 2.4 ADcc carries out business in outdoor advertising, a constructor and erector of advertising signs for the purpose of obtaining revenues.



3. DURATION OF LEASE

- 3.1 Council agrees to permit ADcc to use the allocated and approved sites for a period of 9 years 11 months, commencing from the date of signing of this agreement, which period will lapse on 30 November 2021. It is agreed that ADcc will install advertising structures at their expense.
- 3.2 After the expiry of the above period ADcc shall have the option to renew the lease for a further 9 years 11 months.

4. EXCLUSIVITY

- 4.1 Council agrees to provide ADcc with the sole and exclusive advertising rights for its structures for the erection, fitting and maintenance of illuminated street signs for the duration of this agreement.

5. OPERATING PROCEDURE

- 5.1 Council accepts that the business of ADcc is "Outdoor Advertising" and Council accepts that ADcc will, subject to the approval of Council, find third parties, to advertise on the said structures. These third parties will in turn, remunerate ADcc for the rental of the advertisements on the said structures.
- 5.2 ADcc will apply to Council for mutually acceptable and agreed sites in the normal prescribed manner and pay the application fees as applicable from time to time.
- 5.3 All artwork reflecting Council's advertising will be submitted by ADcc to Council for approval in terms of content as well as positioning in town. No advertising of alcohol or tobacco products will be permitted.



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6. CONDITION OF PROPERTY

- 6.1 Council does not warrant that the Property is in a state fit to install advertising material.
- 6.2 ADcc agrees to maintain the advertising structures in a good condition, consistent with current local standards of outdoor advertising for the duration of the lease.
- 6.3 ADcc shall be responsible for extending electrical services to the structures at its own cost, from an approved E-RED site along a route approved by General Manager: Engineering Services or his representative prior to the commencement of construction.

7. ACCESS

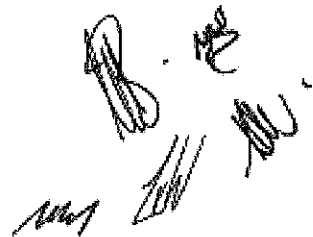
Council agrees to allow full access to ADcc, its agents and clients (during normal working hours), for the purpose of installing, maintaining and inspecting the advertising structures.

8. INSURANCE

ADcc agrees to take out a public liability insurance policy indemnifying both the Council and ADcc in the event of an accident resulting from the presence of the advertising structure on the property.

9. REMUNERATION

It is agreed that ADcc will in lieu of monthly rental and costs, make available the use of the advertising space and artwork on one advertising structure for every four advertising structures installed to Council, or as required or needed by Council from time to time.



10. OWNERSHIP

10.1 Council accepts that any new advertising material, structures and accessories placed on the property will remain the property of ADcc.

10.2 Upon termination of this Memorandum of Understanding, ADcc shall be entitled to remove the advertising structures together with the accessories from the property and be required to repair any damage caused by the removal of the advertising structures.

11. OBSCURING OR HINDERANCE OF ADVERTISING SIGN

11.1 In the event of one or more of the advertising structures being obscured such that ADcc decides that their potential revenue on the site has become reduced, ADcc shall be entitled to terminate the site upon having given Council one calendar month's written notice.

11.2 In the event that changes to road or town layout causes a structure to become a hindrance, ADcc will after so instructed by Council remove the structure to a mutually agreed location.

12. AMENDMENTS TO BY-LAWS

In the event of the relevant municipal, roads agency, regional and government authority amending any of the by-laws whereby the effectiveness of one or more of the advertising structures is diminished in anyway, ADcc shall be entitled to terminate this site by giving the COUNCIL not less than one calendar month's notice.

13. BREACH OF CONDITIONS

In the event of the material breach of the conditions of this agreement, the aforesaid Memorandum of Understanding may be cancelled at the discretion of Council by giving thirty (30) days written notice of it's intention to do so and ADcc will have 60 days to rectify such breach to the satisfaction of both parties. In the event that a property needs to be vacated, ADcc shall restore the property to a proper condition at his own cost and to the satisfaction of Council to its original condition.

Handwritten signatures and initials at the bottom right of the page. There are several scribbles and what appears to be a signature that says 'MAY' with an arrow pointing to the right.

B

14. INDULGENCE

No relaxation or indulgence granted in this agreement shall be deemed to be a waiver of any of the rights in terms of this agreement.

15. DOMICILIUM

15.1 The parties hereto respectively chose *domicilium citandi et executandi* for all purposes of and in connection with this agreement as follows:

15.2 The **COUNCIL**: Municipality of Swakopmund

Rakotoka Street

PO Box 53

Swakopmund

Tel: +264 64 410 4400

Fax: +264 64 410 4125

Email: townengineer@swkmun.com.na

15.3 The **LESSEE**: Advertising Displays (Windhoek) cc .

3 Antonius Garten, Nathaniel Maxullili str

P O Box 60

Swakopmund

Tel: +264 64 402211 Cell: 0812103060

Fax: +264 64 400312

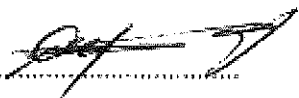
Email: byleveld@mwweb.com.na

15.4 The parties hereto shall be entitled to change their *domicilium* from time to time and any such change shall only be effected upon receipt of notice in writing by the other party of such change. All notices, demands or communications intended for either party, shall be made or given at such parties *domicilium* by pre-paid registered mail and shall be deemed to have been made, given or received on the seventh day after posting.

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THIS DONE and SIGNED at SWAKOPMUND on this 10th day of January 2012, in the presence of the undersigned witnesses:

As Witnesses on behalf of COUNCIL:

1. 


.....
Chief Executive Officer


2. 


.....
Chairperson of the
Management Committee

THIS DONE and SIGNED at SWAKOPMUND on this 9th day of January 2012, in the presence of the undersigned witnesses:

As Witnesses on behalf of ADVERTISING DISPLAYS (WINDHOEK) CC:

1. 

2. 


.....
Gerhardus Petrus Byleveld for
Advertising Displays (Windhoek) cc

Q



MUNICIPALITY OF SWAKOPMUND

CERTIFICATE OF INDEMNITY

I, **Mr Gerhardus Petrus Byleveld**
in my capacity as **Member of Advertising Displays (Windhoek) cc 95/01036**

hereby unconditionally indemnify the **COUNCIL OF THE MUNICIPALITY OF SWAKOPMUND** against all and any claims in respect of damage to property and / bodily injury to / loss of life of people that may arise from the utilization of the municipal property during the lease period of the municipal area, by myself or any participants or people making use of any commodities which are linked to various public approved places:

THUS signed at SWAKOPMUND this 27th day of January 2012.

1. [Signature]

2. [Signature]

[Signature]
Gerhardus Petrus Byleveld for Advertising Displays (Windhoek) cc

From: Gerhard Byleveld <byleveld@afol.com.na>
 Sent: Monday, 20 September 2022, 11:20 PM
 To: Alfieus Benjamin <abenjamin@svkpmun.com.na>
 Cc: Andre Plasjije <gplaasjije@svkpmun.com.na>; Annalize Swart <aswart@svkpmun.com.na>
 Subject: Renewal of lease agreement for portions of land by Advertising Displays

Chief Executive Officer
 Swakopmund Municipality

For Attention Mr Alfieus Benjamin
 Dear Sirs

Attached please find the current lease agreement for portions of land by Advertising Displays. In terms of the current Memorandum of agreement clause 3.2 Advertising Displays now wishes to exercise the right to RENEW the agreement with an identical agreement as attached.

It is common cause that Advertising Displays owned the Advertising structures in Swakopmund since 1995.

Advertising Displays through its owner has specifically during the period of this agreement took additional measures as part of our community involvement strategy and in maintaining a positive and value adding relationship with Council, engaged itself in amongst others the following areas:

- Early day contribution in sensitising the community for the need of a Neighbourhood Watch and being an active member initially
- Undertaking various support initiatives for council e.g. Personality ID pilot run for Council Management in 2010, Team Building day for all Municipal employees in 2015, various sensitising presentations e.g. Talent Management, Organisational Development / Turnaround etc and continuous support for initiatives
- Since 2009 we have taken it upon ourselves to voluntarily and continuously wash down all municipal road signs throughout town and all suburbs as value adding towards excellence.
- Engaged in various TOURISM EXCELLENCE initiatives.
- Marketed the concept of outdoor advertising to all strategic representative segments via long term rental contracts throughout town and rendered long term service excellence to all.
- Fighting in the front lines during the Covid pandemic to make world best practices and actions available to Swakopmunders and Namibians at large and in saving lives.
- Apart from the contracted free advertisements and illuminated street names to Council, also erected free advertisements for e.g. Churches, Tierschutzverein and sensitisation towards Tourism Excellence signs etc
- During the lockdowns and pandemic all tourism related businesses (40% of turnover) were ZERO charged for 6 months and a further 6 months at 50% and some still get free advertising depending on their finances after 13 months.

As you can see Advertising Displays through myself utilizes my business to contribute towards successful living and significance in living Christian Values towards all.

In the light of the long term relationship built with my many clients and living and pursuing Excellence in what we do, I request that the exact contract be renewed with a repeat of the clause 3.2 for 9 years 11 months Renewable for 9 years 11 months. This will enable me to renew current operations and expand on the current offering to further segments of the market.

I trust that you will find the above in order.

Kind regards
 Gerhard

Gerhard Byleveld
 Advertising Displays cc
 Reg: CC/95/01036

ANNEXURE B

11.1.33 **APPLICATION FOR THE SUBDIVISION OF THE REMAINDER OF PORTION B OF SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41 INTO PORTION A, B, C AND REMAINDER**
(C/M 2022/01/27 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **10.3** page **18** refers.

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

1. Purpose

The purpose of this submission is for Council to consider the subdivision of the Remainder of Portion B of Swakopmund Town and Townlands Number 41 into Portion A, B, C and Remainder; in terms of Section 105 (1) (e) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2. Introduction and Background

Council resolved in August 2020 to initiate the process for a township establishment on a portion also known as "Desert View". The initial intention was to create a township on the entire portion as identified, however due to changing needs, the intention was reviewed.

11.1.17 APPLICATION FOR THE SUBDIVISION OF THE REMAINDER OF PORTION B OF SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41 INTO PORTION A AND REMAINDER AND THE SUBSEQUENT APPLICATION FOR NEED AND DESIRABILITY TO ESTABLISH A TOWNSHIP ON PORTION A OF THE REMAINDER OF PORTION B OF SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41

(C/M 2020/08/31 - 16/1/4/1/4)

During the discussion of this item Councillor W O Groenewald raised an objection (on file) which was not supported.

RESOLVED:

- (a) That the subdivision of the Remainder of Portion B of the Swakopmund Town and Townlands Number 41 into Portion A and Remainder be approved.
- (b) That the Need and Desirability for the Township Establishment on Portion A of the Remainder of Portion B of the Swakopmund Town and Townlands Number 41 be approved.
- (c) That the township be known as "Desert View".
- (d) That the layout plan and land uses as indicated on the township subdivisional layout be approved.
- (e) That the Conditions of establishment be as follows:

- A. The following conditions shall be registered against the title deeds of all erven, except those reserved as "Public Open Space" and those zoned for Municipal purposes:

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.

B. The following conditions shall be registered against the title deeds of all business, office and general residential erven:

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf.

C. The following conditions shall be registered against the title deeds of all institutional erven:

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf.

- (f) That forty (40) metre wide servitude be registered against Erf 111 in favour of Namwater.
- (g) That approval be granted for Messrs Robotrino Investments to apply on behalf of Council the subdivision of the Remainder of Portion B of the Swakopmund Town and Townlands Number 41 into Portion A and Remainder and for approval of the Need and Desirability for township establishment on Portion A of the Remainder of Portion B of the Swakopmund Town and Townlands Number 41 from NAMPAB, and the Minister of Urban and Rural Development.
- (h) That delegated powers be granted to the General Manager: Engineering and Planning Services in consultation with the Chief Executive Officer to approve all subdivisions and consolidations and applications for township establishment including minor layout and land use changes to satisfy technical criteria and Townships Board requirements in order to meet Council objectives as set out above.
- (i) That a Power of Attorney be granted to a registered Namibian Town and Regional Planning Consultant to undertake all the town planning procedures described in this resolution on behalf of Council at the expense of the applicant.
- (j) That approval be granted for the Town Planning Consultant to be nominated by Messrs Robotrino Investments to submit the approved layouts to the Townships Board and be authorised to make minor changes to meet architectural design, technical criteria and Townships Board requirements.

Due to the uncertainty of the railway realignment, this decision could not be implemented, putting the whole development on stand still. Thus, the consultant proposed the subdivision into two portions, to create the site for the university on Portion A and Portion B be developed at a later stage as phase 2, when more accurate information is received concerning the possible relocation of the railway. Portion C will be created to house the existing Martin Luther monument and Ovahimba Cultural Village.

An application for the subdivision of the Remainder of Portion B of Swakopmund Town and Townlands Number 41 into Portion A, B, C and Remainder has been received by the Engineering and Planning Services Department from van der Westhuizen Town Planning & Properties. The application is attached as **Annexure A**.

3. Zoning, Locality and Sizes

Portion A, B and C of Remainder of Portion B of Swakopmund Town and Townlands No.41 is located between the B2 Trunk Road and the TransNamib railway line located north of Swakopmund Extension 18 also known as Kramersdorp. The area stretches from the main traffic circle linking Nelson Mandela

Avenue with Sam Nujoma Avenue and the B2 Highway heading to Windhoek. The sizes of the portions are indicated in the proposal paragraph.

4. **Ownership**

The ownership of Remainder of Portion B of the Swakopmund Town and Townlands Number 41, vests in Swakopmund Municipality, as per the Government Grand No. 25/1935. **(Annexure B).**

5. **Access and Municipal services**

Access to the proposed portions will be obtained from the existing access points from the B2 Trunk Road. Two right of way servitudes need to be registered to ensure future access to both Ovahimba Cultural and Martin Luther sites. It is proposed that twenty (20) metre right of way servitude must be registered over the proposed Portion A in favour of Council for future access to the existing Swakopmund Extensions 17 and 18. Furthermore, 10m right of way servitude must also be registered over the proposed Portion A in favour of the Council to provide access to the Ovahimba Cultural Village site and Martin Luther Monument site.

Currently the site is unserviced and any development initiated in this area will be catered for, form the nearby existing connection points. There is a 300mm water pipeline cutting across the proposed Portion A. This line will be rerouted along the B2 and connection to be made at another location.

6. **Subdivision proposal**

The proposed subdivision will be divided as indicated in the table below:

<i>Proposed Portions</i>	<i>Proposed area</i>
<i>Portion A</i>	<i>48.61 Ha</i>
<i>Portion B</i>	<i>142.39 Ha</i>
<i>Portion C</i>	<i>1.15 Ha</i>
<i>Remainder</i>	<i>7728.0Ha</i>
Total	7921 Ha

Portion A will be allocated the “*Special*” zoning that will allow for various different uses to be exercised in conjunction with the institutional use. Portion C will also be allocated a “*Special*” zoning for the purposes of the Ovahimba Cultural Village and the Martin Luther monument and their supporting uses as primary uses.

The proposed development being located in close proximity to the newly created portion 164 will provide for a market with more choices for the industrial within the town. This in turn will ensure that the Town makes optimal use of its scarce resources by allowing for increases in the quantity and quality of goods manufactured by different industries. In addition, having a

university in this town would increase the chances of employment, contribute to reducing the high unemployment rate challenging the country at large and improve the local economy.

7. Conclusion

In order to effectively deal with the narrative of Council which is to provide land for institutional (university) purposes, it is needed to create two separate portions of land and develop them in phases.

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

RECOMMENDED:

- (a) That the Council Resolution of 30 August 2020, under item 11.1.17 be repealed and replaced with this resolution.
- (b) That the subdivision of the Remainder of Portion B of the Swakopmund Town and Townlands No. 41 into Portion A, B, C and Remainder be approved.
- (c) That Portion A be reserved for a university and be zoned as "Special" for purposes of institutional use, shops, offices, and residential accommodation linked to the University.
- (d) That Portion B be developed as phase 2 at a later stage.
- (e) That Portion C be zoned "Special" to accommodate the Martin Luther monument and Ovahimba Cultural Village.
- (f) That the current 300mm water pipeline cutting across the proposed Portion A along the B2 Truck Road be relocated to a connection point to be determined by the Engineering and Planning Services Department.
- (g) That a 20m right of way servitude be registered over proposed portion A in favour of proposed Portion C for future access to existing Swakopmund Extensions 18, 32 and 33.
- (h) That a 10m right of way servitude be registered over proposed portion A in favour of proposed Portion C to provide access to the Ovahimba Cultural Village and Martin Luther monument.
- (i) That the following Conditions shall be registered against Portions A and C:

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 outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf.



P. O. BOX 467, SWAKOPMUND
 CELL: 081 122 4661 OR 081 244 4441
 EMAIL: ANDREW.NAMFU@GMAIL.COM
 WINVDW@GMAIL.COM

VAT REG NR: 7671521-015

**CHIEF EXECUTIVE OFFICER
 MUNICIPALITY OF SWAKOPMUND
 P.O. BOX 53
 SWAKOPMUND
 NAMIBIA**

05 October 2021

Dear Sir,

APPLICATION FOR SUBDIVISION OF THE REMAINDER OF PORTION B OF SWAKOPMUND TOWN AND TOWNLANDS NO. 41 INTO PORTIONS "A", "B", "C" AND THE REMAINDER

Van Der Westhuizen Town Planning & Properties cc has been appointed by the Swakopmund Municipality, to undertake all necessary statutory steps for the:

- **SUBDIVISION OF THE REMAINDER OF PORTION B OF SWAKOPMUND TOWN AND TOWNLANDS NO. 41 INTO PROPOSED PORTIONS "A", "B", "C" AND THE REMAINDER**

1. Background

Council recently resolved to initiate the process for Township Establishment on a portion of the Remainder of Portion B of Swakopmund Town and Townlands no 41. The initial intention was to perform a Township Establishment on the entire portion as identified but due to changing needs, the intention was reviewed. The intention of Council is currently to provide a property for Institutional purposes on one portion of the site and at a later stage initiate the process for Township Establishment on the remaining part of the identified area. Due to the fact that the site is subject to a possible relocation of the railway line, it is needed to split the statutory processes in to two phases. In order to effectively deal with the narrative of Council it is needed to create two separate portions of land. The intention is to do a phased planning exercise whereby the Townlands is subdivided into Portions "A", "B", "C" and Remainder.

Phase 1 will be concerned with Portion "A" in order to create the said property for institutional purposes and phase 2 on Portion "B" will only be initiated at a later stage once more accurate information is received concerning the possible location of the railway line to be rerouted.

2. Locality

The area in question is located between the B2 Trunk Road and the Trans Namib railway line located North of Extension 18 in Kramersdorp. The area stretches from the main traffic circle linking Nelson Mandela Avenue with Sam Nujoma Avenue and the B2 Trunk Way heading to Windhoek (**Annexure A**).

3. Topography

Proposed Portions "A", "B", "C" consisting of 191 Hectares is located in an area that is yet to be developed and serviced. The site in question has some physical features located on it like the Martin Luther Monument, Ovahimba Cultural Village and a road constructed by NAMWATER. Except for these features, the property is mostly vacant. An Environment Scoping Report was done on the proposed site and Environmental Clearance was obtained.

4. Services

Currently the site is un-serviced and any development initiated on the site will be accommodated by the Municipality of Swakopmund. It was also noticed that it is currently a 300mm water pipeline cutting across proposed Portion "A" (**Annexure B**). The matter was taken up with the Engineering Department of the Swakopmund Municipality and it was suggested that the line be rerouted along the B2 Trunk Road and connection to be made at another location as determined by the Engineering Department. The relocation of the water pipeline is deemed necessary as it will hamper any development initiative on proposed Portion "A".

5. Access

Access to the proposed portions will be obtained by means of existing access points from the B2 Trunk Road. As can be seen on **Annexure C**, there is the need to register two right of way servitudes over the proposed Portion "A" in order to ensure future access to proposed Portion "C" and a possible future connection to Kramersdorp, Extensions 18 and 17.

6. Environment Clearance

An Environmental Scoping Report was done for the proposed Township Establishment as required by the Environmental Management Act of 2007. The report was done by Erongo Environmental Solutions and an Environmental Clearance Certificate was issued on 5 February 2019 by the office of the Environmental Commissioner (**Annexure D**).

7. Size and zoning of the property

Portion B of Swakopmund Town and Town lands No. 41, according to the Surveyors General diagram, measures approximately 7921 Hectares in extent and is suitable for the intended subdivision due the current size of the area (**Annexure E**). The area to be subdivided (**Annexure B**) is currently zoned "Undetermined" making it favorable for the proposed Commercial Township Establishment for future development on proposed Portion "B".

The proposed subdivision will be divided into the following sizes as per table below:

Proposed Portions	Proposed Portion Sizes in Ha
Portion A	48.61 Ha
Portion B	142.39 Ha
Portion C	1.158 Ha
Remainder of Portion B	7730 Ha
Total	7921 Ha

Portion "A" will be allocated a "Special" zoning that will allow for various different uses to be exercised in conjunction with the institutional use. Supporting uses for institutional use will be concerned with shops, offices, residential use (accommodation).

The eastern boundary of the Portion "A", bordering the proposed street network will be used to provide vital supporting uses that will complement the overall development intentions of both Portions "A" and "B". The street dividing the two portions is seen as a future activity corridor that can have the potential of servicing a range of needs for neighboring extensions. It is suggested that once the final location of the rerouted railway line is received, focus must be given to provide business properties along the street connecting from the Airport Circle to the future extensions of the Kramersdorf area to the south. **Annexure "F"** provides a possible design for Portion "B" that could enhance and complement the intentions of Portion "A". It should however be pointed out that the concept is a mere representation of what the possible future Township Establishment could look like. Council reserves the right to change any concept on Portion "B" as it deems necessary. As indicated previously in this document, such changes and intentions of Council can only be accommodated once clarity is received concerning the railway line relocation.

Once clarity is received concerning the possible rerouting of the railway line, a formal application for the Need and Desirability on proposed Portion "B" will be initiated.

Proposed Portion "C" to be allocated a "Special" zoning for the purpose of the Ovahimba Cultural Village and the Martin Luther monument and their supporting uses as the primary use.

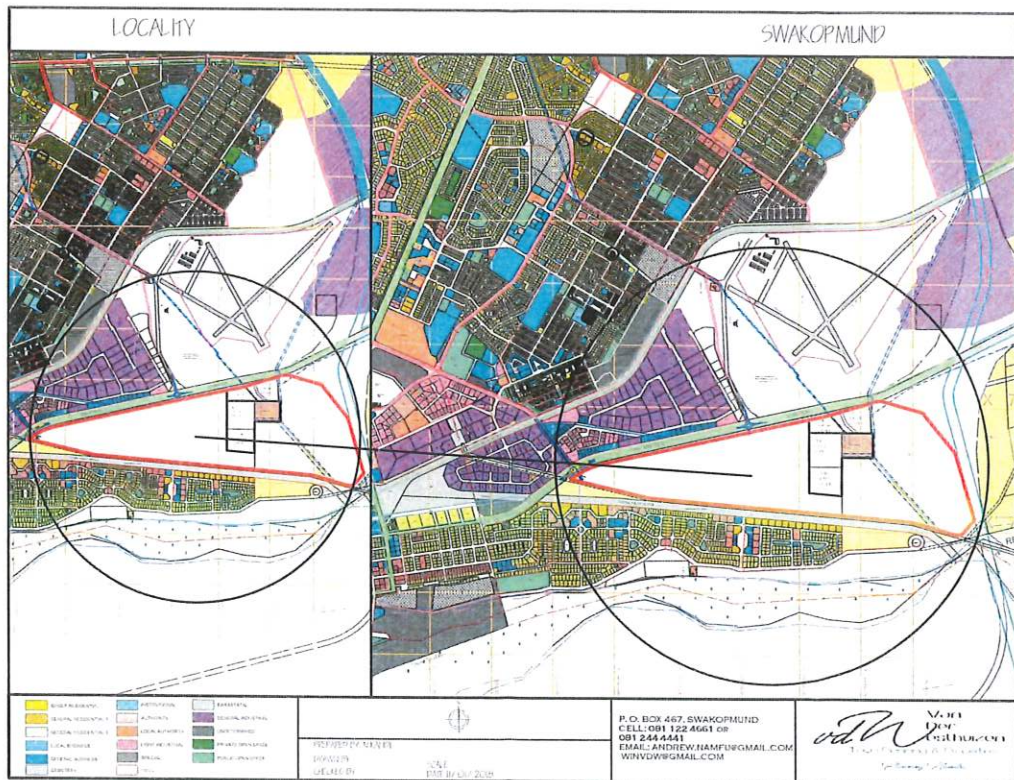
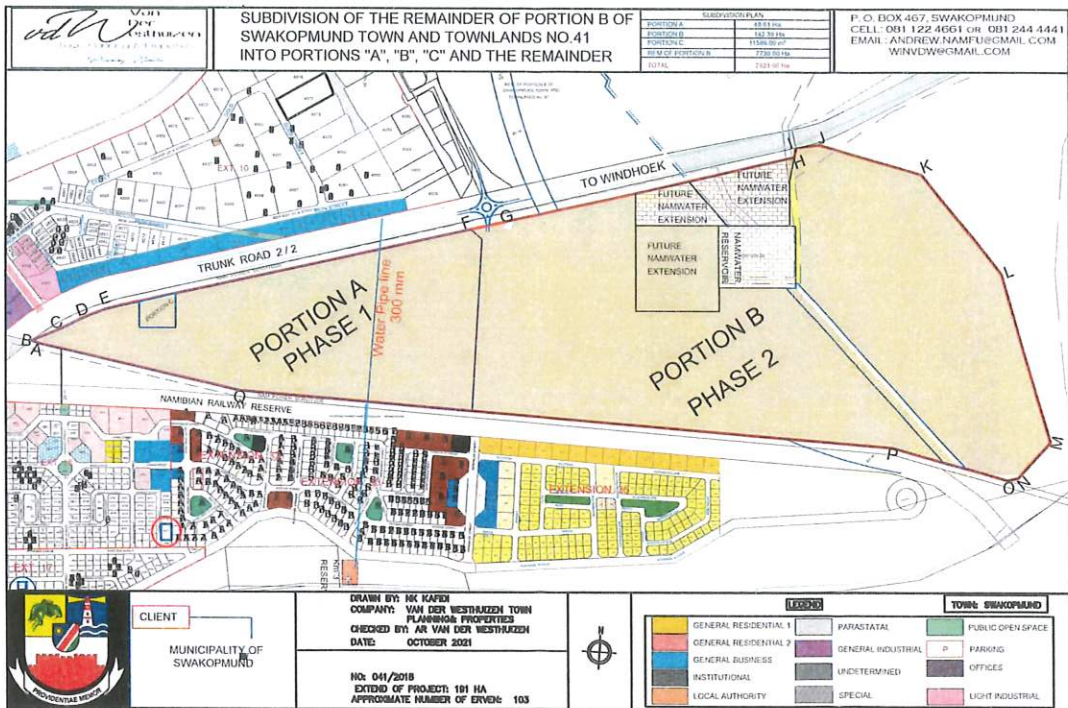
8. Servitudes to be registered over proposed Portion "A"

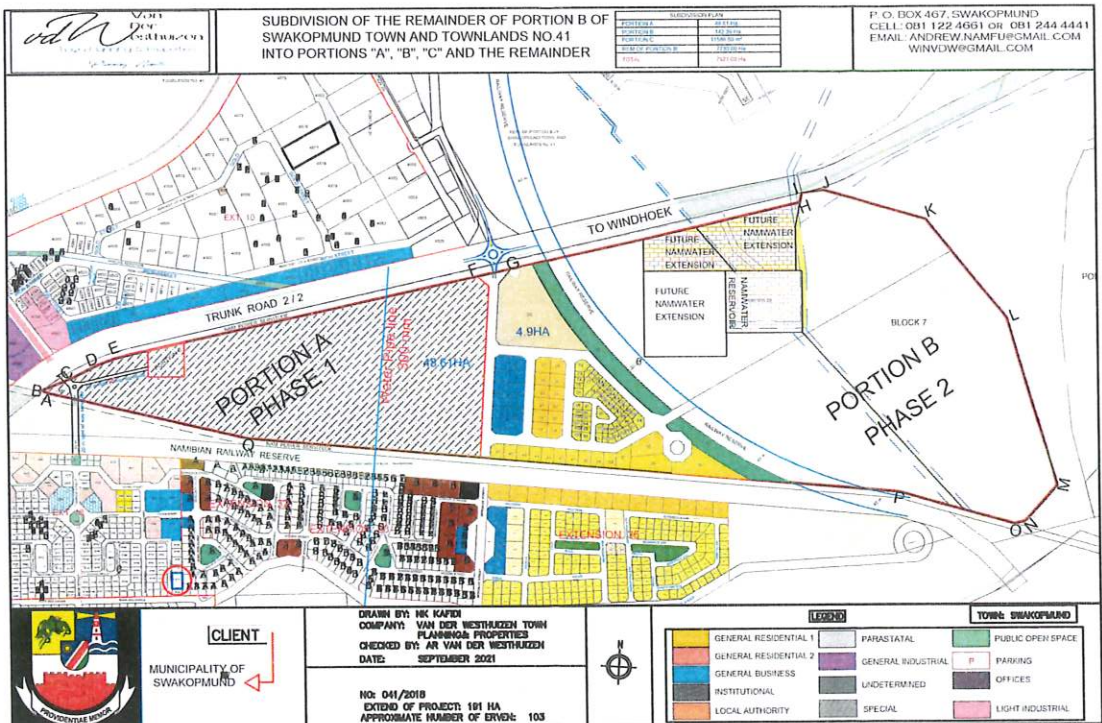
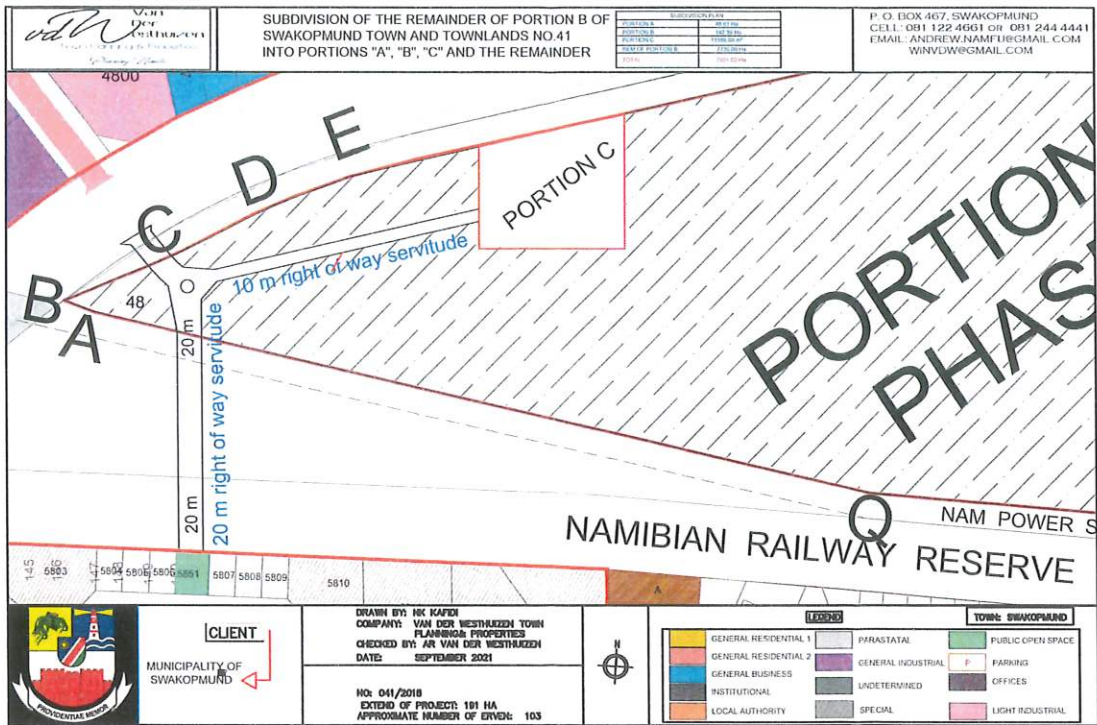
A 20m right of way servitude must be registered over proposed Portion "A" in favor of the proposed Portion "C" for future access to the existing extensions 18 and 17 located in Kramersdorf. Furthermore, a 10m right of way servitude must also be registered over proposed Portion "A" in favor of proposed Portion "C" to provide access to the Ovahimba Cultural Village and the Martin Luther Monument already located on this portion. These right of way servitudes will provide access to the Ovahimba Cultural Village and the Martin Luther Monument through the traffic circle currently connecting the B2 Trunk Road with Nelson Mandela Avenue and Sam Nujoma Avenue. Please see Annexure C indicating these servitudes positions

9. Application

Van Der Westhuizen Town Planning and Properties CC herewith formally apply to Council for approval of the:

- **SUBDIVISION OF THE REMAINDER OF PORTION B OF SWAKOPMUND TOWN AND TOWNLANDS NO. 41 INTO PORTIONS "A", "B", "C" AND THE REMAINDER;**
- **PORTION "A" TO BE ALLOCATED A "SPECIAL" ZONING FOR THE PURPOSE OF INSTITUTIONAL USE AS THE PRIMARY USE AND SUPPORTING USES FOR SHOPS, OFFICES AND RESIDENTIAL ACCOMMODATION.**
- **PORTION "C" TO BE ALLOCATED A "SPECIAL" ZONING FOR THE PURPOSE OF THE OVAHIMBA CULTURAL VILLAGE AND THE MARTIN LUTHER MONUMENT AND THEIR SUPPORTING USES AS THE PRIMARY USE.**
- **RELOCATION OF THE CURRENT 300MM WATER PIPELINE CUTTING ACROSS PROPOSED PORTION "A" ALONG THE B2 TRUNK ROAD TO A CONNECTION POINT TO BE DETERMINED BY THE ENGINEERING DEPARTMENT OF THE SWAKOPMUND MUNICIPALITY.**
- **THAT A 20M RIGHT OF WAY SERVITUDE BE REGISTERED OVER PROPOSED PORTION "A" IN FAVOR OF PROPOSED PORTION "C" FOR FUTURE ACCESS TO EXISTING EXTENSIONS OF KRAMERSDORF.**
- **A 10M RIGHT OF WAY SERVITUDE BE REGISTERED OVER PROPOSED PORTION "A" IN FAVOR OF PROPOSED PORTION "C" TO PROVIDE ACCESS TO THE OVAHIMBA CULTURAL VILLAGE AND THE MARTIN LUTHER MONUMENT.**





11.1.34 **STAFF IN UNIFORM IN NEED OF HOUSING / ACCOMMODATION TO BE ADDED ON THE MASTER WAITING**
(C/M 2022/01/27 - 14/2/1/2)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 10.4 page 28 refers.

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

1. INTRODUCTION

This submission is tabled to the Council to consider adding the following staff in uniform on the Master Waiting List and that NHE allocate houses after a deeds search is conducted to determine whether the beneficiaries are first time property owners:

Name	ID No	Marital	Spouse ID	Income Per Month
Hambeleleni N Hamunyela	87051501046	No	N/A	11 109.67
Jennifer N Sitwala	95123100148	No	N/A	10 333.58
Likius Vaendwanawa	93082500870	No	N/A	11 109.67

They are employed at the Ministry of Environment Forestry and Tourism (Directorate of Wildlife and National Parks).

2. BACKGROUND

Council passed the following resolutions in respect of men and women in uniform:

29 September 2016, Item 11.1.1:

- (a) ...
- (b) ...
- (c) ...
- (d) ...
- (e) ...
- (f) ...
- (g) ...
- (h) ...
- (i) *That the General Manager: Community Development Services approaches various Ministries / Directorates to provide names of staff members in uniform who need housing in Swakopmund.*

26 January 2017, Item 11.1.13:

- (a) *That the Community Development Services Department selects applicants on the Mass Housing Waiting List who on face value meet the criteria for credit link houses and refer them to the NHE for screening and allocation.*
- (b) *That 20% of the total houses (407) available be allocated to men and women in uniform depending on their income levels.*
- (c) ...

27 April 2017, Item 11.1.5:

- (a) ...

- (b) That a revised Master Mass Housing Waiting list be compiled by adding the following applicants according to their respective dates of application:
- Benguella Low Cost Housing Association
 - NHE waiting list
 - Men and Women in Uniform
 - People Living with Disabilities
- (c) ...
- (d) That it be noted that Council is the sole administrator of the Master Mass Housing Waiting list responsible for referring qualifying candidates to NHE for further processing.

3. APPLICATION

Attached as **Annexure "A"** is a letter dated **10 September 2021** from the Ministry of Environment Forestry and Tourism (Directorate of Wildlife and National Parks) requesting housing for the above 3 staff members in uniform. The letter was acknowledged on **19 November 2021**.

4. CURRENT SITUATION

The Housing Section is currently assisting registered beneficiaries from the year 2000 to 2013 under the 40/40 Housing Project provided they have proof of funds or a pre-approval from the bank. The allocation of houses is based on date of application.

5. DISCUSSION

On **20 April 2021** a spreadsheet was compiled of all uniform staff members of which 54 out of 201 have already benefited in the Mass Housing Programme.

To be able to be considered for housing, whether it is under the Mass Housing Programme, a beneficiary must be registered on the Master Waiting List, unfortunately the three officials do not appear on the said list. More even will soon be made available under the Credit-Link 40/40 Project, Build Together, Social Housing and Shack Dwellers.

The names of the staff in uniform will be submitted to NHE to conduct a deed search to determine whether the officials own or owned a property before in Namibia to enable the allocation of houses under the Mass Housing Programme. In the other housing projects, such as the Credit Link and Social Housing Projects, affordability and date of application are the key considerations for allocation.

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

RECOMMENDED:

- (a) That Council does not approve the application by Ministry of Environment Forestry and Tourism (Directorate of Wildlife and National Parks) to give the following staff members in uniform preferential treatment on the Master Waiting List:

<i>Name</i>	<i>ID No</i>	<i>Marital</i>	<i>Spouse ID</i>	<i>Income P/Month</i>
<i>Hambeleleni N Hamunyela</i>	<i>87051501046</i>	<i>No</i>	<i>N/A</i>	<i>N\$11 109.67</i>
<i>Jennipher N Sitwala</i>	<i>95123100148</i>	<i>No</i>	<i>N/A</i>	<i>N\$10 333.58</i>
<i>Likius Vaendwanawa</i>				<i>N\$11 109.67</i>

- (b) That NHE allocates houses to the above beneficiaries after the Deeds Office search confirms that they do not own and/or have not owned property before and based on their date of application and affordability.
- (c) That the matter be submitted to the Ministry of Urban and Rural Development for approval.
-

ANNEXURE "A"

- ① Acknowledge letter. ✓
 ② Submission to Add to Uniform list.



REPUBLIC OF NAMIBIA

 MINISTRY OF ENVIRONMENT FORESTRY AND TOURISM
 DIRECTORATE OF WILDLIFE AND NATIONAL PARKS

Enq: S. D. Gawiseb
 Tel: 064 - 404576
 Fax: 064 - 403236
 Email: siegfried.gawiseb@met.gov.na

Control Warden
 Private bag 5010
 Swakopmund
 10 September 2021

General Manager: Mr. MN Ipinge
 Community Development Services
 P.O. Box 83
 Swakopmund



Dear Sir

RE: Need of Housing/ Accommodation- Staff in uniform

Ministry of Environment, Forestry and Tourism office at Swakopmund appointed following uniform staff members which are currently stationed at Swakopmund - Renting accommodation.

The duties of this staff members include law enforcement, crime prevention and monitoring of our biodiversity.

The staff members in question is urgently in need of proper accommodation for their safety and comfort.

Name	Id. no	Marital	Spouse Id.	Income
Hambeleteni N. Hamunyela	87051501046	No	N/A	11109.67/month
Jennifer N. Sitwala	95123100148	No	N/A	10333.58/month
Likius Vaendwanawa	93082500870	No	N/A	11109.67/month

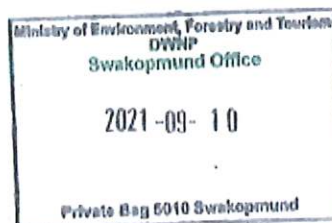
} not on
 Mas. list

Submission

to
 add.

Yours Faithfully,

SD. Gawiseb
 Control Warden: Erongo Region



11.1.35 **ACCEPTANCE OF NOMINATION TO BE CONSIDERED FOR A GRANT: AFRIFOODCITYCHAIN**
(C/M 2022/01/27 - 16/1/4/2/11)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **10.9** page **49** refers.

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

1. INTRODUCTION

An e-mail dated **21 December 2021** was received from Honourable Ambassador to France, Mr Albertus Auchamub nominating the Swakopmund Municipality as a recipient of a grant from AfriFoodCityChain (**Annexure "A"**).

Mr Albertus Auchamub requires an official confirmation from the Swakopmund Municipality that the local authority accepts the nomination to be part of the project.

As per **Annexure "B"** the submission deadline is **15 February 2022**.

2. AFRIFOODCITYCHAIN

AfriFoodCityChain has 6 million Euro (N\$108 602 554.00) available for the project in which 8 cities in Africa and 2 cities in Europe will be assisted to boost mutual learning and share data, best practices and collaborate on relevant co-creation of greenhouses.

AfriFoodCityChain will launch calls for innovators to support, and there will be federated digital twins which encompasses food production, food consumption, health and nutrition.

3. CURRENT SITUATION REGARDING AVAILABILITY OF AGRICULTURAL PROJECTS

AfriFoodCityChain is not applying for land for their project, they will invite proposals from innovators who might be local residents already owning and managing agricultural projects.

Below the current situation with reference to Council:

i. Urban Agriculture Project

The Health Services & Solid Waste Management Department is the custodians of the Urban Agriculture Project at the Municipal Nursery (Council's decision passed on **28 January 2021** under item 11.1.2).

ii. **Available Smallholdings**

On **30 September 2021** Council considered various applications for land zoned "agriculture" and the following resolution was passed under item 11.1.13:

- (a) *That Council takes note of the need for Urban Agricultural Land.*
- (b) *That the applicants be informed that Council intends to install services to Portions 79 to 110 (portions of Portion 71) and once the services are completed, they will be invited to participate in the bidding process which will be open for all community members.*
- (c) *That the Engineering and Planning Services Department provides a timeline for the servicing of the smallholdings.*
- (d) *That the applicants be requested to provide the minimum services required for their projects.*
- (e) ...

3. **Buffer Area Surrounding the Waste Water Treatment Plant**

On **30 August 2021** Council approved the allocation of land to We-Agri Ltd under item 11.1.30 to establish an Agricultural Industrial Park and associated Desalination Plan at the Waste Water Treatment Plant.

The project co-ordinator is the Engineering & Planning Services Department. The project is yet to commence.

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

- (a) **That Council takes note of the nomination to be considered for funding by AfriFoodCityChain as a city in Namibia.**
 - (b) **That Council accepts the nomination in terms whereof AfriFoodCityChain will source innovators to support located within the municipal townlands of Swakopmund.**
 - (c) **That if chosen the projection will commence September 2022 and run for a period of 48 months.**
-

ANNEXURE "A"

From: albertus aochamub <aa@aochamub.com>
Date: 21 December 2021 at 15:07:15 CAT
To: Alfeus Benjamin <abenjamin@swkmun.com.na>
Subject: Afro Food City Chain

Good Afternoon chief.

We have been following a lot of your Council's efforts at urban regeneration and renewal. In that context I would like Swakopmund to consider participation in this initiative. It comes at no cost to Council but participation in the Chain allows us to raise the resources for your benefit.

Please revert to me with a preliminary ok before we formalise through the officialdom. The project promoters have a tight deadline since I only came across this yesterday and insisted on Namibian participation.

Albertus

ANNEXURE "B"

afrifoodcitychain

AfriFoodCityChain

*Sustainable African Cities Food Systems Chains, Innovation and Governance
developing Federated Digital Twin for Africa food cities policies*

The AfriFoodCityChain proposal answers to the Horizon Europe Call HORIZON-CL6-2022-FARM2FORK-01-14: African food cities launched by the European Commission.

- Envisaged length of the project: 48 months
- Total Budget: 6 million Euro
- Submission Deadline: 15 February 2022
- Envisioned start of the selected projects: September 2022

Project's Objectives (as defined by the Call):

1. **UNDERSTANDING: FOOD DATA INTELLIGENCE & INTEGRATION**
AfriFoodCityChain aims to provide cities authorities and their food governance systems access to enhanced data and evidences to better develop and implement informed food policies and roadmap.
2. **MOBILIZING:** AfriFoodCityChain will engage a wide diversity of food system actors: from Universities and Research Centres to work with local actors in support of evidence-based food policy development and to help provide local solutions.
3. **DEVELOP NEW LOW COST/EASY TO IMPLEMENT SOLUTIONS FOR AFRICAN FOOD CITIES GOVERNANCE** AfriFoodCityChain will launch open calls for innovators to support local, innovative solutions and new business models, which will be tested in the co-creation Greenhouses.
4. **SOCIAL INNOVATION & PARTICIPATION** Through the 4 co-creation Greenhouses social, business, AfriFoodCityChain will promote social change, new social practices, social ownership or market uptake with the participation of different stakeholders
5. **INCREASE FOOD GOVERNANCE COLLABORATION AND BEST PRACTICES SHARING AMONG CITIES IN AFRICA AND EUROPEAN AND AFRICAN CITIES**
 - AfriFoodCityChain engages 8 cities in Africa and 2 cities in Europe to boost mutual learning. These cities will share data, best practices, collaborate on relevant co-creation Greenhouses and establish the foundation for future collaboration.

AfriFoodCityChain in a nutshell

AfriFoodCityChain, led by Dr Lia van Wesenbeeck, Director Amsterdam Centre for World Food Studies, Vrije Universiteit Amsterdam, will:

1. African Food Cities Governance: analysis of African cities needs and food policies gaps, cities twinning based on priorities and best practices, identification of identify tools/processes to close the gaps for food governance
2. Develop a methodology for African Food Cities data collection across several domain:
 - Food production and consumption
 - Food health & Nutrition Data Analysis
 - Food supply chain and distribution
 - Food environmental data
 - Food marketing and advertising
3. AfriFoodCityChain will deploy four co-creation Living Labs/Greenhouses:



afrifoodechaincities

Co-creation Greenhouse for sustainable waste management urban markets use case

Led by: Lagos Waste Management Authority

Co-creation GreenHouse for sustainable city region supply chain / mobile factory

Led by: Makerere University

Co-creation GreenHouse for city community based farming/urban gardening

Led by: SIAT Group

Co-creation GreenHouse for city community based fisheries

Led by: Sustainable Environment and Fisheries Foundation

4. Launch call for innovators to support: a) data collection and analysis b) support African cities food policies and governance c) support the co-creation greenhouses development. Innovators will receive a small grant (up to 60,000 Euro), mentoring and support for business uptake.
5. Development of a Federated Data Digital Twin: a digital model that mirror physical processes; that is connected to physical processes through sensing and action; and which carries out analyses of physical processes in order to improve their performance. Federated digital twins comprise several different digital twins that share data. There will be a federated digital twin architecture for each city, which encompasses food production, food consumption, health and nutrition. These city-specific federated digital twins will be combined into an overall federation of digital twins. Its architecture will be tested and finalized through the development of an Afrifoodechain Cities Action Roadmap.

Consortium Partners (as of now):

	Partner	Type of Organisation	Country
Europe	Vrije Universiteit Amsterdam	University	Netherlands
	VTT	Research Centre	Finland
	E4IMPACT Foundation	NGO	Italy
	Fieldy	Startup	Ireland/Uganda
	UCD Dublin University	University	Ireland
	Steinbeis	Corporate	Germany
	Tandem	SME	Finland
Africa	Makerere University	University	Uganda
	Sustainable Environment and Fisheries Foundation	Foundation	Nigeria
	Environmental and Economic Resource Centre	Research Centre	Malawi
	Belgian Nigeria Chamber of Commerce	Chamber of Commerce	Nigeria
	Prototipi	SME	Nigeria
	Lagos State Waste Management Authority	Government Agency	Nigeria
SIAT group	Corporate	Nigeria	

Cities we're recruiting in Africa:

- Lagos (Nigeria)
- Benin (Nigeria)
- Jos (Nigeria)
- Praia (Cape Verde)
- City in Namibia
- Zomba (Malawi)
- Kismayo (Somalia)
- Kampala and Soroti (Uganda)

Cities we're recruiting in Europe:

- City of Turin (Italy)
- City of Barcelona (Spain)

11.1.36 **MESSRS HOWARD HOLDINGS (PTY) LTD: SECTIONAL TITLE DEVELOPMENT ON PORTION 176 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS**
(C/M 2022/01/27 - 16/1/4/2/1/14)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **10.10** page **54** refers.

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

1. Introduction

The attached letters dated **13 October (Annexure “A”)** and **04 November 2021 (Annexure “B”)** were received from Mr D Howard of Howard Holdings (Pty) Ltd (hereinafter referred to as “HH”) requesting that the development of Portion 176 be amended from a development in terms of the Flexible Land Tenure Act (FLTA) to a sectional title development in terms of the Sectional Titles Act (STA). The reasons therefore are stated and discussed under point 3 below.

2. Brief Background

On **19 August 2021** under item 5.7 the Management Committee approved the allocation of Portion 176 to HH for the installation of services and construction of low cost housing in terms of their proposal based on the Flexible Land Tenure Act (decision quoted below).

- (a) *That Messrs Howard Holdings be offered Portion 176 of the Northern Wedge on condition that they proceed with the subdivision layout for the whole portion at their cost.*
- (b) *That if Messrs Howard Holdings accepts the offer, the matter be resubmitted for approval of the price and other standard conditions.*

Subsequent to the above discussion by the Management Committee, a meeting was held with Mr D Howard of HH on, **12 October 2021**; whereafter the proposal was discussed at the Management Committee on **14 October 2021** under item 7.1. Another meeting was held on **01 November 2021**.

Following the above, the attached letter dated **04 November 2021** was received from the developer, attached to which letters of support from Capricorn Wealth and various professional service providers confirming that they will support the development with their expertise at affordable / reasonable prices.

3. Discussion

- 3.1 The applicant makes a unique proposal, which, if successful will enable Council to help many more low and ultra-low income households in a very short period of time. In terms of the letter

dated **04 November 2021** HH states the following reasons for the viability and affordability to do the development in terms of the STA:

- *In terms of the FLTA the size of an erf may not be smaller than 300m², whereas in terms of STA the size of a unit may be smaller (determined by the density zoning) and mixed use development is allowed;*
- *Developers may not be involved in terms of FLTA;*
- *Transfer of ownership in FLTA will be longer than in terms of the STA*
- *FLTA does not allow full ownership title, whereas STA does allow full ownership*

3.2 HH further proposes the following conditions of sale:

3.2.1 That the land be transferred to HH at a minimal value to reduce transfer duties;

3.2.2 That the land value only be paid to Council on transfer of the units to the third parties thereby deferring payment to Council;

3.2.3 That the purchase price for the sellable land be N\$35.00/m²

3.3 The following is pointed out:

3.3.1 The total size of Portion 176 is 37,6953.

3.3.2 HH offers N\$35.00/m².

3.3.3 HH proposes that Portion 176 be transferred to them for a nominal amount and the purchase price be paid to Council as the units are transferred to third parties.

Comment: *It is however recommended that the purchase price becomes due and payable within 120 days for date of last party signing the agreement of sale.*

3.3.2 That a body corporate must be established for the continuous management of the project. Council must decide whether to be a member of such managing entity.

3.3.3 HH provides for green scheme projects.

3.3.4 The statement that FLTA does not provide for full title is incorrect since title holders can progress to full title.

3.4 Viability as a Solution for Demand for Low- and Ultra Low Housing in Swakopmund

In order for the developer to demonstrate that the proposal is a viable solution for low- and ultra-low income housing in Swakopmund it is suggested that the units should be sold to Swakopmund residents and especially those on the Master Waiting List. In order to lower the risk of failure, the developer should be able to demonstrate sales of at least 50% of the residential units to the people on the Master Waiting List, before instruction can be given for transfer.

Comment: *It is proposed that HH indicates the period required to proof 50% of the sales to people on the Master Waiting List.*

3.6 Risks and Delays

Due to the large scope and uncertainty regarding the acceptability of the proposal to the statutory bodies involved, HH must assume all risk. The development proposal contains designs and proposals which have never been done before, and never on this scale and may encounter severe challenges in the approval process, such as section titles, undetermined / mixed use all on one erf. These will have to be considered by the new Urban Planning Board and can be rejected even if the concept is accepted and approved by Council.

It is therefore proposed that Council allocates only 10 ha of Portion 176 (measuring 37,6953 in total) in order to reduce the risk of the project; if the development proves to be successful another portion can be considered by Council for allocation.

3.5 Portion 176

As indicated above, Portion 176 measures 37,6953 ha in total.

On **26 January 2017** Council under item 11.1.1 passed a resolution to donate a portion of land measuring 20 ha to the Ministry of Health & Social Services. The said Ministry is now ready to take up the allocation. A separate submission in this regard is tabled to the Management Committee for consideration of a suitable site.

It is proposed that a portion measuring 20 ha of Portion 176 be reserved for allocation to the Ministry of Health & Social Services for the construction of a Regional Referral Hospital, to ensure the hospital is central to where the greatest need will be.

Therefore, Portion 176 will be divided as follows:

- 10 ha on the eastern boundary to Howard Holdings (Pty) Ltd
- 20 ha to be donated to the Ministry of Health & Social Services on the western boundary
- 7,6953 remaining which can be considered for allocation to HH if the first 10 ha is developed successfully

4. Progressive Service Installations

The portion of land is located to the north adjacent to the proclaimed Extensions 5, 6 and 7, Matutura, meaning it must be serviced first to get services to the rest of the northern wedge. If the development of Portion 176 is delayed, it could serve as an obstacle to the development of the other portions to the north.

5. Subdivision of the Northern Wedge

The subdivision of the northern wedge into 14 portions was finalized subsequent to Council's resolution passed on **30 August 2021** under item 11.1.15 approving the development concept of this vast portion of land, the northern wedge (**Annexure "C"**).

On 12 November 2021 Council's conveyancer was instructed to attend to the registration of these portions in order to be able to transfer such.

6. It is necessary for Council to consider and approve the project in order to obtain approval from the Ministry of Urban & Rural Development to proceed with the alienation of Portion 176 to Howard Holdings (Pty) Ltd.

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

RECOMMENDED:

- (a) That Council accepts and expands on the Management Committee recommendation of 19 August 2021 under item 5.7 and approves the sale of a 10 ha (100 000m²) portion of Portion 176 (a Portion of Portion B) of the Farm Swakopmund Town and Townlands No 41 (located on the eastern boundary) to Howard Holdings (Pty) Ltd for low and ultra-low cost township development, in principle, on the conditions below.
- (b) That the amended development proposal of 04 November 2021 (on file) as Annexure "B" be approved in terms whereof the 10ha portion of land will be developed in terms of the Sectional Title Act providing sufficient green space, recreational areas and standard street width including pavements and street lighting, all such infrastructure to comply with the Municipal Standard for development infrastructure on 1 ha portions, developed chronologically and sequentially.
- (c) That the developer be informed that Council does not wish to have 1 large body corporate but instead ±10 body corporates i.e. 1 per smaller block.
- (d) That Council accepts the proposed purchase price of N\$35.00/m² for a portion of Portion 176 measuring 10 ha (100 000m²), in the total amount of N\$3 500 000.00.
- (e) That the purchase price becomes due and payable within 120 days from date of last party signing the agreement of sale.
- (f) That a portion of land located on the eastern boundary, measuring 100 000m² of Portion 176 be subdivided and be zoned "Special" / "Undetermined" with consent use approval by Council.
- (g) That shareholding of Howard Holdings (Pty) Ltd may not change until finalization of the entire project, without prior notification and permission from Council.

- (h) That Howard Holdings (Pty) Ltd is not permitted to cede, assign or alienate their right or interest in the property or alienate the property to a 3rd party in any way before all the relevant conditions contained in the agreement of sale are fulfilled.
- (i) That Howard Holdings (Pty) Ltd provides the registration documentation of the entity and that the shareholders / members must be cautioned that the shareholders / members remain the same until the transfer of a portion of Portion 176 is completed and they have complied with all conditions of sale.
- (j) That Howard Holdings (Pty) Ltd be responsible for the planning and installation of services complying with the standard and requirements of the Swakopmund Municipality and development of sectional title units for sale to low income earners.
- (k) That the proposed sale be published in terms of the requirements of section 63 of the Local Authorities Act 23 of 1992 and subsequent thereto approval be applied for from the Ministry of Urban and Rural Development to proceed with the sale of a portion of Portion 176 to Howard Holdings (Pty) Ltd, if all the conditions precedent have been met.
- (l) That the units be sold to Swakopmund residents especially those on the Master Waiting List to demonstrate its viability as a solution for low and ultra-low-cost housing in Swakopmund and to alleviate the demand for housing.
- (m) That in order to lower the risk of failure, Howard Holdings (Pty) Ltd must be able to demonstrate sales of at least 50% of the residential units to the people on the Master Waiting List, before instruction can be given for transfer.
- (n) That Howard Holdings (Pty) Ltd indicates a reasonable period to proof 50% of the sale of units to people on the Master Waiting List.
- (o) That the sale be subject to Council's Standard Conditions of sale by private treaty:
- (i) Deposit and Costs
1. 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 cost, compilation of the agreement of sale, as well as any legal costs that may arise from this transaction.
 2. That the above deposit be paid within 90 days from this Council resolution, failing which the transaction be cancelled at the next Council meeting following the expiry of the 90 days.
 3. That any remainder of the deposit in point 1 above be refunded to the purchaser on completion of the transfer of the portion.
 4. That the purchaser assumes all risk in this transaction and indemnifies Council against any claims for costs.
 5. That all costs related to the transaction be for the account of the purchaser.

5. That all costs related to the transaction be for the account of the purchaser.
6. All costs relating to the transfer of the portion, (including but not limited to transfer duty, conveyancer's costs, compilation of Agreement of Sale, as well as any legal or other costs that may arise from this application), shall be for the purchaser's account.

(ii) Purchase Price

1. That payment of the purchase price be secured with a bank guarantee in favour of the Swakopmund Municipality and the transfer be concluded within 120 days from the date from the last party signing the deed of sale:
 - (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, 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).

(iii) General

1. 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.
2. That the portion of Portion 176 is sold "voetstoots" or "as is" with Council giving no warranty or guarantee, whether express or implied, oral or tacit, as to the suitability of the lay-out or situation or subterranean composition of the property or any improvements thereon. There are no services installed at the property. It is therefore the obligation of the purchaser to verify the closest electricity, sewage and water connections for the intended use at the property.
3. It is the responsibility of Howard Holdings (Pty) Ltd to appoint a registered town & regional planner to attend to the township layout and establishment of the portion of land, and a registered surveyor to attend to the sectional plan for their account.
4. That the final layout and sectional plans be submitted to Council for scrutiny and consideration.
5. Howard Holdings (Pty) Ltd shall be responsible for all statutory disciplines to be completed within 12 months (1 year) from date of transfer.
6. The agreement of sale be signed and returned to the Swakopmund Municipality, by the purchaser within 21 days of receipt thereof by the purchaser.

(i) Service Demand and Infrastructure

1. Howard Holdings (Pty) Ltd shall submit layout plans, indicating the civil services infrastructure, drawings of the buildings, as well as the service demand for the intended project for approval by the General Manager: Engineering & Planning Services prior to commencement of installation of the said services.
2. Internal and external services must be completed within 24 months (2 years) from date of transfer.
3. Howard Holdings (Pty) Ltd shall provide all civil services infrastructure for its own account and to the specifications of the Standard Manual for Civil Engineering Services for Township Development (Engineering Services Department) and Erongo RED. All costs with regard to the provision of municipal services required for any development scheme shall be paid by the developer prior to any such services being provided by Council.
4. No building plans will be considered for approval and no development or construction will be permitted to commence unless the statutory processes have been completed. No concurrent development will be allowed, the construction of improvements may only commence after a completion certificate for the service installation is issued.
5. Howard Holdings (Pty) Ltd must construct structural improvements as per development proposal. Structural improvements, for purposes of this condition, shall not include the construction of boundary walls or any changes to the subterranean composition of the property.

6. *That the said improvements be completed within 48 months (4 years) from date of transfer.*
7. *The proposed lay-out for the sectional title development must include at least one (1) institutional erf, provision of electrical substation and telecommunication installations.*

(v) Project Completion

1. *The whole development project must be completed from date of transfer within a period of 48 months.*
2. *Full rates and taxes will be levied from date of transfer or date of being issued a compliance (services) or completion (construction of buildings completed) certificate or from the month following the period agreed on (whichever date is the earlier).*
3. *Right of occupation will be granted upon issuing of a compliance certificate for services.*

- (p) **That Messrs Howard Holdings (Pty) Ltd must submit house plans indicating the specifications per unit.**
-

ANNEXURE "A"

SWAKOPMUND MUNICIPALITY

PO BOX 53

Swakopmund

abenjamin@swkmun.com.na

13/10/2021

Mr Alfeus Benjamin

Dear Sir,

PROPOSAL : LAND PROVISION NAMIBIA (SWAKOPMUND)

As per our meeting held on Monday the 12/10/2021

Thankyou for the time taken to meet and discuss the pros and cons of Sectional Title vs the proposed Flexible Land Tenure Act. For the record, the reason for the suggestion of sectional title was purely ease and speed so the following applies:

1. I did not understand that the uniqueness of the project was based on the type of Title to be taken. I was under the impression that it was my entire proposal and methodology presented that made it unique.
2. Now that this is understood I will proceed as presented to Council.
3. I have asked the Regional Councilor to speak to the powers that be to find out the process of approval and submission for the flexible land tenure act taking into account that the deeds office is not yet open for submissions.
4. I will continue negotiations with the banks with this type of deed being central to discussions.
5. As per the our meeting yesterday Mr W. Groenewald requested that I draw up a base proposal on the property for discussion. I completed this last week for my meetings with the banks to discuss the options. So please let me know when council is ready for this follow up discussion.
6. Erf 176 as it stands can accommodate 3100 houses, 56 small shops, 250 garages, 250 small light industrial units, two large school properties and 5-Gha of open garden space for food production. In the vane of my approved presentation.
7. Items to be discussed at next meeting:
 - a. Sale of the full property or portion.
 - b. Sale price.
 - c. Payment method.
 - d. Time frames.
 - e. Large commercial properties close by.
 - f. Special property Zoning.

Kind Regards

Desmond Howard Director Howard Holdings



ANNEXURE "B"**SWAKOPMUND MUNICIPALITY**

PO BOX 53

Swakopmund

abenjamin@swkmun.com.na

04/11/2021

Mr Alfeus Benjamin

Dear Sir,

PROPOSAL : LAND PROVISION NAMIBIA (SWAKOPMUND)**OMBILI VILLAGE**

When starting the project, everything I proposed was to reduce costs and speed up housing delivery, that is why I initially thought that the Flexible Land Tenure Act (FLTA) was the right title to use for the project. However on further research The FLTA is no quicker than a Sectional Title (ST), does not give full title as the ST does, FLTA may not have developers involved, FLTA may not have land smaller than the 300sqm unless approved by the minister which we know will take more than two years and finally the Government has the expectation that the land must be given to the people for free by the municipality. For all these reasons I ask that we update my presentation to reflect that ownership will be given via the ST act as this is quicker, size of erf is determined by the density zoning, mixed use is possible through Special Zoning, municipality will be able to recoup lands price from the developer on sale of units.

Below is the desired layout for Erf 176 Swakopmund. This layout represents all the unique and cost saving design principles proposed in my presentation to council some few months ago. Everything in this design proposal has been thought through to reduce costs and create an exciting living environment for the end user. There are four main headings, namely, Construction & Development, Running Costs & Income, Private Sector Initiatives, Statutory & Banking.

I herewith would like to summarize why this project is still very unique, even if the Sectional Title Act is used for ownership:

A- CONSTRUCTION & DEVELOPMENT

1. Size of the development reduces costs, the more units and mixed use facilities we can logically fit on the property will reduce the over all cost per unit.
2. We will charge more for the mixed use facilities as this will help to reduce house prices.
3. Sectional Title type development substantially reduces costs of services.
4. Mixed use development allowing for working close to home.
5. Affordable business premises to allow establishment of small businesses.
6. Affordable shop premises to encourage small retail shops.
7. Garages for cars and small home businesses.
8. Reduced road surface to reduce costs
9. Researching communal hot water supply to reduce running costs and water wastage.
10. Developer will educate buyers on property related concepts, expense and the positives and negatives of owning property.
11. Creating a secure village with a boundary wall paid for by the commercial aspects of the development.
12. No vehicles directly to homes to reduce servicing costs.

B- RUNNING COST & INCOME

1. Large tracts of open land for the use as green scheme projects
2. Institutional land for schools kindergartens etc.
3. Prepaid water and electricity and rates and taxes management system.
4. Own Title for less than N\$150,000.00.
5. Overall cost including water and electricity for less than N\$1,500.00 per month depending on individual consumption.
6. Solar installation to generate income for the community to help with expenses.
7. Biogas sewer installation to reduce costs and produce fertilizers for the green scheme opportunities.
8. Business creation programs, entrepreneurial education.
9. Business mentorship from companies.
10. Job Creation through the Body Corporate
 - a. Maintenance crews
 - b. Cleaning crews
 - c. Management
 - d. Resale of units, Estate Agents
 - e. Management of green scheme land.
11. Green Scheme land will be leased to individuals for food security programs. This lease income is for the benefit of the body corporate to assist with expenses.
12. All grey water will be recycled back to the green schemes to keep costs of water down. This water will be paid for by the lessee of the green scheme land through the lease.

C- PRIVATE SECTOR INITIATIVES

1. Developer management fee will be completed at reduced costs.
2. Development of affordable primary health care facility in conjunction with Prof Hema.
3. Services will be done at reduced costs by Refuse Solutions
4. All engineering services will be completed at reduced costs by Windhoek Consulting Engineers.
5. Legal services to be done at reduced costs by Weder Kauta and Hoveka at reduced rates.

6. All construction will be done by small local teams.
7. Art sculpting and painting competitions.
8. Products will be used in the houses that will encourage the startup of small local businesses.
9. Banks have committed to support the project - Bank Windhoek
10. Surveyor is willing to work at cost rates - Herman Strydom and Associates
11. Hot water supply - RENTEC
12. Aluminium Windows - West Coast Aluminium
13. I attach all the letters of support for your reference.

D- STATUTORY & BANKING

1. Both Bank Windhoek and Standard bank have committed to help finance the end user.
2. We are negotiating with these banks to reduce bond costs and bond registration fees. This is a negotiation with both the private sector and government.
3. There are no transfer duties on this selling price.
4. Stamp duties are still high and this will have to be discussed with Government.
5. If the valuation price exceeds the selling price banking will be able to help individuals with debt relief and debt control.

TRANSACTION

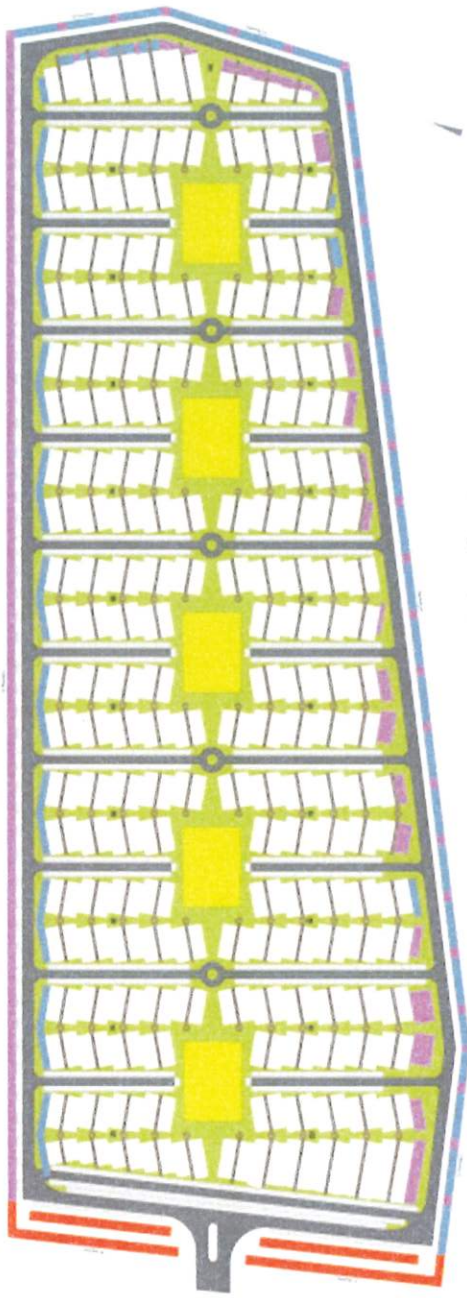
1. Land be transferred to the developer for a minimal value to reduce transfer duties.
2. Land value to be paid to the Municipality on transfer of the units to the end users. So in other words a deferred payment in order to keep costs as low as possible.
3. HH has budgeted an amount of N\$3800.00 per transaction. This will translate to about 13.5million for the land which translates to about N\$35.00 per sqm.
4. If my calculations are correct the council will on completion of the project receive rates and taxes in excess of N\$300.000.00 per month from the body corporate.

I trust you will find the above in order and look forward to a favorable response.

Kind Regards

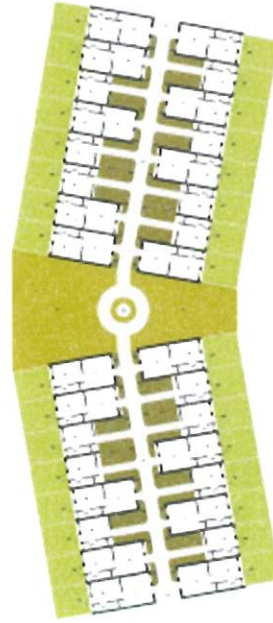


Desmond Howard Director Howard Holdings



- Industrial
- Garages
- Vegetation
- Walkways
- Parking
- Roads
- Erven
- Institutional
- Retail

Master Urban Site Layout



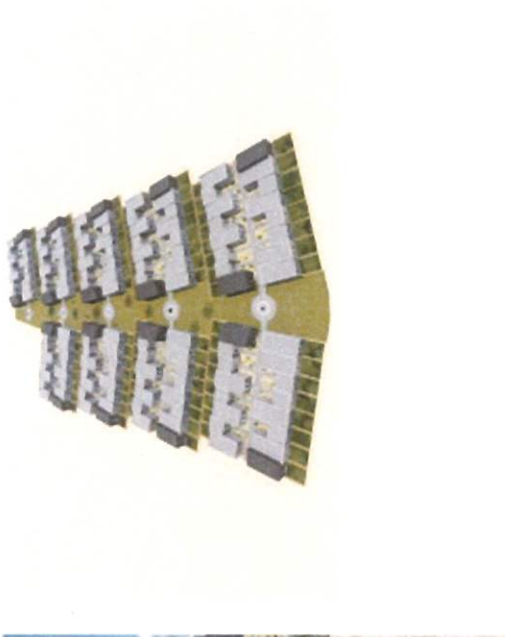
1. Walkway
2. Planter
3. Living Area
4. Bedroom
5. Bathroom
6. Garden
7. Vegetable Gardens

Typical Cluster of 32 Units



Floor Plans Scale 1:100

Section Scale 1:50



Artist's Impressions

From: Desmond Howard <des@hh.na>
Sent: 05 November 2021 02:38 PM
To: Alfeus Benjamin <abenjamin@swkmun.com.na>
Cc: Claus W. Goldbeck <cgoldbeck@swkmun.com.na>; Wilfried Groenewald <wgroenewald@swkmun.com.na>; Blasius Goraseb <bgoraseb@swkmun.com.na>; Matthias Henrichsen <mhenrichsen@swkmun.com.na>
Subject: Land Provision Namibia (Swakopmund) 176

Dear Sir,

Please take note I forgot to mention that the Zoning that will work for this project as discussed with my town planners is either "Undetermined" or "Special"

The undetermined zoning will be easier for both parties, but both are workable solutions.

Due to the unique nature of the project, I believe that the Ministry will not be too difficult to convince.

A further two letters of support are attached.

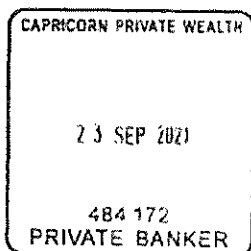
Thankyou

Desmond



HOWARD HOLDINGS
PTY. LTD.

DESMOND HOWARD
+264 81 124 0095 DES@HH.NA
1 OYSTERCATCHER ST. DOLPHIN BEACH WALVISBAY
PO BOX 1094 SWAKOPMUND
NAMIBIA



Shop 203
Platz Am Meer
Holm Bird Island Str
23/09/2021
+264 64 443651
+264 81 1432330

TO WHOM IT MAY CONCERN

Re: Mr. Desmond Howard - Director of Howard Holdings

This letter serves to confirm that **Mr. Desmond Howard**, has been banking with our institution since **16 January 2007**. The client conducts all his accounts in a satisfactory manner.

He has successfully completed many projects of this scale with funding supplied by Bank Windhoek. We herewith confirm Bank Windhoek's willingness to again assist Mr. Howard with the fundraising for this project on Erf 176. These funds will only be made available once all standard credit, banking requirements; and a final feasibility study have been approved by our credit committee.

Bank Windhoek, however accepts no liability whatsoever for any loss, whether direct, indirect or consequential, should the Client fail to fulfil his obligations and entering into a contract with the Client will be at your own risk.

We trust that this letter will meet the requirements and request you to contact the undersigned should you need further information.

Yours faithfully

.....
Alexander T Visser
Private Banker

.....
Ansie Meyer
Client Service Manager

2nd Floor, Capricorn House
119 Independence Avenue
PO Box 284, Windhoek
Namibia, 5000
Tel: +264 61 299 1444
Fax: +264 61 299 1180
capricornprivatewealth.com.na

Capricorn Private Wealth, a combined offering of:
Bank Windhoek Limited Reg. no. 79/CS1
Directors: KC Brandt (Chairman), JJ Swanepoel (Vice-Chairman), BR Hans (Managing Director), KB Black,
K Shikongo, DG Fourie, FF du Toit*, MJ Prinsloo*, GN Seland*
* South African, * Ugandan
and
Capricorn Asset Management (Pty) Ltd Reg. no. 2005/64B
Directors: JJ Swanepoel (Chairman), TB Liebenberg (Managing Director), G Swan, BR Hans
Members of the Capricorn Group

Strydom & Associates

Land Surveyors CC

CC/2015/14049

P.O. Box 40716, Ausspannplatz

Windhoek

Namibia

Tel: (061)-256 033

Fax: (061)- 269178

Cell: 081-127 1320

Email: herman@sasurv.com**Howard Holdings**

P.O. Box 1094

Swakopmund

Namibia

Tel.: +264 81 124 0095

Fax.: +264 64

Attention: **Mr. Desmond Howard**Email: des@hh.na

4 November 2021

Re: Affordable housing – Ombill Village - Swakopmund

Dear Sir

We thank you for the opportunity to provide you with the required consultancy services

In discussions we have proposed that the sectional title route is taken given all the inherent advantages for a project of this design. We are however open to any manner of survey that ensure secure title

The sectional title unit priced based on an average unit size of 45m² and building in phases of a 100 units amounts to N\$1931/unit

We are however allowed to decrease our fees given the complexity of the survey, see reference to tariff item below. Also, the scale and the fact that each subsequent survey would be based on the existing control survey will further have a saving impact on the survey. Furthermore, we are committed to fulfill our contribution to the social upliftment of the Namibian society which starts with the right of access to affordable property.

8.1 The fees referred to in paragraphs 1 to 7, inclusive, may be increased or decreased by up to 20% depending on the ease or difficulty of access, regular or irregular buildings, curvilinear, walls or obstructions

I would therefore propose an all-inclusive unit rate of N\$930/ unit

Yours faithfully,



Herman Strydom
for Strydom & Associates Land Surveyors



Erf 4000 Einstein street, New Industrial Area
Tel : 064 401011
Fax : 064 401013
E-mail : wcoast@iway.na

05 November 2021

To Whom it may concern,

RE: LOW-COST HOUSING

Herewith we like to inform you that we gave very good prices for this project for the low-cost housings, and we could give very good prices because the quantity a lot.

We think this project ideal for Swakopmund, and we support this project in full, we especially think this project will be good for our community.

Should you require any further information then please do not hesitate to contact me.

Kind Regards
West Coast Aluminium and Glass CC
George Coetsee
081 129 4829
064 4010 11

**REFUSE SOLUTIONS****CIVIL CONTRACTORS****TEL (064) 405334****FAX (064) 405203****P. O BOX 1175****SWAKOPMUND****NAMIBIA****www.refsolgroup.com**

04 November 2021

**Howard Holdings (Pty) Ltd
P.O Box 1094
Swakopmund
Namibia**

RE: Letter of Intent // Ombili Village, Erf 176

Mr. Desmond Howard

This letter serves to confirm that Refuse Solution Group intends to establish joint business relations with Howard Holdings (Pty) Ltd as part of the infrastructure development of Erf 176, Ombili Village, with the following memorandum of understanding:

Partnership with the intention to assist with all the bulk civil infrastructure as well as the supply of building material that parts with top structures.

An agreement for financial aid has been agreed upon in terms of delayed payments and claims to sustain the equity capital for the project.

The above understanding will be put to effect as soon as the final approval has been granted to ensure the success of the development whereby so many underprivileged community members will be blessed with a deserving opportunity for a better future.

Please feel free to direct any further inquiries.

Yours Sincerely,

**Lee Coetzee
Director
Refuse Solutions**

LÖTTER KROGH



ARCHITECTS

CL A BUILDING
84 THEO BEN GURIRAB STREET
P.O. BOX 789
WALVIS BAY NAMIBIA

T: 064 207654
F: 064 200303
E: cobus@clarchitects.net
waldo@clarchitects.net

RE: – OMBILI VILLAGE, Swakopmund

2nd November 2021

We, Lötter Krogh Architects, have agreed to prepare drawings and concepts for affordable housing project, OMBILI VILLAGE in Swakopmund.

We have committed to this project at a substantially reduced rate to accommodate this low cost housing initiative.

I trust that you will find the above in order.

Regards

Waldo Krogh

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WKH House
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 Ausspannplatz
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 Namibia
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 Fax: +264 61 238 802
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 & Johnson Twaowa
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 P U Kavita, B.Jur LLB
 A.A.J. Noudie, B.Jur LLB
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 S F Maritz, B.Jur LLB
 C P J Polzelter, B.Com LLB
 F N Kishi, B.Proc
 I T van den Berg, BIC LLB
 R B Strauss, B.Com LLB
 M D Erkano, LLB
 V M Hanango-Haikoh, LLB
 R Dreyer, LLB
 P H K Botha, B.Com LLB
 B Greyvenstein, B.Proc
 C M Tjheero, B.Jur LLB
 A J Malherbe, B.A LLB
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 J G van der Merwe, B.A LLB
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 S P Paulus, LLB
 C Treck, LLB
 D F Malherbe, B.Proc Hons. B.A
 G Louw van Wijk, B.A LLB

DR WEDER, KAUTA & HOVEKA
 INCORPORATED
 Reg. No. 2006/327
 VAT No. 4256 169 01 5
 www.wkh-law.com
 Authorised and Regulated by
 the Law Society of Namibia



DR WEDER, KAUTA & HOVEKA INC
 LEGAL PRACTITIONERS NOTARIES CONVEYANCERS

TO WHOM IT MAY CONCERN

1. We have been approached by Mr Desmond Howard of Howard Holdings to convey our support to his proposed affordable housing project at Ombili Village.
2. As the largest firm in Namibia we hereby wish to confirm our full support and assistance, both in respect of:
 - 2.1 legal and technical advice on the legal structure; and
 - 2.2 the registration of such properties in the Deeds Office Windhoek; and
 - 2.3 on the legalities of the future effective management of such development.
3. As a firm subscriber to empowerment of the previous disadvantaged people of Namibia and/or a contribution to our social responsibility, we will also contribute to his cause by executing these functions and service delivery at a subsidized fee as prescribed for the affordable and low cost housing.

SIGNED at WINDHOEK this 3rd day of NOVEMBER 2021.



A SWANEPOEL
MANAGING DIRECTOR
DR WEDER, KAUTA & HOVEKA INC



Prof EW Henn
MBChB(Stell), MMed(O&G), FCOG(SA),
CU (LONDON), Cert PH (HARVARDX)
PhD (UFS)
GYNAECOLOGIST / GINEKOLOG

Practice no:.....016 000 0775347.....

Room 8
Swakopmund Mediclinic

Tel: +26 481 698 2500
E-mail: gynecare.swakopmund@gmail.com

01 November 2021

To Whom It May Concern

Re: Ombili Village housing project

Dear Sir / Madam

I have been in consultation with Mr Desmond Howard in respect of the envisaged project.

I am convinced that Namibia can and should be looking at affordable housing for the population at large, but furthermore incorporate a value-based healthcare service. The proposed services at Ombili will be able to identify, address, and manage a spectrum of illnesses and wellbeing screening. This will have the ability to improve the quality of health for the residents concerned, as well as alleviate the burden on the public healthcare sector, whilst minimising cost.

Please consider this proposed project with the open mindedness that it deserves. An opportunity for a bold new chapter in Namibia and Swakopmund lies at your doorstep.

Regards

EW Henn



CONSULTING ENGINEERS & Project Managers

SINCE
1977

51 Feld Street
PO Box 2484
Windhoek
Namibia

T +264 61 370 900
F +264 61 238 880
E wce@wce.com.na
W www.wcenamibia.com

Our ref: *Herman Letter*

Desmond Howard
Howard Holdings
1 Oystercatcher street
Dolphin Beach
Walvisbay

04/11/2021

PO Box 1094
Swakopmund
Namibia

LETTER OF SUPPORT - MATUTURA HOUSEING STEP-UP DEVELOPMENT – SWAKOPMUND

Dear Sir

It is with great pleasure that I write this letter of support for your project and pledge WCE's support in the form of our engineering services. Your project aim to deliver an ultra-low-cost housing solution to the most vulnerable in society and we support and commend you for this initiative.

WCE commit to supply our engineering service at cost price and where possible even below covering only our bare necessities. This will assist the development to be as affordable as practically possible and so pass the saving on to the end user.

Hope that this letter can be of assistance.

Your sincerely

Yours faithfully,

Herman van der Merwe
for WCE CONSULTING ENGINEERS

DIRECTORS: VJ Rieger B.Eng. Pr.Eng. HJ van der Merwe B.Eng. MSc.Eng. Pr.Eng. CJ Siefert PhD.Eng.
ASSOCIATES: TE Basson B.Eng. Pr.Eng. WD van Dyk B.Eng. Pr.Eng. JJ van der Merwe B.Eng. Pr.Eng.





2 November 2021

To Whom it may concern

Low-Cost House in the Erongo Region

We have been approached by Desmond Howard to assist with the development of a power solution for the abovementioned low-cost housing project. We believe that we can show a significant saving on the power costs. We are also able to do this on a funding model.

We are fully committed to provide Namibians with a low-cost housing solution.

For any further information, please feel free to contact me.

Kind regards



Owen Sivertsen
Director – Solar Saver Group of Companies
081-124 8141

ANNEXURE "C"



11.1.37 **MINISTRY OF HEALTH & SOCIAL SERVICES: DONATION OF A PORTION OF LAND FOR THE CONSTRUCTION OF A REGIONAL REFERRAL HOSPITAL**

(C/M 2022/01/27 - 16/1/4/2/1/14)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **10.11** page **77** refers.

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

1. Introduction

The purpose of this submission is for Council to identify a suitable site for the construction of a Regional Referral Hospital and appurtenant buildings. On **26 January 2017** under item 11.1.1 Council approved the allocation of a portion of land measuring 20 ha to the Ministry of Health & Social Services (complete resolution is attached as **Annexure "A"**).

The said Ministry was informed of Council's decision per letter dated **09 February 2017 (Annexure "B")**. After several reminders a meeting was arranged on **07 April 2021**. Various sites (existing erven) were proposed to the Ministry for allocation.

On **08 December 2021** a letter was received from the Ministry of Health & Social Services confirming that they prefer the entire size of the site to be located on a single erf (letter attached as **Annexure "C"**).

Attachments:

Annexure "A"	:	<i>Council's decision of 26 January 2017 under item 11.1.1.</i>
Annexure "B"	:	<i>A letter dated 09 February 2017 informing the Ministry of Health & Social Services of Council's decision passed on 26 January 2017 under item 11.1.1.</i>
Annexure "C"	:	<i>A letter dated 08 December 2021 received from the Ministry of Health & Social Services.</i>
Annexure "D"	:	<i>A map indicating the location of Portion 176</i>

2. Brief Background

Following an application by the Ministry of Health & Social Services, Council committed to donate a portion of land measuring 20 ha for the construction of a Regional Referral Hospital. Council's resolution of **27 January 2017** passed under item 11.1.1 is attached as **Annexure "A"**. The two relevant points of the said resolution is quoted below for ease of reference:

(a) *That the Ministry of Health and Social Services, Directorate Erongo Region be informed that Council donates the following portion of land as concluded at the meeting held on 02 August 2016:*

- *Regional Referral Hospital (±20ha)*

(b) *That the basis of the donation be that:*

- That Swakopmund Council donates the land; and
- That the central government bears the costs of construction of services to the site.

The above resolution also amended the resolution passed on **24 November 2015** under item 11.1.6. The two points which remained unchanged are quoted below:

- (d) *That the Engineering Services Department determines a suitable location and zoning for the portion applied for by the Ministry of Health and Social Services.*
- (e) *That the Chief Executive Officer ensures that the application is expedited and that the statutory process be finalized by June 2016.*

Point (e) above could not be finalized as all efforts were made to contact the Ministry of Health & Social Services without any official reply from them. The basis of the donation is that Council donates the land, but all related costs such as the subdivision, installation of services and transfer will be for the account of the Ministry of Health & Social Services.

4. Site for the allocation of the 20 ha Portion of Land - Portion 176

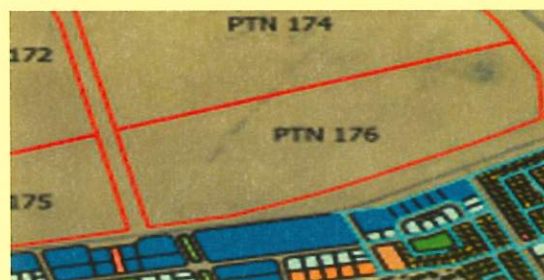
As indicated under cover of the submission regarding the application by Howard Holdings (Pty) Ltd, it is proposed to allocate a portion of land measuring 20ha on Portion 176 to the Ministry of Health & Social Services.

A map indicating the location of Portion 176 is attached as **Annexure "D"**. Portion 176 measures 37,6953 ha in total. It is proposed that 10 ha on the eastern boundary be allocated to Howard Holdings (Pty) Ltd for township development (see separate submission in this regard).

Therefore, Portion 176 will be divided as follows:

- 10 ha on the eastern boundary to Howard Holdings (Pty) Ltd
- 20 ha on the western boundary to be donated to the Ministry of Health & Social Services
- 7,6953 remaining which can be considered for allocation to HH if the first 10 ha is developed successfully

In addition to **Annexure "D"**, below is a map indicating the location of Portion 176 for ease of reference:



5. Progressive Service Installations

The portion of land is located to the north adjacent to the proclaimed Extensions 5, 6 and 7, Matutura, meaning it must be

services first to get to the rest of the northern wedge. If the development of Portion 176 is delayed, it could serve as an obstacle to the development of the other portions to the north.

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

RECOMMENDED:

That Council repeals the donation of a portion of land measuring 20 ha to the Ministry of Health & Social Services as approved by Council on 27 January 2017 under item 11.1.1 and replaces the decision with:

- (a) That Council offers the Ministry of Health and Social Services a portion of land ± Ha on Portion 176 and a price to be determined.**
 - (b) That Council installs bulk services to the site and that all other costs for the transaction be for the account of the Ministry of Health and Social Services.**
 - (c) That the land be used for the purpose of a referral hospital only.**
 - (d) That the portion of land be located on the western boundary of Portion 176.**
 - (e) That the development must be completed in a period of 5 years.**
 - (f) That the price be obtained from Council's valuator.**
 - (g) That Council attends to the subdivision of the portion of land and the relevant zoning thereof at the cost of the Ministry of Health & Social Services.**
 - (h) That the transaction be published in terms of the requirements of section 63 of the Local Authorities Act 23 of 1992 and subsequent thereto approval be applied for from the Ministry of Urban and Rural Development to proceed with the donation of a portion of Portion 176 to the Ministry of Health & Social Services.**
 - (i) That the Ministry of Health & Social Services accepts that no rights will accrue to them from Council's resolution unless all the relevant authorities have given the necessary permission, if applicable.**
 - (j) That the portion of Portion 176 is sold "voetstoots" or "as is" with Council giving no warranty or guarantee, whether express or implied, oral or tacit, as to the suitability of the lay-out or situation or subterranean composition of the property or any improvements thereon.**
-

ANNEXURE "A"

11.1.1

APPLICATION BY THE MINISTRY OF HEALTH AND SOCIAL SERVICES FOR 2 PORTIONS OF LAND**① CONSTRUCTION OF A REGIONAL REFERRAL HOSPITAL****② UPGRADING OF TAMARISKIA CLINIC**

(C/M 2017/01/26 - G 4/1/1, 1 1/1/5)

RESOLVED:

- (a) That the Ministry of Health and Social Services, Directorate Erongo Region be informed that Council donates the following portion of land as concluded at the meeting held on 02 August 2016:

- Regional Referral Hospital (±20ha)

- (b) That the basis of the donation be that:

- *That Swakopmund Council donates the land; and*
- *That the central government bears the costs of construction of services to the site.*

- (c) That the following points of Council's respective decisions be amended with specific reference to the land for the Regional Referral Hospital:

- (i) *Point (c) of Item 11.1.6 of Council's resolution passed on 24 November 2015 with regard to land for a Regional Referral Hospital, be deleted:*

- ~~(c) That a purchase price be determined based on the average of 3 valuations and be submitted to Council for consideration.~~

- (ii) *Points (a), (b) and (c) of Item 11.1.4 passed on 30 June 2016, be deleted:*

- ~~(a) That the Ministry of Health and Social Services, Directorate Erongo Region be informed that Council reconsidered their request to avail the following portions of land at no cost, but can unfortunately not donate the land due to budgetary constraints and Council's commitment to the community to provide serviced residential land at an affordable price:~~

- ~~• Regional Referral Hospital (±20ha)~~
- ~~• Expansion of Tamariskia Clinic (7 020m²)~~

- ~~(b) That Council remains with its decisions passed on 24 November 2015 under items 11.1.5, 11.1.6 and Management Committee resolution passed on 11 February 2016 under item 7.2.~~

- ~~(c) That in execution of items 11.1.5 and 11.1.6 of 24 November 2015 three valuations be obtained in order to calculate the average to be considered as purchase prices for the two portions of land.~~

That the remaining points of the Council resolutions passed on 24 November 2015 and 30 June 2016 remains applicable.

- (d) That with reference to the application for Portions B, C and P of Portion 5 for the expansion of the Tamariskia Clinic valuations be obtained in order to determine a purchase price (*Council's resolutions passed on 24 November 2015 under item 11.1.5, point (d); and item 11.1.4 point (c) of 30 June 2016*).
- (e) That all costs incurred for making the portions of land available (such as the subdivision and the application for Surveyor-General approved diagrams) be for the account of the Ministry of Health and Social Services.

For ease of reference, Council's following two amended resolutions are quoted below:

11.1.5 **01: MINISTRY OF HEALTH AND SOCIAL SERVICES:
APPLICATION OF LAND FOR THE EXTENSION OF
TAMARISKIA CLINIC**

(C/M 2015/11/24 - I 1/1/5)

RESOLVED:

- (a) *That Council approves the application by the Ministry of Health and Social Services to purchase additional portions of land adjacent to Portion 34 on Portion 5, in principle.*
- (b) *That the allocation of Portions B, C and P (measuring $\pm 7\,020\text{m}^2$ on) Portion 5 be subject to the submission of a proper lay-out by the Ministry of Health and Social Services, indicating that the entire area will be optimally utilised, and should be used solely for the purposes of Ministry of Health and Social Services.*
- (c) *That should the Ministry of Health and Social Services wish to sell a portion thereof, it must be offered to Council first.*
- (d) *That the conditions of sale and a purchase price, to be determined based on the average of 3 valuations be submitted to the Management Committee for consideration.*
- (e) *That the Engineering Services Department determines a suitable zoning for the portions applied for and redesigns the lay-out of the subdivision in order to provide for an erf to be consolidated with the existing clinic erf.*
- (f) *That the number of on-site official staff accommodation units be limited.*

11.1.6 **02: MINISTRY OF HEALTH AND SOCIAL SERVICES: APPLICATION FOR LAND FOR
REGIONAL REFERRAL HOSPITAL**

(C/M 2015/11/24 - G 4/1/1)

RESOLVED:

- (a) *That Council, in principle, approves the application by the Ministry of Health and Social Services for acquiring a portion of land measuring $\pm 20\text{ha}$.*
 - (b) *That the allocation be subject to:*
 - (i) *The availability of land.*
 - (ii) *The submission of a proper lay-out by the Ministry of Health and Social Services clearly indicating that the entire portion of land will be optimally used.*
 - (iii) *That the land be used solely for the purposes of the Ministry of Health and Social Services and no subdivision and alienation be allowed without offering the land to Council.*
 - (c) *That a purchase price be determined based on the average of 3 valuations and be submitted to Council for consideration.*
 - (d) *That the Engineering Services Department determines a suitable location and zoning for the portion applied for by the Ministry of Health and Social Services.*
 - (e) *That the Chief Executive Officer ensures that the application is expedited and that the statutory process be finalized by June 2016.*
-

ANNEXURE "B"

REPUBLIC OF NAMIBIA

MINISTRY OF HEALTH AND SOCIAL SERVICES

DIRECTORATE : ERONGO REGION

Welwitschia Park Phase 2
% Welwitschia & Woker St
Private Bag 5004
Swakopmund

OFFICE OF THE DIRECTOR

Tel: No: 064-4106107
Fax No: 064-4106102

Anna.Jonas@mhss.gov.na

Date: 08 December 2021

Inquiries: Ms. Anna Jonas

Mr. M. P. Swartz
General Manager Corporate Services
Municipality of Swakopmund



Dear Mr. Swartz:

RE: Donation of Land to build a Referral Hospital by Council, Swakopmund Municipality

Our office would like to once again thank Council for the generous gesture of the donated land to build a referral hospital in Swakopmund.

Based on our letter dated 17 May 2021, Erongo Health Regional Directorate accepted the donation. However, we will appreciate it if Council can consider donating one plot with a size of 20ha as opposed to separate plots that are not adjacent. The envisaged hospital will have different sections including the nurses and doctors accommodation. This therefore requires one big plot for construction of the Hospital in order to ensure that all services are accommodated for.

We are therefore requesting Council to consider our request for possible re-allocation of one 20ha plot.

Thank you.

Ms. ANNA JONAS

REGIONAL DIRECTOR

<p>Ministry of Health & Social Services</p> <p>Private Bag 5004, Swakopmund, Namibia</p> <p>2021-12-08</p> <p>Director office</p> <p>Directorate: Erongo Region</p>






All official correspondences must be addressed to the Regional Director.



ANNEXURE "C"

Ref No: G 4/1/1 & I 1/1/5

MUNICIPALITY OF SWAKOPMUND

 (064) 4104200
 (064) 4104208
 53 Swakopmund
 NAMIBIA
 www.swkmun.com.na
 aplaatjie@swkmun.com.na

Enquiries: Mr A Plaatjie

09 February 2017

The Regional Director
 Ministry of Health and Social Services
 Directorate: Erongo Region
 Private Bag 5004
 SWAKOPMUND

Attention: Mr Jeremia Nghipundjwa

Dear Sir

APPLICATION BY THE MINISTRY OF HEALTH AND SOCIAL SERVICES FOR 2 PORTIONS OF LAND
 ① CONSTRUCTION OF A REGIONAL REFERRAL HOSPITAL
 ② UPGRADING OF TAMARISKIA CLINIC

Reference is made to the letter from the Ministry of Health and Social Services dated 18 November 2016 addressed to the Erongo Regional Health Directorate.

Please take note that Council on 26 January 2017 under item 11.1.1 passed the resolution quoted below which deals with the following applications

- ⇒ Upgrading of the Tamariskia Clinic
- ⇒ Application for land for a regional referral hospital

Council's resolution under item 11.1.1 of 26 January 2017:

- (a) That the Ministry of Health and Social Services, Directorate Erongo Region be informed that Council donates the following portion of land as concluded at the meeting held on 02 August 2016:
 - Regional Referral Hospital (±20ha)
- (b) That the basis of the donation be that:
 - That Swakopmund Council donates the land; and
 - That the central government bears the costs of construction of services to the site.

All correspondence must be addressed to the Chief Executive Officer

- (c) That the following points of Council's respective decisions be amended with specific reference to the land for the Regional Referral Hospital:
- (i) *Point (c) of Item 11.1.6 of Council's resolution passed on 24 November 2015 with regard to land for a Regional Referral Hospital, be deleted:*
- ~~(c) That a purchase price be determined based on the average of 3 valuations and be submitted to Council for consideration.~~
- (ii) *Points (a), (b) and (c) of Item 11.1.4 passed on 30 June 2016, be deleted:*
- ~~(a) That the Ministry of Health and Social Services, Directorate Erongo Region be informed that Council reconsidered their request to avail the following portions of land at no cost, but can unfortunately not donate the land due to budgetary constraints and Council's commitment to the community to provide serviced residential land at an affordable price:~~
- ~~• Regional Referral Hospital (±20ha)~~
 - ~~• Expansion of Tamariskia Clinic (7.020m²)~~
- ~~(b) That Council remains with its decisions passed on 24 November 2015 under items 11.1.5, 11.1.6 and Management Committee resolution passed on 11 February 2016 under item 7.2.~~
- ~~(c) That in execution of items 11.1.5 and 11.1.6 of 24 November 2015 three valuations be obtained in order to calculate the average to be considered as purchase prices for the two portions of land.~~
- That the remaining points of the Council resolutions passed on 24 November 2015 and 30 June 2016 remains applicable.
- (d) That with reference to the application for Portions B, C and P of Portion 5 for the expansion of the Tamariskia Clinic valuations be obtained in order to determine a purchase price (*Council's resolutions passed on 24 November 2015 under item 11.1.5, point (d); and item 11.1.4 point (c) of 30 June 2016*).
- (e) That all costs incurred for making the portions of land available (such as the subdivision and the application for Surveyor-General approved diagrams) be for the account of the Ministry of Health and Social Services.

Please acknowledge acceptance of the above conditions in writing addressed to the Acting Chief Executive Officer of the Swakopmund Municipality, it is -

- ▶ That Council donates the land for the construction of a regional referral hospital; but that for the upgrading of the Tamariskia Clinic (being Portions B, C and P of Portion 5), valuations be obtained for the sale of the land.

Once confirmation of the above resolution is received from you:

- ⇒ valuations will be obtained for Portions B, C and P of Portion 5 in order to determine a purchase price; and
- ⇒ an application will be submitted to the Ministry of Urban & Rural Development to proceed with the two transactions.

For ease of reference, Council's following two amended resolutions are quoted below:

11.1.5 **01: MINISTRY OF HEALTH AND SOCIAL SERVICES: APPLICATION OF LAND FOR THE EXTENSION OF TAMARISKIA CLINIC**
(C/M 2015/11/24 - 1 1/1/5)

RESOLVED:

- (a) That Council approves the application by the Ministry of Health and Social Services to purchase additional portions of land adjacent to Portion 34 on Portion 5, in principle.
- (b) That the allocation of Portions B, C and P (measuring $\pm 7\,020\text{m}^2$ on) Portion 5 be subject to the submission of a proper lay-out by the Ministry of Health and Social Services, indicating that the entire area will be optimally utilised, and should be used solely for the purposes of Ministry of Health and Social Services.
- (c) That should the Ministry of Health and Social Services wish to sell a portion thereof, it must be offered to Council first.
- (d) That the conditions of sale and a purchase price, to be determined based on the average of 3 valuations be submitted to the Management Committee for consideration.
- (e) That the Engineering Services Department determines a suitable zoning for the portions applied for and redesigns the lay-out of the subdivision in order to provide for an erf to be consolidated with the existing clinic erf.
- (f) That the number of on-site official staff accommodation units be limited.

11.1.6 **02: MINISTRY OF HEALTH AND SOCIAL SERVICES: APPLICATION FOR LAND FOR REGIONAL REFERRAL HOSPITAL**
(C/M 2015/11/24 - G 4/1/1)

RESOLVED:

- (a) That Council, in principle, approves the application by the Ministry of Health and Social Services for acquiring a portion of land measuring $\pm 20\text{ha}$.
- (b) That the allocation be subject to:
 - (i) The availability of land.
 - (ii) The submission of a proper lay-out by the Ministry of Health and Social Services clearly indicating that the entire portion of land will be optimally used.
 - (iii) That the land be used solely for the purposes of the Ministry of Health and Social Services and no subdivision and alienation be allowed without offering the land to Council.
- (c) That a purchase price be determined based on the average of 3 valuations and be submitted to Council for consideration.
- (d) That the Engineering Services Department determines a suitable location and zoning for the portion applied for by the Ministry of Health and Social Services.
- (e) That the Chief Executive Officer ensures that the application is expedited and that the statutory process be finalized by June 2016.

Should you have any further enquiries, please do not hesitate to contact the undersigned at ☎ 064-4104200.

Yours faithfully



A Plaatjie
Acting GM: Corporate Services & HR



/sb

Ref No: I 1/1/4 & I 1/1/5

Enquiries: Ms S Bruwer

(064) 4104212
 088 614 514
 53 Swakopmund
 NAMIBIA
www.swkmun.com.na
sbruwer@swkmun.com.na

14 June 2019

Ministry of Health and Social Services
 Private Bag 5004
 Swakopmund
 13001

Attention: Mr Jeremia Nghipundjwa

Dear Sir

OWNERSHIP OF PORTION 59 (KNOWN AS PORTION 5 LOCATED BETWEEN TAMARISKIA AND MONDESA)

I refer to the above allocated portions of Portion 5 to various applicants in the past, as per the list below.

	Applicant	Date of Cnl Resolution	Comments
1	Celtic Football Club	26 Feb 2009 under item 11.1.4	Portion E was offered as a sport field. A deed of sale was signed during 2009.
2	Assemblies of God	25 October 2012 under item 11.1.7	Portion K was offered in exchange for Erf 4065, Swakopmund which was not suitable for religious purposes.
3	Moria Congregations of Africa	25 October 2012 under item 11.1.7	Portion A was offered in exchange for Erf 1898, Mondesa due to the on-going conflicts with the bar.
4	Akasla Funeral Services CC	31 Jul 2014 under item 11.1.5	Portion G
5	Ministry of Health and Social Services	26 Jan 2017 under item 11.1.1	Portions B, C and P
6	Namibia Correctional Services	26 Jul 2018 under item 11.1.9	Portion D

A map indicating the location of these portions is attached for ease of reference.

When Council initiated the subdivision of Portion 5 into erven in order to transfer them to the various applicants, it was discovered that Portion 5, formally described as Portion 59 (a Portion of Portion 5) of the Farm Swakopmund Town and Townlands No 41 actually belongs to the Government of Namibia (Deed of Transfer No T 7585/1996).

The ownership issue was submitted to Council's Management Committee on 11 April 2019 and the following was resolved under item 7.5:

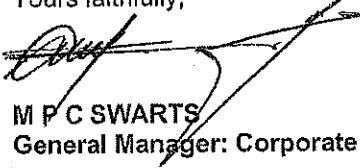
- (a) That it be noted that Portion 59 belongs to the Government of Namibia.
- (b) That the General Manager: Corporate Services and HR and the General Manager: Engineering Services identifies land of equal value to propose an exchange transaction to the Government of Namibia for Portion 59.

The purpose of (b) above is for Council to obtain ownership of the land and thereafter proceed with the sale to you.

A further correspondence will be addressed to you once the process is finalized.

For any further enquiries, please do not hesitate to contact Ms S Bruwer at 064-410 4212.

Yours faithfully,



M P C SWARTS
General Manager: Corporate Services and HR

/sb



11.1.38 **MESSRS GHERON BUILDING CONSTRUCTION (PTY) LTD - APPLICATION FOR RECONSIDERATION OF CANCELLATION OF THE JV**
(C/M 2022/01/27 - 16/1/4/2/1/14)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **10.12** page **89** refers.

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

1. Introduction

The purpose of this submission is to consider an application by Gheron Building Construction (Pty) Ltd requesting Council to reconsider the Management Committee decision passed on 19 August 2021 under item 5.5 (the decision was condoned by Council on **30 August 2021**).

Attached is the application from Gheron Building Construction (Pty) Ltd dated 05 August 2021, but only received by Council on 03 November 2021 (**Annexure "A"**). Their letter dated 29 June 2021 (referred to in their letter) which was tabled to Council on **30 August 2021** is attached as **Annexure "B"**.

An additional letter dated **23 November 2021** was received commenting on each one of the sub-clauses of Clause 3 of the joint venture agreement which had to be complied with by Monday, **21 June 2021**.

Gheron Building Construction (Pty) Ltd was allocated Extension 38 for development.

On **30 August 2021** under item 11.1.17 Council resolved to cancel the transaction in terms of the conditions of the joint venture due to non-performance as required in terms of clause 3 of the agreement.

Attachments:

Annexure "A"	:	<i>Letter received on 03 November 2021 from Gheron Building Construction (Pty) Ltd.</i>
Annexure "B"	:	<i>A letter dated 29 June 2021 attached to their letter received on 03 November 2021.</i>
Annexure "C"	:	<i>A letter dated 23 November 2021 received from Gheron Building Construction (Pty) Ltd commenting on their progress with regard to Clause 3 of the joint venture agreement.</i>
Annexure "D"	:	<i>The various sub-clauses of clause 3 of the joint venture agreement.</i>
Annexure "E"	:	<i>A zoning map for Extension 38.</i>

2. **Council's Decision passed on 30 August 2021 under Item 11.1.17**

On **30 August 2021** Council condoned the Management Committee decision passed on **19 August 2021**.

On **25 August 2021** Gheron Building Construction (Pty) Ltd was informed of the Management Committee decision (same as the Council decision) quoted below:

- (a) *That Council takes note of the report on the progress of the developers.*
- (b) *That the following two developers be granted an extension of time of another 180 days (18 December 2021) to comply with clause 3, based on the substantial progress and commitment evident from their progress reports:*
- (i) *Tapeya Investment Holding (Pty) Ltd*
 - (ii) *Quintessential Trading and Consultancy (Pty) Ltd*
- (c) *That the joint venture agreements of the following two developers be cancelled as no "best commercial endeavours" are evident from their progress reports:*
- *Ghetto Assistance Centre (Pty) Ltd (Annexure "B") submitted a short progress report dated 18 May 2021, followed by an email dated 22 June 2021.*
 - *Gheron Building Construction (Pty) Ltd (Annexure "C") requests an extension of time (not state for how long), per letter dated 29 June 2021.*
- (d) *That the re-allocation of the cancelled transactions for Extension 4 (Ghetto Assistance Centre (Pty) Ltd) and Extension 38 (Gheron Building Construction (Pty) Ltd) be submitted under cover of a separate submission.*

In reply to our letter dated **25 August 2021** the letters attached as **Annexures "A", "B" and "C"** were received (discussed under point 3 below).

3. **Application received from Gheron Building Construction (Pty) Ltd**

- 3.1 The developer requests an extension of 180 days from 1 January 2022 to finalize their compliance with clause 3 of the joint venture agreement (admin duties and civil work processes).
- 3.2 They also confirm that funding of the project has been finalized and will be secured by GIPF. Attached to **Annexure "A"** is a letter dated **27 October 2021** in this regard confirming that Ariya Bridge Capital will finance the project and secure 10% equity in the amount of N\$35 million for the project.
- 3.3 A letter dated **23 November 2021 (Annexure "C")** was also submitted stating what performance was achieved in respect of each of the clauses of Clause 3 of the joint venture agreement.

4. Discussion

On **28 October 2021**, Council considered a similar application from Ghetto Assistance Centre (Pty) Ltd (Extension 4) which was not supported by proof of financial ability and decided to remain with its decision passed on **30 August 2021** in terms whereof the transaction is cancelled.

The transaction with Gheron Building Construction (Pty) Ltd has also been terminated by Council on **30 August 2021** and no agreement is currently in place.

Although Gheron Building Construction (Pty) Ltd still does not submit any substantial proof of progress made in terms of clause 3 (except for 3.1.4) of the joint venture agreement (**Annexure "D"**), they request an extension of time of 180 days to comply with clause 3 calculated from **1 January 2022**.

Representatives of Gheron Building Construction (Pty) Ltd stated that they had various meetings and submitted documents substantiating their progress at the General Manager: Engineering & Planning Services. On **17 November 2021**, the General Manager: Engineering & Planning Services stated that an introductory meeting was held with the developer and their consultant. No documents were received regarding compliance with clause 3. After the confirmation of the cancellation by Council on **30 August 2021** information was requested by the developer.

Except for securing financing, **Annexures "A", "B" and "C"** do not comprise substantial compliance with Clause 3 of the joint venture agreement.

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

RESOLVED: (For Condonation By Council)

- (a) **That Council takes note of the letters dated 05 August 2021, but received by Council on 03 November 2021 and dated 23 November 2021 from Messrs Gheron Building Construction (Pty) Ltd requesting Council to:**
 - *to grant them an extension of time of 180 days calculated from 01 January 2022 to comply with clause 3 of the joint venture agreement.*
 - (b) **That Council takes note that Messrs Gheron Building Construction (Pty) Ltd secured funding for their project as confirmed per letter dated 27 October 2021 received from Ariya Bridge Capital (ABC).**
 - (c) **That Messrs Gheron Building Construction (Pty) Ltd be granted extension until 28 February 2022 to comply with clause 3 of the agreement.**
-

ANNEXURE "A"**GHERON Building Construction (Pty) Ltd**

Reg. No: (PTY)LTD 2020//0880

VAT No: 7294683-01-1

Date: 05/08/2021



The General Manager
The Municipality
Swakopmund
Corporate Services and Human Capital
P O Box 53 Swakopmund
Namibia

Att: A Platjies**EXTENSION OF TIME FOR EXTENSION 38 MATUTURA DEVELOPMENT**

Gheron Construction (Pty) Ltd would humbly like to request for an extension of 180 days with respect to the Extension 38 Matutura Development.

On 28 June 2021 we received a letter of cancellation from your office, which we replied to on 29 June 2021. We further wish to advise that this assists as a follow-up to our aforementioned letter dated 29 June 2021.

The extension that we are currently applying for, is for the term 01 January 2022 until 01 July 2022. Save to state, that the reason for same is due to the fact that we are in the process of finalizing our Admin duties and all civil work process related to the Extension 38 Matutura Development, to enable us to kick off this project with full blast in January 2022.

With regard to the clauses mentioned in your letter dated 28 June 2021, we have responded well thereto in our aforementioned letter dated 29 June 2021. Please find attached hereto a copy of our letter dated 29 June 2021 for your ease of reference.

Further to the above, we are delighted to advise, that the funding which was our major challenge, has been resolved, and we attach hereto a Letter of Intent from our guarantors, whom is also supported by the GIPF of Namibia.

We trust that our request will meet your favorable consideration with the augmentation of the development of the Namibian society at large.

We remain available should any further queries arise and is available on cellphone numbers: **081 169 1896** and/or **081 450 7236**.

Yours in development,

R.Gouws (CEO)
GHERON BUILDING CONSTRUCTION

27 October 2021

Mr. Ronald Gouws
Chief Executive Officer
Gheron Building Construction (Pty) Ltd.
P.O Box 4180 Walvis Bay
Namibia

Attention: Mr. Gouws

Dear Sir

LETTER OF FUNDING SUPPORT: The Servicing of Residential area in Extension 38 Matutura Swakopmund

Ariya Bridge Capital (ABC) is delighted to submit this letter of funding support to Gheron Building Construction (Pty) Ltd. for the financing of the development and Servicing of Residential areas as envisaged by Gheron. ABC is a fully licensed fund manager and has been approved to manage assets of Ariya Bridge Trust Fund, whose principal investor is the Government Institutions Pension Fund (GIPF). The fund is specifically focused on amongst others municipal services and bulk infrastructure and is managed by an experienced local team.

This letter of funding support is issued in favor of Gheron Building Construction (Pty) Ltd. in respect of its envisaged project: to develop and service of residential area.

We are committed to support Gheron Building Construction (Pty) Ltd. in its pursuit of the project and in this regard, we confirm that, Ariya Bridge Capital will provide the 10 per cent equity amounting to N\$ 35 million necessary to fund the project in Swakopmund. This will be done in accordance with the financial parameters on which our investment decision is premised.

We further confirm that the proposed funds to be invested in the project will not be used for any other corporate purpose and the assets of Ariya Bridge Capital will not be subject to any negative pledge or charges which may affect the availability of the project.

Yours Sincerely,



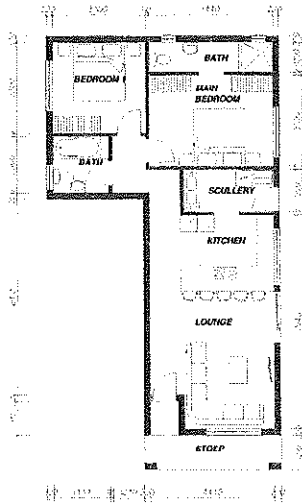
Ben Biwa
Chief Executive Officer

NEW HOUSING DEVELOPMENT IN EXT 38 SWAKOPMUND by:



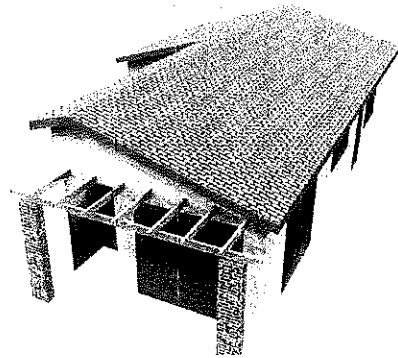
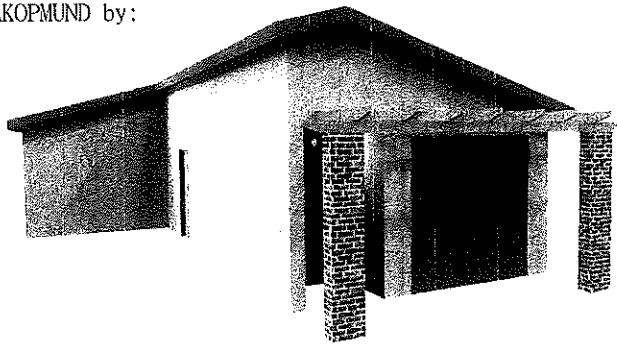
GHERON Building Construction CC

Reg. No. cc2016/02342
VAT No. 7294683-01-1



FLOOR PLAN
scale 1:100

TYPE 1
2 BEDRM UNIT
87m²

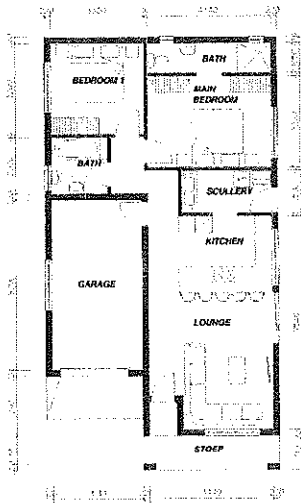


NEW HOUSING DEVELOPMENT IN EXT 38 SWAKOPMUND by:



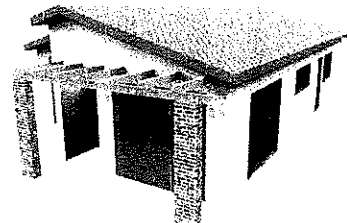
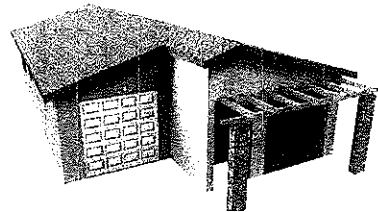
GHERON Building Construction CC

Reg. No. cc2016/02342
VAT No. 7294683-01-1



FLOOR PLAN
scale 1:100

TYPE 2
2 BEDRM UNIT
+ GARAGE
108m²

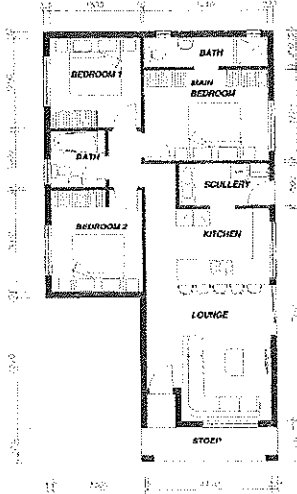


NEW HOUSING DEVELOPMENT IN EXT 38 SWAKOPMUND by:

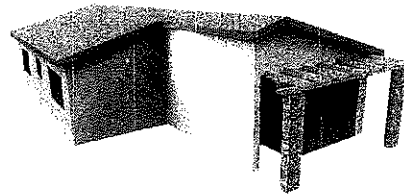


GERON Building Construction CC

Reg. No: cc/2018/02342
VAT No: 7294683-01-1



TYPE 3
3 BEDRM UNIT
99.5m²



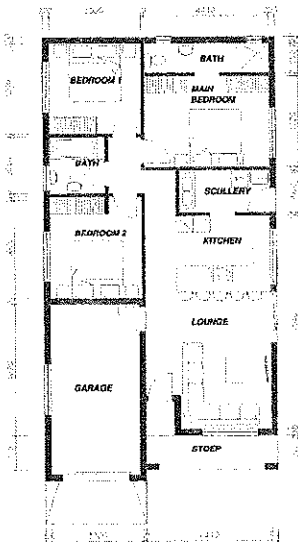
FLOOR PLAN
scale 1:100

NEW HOUSING DEVELOPMENT IN EXT 38 SWAKOPMUND by:

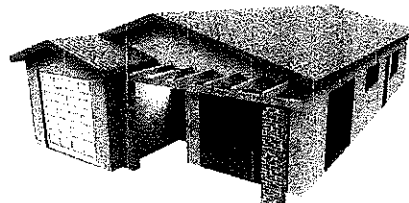
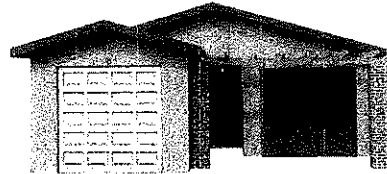


GERON Building Construction CC

Reg. No: cc/2018/02342
VAT No: 7294683-01-1



TYPE 4
3 BEDRM UNIT
+ GARAGE
121m²



FLOOR PLAN
scale 1:100

ANNEXURE "B"**GHIRON BUILDING CONSTRUCTION (PTY) LTD**

Reg. No: 2020/0880

VAT No: 7294683-0

Date: 29/06/2021

EXTENSION OF TIME FOR EXTENSION 38 MATUTURA DEVELOPMENT

The General Manager
The Municipality Swakopmund
Corporate Services & Human Capital
P.O. Box 53
Swakopmund
Namibia

ATTENTION: MR. M. P. C. SWARTS

Dear Mr. M. P. C. Swarts

RE: REQUEST FOR EXTENSION OF 180 DAYS, FOR EXTENSION 38 MATUTURA DEVELOPMENT

We Gheron Construction (PTY) LTD, hereby like to request you for extension of 180 days, for Extension 38 Matutura Development and respond to your letter dated the 28 June 2021 stated:

CANCELLATION**REASONS FOR THE ABOVEMENTIONED REQUEST ARE:**

- ◆ The current state of COVID-19 impact on the Namibian economy with the engagement with trustworthy investors
- ◆ COVID-19 tremendous impact on Human resources, limited operational time factor
- ◆ Four years engagement, research and preparation work with various stakeholders to come thus far
- ◆ Consultants professional services rendered towards the development of Extension 38 Matutura Development.

We are still in contact with several investors in order for us to find the best to meet our requirements. The interest of one of the investors is to come aboard soon.

We hope that our request will be positively considered and granted, in consideration with the enhancement and development of the Namibian human society at large.

For any queries please do not hesitate to contact us at Cell numbers: 081 169 1898 or 081 450 7236

Kind regards

Yours in Development

P. THYS (SHAREHOLDER)
GHIRON BUILDING CONSTRUCTION

ANNEXURE "C"

16/11/21

**GHERON Building Construction (Pty) Ltd**

Reg. No: (PTY)LTD 2020//0880

VAT No: 7294683-01-1

Date: 05/08/2021

**PROPOSAL OVERVIEW OF CLAUSE 3 AS STIPULATED BY THE
MUNICIPALITY**

NON PERFORMANCE IN TERMS OF CLAUSE 3

The General Manager
The municipality Swakopmund
Corporate Services & Human Capital
P.O.Box 53
Swakopmund
Namibia



CANCELLATION CONFIRMATION:

Date 23/11/21

Your letter dated 28 June 2021 stated that:

According to Clause 3.3 including the sub clauses 3.3.1, 3.3.2 and 3.3.3 that no performance was received from Gheron Building Construction (Pty) Ltd
We humbly apologize for the poor performance and would like to do better in future.

We therefore humbly request the Municipality of Swakopmund to consider our request for extension of time.

Please assess all these documentation prepared by us, to your satisfactory.

Please Note That we handed in a supporting Letter at Records and archives dated 03 November 2021

(See attached)

Below all requirements needed.

3.1.1

Suspensive Conditions to be full filled by the Municipality within 120 days of signature.

3.1.2

The exemption of the Municipality from compliance with the relevant provisions of the public procurement act 2015{act no 15 of 2015}

(See attached)

3.1.3

The submission by the developer to the Municipality of a written detailed true estimation of the cost to be incurred by the developer.

(See attached)

3.1.4

The submission by the developer to the Municipality.
Satisfactory proof that the developer secured adequate funding.
(See attached)

3.1.5

The delivery by the developer to the Municipality of an acceptable performance guarantee. If council approve drawings by consultant.
(To the discretion of Municipal evaluation after approval of civil drawings)

3.1.6

The submission by the developer to the Municipality of a construction programme detailing a time line.
(See attached)

3.1.7

The submission by the developer to the Municipality of the project specifications, and the approval of the project Specifications by the municipality.
(See Engineers Specification as per drawings)

3.1.8

The submission by the developer to the Municipality of Design drawings and construction plans.
(To the discretion of Municipal evaluation after approval of civil drawings 3.1.5)

3.1.9

The submission by the developer to the Municipality of Conceptual sketch plans of at least three standard types of dwelling houses.

3.1.11 The submission by the developer to the Municipality of documentary proof to the effect that the Developer is duly registered for value added Tax and that it is in good standing with the Department of Inland Revenue of the Namibian Ministry of Finance in respect of all of its tax liabilities.

(See attached)

Hope that you will find the above in order of preference and similarly receive your utmost consideration. Your prompt response in this regard will be highly appreciated.

Should you require any further information please do not hesitate to contact us.

Yours in Anticipation

Best business regards

Prepared by:



GHERON BUILDING CONSTRUCTION (PTY) LTD.

TOTAL DEVELOPMENT COST						
	house a	house b	house c	house d		
no. of units	82.00	98.00	109.00	128.00		
total area	40.00	40.00	30.00	21.00		
mat. Cost	3,260.00	3,920.00	3,270.00	2,816.00		
	3,450.00	3,450.00	3,450.00	3,450.00		
total mat. Cost	11,316,000.00	13,524,000.00	11,281,500.00	9,715,700.00		45,836,700.00
lab. Cost	2,600.00	2,600.00	2,600.00	2,600.00		
total lab cost	8,528,000.00	10,192,000.00	8,502,000.00	7,321,600.00		34,543,600.00
cost per house	486,100.00	592,950.00	659,450.00	774,400.00		
even cost	255,000.00	255,000.00	255,000.00	255,000.00		80,380,300.00
cost per house	751,100.00	847,900.00	914,450.00	1,029,400.00		
b/wall	60,000.00	60,000.00	60,000.00	60,000.00		
total cost per house	811,100.00	907,900.00	974,450.00	1,089,400.00		
total housing cost per type a	32,444,000.00	36,216,000.00	29,233,500.00	23,965,800.00		121,960,300.00

	Development Cost
area	116,476.00
cost for development	230.00
number of erven	198.00
cost to purchase	238,300.40
improvement sale of erven	243,540.73
earn price per erf	649.44

GHERON BUILDING CONSTRUCTION cc

SWAKOPMUND EXT 38 CONSTRUCTION OF SERVICES (CIVIL/STRUCTURES)

EC020

INTERNAL SERVICES: BILL OF QUANTITIES

SUMMARY OF SCHEDULES

SCHEDULE	DESCRIPTION	PG	AMOUNT (R)
1A	PRELIMINARY AND GENERAL	4	1,150,274.00
1B	SITE CLEARANCE	5	92,800.00
1C	EARTHWORKS (ROADS, SUBGRADE)	7	1,448,700.00
1D	SEWERS	13	2,371,450.00
1E	WATER RETICULATION AND ERF CONNECTIONS	20	2,077,850.00
1F	BASE	21	807,500.00
1G	SEGMENTED PAVING	21	4,337,340.00
1H	CHANNELS	22	434,900.00
1I	ANCILLARY ROADWORKS	23	25,000.00
SUBTOTAL			12,745,814.00
PLUS 10% CONTINGENCIES TO BE SPENT IN PART OR AS A WHOLE AT THE SOLE DISCRETION OF THE EMPLOYER			14,020,395.40
PLUS 15% VAT			2,103,059.31
TOTAL	(Carried forward to Cover Page and Bid offer)		16,123,454.71

Summary

1/1

ELECTRICAL SERVICES SWAKOPMUND EXT 38 MV, LV & STREETLIGHTING AND RETICULATIONS			
	Description		
1	PRELIMINARY AND GENERAL	N\$	800,000.00
2	MV DISTRIBUTION SYSTEM (Cable, Conductors, Poles, Setting out, Transformers, Earthing, Transformer Installation, Pole structures, Stays, Switchgear)	N\$	969,170.00
3	LOW VOLTAGE DISTRIBUTION SYSTEM - ABC conductor, Poles, Kiosks and Streetlighting.	N\$	4,197,475.51
4	LOW VOLTAGE DISTRIBUTION SYSTEM - PVC SWA 600/1000V UNDERGROUND Cu Cable, Street Lighting & Poles	N\$	1,114,817.00
5	HIGHMAST LIGHTING : Area lights	N\$	-
6	SUBSTATION : Electrical Reticulation & Accessories	N\$	46,924.85
7	GENERAL ITEMS, PC ITEMS AND CONTINGENCIES	N\$	1,095,000.00
8	SUBTOTAL	N\$	8,223,387.36
9	15% VAT (on item 7)	N\$	1,233,508.10
10	TOTAL PROJECT AMOUNT (Sum of Items 7 - 9)	N\$	9,456,895.46



REPUBLIC OF NAMIBIA

MINISTRY OF FINANCE

INLAND REVENUE DEPARTMENT

TAX GOOD STANDING CERTIFICATE

GS04211124-0009

NAME AND ADDRESS OF TAXPAYER

Gheron Building Construction (proprietary) Limited
 P.O. Box 4180
 Walvisbay
 Namibia
 Namibia

TAX TYPE DETAILS

FIN	Tax Type
07294683-011	Income Tax
07294683-015	Value Added Tax

It is herewith confirmed that the above mentioned taxpayer is in good standing with the Inland Revenue Department regarding all tax obligation in Namibia (i.e. rendering of returns, payment and other tax related issues).

ISSUED BY
 INLAND REVENUE DEPARTMENT

COMMISSIONER

Alfons, Ganaseb
 NAME OF ISSUING OFFICER

24-11-2021
 DATE OF ISSUE

- 1.This certificate is not transferable.
- 2.Validity period: 24-11-2021 to 24-03-2022 .
- 3.This certificate is issued free of charge.

PUMUND EXT 38 WORK PROGRAM

ID	TASK	TASK NAME	START	START DATE	DURATION	FINISH DATE	JANUARY	FEBRUARY
1		SITE ESTABLISHMENT	12	1/1/2022	0	1/16/2022		
1.1		Site Handover meeting	1	1/1/2022	1	1/2/2022		
1.2		Site Mobilisation	2	1/2/2022	7	1/9/2022		
1.3		Site Clearance	9	1/9/2022	7	1/16/2022		
2		SEWER	744	1/16/2022		6/29/2022		
2.1		Excavation	16	1/16/2022	31	2/16/2022		
2.2		Manhole Construction	47	2/16/2022	62	4/19/2022		
2.3		Bedding	109	4/17/2022	14	5/1/2022		
2.4		Sewer Pipes laying	123	5/1/2022	7	5/8/2022		
2.5		Partial Back filling	130	5/8/2022	14	5/22/2022		
2.6		Back filling and Compaction	144	5/22/2022	31	6/22/2022		
2.7		Testing	175	6/22/2022	7	6/29/2022		
3		WATER	697	1/16/2022		6/29/2022		
3.1		Excavation	16	1/16/2022	31	2/16/2022		
3.2		Bedding	109	4/17/2022	14	5/1/2022		
3.3		Water Pipes laying	123	5/1/2022	7	5/8/2022		
3.4		Partial Back filling	130	5/8/2022	14	5/22/2022		
3.5		Back filling and Compaction	144	5/22/2022	31	6/22/2022		
3.6		Testing	175	6/22/2022	7	6/29/2022		

4	SITE CLEANING	182	6/29/2022	7	7/6/2022	
5	SITE HANDOVER	189	7/6/2022	1	7/7/2022	
	Activity 19	14		5		
	Activity 20	14		8		
	Activity 21	14		7		
	Activity 22	15		4		
	Activity 23	15		5		
	Activity 24	15		8		
	Activity 25	16		28		

Period Highlight:	1	Pl	Ac	%	Act	%	Cc
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ANNEXURE "D"

3.	<p>Suspensive Conditions to be fulfilled by Municipality within 120 days of signature:</p> <p>3.1.1 the successful compliance by the Municipality with the provisions of section 63(2) of the LA Act;</p> <p>3.1.2 the exemption of the Municipality from compliance with the relevant provisions of the Public Procurement Act, 2015 (Act No. 15 of 2015), in respect of the procurement of the works and the disposal of assets contemplated in this Agreement;</p> <p>Suspensive Conditions to be fulfilled by the Developer within 180 days of signature</p> <p>3.1.3 the submission by the Developer to the Municipality of a written detailed true estimation of the costs to be incurred by the Developer in the execution of its development obligations contemplated in this Agreement and the approval of the true estimation of the costs by the Municipality;</p> <p>3.1.4 the submission by the Developer to the Municipality of satisfactory proof that the Developer has secured adequate funding for the successful completion of the development contemplated in this Agreement. Whether or not such proof is satisfactory, shall lie exclusively in the discretion of the Municipality;</p> <p>3.1.5 the delivery by the Developer to the Municipality of an acceptable Performance Guarantee issued by an accredited registered bank, financial institution or insurance company on behalf of the Developer's Contractor in favour of the Municipality, equal to 10% (ten percent) of the true estimated development cost of the bulk and internal services infrastructure (forming part of the cost estimation to be submitted by the Developer in terms of 3.1.3 above), for the due performance by the Developer of its development obligations stipulated in 5.4 and 5.5 below;</p> <p>3.1.6 the submission by the Developer to the Municipality of a construction programme detailing a time line for the execution of the development contemplated in this Agreement, and, if the Developer proposes to carry out the development of the internal services infrastructure (as more fully stipulated in 5.5 below) in phases, then also detailing such phases with reference to the geographical areas which each phase is to cover and the timeline for each phase (with due regard to the overall completion time frames stipulated in clause 5.8.5 below), and the approval of said construction programme by the Municipality;</p> <p>3.1.7 the submission by the Developer to the Municipality of the Project Specifications, and the approval of the Project Specifications by the Municipality;</p> <p>3.1.8 the submission by the Developer to the Municipality of design drawings and construction plans (prepared by an engineer or firm of engineers) detailing the design and layout of the internal services infrastructure and the upgrading of the bulk services infrastructure, and the approval thereof by the Municipality;</p> <p>3.1.9 the submission by the Developer to the Municipality of conceptual sketch plans of at least three standard types of dwelling houses to be constructed by the Developer at the Single Residential Disposal Erven, and the approval thereof by the Municipality.</p> <p>3.1.10 the adoption by the directors of the Developer of the requisite resolution for the conclusion by the Developer of this Agreement and the authorisation of the signatories of the Developer to enter into this agreement on behalf of the Developer, and the submission of proof thereof to the Municipality;</p> <p>3.1.11 the submission to the Municipality of documentary proof to the effect that the Developer is duly registered for Value Added Tax and that it is in good standing with the Department of Inland Revenue of the Namibian Ministry of Finance in respect of all of its tax liabilities.</p> <p>3.2 The Parties undertake to use their respective best commercial endeavours to procure the timeous fulfilment of the Conditions Precedent, as soon as possible after the Signature Date.</p> <p>3.3 Unless all the Conditions Precedent have been fulfilled by no later than the respective due dates for fulfilment as determined in clause 3.1 above:</p> <p>3.3.1 the provisions of this Agreement (save for the Immediately Effective Provisions) will be of no force or effect;</p> <p>3.3.2 the Property will be restored to the Municipality in the condition in which it was before the Signature Date; and</p> <p>3.3.3 No Party shall have any claims against the other Party arising from the failure of any of the Conditions Precedent, except for such claims as may arise from a breach of the provisions of clause 3.2 above or as may arise from a legitimate claim for restoration to the Municipality of the Property in the condition in which it was before the Signature Date (as contemplated in clause 3.3.2 above).</p>
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ANNEXURE "E"

