

PLANNING APPLICATION

BACKYARD TENANTS TOWNSHIP:

GREEN VALLEY EXTENSION 15: TOWNSHIP ESTABLISHMENT AND LAYOUT
APPROVAL ON PORTION 19 OF FARM NO. 37

Date: 14 July 2025

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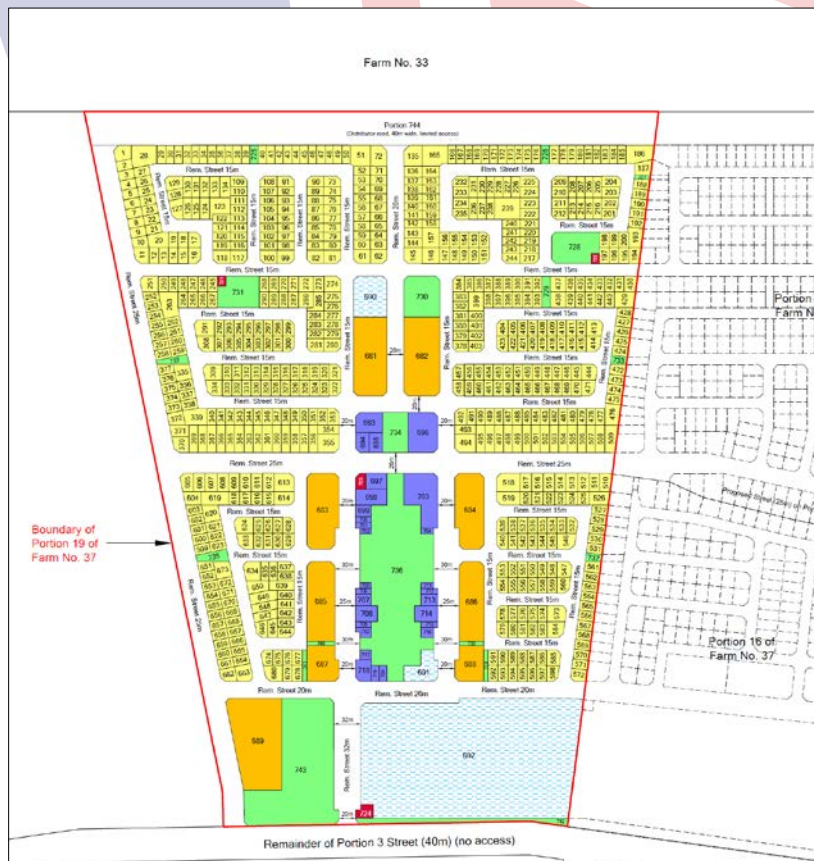


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Attachments

- Annexure A: Proof of consultation
- Annexure B: Local Authority Sale Approval
- Annexure C: Township layout plan

Reference: Ptn19F37

1. Introduction

The purpose of this report is to obtain Council's approval for township establishment and township layout approval for Portion 19 of Farm No.37.

The Council, at their meeting held on 26 March 2024 (Item 11.9) resolved to sell Portion 19 of Farm No.37 to Backyard Tenants Investment CC (the applicant) subject to conditions (see Annexure B).

The applicant has appointed Stewart Planning to prepare a township layout and to obtain statutory approval for township establishment on Portion 19 of Farm No.37, hence the purpose of this report.

2. Planning Proposal

The applicant intends to establish a residential township on Portion 19 of Farm No. 37 which is located about 10km east of Walvis Bay at Green Valley. The intention of the applicant is to develop affordable housing for its ±2000 members forming part of the group saving scheme.

The township will make provision for residential erven, but also land for businesses, schools, clinics, churches and open spaces. The proposed township layout plan are discussed under the Site Development Plan on page 8 and is attached Annexure C.

For township establishment, statutory approval is required from the Municipal Council of Walvis Bay and the Urban and Regional Planning Board in terms of the Urban and Regional Planning Act of 2018.

3. Need and Desirability

The planning proposal is motivated by the growing need and demand for detached housing in Walvis Bay and the desirability of the project to help meet this market demand.

Need and demand

The Walvis Bay Backyard Tenants is a group saving scheme which comprise of about 2000 members who are in need of housing. The group approached the municipality and applied for land to build houses. Serviced land is limited in Walvis Bay, therefore, the Council has allocated unserviced Portion 19 of Farm No. 37 at Green Valley.

According to census data from the Namibia Statistics Agency, the population of Walvis Bay has increased from ±62,100 people in 2011 to ±103,100 in 2023.¹ This represents

¹ Namibia Statistics Agency: Census data from 2011 and 2023.

an average growth rate of 5.1% per year. For comparison, the Erongo Region grew by 4.6%/year and the national average is 3%/year.

This above average population growth is expected to continue for the next decade as more people move to the coast in search of employment opportunities in the oil and gas, green hydrogen, tourism, harbour and logistics industries.

This will further increase demand for housing and other services in Walvis Bay. The estimated demand is 1000 to 2000 dwelling units per year. Portion 19 is expected to deliver about 976 dwelling units which will help meeting some of the housing demand.

In conclusion, taking into account the membership size of Backyard Tenants, and the need and demand for housing, it makes it needed and desirable to establish a new township.

Site desirability

Although Portion 19 is situated far outside of town, the area has been identified as a residential extension forming part of the greater Green Valley which is planned to become a self-sustaining town in the future. The site has a gradual slope and does not contain any shifting sand dunes which needs to be levelled prior to development.

Although a site closer to town would be considered more desirable, the applicant is aware of the location and is happy to settle the land. With ongoing industrial development at Farm 38 and in future at Farm 58, these developments will create nearby job opportunities to Green Valley residents.

The site measures about 46 hectares in extent and is large enough to accommodate about 970 households including schools, businesses, and open spaces.

In conclusion, the Portion 19 is considered suitable and desirable for township establishment.

4. Site Description

The following section provides a description of the site and the surrounding environment in terms of its location, property information, and the physical environment.

Location

Portion 19 is situated approximately 10 km east of Walvis Bay and west of the planned Green Valley townships on Farm 37 as indicated in Figure 1.

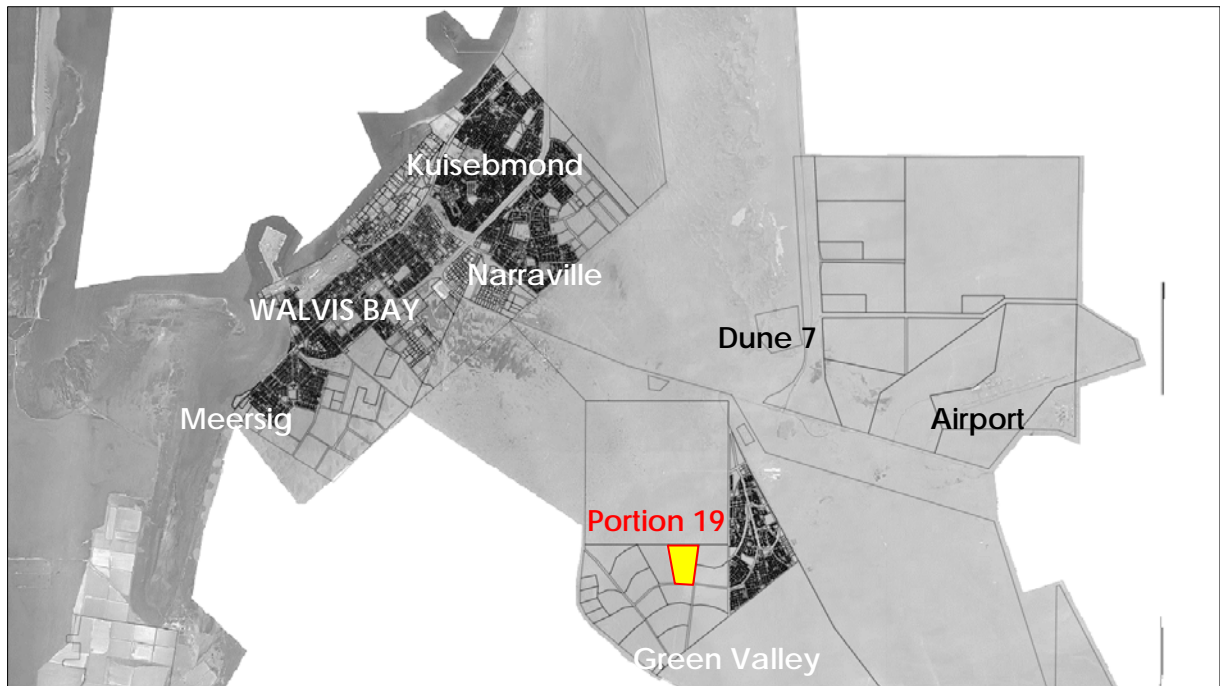


Figure 1: Location of Portion 19 of Farm 37 at Green Valley as highlighted in red/yellow (Credit: www.walvisbayispatialviewer.org).

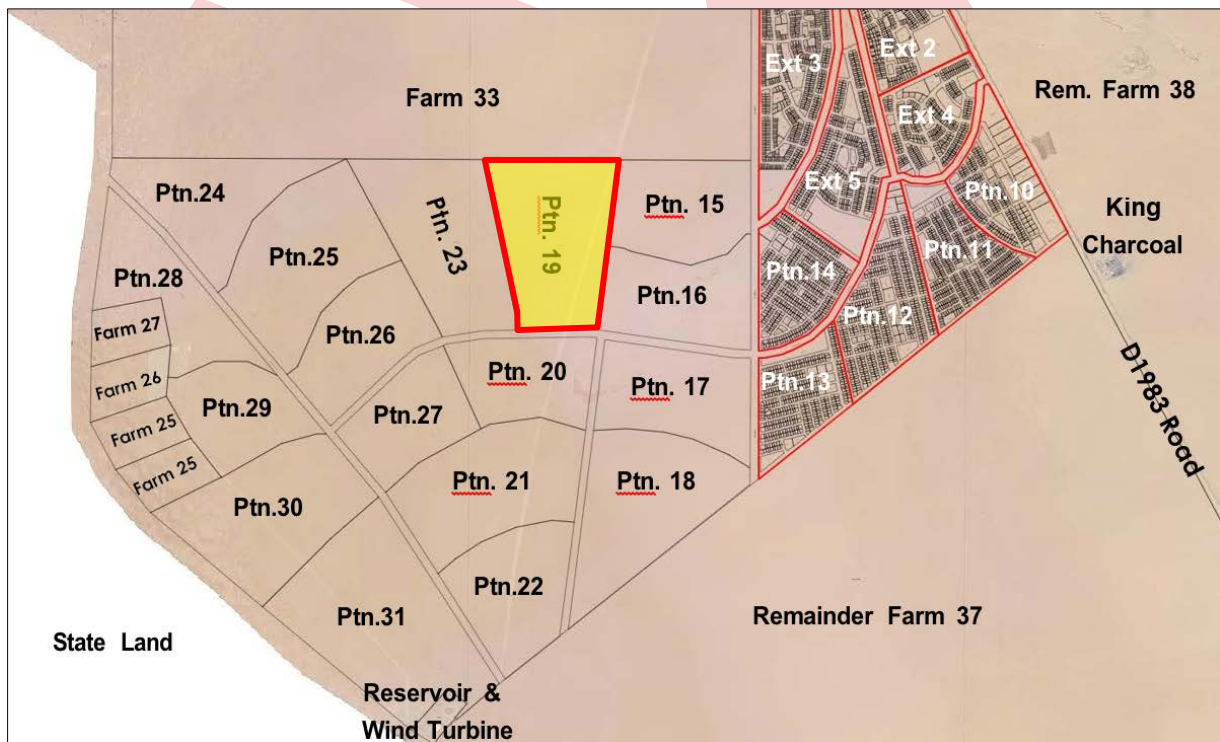


Figure 2: Description of land parcels surrounding Portion 19 of Farm No. 37 (Credit: www.walvisbayispatialviewer.org).

This extension will initially be a leapfrog development, but in the long term, it will be surrounded by other residential townships.

Surveyed area

Portion 19 has been surveyed and approved by the Surveyor General vide Diagram A590/2018, and measures 46.4754 hectares in extent.

Access and planned roads

Portion 19 is currently accessible via an informal gravel road leading towards the Mile 7 Reservoir. This road will become redundant with the development of Portion 19 and will need to shift to the surveyed road reserve situated on the southern boundary of Portion 19.

This will be distributor road, 40 metres wide, lending legal access to Portion 19 from the D1983 Road. Future access roads will be graded/constructed within the planned road reserves.

Parcel name and owner

Land parcel name: Portion 19 (a portion of Portion 3) of Farm No. 37

In the Municipality of Walvis Bay
Registration Division "F"
Erongo Region

Owner: The Municipal Council of Walvis Bay

The Municipal Council of Walvis Bay has allocated Portion 19 of Farm No.37, subject to conditions, to the Backyard Tenants Investment CC (the applicant) at their meeting held on 25 July 2023 (Item 11.27) and 26 March 2024 (Item 11.9).

The Council required the applicant to formalise the community-saving group and to submit documents to that effect. The group agreed to register a property development entity by the name Backyard Tenants Investment CC (Reg: CC/2023/07644). The applicant has reregistered the group as a non-profit organisation with BIPA and is now known as Backyard Tenants Housing Federation (21/2024/1598) whereby the leadership/directors of the group are as follows:

Gustaf Ndumbu Kandonga
Immanuel Shafodino Festus
Eben-Ezer Kamundu
Andrias Ndakalako lipumbu
Saara Ndinomwaami Ngyhoonanye
Aurelia Vindindo Ndumba
Mbinaune Hipakua

Chairman
Vice Chairman

To summarise, the respective owner and applicant are as follows:

Owner: Municipal Council of Walvis Bay
Private Bag 5017 Walvis Bay
(the seller)

Applicant: Backyard Tenants Housing Federation
(Non-Profit Association Incorporated Under Section 21)
Registration Number: 21/2024/1598
PO Box 2883 Walvis Bay
(the purchaser)

Conditions of title

There are no conditions registered against Portion 19 of Farm No.37.

Existing servitudes

Portion 19 does not contain any water pipelines, powerlines or other servitudes which affects or influences the township layout.

Land use and zoning

Portion 19 is currently zoned “Undetermined” in terms of the Walvis Bay Zoning Scheme as indicated in Figure 3.

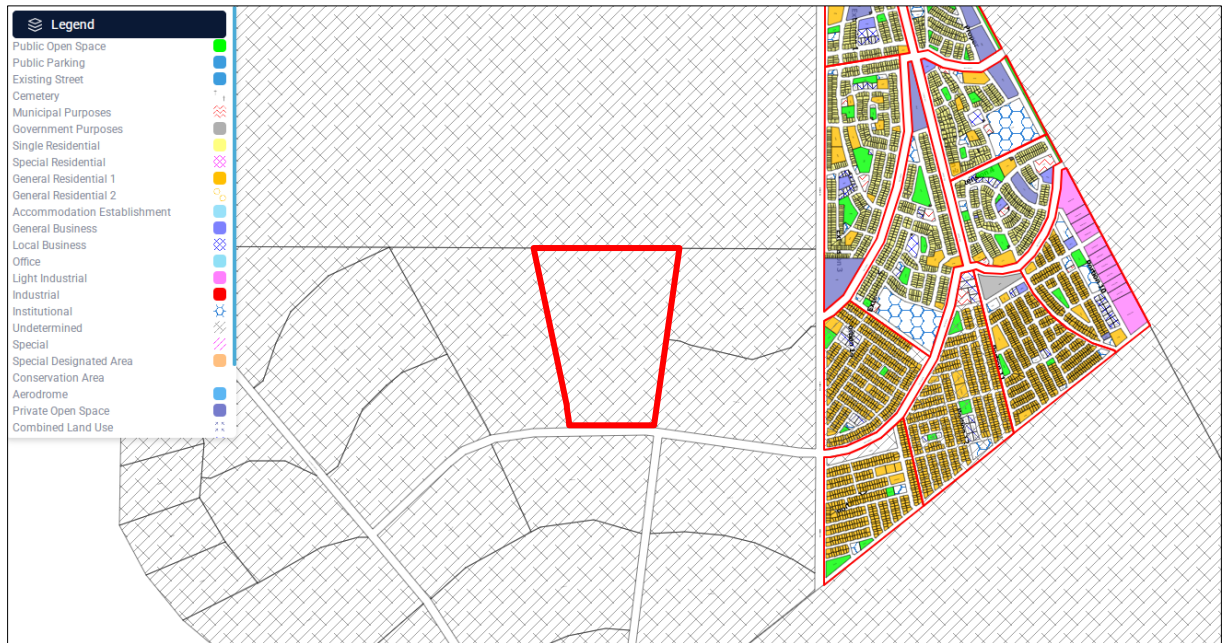


Figure 3: Zoning of Portion 19 and surrounding land portions (Credit: www.walvisbayispatialviewer.org).

The current “Undetermined” zoning does not permit any primary use or building(s) without the written consent of the Council or unless the zoning is changed. In this case, township establishment will result in different zoning allocations to the land portions. The current zoning does not restrict the development of the land as a township.

Physical environment

The site falls in a desert climate with little to no rainfall. Fresh water is sourced from non-perennial rivers which have a limited supply. Water is pumped via bulk pipelines to urban areas at the coast.

Water scarcity, together with the infertile topsoil, limits the creation of large sustainable open spaces and parks. Smaller open spaces and gardens will be more suitable given the environmental limitations of the land in question.

The site frequently experiences fog which cools down the ambient air temperature and provides essential moisture to adapted plants and insects. Temperatures are regulated by the cold Benguela current which makes living at the coast convenient as the temperature is not too hot or cold.

The terrain is relatively flat and does not contain shifting sand dunes which makes the land desirable for residential development.

The area also frequently experiences the south-westerly wind and on occasion strong bergwinds (east wind).

5. Site Development Plan

A township layout has been prepared in consultation with the applicant and the Municipality of Walvis Bay. The final township layout plan is indicated below and attached as Annexure C.



Figure 4: Proposed township layout plan for Portion 19 of Farm No.37.

Number of land portions and sizes

The township layout will generate a total of 744 land portions as set out below.

Table 1: Portion 19 Township Zoning Schedule

TABLE 1: PORTION 19: ZONING SCHEDULE			
ZONING	NO. OF ERVEN	TOTAL AREA	% OF TOTAL AREA
Single Residential	680	17.3363 ha	37.30 %
General Residential 1	9	2.9196 ha	6.28 %
Institutional	3	3.8931 ha	8.38 %
General Business	28	1.0885 ha	2.34 %
Municipal Purpose	0	0.0000 ha	0.00 %
Utility Services	4	0.0753 ha	0.16 %
Public Open Space	19	3.7362 ha	8.04 %
Distributor road	1	2.7330 ha	5.88 %
Internal streets	Remainder	14.6934 ha	31.62 %
TOTAL	744 & Rem.	46.4754 ha	100.00 %

The zoning and size of the land portions are described as follows:

Single Residential:

- A total of 680 (Portions 1 to 680) residential erven are provided in the layout with a density of 1 dwelling unit per 200m² (1:200).
- Actual erf sizes range between 220m² to 800m² which was a design requirement from the applicant/community. This is to account for a variety of affordability levels and housing typologies. Total size is 173,363m² which represents 37.30% of the developable land area.
- The creation of erf sizes less than 300m² is likely to be supported by the Ministry of Urban and Rural Development as minimum erf sizes of 220m² was previously approved for other Green Valley extensions and is supported in terms of the revised National Housing Policy.

General Residential 1:

- 9x Land portions are provided for General Residential 1 purposes with a density of 1 dwelling unit per 100m² (1:100) for the development of apartments and a wide variety of accommodation establishments.
- Erf sizes range between 1500m² to 3000m² with a total size of 29,196m² which represents 6.28% of the developable land.
- With a density of 1:100, the GR1 plots can accommodate up to 290 dwelling units (DU) in the form of apartments/flats.
- Additional GR1 portions were not provided in the layout as the applicant wishes to maximise the number of Single Residential erven for freehold title plots.

Institutional:

- 3x Land portions (Portions 690 to 692) are provided for Institutional purposes, with a bulk factor of 1.0, for the development of a sizeable school, church and clinic to serve the immediate neighbourhood, including other extensions.
- Portions 690 and 691 measures 1933m² and 1086m² in extent, respectively and is reserved for a church or clinic, or any other institutional land use.
- Portion 692 is a large erf (±36,000m²) to accommodate a school and on-site sports field.

General Business:

- 28x Land portions (Portions 693 to 720) are provided for General Business purposes with a bulk factor of 2.0.
- Business erven range from 95m² to 2100m² to cater for a wide range of small to medium businesses, and larger shops and/or offices.
- A large open space is provided between the business plots to allow for a pedestrian only square and related furniture. It is recommended that the front of shops should face towards the Public Open Space and the back of the business should face the street for parking and loading purposes.

Utility Services:

- 4x Land portions (Portions 721 to 724) are provided for Utility Services for the development of electrical substations.
- Each erf measures a minimum of 10 x 12m = 120m² which meet the minimum site requirements of Erongo RED. Portion 724 is larger at 300m² and can accommodate a primary/switching station.
- Each erf has direct access to a street and will be reserved and transferred to Erongo RED.

Public Open Space:

- 19x Land portions (Portions 725 to 743) are reserved as open space and for different functions.
- Portions 728, 730, 731, and 734 are reserved as larger playparks (1000m² - 3200m²).
- Portion 743 is reserved as a larger neighbourhood park (±11,500m²) and is located next to the school to allow for use of the area during special events.
- Portion 736 are reserved as a public square between business zoned plots, allowing for open space for free pedestrian movement and related furniture.
- Portion 742 is for landscaping purposes and to limit vehicle access to the southern collector road.
- The rest of the portions are reserved as pedestrian links which will help improve walkability for residents and create space for the provision of infrastructure/services.

Streets:

- Portion 744 has been created as a northern distributor road, 40 metres wide, with access limitations. No erf will take direct access from Portion 744. This road measures 27,330m² in area and represents 5.88% of the developable land area.
- The Remainder of Portion 19 will be internal access streets and main roads with no access limitations. The total area measures 146,934m² in extent and represents 31.62% of the developable land area.

Number of households

The township layout for Portion 19 will generate a total of 680 + 290 = 970 or say 1000 dwelling units/households. With a total land size of 46.4754 hectares, this generates a gross density of 21.5 dwelling units per hectare (du/ha) which is a low to medium residential density.

Using the average household size of 4, it is expected to provide housing for 1000 x 4 = 4000 people.

Internal streets and widths

An internal distributor road (Portion 744) is provided on northern border of Portion 19 and an external distributor road (Rem. of Portion 3) is provided on the southern border to facilitate high levels of traffic. A total of 8 vehicle entrances are provided for the township for a fair traffic distribution.

Internal access streets vary in width from 15m to 30m. Wider streets (25-30m) are provided adjacent to the school and business areas, whereas smaller streets (15m) are for residential areas. No cul-de-sac streets are provided.

The street widths are for the entire road reserve and not only for vehicle lanes. Included in the road reserve will be:

- Space for pedestrians (footways or sidewalks);
- Landscaping (trees and/or plants) and street furniture;
- Vehicle parking, loading bays, and drop-and-collect zone for scholars; and
- Essential services (water, sewerage, electricity, street lights, telecommunication lines).

The internal street constitutes 31.62% of the developable land which is above average due to the following reasons:

- Wider streets allow for more hard open spaces for suitable vehicle and pedestrian movement.
- Hard open spaces can also be used as spaces to play and/or informal trade.
- The UN-Habitat recommends a minimum street percentage of 30% for township layouts.

Corner splays of 5m have been provided at intersections and all panhandles will be at least 4 metres wide.

The provided road reserve minimums are fully in accordance with the *Ministerial Town Planning Standards and Urban Design Guidelines for Principle Layout Plans* and the *Guidelines for Human Settlement Planning and Design (CSIR Redbook)* – see evaluation in Table 3 on page 16 of this report.

Open spaces

Provision is made for four play parks and two neighbourhood parks which are within 500m walking distance to any single residential erf.

Pedestrian links are also provided in the layout to improve pedestrian accessibility and walkability. The POS links are 5-10 metres wide and will enable pedestrians to easily enter and exit the neighbourhood on foot – improving walkability. The space can also be used as a service corridor for services. A more detailed evaluation is provided in Table 2 on page 12 and in Table 2 on page 16.

In total, Public Open Space (POS) constitutes 8.04% of the township area. The percentage of POS is within the Ministerial standards which recommend between 5% to 10% for low to medium density areas. A higher percentage of POS was not provided as the site is situated in a desert environment with limited water supply, therefore, it is not practical and sustainable to create and maintain large green parks.

Services

Portion 19 have no internal services or access to nearby bulk services to water, sewerage, and electricity. It is recommended that the applicant should be responsible for the provision of internal services (water, sewerage, electrical, roads). The provision of bulk services for Green Valley must also be provided and this cost must be shared proportionately between all extensions.

The applicant will need to enter into a development agreement with the Council whereby the provision of services is agreed upon with the Department of Roads and Building Control.

6. Applicable Policy/Legislation

The proposal has been evaluated in accordance with the following legislation and/or policies:

Walvis Bay Residential Density Policy

- Green Valley falls in density zone 1B which support maximum residential densities of 1 dwelling unit per 100m² (1:100) as shown in Figure 5.

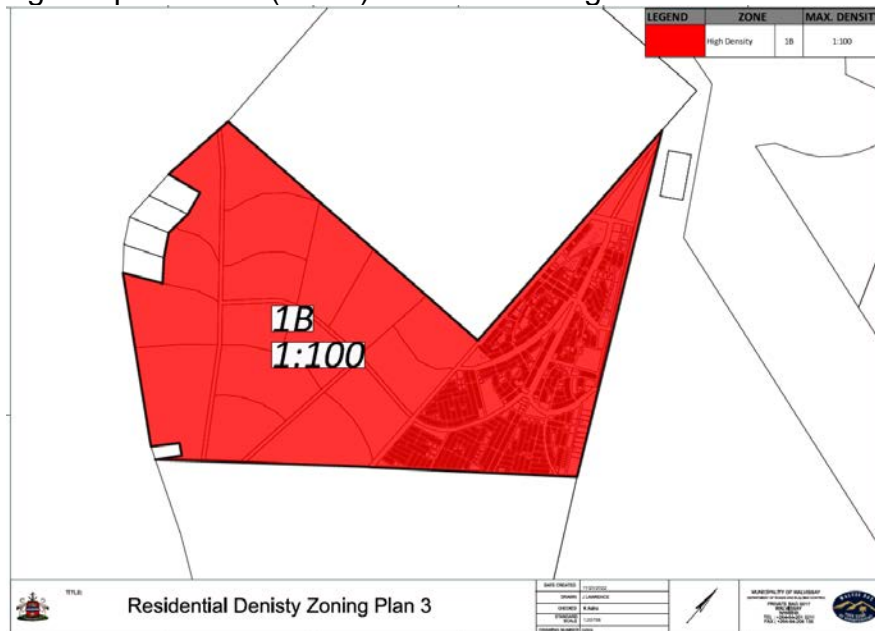


Figure 5: Green Valley falls within a 1:100 density zone (Credit: Municipality of Walvis Bay).

- Therefore, the proposed densities of 1:100 for General Residential erven, and 1:200 for Single Residential erven are fully supported and in accordance with the Walvis Bay Residential Density Policy.

Walvis Bay Urban Structure Plan

- Green Valley as a new township outside of Walvis Bay has not been identified or discussed in terms of the Integrated Urban Spatial Development Framework (IUSDF) of 2014 but has been included with the reviewed Walvis Bay Urban Structure Plan of 2022.
- No specific spatial master plan has been prepared for Green Valley to date, which means each township extension is designed in isolation with limited spatial guidance and/or integration with other townships. Nonetheless, specific care has been given to integrate the township layout of Portion 19 with the draft layout of Portions 15 and 16 to ensure adequate street and pedestrian linkages, and provision of social facilities.
- All layouts submitted to the Council will be evaluated in terms of the extent to which it complies with the planning standards as contained in Table 31 of the Structure Plan of 2022. An evaluation is provided in Table 2 below.

Table 2: Evaluation of township in terms of the planning standards contained in Table 31 of the Structure Plan.

LAND TYPE	PROVISION STANDARDS	ADDITIONAL NOTES	EVALUATION
Early Childhood Development (ECD)	One site for a small nursery school with 45 children for every 100 households of 300m ² in size.	Within walking distance (15 minutes walking or one km) from residential units and should be clustered with school sites where possible.	The township makes provision for about a 1000 households, therefore, there will be a need for about 10 ECD's which can be provided on any suitable Single Residential erf with consent from the Council. In addition, two institutional erven have been provided

LAND TYPE	PROVISION STANDARDS	ADDITIONAL NOTES	EVALUATION
			<p>which can accommodate a cluster between a church and ECD.</p> <p>Therefore, the township will comply with this provision.</p>
Primary Schools	One school per 3000 to 4000 population. Minimum plot size: 2.4 ha	In the determination of the need, adjacent areas and its over/under provision shall be considered to ensure that supply will be adequate.	<p>The township will cater for about 4000 people which justifies the need for the provision of a primary school site which has been implemented with a size of 3.6 hectares which meet minimum site requirements. Adjacent extensions will also include large institutional plots to cater for a secondary school.</p> <p>In conclusion, a school site has been provided on Portion 19.</p>
Secondary Schools	One school per 6000 to 10000 population. Minimum plot size: 4.6 ha	In the determination of the need, adjacent areas and its over/under provision shall be considered to ensure that supply will be adequate.	
Location of Schools	It is desirable that primary and secondary schools are located adjacent to each other to share some facilities, especially sport fields.	Where schools are located next to each other, Council will consider a reduction in land requirement based on the gain from shared facilities.	
Business and office land	To be provided at a rate of at least 11m ² per household. Therefore, a township with 450 households, at least 4950m ² for retail and office purposes.	Council will promote the combination of business buildings with residential land use; business at the ground floor and residential on the upper floors.	<p>The township will cater for about 1000 households and will require about 11,000m² of business land of which 10,885m² has been provided.</p> <p>In conclusion, the township makes sufficient provision for business and office land uses.</p>
Industrial land	To be provided at a rate of 9m ² per household, thus 4050m ² for a township with 450 households.	This is related to light industrial land integrated into townships.	<p>No light industrial land has been provided as this is largely provided on Farm 38 which is situated 2km from Portion 19.</p> <p>In conclusion, it is not necessary for the provision of industrial land for Portion 19.</p>
Other institutional land	Clinics at one clinic per 10000 population with a land size of 2000m ² .	In line with requirements of MOHSS.	The township will cater for about 4000 people which does not justify the provision of a clinic. However, a 1000m ² Institutional erf has been provided for a

LAND TYPE	PROVISION STANDARDS	ADDITIONAL NOTES	EVALUATION
			potential small clinic to serve the neighbourhood.
Places of Public Worship	One erf for every 2000 people.	The patterns for Places of Worship is changing in the sense that non-denominational churches are mushrooming, often taking the nature of businesses. Houses, and other suitable facilities are re-purposed to serve as churches. This often leads to conflicting land use, especially in residential areas.	<p>The township will cater for about 4000 people which may justify the need for two or three churches which can be permitted on any suitable Single Residential or General Business zoned property with consent from the Council. In addition, two Institutional erven have been provided which can be used for the development of a church and ECD centre.</p> <p>In conclusion, the township layout will comply with this provision.</p>
Public Open Space	<p>5% of total land area with the following specifics:</p> <p>One neighbourhood park per township of 450 households, with a minimum size of 5000m².</p> <p>Play parks at a rate of 4 per township with 450 households, with a size of 500m² each.</p>	See the provision of the public open space policy framework.	<p>The township makes provision for 8.04% of POS which is fully compliant with the 5% requirement.</p> <p>For 1000 households, 2x neighbourhood parks have been provided, each at least 10,000m² and a total of 4 play parks, ranging between 1000m² to 3200m². The playparks have been combined to create larger and more significant parks in the township.</p> <p>In conclusion, the layout will comply with public open space standards.</p>
Sport Fields	Mainly linked to schools and on school sites. Public sports fields at a rate of 1 public sport field of 6 Ha for every 4500 households.		The township makes provision for 1000 households which does not justify the need for the provision of a public sports fields. A sports field can be provided on the school site.

LAND TYPE	PROVISION STANDARDS	ADDITIONAL NOTES	EVALUATION
			In conclusion, sport fields requirements are met.
Municipal Purposes	To be discussed with Planners.		No municipal purposes erf has been provided in the township as this was not raised during consultation meetings with the municipality.
Utilities	To be determined by utility providers.		A total of 4x substation erven have been provided and meet the minimum site standards of Erongo RED.

- In conclusion, the proposed township is fully in accordance with the general provisions and standards of the IUSDF and the Walvis Bay Urban Structure Plan.

National Housing Policy of 2023

- The Ministry of Urban and Rural Development has reviewed the National Housing Policy in 2023 and provision is made for housing subsidies for the ultra-low and low income groups which is the case for Portion 19 of Farm No.37.
- The proposed township will help meet overarching goal of the Ministry which is to:

“...enable broad access to housing opportunities and adequate housing to progressively improve living and socio-economic conditions for urban and rural residents through a committed partnership between stakeholders in government, civil society, the private sector, residents and international development partners.”

- The Ministry also recognises the need to review the 300m² residential plot size and that applications for the creation of erf sizes less than 300m² will be considered with proper consultation from the community. In this case, the Backyard Tenants have requested erf sizes of 220m² to 800m² to allow for a mix of affordability levels and housing typologies, therefore, erf sizes less than 300m² is considered needed and desirable from the community level.
- In conclusion, the proposed township is fully in accordance with the overall goals of the National Housing Policy of 2023.

Ministerial Town Planning Standards and Urban Design Guidelines of 2013

- The township layout, erf sizes, street widths, and public open space are fully in accordance with the Ministerial guidelines as evaluated in below. The first column contains the applicable standard/guideline whereas the second column is the evaluation of whether the town planning layout meets that standard or not.

Table 3: Evaluation of township layout in terms of the Ministerial Town Planning Standards and Urban Design Guidelines.

STANDARD/GUIDELINE	EVALUATION
MINIMUM ERF SIZES	
<ul style="list-style-type: none"> The minimum erf size for single family housing (single residential) remain at 300m². A range of residential erf sizes be planned for all future Principle Layout Plans to cater for alternative housing options; and The Minister of Regional and Local Government, Housing and Rural Development may approve smaller erven for informal upgrading projects or ultra-low income housing projects or other special justified cases. 	<ul style="list-style-type: none"> The Minister has previously granted exemption to create erf sizes of 220m² in previous Green Valley townships, therefore, exemption will be obtained from the Minister to create erf sizes less than 300m². Erf sizes range between 220m² to 800m² to provide for a wide range of erf sizes and housing options/choices.
STREET LAYOUT AND WIDTHS	
<p><i>In terms of general street layouts, the street network should lead to a central public place or activity node. Furthermore, the street layout should complement the natural landscape and promote access and vistas to public areas.</i></p> <p><i>Street widths are subject to the level of development of land (vacant land vs in situ formalisation / upgrading). In this regard, the following is proposed:</i></p> <ul style="list-style-type: none"> For vacant land, a minimum street width of 10m (6m for cars and 4m) for pedestrians and services required in street reserve); and For in situ formalisation / upgrading, a minimum street width of 4m is acceptable for short access streets and 6m for longer access streets. <p><i>Transport and movement systems design and used in urban areas are classified in terms of its function and purpose of form a clearly distinguished street hierarchy. In this regard, three basic classifications are used as follows:</i></p> <ul style="list-style-type: none"> The highest order streets are called major arterials or traffic distributors and generally have a width of 20-30m; The middle order streets are called neighbourhood arterials or collector streets and generally have a width of 13-20m; and The lowest order streets are referred to as access streets and are generally 10-13m wide. <p><i>The street widths are for the entire street reserve and not only for driving lanes for vehicles. Included in the street reserve must be:</i></p> <ul style="list-style-type: none"> space for pedestrians (footways); landscaping (planting) & street furniture; bicycle lanes; vehicle parking; and municipal services (water, sewerage, communication, electricity, lighting) 	<p>The township has a semi-irregular grid street layout with main roads leading to a central business area and public square, open spaces, higher density development, and a school. Through flow traffic is also limited in single residential areas.</p> <p>Therefore, township layout will comply with the general street layout guidelines.</p> <p>Portion 19 borders two traffic distributor roads (40m wide) on the southern and northern boundaries. Internal collector roads of 20-25m width are planned on Portion 19 on the western and northern boundaries. Internal access streets are 15m wide with no cul-de-sacs. The street layout is also linked and integrated with the draft township design for Portions 15 of 16 of Farm No.37.</p> <p>The road reserves will include space for pedestrians (sidewalks), services, vehicle parking, and municipal services, and will comply with this guideline.</p> <p>The layouts make provision for a total of 8 access points evenly distributed on all boundaries to facilitate a fair distribution of traffic movement and flow to future adjacent urban areas.</p> <p>In conclusion, the general street layout and minimum street widths of <i>Portion 19</i> are fully compliant with the Ministerial Town Planning Standards and Urban Design Guidelines of 2013.</p>

STANDARD/GUIDELINE	EVALUATION																				
PUBLIC OPEN SPACE																					
<p><i>Public Open Spaces should not only be provided for sufficiently in the layout plan, but should also be developed and maintained in such a way to be multi-functional and promote social interaction and accessibility (neighbourhood parks should be within 500m walking distance and 1km for vehicle access at a ratio of 1 park per 300 erven).</i></p> <p><i>Erf prices should include development costs of public open spaces. Private developers (via private public partnerships) can contribute to fund and develop open spaces before the construction of projects commences. However, spending of funds by the authorities should focus on the provision and strengthening of public areas and facilities.</i></p> <p><i>The current standard for provision of public open spaces in terms of percentage of developable land is 10-15% for high density areas and 5-10% for medium to low density areas (and industrial areas) at a ratio of at least one open space per neighbourhood. Local Authorities should compile Public Open Space Policies and should ensure that these recreation / nature / public areas remain useful for its purposes.</i></p> <p><i>Open Spaces are planned for various purposes like, nature parks, sports / recreation fields, social interaction spaces (urban squares), integrated movement systems, storm water drainage systems, etc. and are not “vacant” land for residential or other urban infill development.</i></p> <p><i>The table below indicates general design standards for public open space provision:</i></p> <table><tr><th>Type</th><th>Area per 200 house holds (1000 people)</th><th>Size (m² / ha)</th><th>Spatial distribution ratio</th></tr><tr><td>Play parks</td><td>0.3 ha</td><td>200-1000 m²</td><td>1 per 1 km</td></tr><tr><td>Local parks</td><td>0.4 ha</td><td>4000 m²-1ha</td><td>1 per 1-2 km</td></tr><tr><td>Neighbourhood parks</td><td>0.5 ha</td><td>Min. 1ha</td><td>1 per neighbourhood</td></tr><tr><td>Sports fields</td><td>0.6 ha</td><td>4ha-8ha</td><td>1 per neighbourhood</td></tr></table>	Type	Area per 200 house holds (1000 people)	Size (m ² / ha)	Spatial distribution ratio	Play parks	0.3 ha	200-1000 m ²	1 per 1 km	Local parks	0.4 ha	4000 m ² -1ha	1 per 1-2 km	Neighbourhood parks	0.5 ha	Min. 1ha	1 per neighbourhood	Sports fields	0.6 ha	4ha-8ha	1 per neighbourhood	<p>A variety of public open spaces are provided in the layout to serve different functions and purposes as described below:</p> <p>Portions 728, 730, 731 and 734 are play parks with sizes ranging from 100m² to 3200m² and located within 500m walking distance to any single residential erf.</p> <p>Portion 736 is a public square between business erven for pedestrians only. The space can be used complementary with adjacent shops and offices.</p> <p>Portion 743 is a large neighbourhood park (±11,500m²) next to the school site which can be used during special school functions/events and will also help cater for surrounding township extensions.</p> <p>The remaining public open spaces are linear pedestrian links which will shorten walking distances in the township. These links are 5-10 metres wide to ensure they do not change into dark and dangerous alleyways.</p> <p>Portion 19 is considered a low to medium density area² and thus a total of 8.04% of public open space has been provided which meets the required guideline of 5-10% for medium to low density areas.</p> <p>More public open space is not recommended, as Portion 19 is located in a desert climate with limited water supply, therefore, it is not practical or sustainable to provide large green parks in Walvis Bay.</p> <p>In conclusion, the provision of public open space within Portion 19 is fully compliant with the Ministerial Town Planning Standards and Urban Design Guidelines of 2013.</p>
Type	Area per 200 house holds (1000 people)	Size (m ² / ha)	Spatial distribution ratio																		
Play parks	0.3 ha	200-1000 m ²	1 per 1 km																		
Local parks	0.4 ha	4000 m ² -1ha	1 per 1-2 km																		
Neighbourhood parks	0.5 ha	Min. 1ha	1 per neighbourhood																		
Sports fields	0.6 ha	4ha-8ha	1 per neighbourhood																		

Guidelines for Human Settlement Planning and Design (The Red Book)

- The Ministerial guidelines are based on the Red Book guidelines, therefore, the township layout is fully in accordance with the Red Book as well.

UN-Habitat Guidelines

- The guidelines recommend streets should be 30% of the developable area of a township. Streets play an important multi-purpose function for the installation of

² Development Action Group 2008: Sustainable medium-density housing.

services, access and movement of vehicles and pedestrians, and a space for kids to play. It forms an integral part of the open space system. In this case, provision is made for 31.62% for streets.

- The guidelines also promote broad concepts of compact city development and neighbourhoods which are within walking distance to places of employment, shops, schools, parks, and transit systems. Residents will be located within 500m from a creche, local park, and a future business node and makes provision for pedestrians to enter/exit the neighbourhood quite easily, therefore, the overall township design meet the general UN-Habitat Guidelines.

ALAN Panhandle Guidelines

- All panhandles will be at least 4 metres wide.

Walvis Bay Zoning Scheme

- The use of land or the use of buildings will be compliant with the Walvis Bay Zoning Scheme, as amended.
- Portion 19 is currently zoned “Undetermined” which permits the establishment of a township with consent from the Council.
- Different zones have been allocated to the land portions which are consistent with the zoning scheme, therefore, the township will not be in conflict with the approved zoning scheme.

Urban and Regional Planning Act of 2018

- The establishment of a township will be implemented in accordance with Part 2 of Chapter 9 of this Act.

Local Authorities Act of 1992

- The sale of Portion 19 of Farm No.37 was approved by the Council, subject to conditions, on 26 March 2024. The sale of land has been advertised and the Council has/will make the necessary submission to the Minister of Urban and Rural Development for approval.
- Once the township has been established and developed, then the provision of services will be guided by the LA Act of 1992, including all relevant municipal regulations and policies.

Environmental Management Act of 2007

- Township establishment and the creation of new roads are listed activities which require an environmental clearance certificate.
- The Ministry of Environment and Tourism has previously issued an ECC/exemption to the Municipality of Walvis Bay for township establishment at Farm 37 (Green Valley) which has expired in August 2019.
- In consultation with the Municipality of Walvis Bay, it was recommended that new ECC's be obtained for the individual township extensions, therefore, a scoping report will be submitted to the Environmental Commissioner to obtain an ECC for Portion 19.
- A valid ECC will be required by the Urban and Regional Planning Board before the township establishment will be approved. In the meantime, the Walvis Bay Municipality can provide a positive recommendation on the proposed township establishment subject to a condition that an ECC be obtained.

7. Potential Impacts

The following potential impacts have been identified and are addressed as follows:

Impact of township location on future residents

- Green Valley is situated 10km east of Walvis Bay and far from existing amenities and job opportunities. This will have a negative impact on residents who will need to commute for work and school.
- However, this impact will be mitigated once businesses and schools are developed at Green Valley, bringing opportunities and amenities closer to the residents. For Portion 19, provision is made for 28x General Business erven and 3x Institutional erven to help meet the future demand for services/schools.
- Green Valley is located closer to Farm 38 and Farm 58 which may develop into industry and create nearby job opportunities.
- With time, Green Valley has the potential to develop into a self-sustaining town and reduce the commuting patterns of residents.

Impact of proposed land use on receiving environment

- Green Valley is situated in a desert environment with a limited water supply and Namibia imports 60% of its electricity, therefore, consumption of water and energy should be used on a sustainable basis. The use of solar geysers and water efficient taps and systems should be encouraged with the development of Portion 19.
- Townships also generate solid and liquid waste which needs to be contained and managed properly in order to minimise pollution on the natural environment. The provision of public toilets with small businesses should be encouraged to limit human pollution in public areas.
- The site identified for Green Valley is not situated within the Dorob National Park nor is it a sensitive habitat for any endangered plant or animal species.
- The land do not contain shifting sand dunes, but with the development of buildings, windblown sand may be lodged against permanent structures and create small dunes which needs to be removed on a weekly/monthly basis as needed.

Impact of the lack of services and amenities in the short term

- Green Valley residents do not have immediate access to amenities such as shops, schools, and employment opportunities and needs to commute to town. The lack of services is also a problem for the short term.
- Residents have had ongoing discussions with the municipality and business community to provide basic necessities and transport.
- With time, it will be necessary to develop businesses and schools and other amenities in support of residents living at Green Valley. The short term negative impacts will be resolved once Green Valley develops into a fully-fledged town.

Sale of land

- The sale of land was advertised and did not receive objections from the public. Therefore, the sale of land has no principle issues.

Municipal landfill and solid waste removal

- Green Valley is located far from the existing municipal landfill site which will increase the cost of transport for refuse removal services for the Council and residents.
- Residents are unlikely to travel to the current landfill which can lead to illegal dumping practices and can pollute the surrounding environment.

- As Green Valley continues to grow, so too will the need to establish a new landfill site if considered needed and desirable by the Water, Waste, and Environmental Management Section of the Walvis Bay Municipality.
- A site on Farm 38 is considered a potential suitable location as it will be located, close to Green Valley and adjacent to industrial land uses rather than residential. It is not located close to any 1:50 year flood line, and can be located far from the airport. The predominant south-westerly will also carry bad odours away from Green Valley residents. Given the physical soil properties, such a landfill will need to be properly fenced and maintained to ensure no rubbish is carried by wind into the desert.
- A recycling programme should also be promoted in order to reduce the volume of solid waste and reuse materials such as glass, plastic, and tin. Collection of recyclable materials can create entry level job opportunities and reduce the impact on the environment.

8. Public Consultation

The application was advertised in accordance with the Urban and Regional Planning Act of 2018.

A notice was placed in the Government Gazette on 30 April 2024, and in the Republikein and the Namibian on 23 and 30 April 2024. Notices were on display at the the Walvis Bay Municipal Office (Civic Centre), and at the Kuisebmond Municipal Offices from 22 April to 23 May 2024.

Erongo RED was notified for their input and comments on 29 April 2024. The municipality was also notified as the adjacent land owner. A notice was not placed on-site as the site is not located close to the urban edge and members of the public. The deadline for objections was 23 May 2024. Proof of consultation is attached Annexure A.

No written comments or objections to the proposed township establishment were received from general public by the deadline date. Erongo RED did not provide their input on the township layout.

In conclusion, it is assumed that the township establishment and township layout is in order and acceptable by the general public and Erongo RED.

9. Conclusion

The following provides a summary of the report:

1. The purpose of this report is to obtain Council's consent for township establishment and township layout approval on Portion 19 of Farm No. 37 (Green Valley) in terms of the Urban and Regional Planning Act of 2018.
2. The Municipal Council of Walvis Bay allocated Portion 19 of Farm No. 37 to Backyard Tenants Investment CC (the applicant) at their meeting held on 26 March 2024 subject to conditions (see Annexure B).
3. The applicant has appointed Stewart Planning to attend to town planning matters hence the purpose of this report is to obtain Council's consent for township establishment and township layout approval in terms of the Urban and Regional Planning Act of 2018.
4. Portion 19 of Farm No.37 forms part of Green Valley which has been earmarked for residential development in terms of general Council policy.
5. The residential township is considered needed and desirable in order to help meet the demand for affordable housing in Walvis Bay, and in particular the Walvis Bay Backyard Tenants group which comprise of ±2000 members.
6. A township layout has been prepared as indicated in Figure 4 on page 8 (see Annexure C). The layout generates a total of 744 land portions of which 680x will be single residential erven, 9x general residential erven, 3x institutional erven for a sizeable school, clinic and church, 28x general business erven, 4x utility services erven for substations, and 21x public open spaces, and the rest as streets. The layout makes provision for a total of 680 freehold houses and 290 apartments, or a total of 970 dwelling units (say a 1000 households or 4000 people).
7. The township layout plan will be fully compliant with policies and laws such as the, *Walvis Bay Residential Density Policy*, *Walvis Bay Urban Structure Plan*, *National Housing Policy of 2023*, *Ministerial Town Planning Standards and Urban Design Guidelines of 2013*, *Guidelines for Human Settlement Planning (CSIR Red Book)*, *ALAN Panhandle Guidelines*, *UN Habitat Guidelines*, and the *Walvis Bay Zoning Scheme*, and the *Urban and Regional Planning Act of 2018*.
8. The township establishment was advertised between 22 April and 23 May 2024 and did not receive any written comments or objections from the public. Proof of consultation is provided under Annexure A.
9. In conclusion, the establishment of a township on Portion 19 of Farm No.37 is considered needed and desirable and can be recommended for approval subject to conditions as provided on the following page.

10. Recommendation

After due consideration, it is recommended that:

1. The establishment of a township on Portion 19 (a portion of Portion 3) of Farm No.37, be recommended for approval in terms of Section 109(2)(a) and 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) subject to the following conditions:
 - a) that a valid Environmental Clearance Certificate be obtained from the Environmental Commissioner before the application is submitted to the Urban and Regional Planning Board.
2. The township layout plan as indicated on drawing number PTN19/TE dated 09 July 2025, be recommended for approval in terms of Section 109(2)(a) and 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) subject to the following conditions:
 - a) amendments to the township layout is permitted provided that the number and size of the erven shall not vary by more than 10% provided that the percentage of public open space and the width of road reserves shall not be reduced.
 - b) that the following portions of land be reserved:
 - i. Portions 1 to 680 be zoned Single Residential with a density of 1 dwelling unit per 200m² (1:200).
 - ii. Portions 681 to 689 be zoned General Residential 1 with a density of 1 dwelling unit per 100m² (1:100).
 - iii. Portions 690 to 692 be zoned Institutional with a bulk factor of 1.0.
 - iv. Portions 693 to 720 be zoned General Business with a bulk factor of 2.0.
 - v. Portions 721 to 724 be zoned Utility Services and be reserved to Erongo RED as substations.
 - vi. Portions 725 to 743 be zoned Public Open Space and be reserved to the Local Authority.
 - vii. Portion 744 and the Remainder of Portion 19 be zoned Street and be reserved to the Local Authority.

Yours sincerely,


.....
Bruce Stewart
Town & Regional Planner



Tel: +264 64 280 770 | Email: bruce@sp.com.na


.....
Johann Otto
Town & Regional Planner



Tel: +264 64 280 773 | Email: otto@sp.com.na

11. References

- ALAN (Association of Local Authorities Namibia). 2009. ALAN Panhandle Guidelines.
- CSIR. 2000. Guidelines for Human Settlement Planning and Design: The Red Book.
- MURD (Ministry of Urban and Rural Development). 2023. National Housing Policy. Second Revision. Final Draft Submission to Cabinet, 27 September, Windhoek.
- MURD. 2013. Town Planning Standards and Urban Design Guidelines. Windhoek.
- Namibia. 2007. Environmental Management Act of 2007.
- Namibia. 2018. Urban and Regional Planning Act of 2018.
- WBM (Walvis Bay Municipality). 2022. Residential Density Policy. 2023 Review. Walvis Bay.
- WBM. 2014. Integrated Urban Spatial Development Framework (IUSDF).
- WBM. 2022. Walvis Bay Urban Structure Plan.
- WBM. 2015. Walvis Bay Amendment Scheme No.35.
- NSA (Namibia Statistics Agency). 2011. Namibia 2011 Population & Housing Census. Main Report. Windhoek
- NSA. 2024. 2023 Population & Housing Census. Preliminary Report. Windhoek.

ANNEXURE A

Proof of consultation



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor, 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2095
Tel: (064) 280 773
Email: otto@sp.com.na

Reference: Ptn19F37

Date: 28 January 2025

PORTION 19 OF FARM NO.37 PROOF OF CONSULTATION

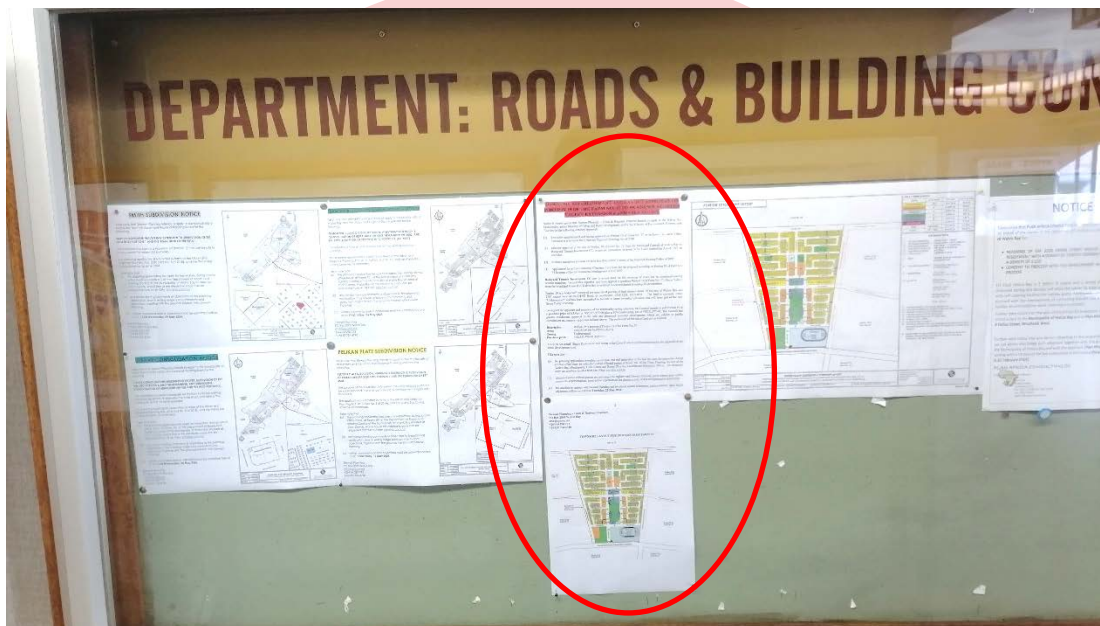


Figure 1: Notice at the Walvis Bay Municipal Office (Civic Centre) on display from 22 April to 23 May 2024.



Figure 2: Notice at the Kuisebmond Municipal Offices (Sam Nujoma Avenue) on display from 22 April to 23 May 2024.

Note: A notice was not placed on site as the location was isolated and not visible to the public.

later than 14 days of the last publication of this notice.

L. D. UYEPA
CHAIRPERSON
URBAN AND REGIONAL PLANNING BOARD

No. 186

2024

**ESTABLISHMENT OF TOWNSHIP ON PORTIONS A TO F OF THE REMAINDER OF
FARM REHOBOTH DORPSGRONDE NO. 302**

Winplan Town and Regional Planners, in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) intends applying to the Rehoboth Town Council and Urban and Regional Planning Board, on behalf of the Rehoboth Town Council, for the following:

- Withdrawal of SG Diagram No. A609/86 for Portion 25 of the Farm Rehoboth Dorpsgronde No. 302;
- Withdrawal of SG Diagram No. A877/2005 for Portion 18 of the Farm Rehoboth Dorpsgronde No. 302;
- The subdivision of the remainder of the Farm Rehoboth Dorpsgronde No. 302 into Portions A, B, C, D, E, F and Remainder;
- Need and desirability for township establishment on Portions A to F;
- Township establishment on Portions A to F;
- Approval of the Subdivision Plan to create Portions A to F; and
- Approval of the Layout Plans on Portions A to F.

The layout plans are open for inspection at the Rehoboth Town Council Notice Board.

Should any person wish to comment on the proposed layout plans, such comments together with the grounds thereof, may be lodged with Freddy Shihepo (shihepof@rtc.org.na) and with the applicant in writing within 14 days of the last publication of this notice. The last day for comments is **24 May 2024**.

Winplan Town and Regional Planners
P. O. Box 90761, Klein Windhoek
Tel: 061-246761
E-mail: winplan@winplan.com.na and louis@winplan.com.na

No. 187

2024

**ESTABLISHMENT OF TOWNSHIP AND LAYOUT APPROVAL ON PORTION 19 OF THE
FARM NO. 37 TO BE KNOWN AS GREEN VALLEY EXTENSION 6**

Stewart Planning Town & Regional Planners intends to apply to the Walvis Bay Municipality and/or Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry, and Tourism for the following statutory approvals:

- (1) Township establishment and layout approval on Portion 19 of Farm No. 37, to be

known as Green Valley Extension 6 in terms of the Urban and Regional Planning Act, 2018.

- (2) Minister's approval of the sale of Portion 19 of Farm No. 37 from the Municipal Council of Walvis Bay to Backyard Tenants Investments CC, by private transaction, in terms of the Local Authorities Act, 1992, as amended.
- (3) Minister's exemption to create erf sizes less than 300m² in terms of the National Housing Policy of 2009.
- (4) Application for an Environmental Clearance Certificate for the proposed township on Portion 19 of Farm No. 37 in terms of the Environmental Management Act, 2007.

Backyard Tenants Investments CC aim to secure land for the servicing of erven for its community saving scheme members. To meet this objective, they have applied to purchase Portion 19 of Farm No. 37 (Green Valley) from the Municipal Council of Walvis Bay to establish a new residential township for its members.

Portion 19 is a 464,754m² surveyed but unserviced portion of land situated about 10 km east of Walvis Bay and 2500 metres west of the D1983 Road, at coordinates -23.010228, 14.573895. The land is currently zoned "Undermining" and has been earmarked to become a future township extension that will form part of the new Green Valley township.

To support the applicant and members of the community-saving schemes, the Council intends to sell Portion 19 at a purchase price of N\$5/m² or N\$2,323,770.00 plus a 10% landscaping fee of N\$232,377.00.

The Council has granted conditional approval to the sale and proposed township development which are subject to public consultation and statutory approvals as listed above. The particulars of the sale of land are as follows:

Description:	Portion 19 (a portion of Portion 3) of the Farm No. 37
Area:	464,754 m ² (or 46,4754 hectares)
Zoning:	Undetermined
Purchase price:	N\$2,323,770.00 (N\$5/m ²)

All erven not zoned "Single Residential" will revert to the Council which will be reimbursed to the applicant at the actual development cost.

Take note that –

- (a) the planning application, township layout plan, and full particulars of the sale are open for inspection during normal office hours by interested and/or affected parties at Room 101 of the Town Planning Section of the Walvis Bay Municipality, Civic Centre and Room 29 at the Kuisebmond Municipal Offices. An electronic copy can also be requested from J. Otto: otto@sp.com.na
- (b) interested and/or affected parties are encouraged to register with Stewart Planning and to submit their written comments, representations, input and/or objections to the planning, sale, and/or environmental application.
- (c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be on or before **Thursday, 23 May 2024**.

Stewart Planning
Town & Regional Planners
P. O. Box 2095, Walvis Bay
+264 64 280 773, +264 85 754 4740
otto@sp.com.na

No. 188

2024

REZONING OF ERF 2267, GOBABIS EXTENSION 13

Dunamis Consulting (Pty) Ltd on behalf of the owner of Erf 2267, Gobabis Extension 13 intends to apply to the Gobabis Municipality for the following:

- **Rezoning Erf 2267, Gobabis Extension 13 from General Business with a Bulk of 0.75 to Residential with a density of 1:600; and**
- **Subdivision of Erf 2267, Gobabis Extension 13 into Portion 1 and Remainder.**

Erf 2267 is located in Gobabis Extension 13 is. This property is currently zoned “General Business” with a bulk of 0.75 and measures 1215.35m² in extent. The new proposed residential density of 1:600 will allow the owner to subdivide the erf into two residential portions of equal erf sizes.

Enough onsite parking as required in terms of the Gobabis Zoning Scheme will be provided onsite.

That the locality plan of these erven lies for inspection at the Municipal Head Offices, Church Street No. 35 Epako Nossobville Town, Gobabis.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof at the Gobabis Municipal Office in Writing within 14 days of the last publication of this notice (final date for objections is **15 May 2024**).

Contact: P. N. Sem
Dunamis Consulting (Pty) Ltd
P. O. Box 81108, Olympia
Cell: 085 551 2173
Email: ndimuhona@dunamisplan.com

No. 189

2024

REZONING OF ERF 5390, WINDHOEK

Winplan Town and Regional Planning Consultants, on behalf of the registered owner, LEMA GYM CC intends applying to the Windhoek Municipal Council and Urban and Regional Planning Board for:

- **Rezoning of Erf 5390, Windhoek (Acasia Street) from “Residential “ with a density of 1:250 to “Office“ with a bulk of 0.4;**
-
- **Consent to operate a business building to be used for sport related medical consulting and rehabilitation services; and**
- **Consent for free residential bulk on Erf 5390, Windhoek.**

Erf 5390, Windhoek is situated at 14 Acacia Street, the erf measures 955m². Erf 5390, Windhoek is zoned Residential with a density of 1:250m².

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Chinam Agriculture Development CC

Chief technical Manager.

1. Master Degree in agriculture management.

2. Minimum 8 years of field experience in farming.

3. Chinese speaking will be a preference.

Contact Mr. Su @ 0814005268

before 26 April 2024.

CLAO240001250

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Otjomuise 1: Brand new 2 bedroom, 2 bathrooms, N\$7,500.

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0816534437

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Khomasdal: 3 Bedroom house N\$1,7 million.

Kimbebasia: 4 Bedroom house, 312 sqm with a backyard flat of N\$5,000 income, N\$1,850 million.

Khomasdal: 2 Bedroom house, 500sqm, N\$900,000.

Riverport: 2 Bedroom apartment N\$950,000.

Wanaheda from Zambesi street:

3 Bedroom house N\$1,2 million.

Call: 0817878778

CLAO240001228

Game Farm for sale: Otavi, 25km from town, 3,189ha, cc registered, N\$20 million including all tractors and everything, N\$19 million excluding. Call 0817878778

CLAO240001229

Game Farm for sale: Otavi, 25km from town, 3,189ha, cc registered, N\$20 million including all tractors and everything, N\$19 million excluding. Call 0817878778

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Game Farm for sale: Otavi, 25km from town, 3,189ha, cc registered, N\$20 million including all tractors and everything, N\$19 million excluding. Call 0817878778

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Game Farm for sale: Otavi, 25km from town, 3,189ha, cc registered, N\$20 million including all tractors and everything, N\$19 million excluding. Call 0817878778

CLAO240001229

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CLAO240001229

Notices

• Legal •

to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

CLAO240001230

IN THE HIGH COURT OF NAMIBIA CASE NO: HC-MD-CIV-ACT-CON-2020/04714

In the matter between:- FIRST NATIONAL BANK OF NAMIBIA LTD. PLAINTIFF, and EDOPI CONSTRUCTION & RENOVATIONS CC 1ST DEFENDANT ANDREAS NDAHOMENWA SHAFOMBABI 2ND DEFENDANT.

NOTICE OF SALE IN EXECUTION OF IMMovable PROPERTY.

Pursuant to a Judgment of the above Honourable Court granted on 21 May 2021, the following immovable property will be sold without a reserve price and

vastly to the Deputy Sheriff of the District of WINDHOEK on 07 May 2024 at 15H00 at

ERF NO. 255, AUASBLICK, NO. 120 SEAN, MACBRIDE STREET, WINDHOEK. CERTAINERF NO. 255, AUASBLICK, SITUATE IN

the Municipality of WINDHOEK, REGISTRATION DIVISION "K".

MEASURING: 1.108 (ONE THOUSAND ONE HUNDRED AND EIGHT Square Metres) CONSISTING OF: MAIN DWELLING -

1 x Entrance Hall; 1 x Lounge; 1 x Family Room; 1 x Dining Room; 1 x Study; 1 x Kitchen; 5 x Bedrooms; 3 x Bathrooms; 3 x Showers; 6 x Water closets; 1 x Dressing Room

OUT. BUILDINGS: 2 x Garages; 1 x Laundry. The "Conditions of Sale-in-Execution" will be for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmbay & Pfeiffer, at the undermentioned address. Dated at WINDHOEK this 19TH day of MARCH 2024. FISHER, QUARMBAY & PFEIFFER LEGAL PRACTITIONER FOR PLAINTIFF: c/o Robert Mugabe & Thorner Streets entrance on Burg Street P.O. Box 37, WINDHOEK AAH/vyz/SS096

CLAO240000841

TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL ON PORTION 19 OF THE FARM NO. 37. TO BE KNOWN AS GREEN VALLEY EXTENSION 6.

Notice is hereby given that Stewart Planning - Town & Regional Planners intends to apply to the Walvis Bay Municipality and/or Ministry of Urban and Rural Development and/or the Ministry of Environment, Forestry, and Tourism for the following statutory approvals:

[1] Township establishment and layout approval on Portion 19 of Farm No. 37, to be known as Green Valley Extension 6 in terms of the Urban and Regional Planning Act of 2018.

[2] Minister approval of the sale of Portion 19 of Farm No. 37 from the Municipal Council of Walvis Bay to Backyard Tenants Investments CC, by private transaction, in terms of the Local Authorities Act of 1992, as amended.

[3] Minister exemption to create erf sizes less than 300m² in terms of the National Housing Policy of 2009.

[4] Application for an Environmental Clearance Certificate for the proposed township on Portion 19 of Farm No. 37 in terms of the Environmental Management Act of 2007.

Backyard Tenants Investments CC aim to secure land for the servicing of even for its community-saving scheme members. To meet this objective, they have applied to purchase Portion 19 of Farm No. 37 (Green Valley) from the Municipal Council of Walvis Bay to establish a new residential township for its members.

Portion 19 is a 464,754m² surveyed but unsold portion of land situated about 10 km east of Walvis Bay and 2500 metres west of the D1983 Road, at coordinates -23.010228, 14.573895.

The land is currently zoned "Undetermined" and has been earmarked to become a future township extension. The will form part of the new Green Valley township.

To support the applicant and members of the community-saving schemes, the Council intends to sell Portion 19 at a purchase price of N\$5/m² or N\$2,323,770.00 plus a 10% landscaping fee of N\$232,377.00. The Council has granted conditional approval to the sale and proposed township development which are subject to public consultation and statutory approvals as listed above.

The particulars of the sale of land are as follows:

Description: Portion 19 (a portion of Portion 3) of the Farm No. 37

Area: 464,754 m² (or 46,475 hectares)

Zoning: Undetermined

Purchase price: N\$2,323,770.00 (N\$5/m²) All even not zoned "Single Residential" will revert to the Council which will be reimbursed to the applicant at the actual development cost. Take note that:-

(a) the planning, application, township layout plan, and full particulars of the sale are open for inspection during normal office hours by interested and/or affected parties at Room 101 of the Town Planning Section of the Walvis Bay Municipality, Civic Centre and Room 29 at the Kuisebmond Municipal Offices. An electronic copy can also be

Notices

• Legal •

requested from Mr J Otto: otto@sp.com.na (b) interested and/or affected parties are encouraged to register with Stewart Planning and to submit their written comments, representations, input and/or objections to the planning, sale, and/or environmental application.

(c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be on or before Thursday, 23 May 2024, Stewart Planning - Town & Regional Planners PO Box 2095 Walvis Bay otto@sp.com.na +264 64 280 773 +264 85 754 4740

CLAO240001246

NOTICE REZONING OF ERF 956, NO. 28 OSPREY ROAD, HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 700M² TO 'HOSPITALITY' (FOR A HOTEL PENSION - 11 ROOMS) DU TOIT TOWN PLANNING CONSULTANTS

are applying on behalf of the owners of Erf 956, Hochland Park, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

• Rezoning of Erf 956, No. 28 Osprey Road, Hochland Park from residential with a density of 1 dwelling per 700m² to

'hospitality' (for a hotel pension - 11 rooms) Erf 956, No. 28 Osprey Road, Hochland Park is situated in the southern part of Hochland Park suburb close to David Hosea Meroro Road which divides Hochland Park and Pionierspark. It is adjacent to the large undeveloped Erf RE/1054. The Hochland Park neighbourhood is an old, established one, characterized by single residential erven. Erf 956 is 1434m² in extent and zoned 'residential' with a density of 1 dwelling per 700m². It is the intention of the client to rezone the erf to 'hospitality' for an accommodation establishment with eleven (11) leaseable rooms.

The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 20th May 2024). Should you require additional information you are welcome to contact our office.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS

P O Box 6871 AUSSPANNPATZ WINDHOEK Tel: 061-248010 Email: planner2@duoitplan.com CLAO240001248

CONSENT USE NOTICE I, George Henok, Identity No: 75062000270, residing at Erf 235, Benguela herewith inform you that we intend to apply to the Lüderitz Town Council for the following: **CONSENT TO OPERATE A SHEBEEN ON ERF 235, BENGUELA**

Erf 235, Benguela, is located along Diaz School Street, Benguela. The erf is currently occupied by a Shebeen known as Big Six and a house. According to the Lüderitz Town Planning Amendment Scheme the erf is currently zoned 'Residential 1. A Shebeen can only operate on the Erf with the permission of Town Council. Should any person be objecting to the proposed consent and the change of ownership of the Shebeen may lodge such objection together with the grounds thereof, in writing to the Lüderitz Town Council within 21 days after the date of the last advertisement (i.e. before or on 20 May 2024). Applicant: George Henock Council: Lüderitz Town Council P. O. Box: 1226 Lüderitz P. O. Box 19, Lüderitz Email: tpo@ltc.com.na Tel No: 081 426 5581 / 081 2298211 Tel No: 063 207 838 CLAO240001174

CONSENT USE NOTICE I, George Henok, Identity No: 75062000270, residing at Erf 235, Benguela herewith inform you that we intend to apply to the Lüderitz Town Council for the following: **CONSENT TO OPERATE A SHEBEEN ON ERF 235, BENGUELA**

Market Watch

Kleinadvertensies • Classifieds

SPERTYE: 13:00 TWEERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

Geen advertensies sal telefonies aanvaar word nie.

TEL: 061*297 2175 FAX: 061*239 638

EMAIL: classifieds@synergi.com.na

No advertisements will be accepted telephonically.

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033 Erwe te koop gevra	033 Erven Wanted to Buy
034 Erwe te koop	034 Erven for Sale
035 Regskennisgewings	035 Legal Notices

RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classifieds, notices and display ads: 13:00, two working days prior to placement. A handling fee of 15% is payable on cancellations received in writing by 13:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

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 - School notices: NS66.70 (15% Vat included) per col/cm
 - Churches: NS66.70 (15% Vat included) per col/cm
 - Sport Clubs: NS66.70 (15% Vat included) per col/cm
 - Births, engagements, marriages, deaths, In memoriam: NS66.70 (15% Vat included) per col/cm
 - Legal Notices: NS745.80 for the first 300 words and NS2.40 (15% Vat included) for every word thereafter

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005 Kennisgewings Notices

OWNER OF LIQUOR LICENSE, Mr. JN Grobler, and owner of Jodge A Little Sossus Lodge (Name amended to LITTLE SOSSUS LODGE CC - BIPA REG CC/2023/09331): sold the business and premises to his daughter, Nicole Steyn. In the entity of WITWATER TOUTRISM TRUST T455/17 / SSSUS INVESTMENT (PTY) LTD 2018/2829 / NICOLENE STEYN. DM0202400415236

009 Vakatures Vacancies

SENIOR MOTOR AUTO MECHANIC: We are looking for a fully qualified and experienced Motor Auto Mechanic for our workshop. The successful applicant will have the following qualifications and is compulsory:

- At least five years' experience as an auto mechanic on passenger vehicles (Preferably Mercedes Benz), after qualifying.
- Proven ability in vehicle electrical systems and fault diagnostics.
- Proven ability in pneumatic and hydraulic systems diagnostic and repair.
- Familiarity with excellent standards of quality control.
- Experience of keeping accurate records.
- Customer service skills.
- Fluent (Read and Write) in English and Afrikaans, German would be of advantage.
- Must be computer literate.

Only candidates that meet the above-mentioned criteria will be taken into consideration. Please forward your written application to: info@orionmotors.com.na DM0202400415292

009 Vakatures Vacancies

RIVER HIGHER INSTITUTE OF TECHNOLOGY: Senior Lecturer in the Business Department and Quality Assurance Officer. Requirements:

- MBA in Business Management
- Diploma in Monitoring and Evaluation.
- Qualified Assessor.
- Qualification in Education.
- Minimum 5 years experience.

Apply to: hrm@riverhigherinstitute.edu.na before 24 April 2024. DM0202400415374

009 Vakatures Vacancies

METAL FABRICATION, GUINEAN FITTER Experience 10-15 years with the knowledge of trailer making also included. CV can be emailed to: ropafadzoganiya@gmail.com due date 29-04-2024. Hand delivery to our office at Lee Truck and Trailer CC, Walvis Bay. DM0202400415378

016 To Let

KHOMASDAL: Gladiator Court. Newly renovated spacious two bedroom duplex flat. Full bathroom, NSF 500. June available. Annelize 0811-2550025. DM0202400415369

028 Huise te koop Residential Prop. for Sale

ACADEMIA: Spacious 4 bedrooms (BIC) house, 3 bathrooms, kitchen, scullery, lounge, TV-room, laundry, flat, entertainment area, swimming pool, garage, erf 1000 m² for NS2.9 million. Call 081-3500256. DM0202400415367

028 Besighe Businesses

BUSINESS RESTAURANT FOR RENT: To tenant or manager in Windhoek North near Central Hospital. Experience plus practice necessary. Phone Ernst: 085-2012723. DM0202400415377

035 Regskennisgewings Legal Notices

REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33) Notice is given that an application in terms of the Liquor Act, 1998 particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: Erongo. Name and postal address of applicant: Tyapula Trading CC, P.O. Box 7002, Swakopmund, Namibia. Name of business or proposed business to which application relates: Club Tyapula. Address/location of premises to which application relates: Erf 615M, Nelson Mandela Avenue, Mondesa, Swakopmund, Namibia. Nature and details of application: Application for a special liquor license. Clerk of the court with whom application will be lodged: Swakopmund. Date on which application will be heard: 12 June 2024. Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard. DM0202400415373

035 Regskennisgewings Legal Notices

TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL ON PORTION 19 OF THE FARM NO. 37 TO BE KNOWN AS GREEN VALLEY EXTENSION 6 Notice is hereby given that Stewart Planning - Town & Regional Planners intends to apply to the Walvis Bay Municipality and/or Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry, and Tourism for the following statutory approvals:

1. Township establishment and layout approval on Portion 19 of Farm No. 37, to be known as Green Valley Extension 6 in terms of the Urban and Regional Planning Act of 2018.
2. Minister approval of the sale of Portion 19 of Farm No. 37 from the Municipal Council of Walvis Bay to Backyard Tenants Investments CC, by private transaction, in terms of the Local Authorities Act of 1992, as amended.
3. Minister exemption to create erf sizes less than 300 m² in terms of the National Housing Policy of 2009.
4. Application for an Environmental Clearance Certificate for the proposed township on Portion 19 of Farm No. 37 in terms of the Environmental Management Act of 2007.

ASBLICK, NO. 120 SEAN MACBRIDE STREET, WINDHOEK. CERTAIN: ERFF NO 255, AUASBLICK. SITUATED: In the Municipality of WINDHOEK REGISTRATION DIVISION "K". MEASURING: 1 108 (ONE THOUSAND ONE HUNDRED AND EIGHT Square Metres) CONSISTING OF MAIN DWELLING - 1x Entrance Hall, 1x Lounge, 1x Family Room, 1x Dining Room, 1x Study, 1x Kitchen, 5x Bedrooms, 3x Bathrooms, 3x Showers, 6x Water closets, 1x Dressing Room. OUT BUILDINGS: 2x Garages, 1x Laundry. The "Conditions of Sale-in-Execution" will be for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmbay & Pfeiffer, Corner of Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37 WINDHOEK AAH/jvz/57096 DM0202400414940

035 Regskennisgewings Legal Notices

(c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be on or before Thursday, 23 May 2024. Stewart Planning - Town & Regional Planners PO Box 2095 Walvis Bay otto@sp.com.na +264 64 280 773 +264 85 754 4740 DM0202400415380

035 Regskennisgewings Legal Notices

IN THE High Court of Namibia Case No: HC-MD-CIV-ACT-CON-2020/04714 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LTD, Plaintiff and EDOPI CONSTRUCTION & RENOVATIONS CC, 1st Defendant ANDREAS NDAHOMENWA SHAFOMBABI, 2nd Defendant NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to a Judgment of the above Honourable Court granted on 25 AUGUST 2023 the following immovable property will be sold without a reserve price and voetstoots by the Deputy Sheriff of the District of Windhoek on the 13TH day of May 2024 at Erf No. 966, (A Portion Of Erf No. 965), Bonn Street, Otjomuise, Republic Of Namibia. CERTAIN: Erf No. 966, (A Portion of Erf No. 965), Otjomuise SITUATED: In the Municipality of Windhoek, Registration Division "K" Komas Region MEASURING: 494 (four hundred and ninety four) Square Metres CONSISTING OF: PRIMARY DWELLING: 1x Lounge, 1x Family Room, 1x Dining Room, 1x Kitchen, 3x Bedrooms, 2x Bathrooms, 2x Showers, 2x Water Closets SECOND DWELLING: 2x Kitchens, 2x Bedrooms, 2x Bathrooms THIRD DWELLING: 1x Lounge, 1x Kitchen, 1x Bedroom, 1x Bathroom OUT BUILDING: 1x Garage, 1x Barbecue Area, 1x Entertainment Room The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmbay & Pfeiffer, Corner of Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37 WINDHOEK AAH/jvz/57096 DM0202400414946

035 Regskennisgewings Legal Notices

IN THE High Court of Namibia Case No: HC-MD-CIV-ACT-CON-2023/01764 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LTD, Plaintiff and GEORGE ELIAKIM-PRINS JESAYIA, Defendant NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to a Judgment of the above Honourable Court granted on 25 AUGUST 2023 the following immovable property will be sold without a reserve price and voetstoots by the Deputy Sheriff of the District of Windhoek on the 13TH day of May 2024 at Erf No. 966, (A Portion Of Erf No. 965), Bonn Street, Otjomuise, Republic Of Namibia. CERTAIN: Erf No. 966, (A Portion of Erf No. 965), Otjomuise SITUATED: In the Municipality of Windhoek, Registration Division "K" Komas Region MEASURING: 494 (four hundred and ninety four) Square Metres CONSISTING OF: PRIMARY DWELLING: 1x Lounge, 1x Family Room, 1x Dining Room, 1x Kitchen, 3x Bedrooms, 2x Bathrooms, 2x Showers, 2x Water Closets SECOND DWELLING: 2x Kitchens, 2x Bedrooms, 2x Bathrooms THIRD DWELLING: 1x Lounge, 1x Kitchen, 1x Bedroom, 1x Bathroom OUT BUILDING: 1x Garage, 1x Barbecue Area, 1x Entertainment Room The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmbay & Pfeiffer, Corner of Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37 WINDHOEK AAH/jvz/57096 DM0202400414946

Market Watch

TO ADVERTISE CALL:

Classifieds
 T: 061-297 2175

TAKE A CHANCE DAY



"In the English language, take a chance is an idiom that refers to doing something that has a high likelihood of failure. Usually, when people take a chance they are risking the possibility of failure or misfortune. In mathematics, the word chance has a very specific meaning - it refers to the possibility of the occurrence of a certain event. Take that leap of faith and do something big. Overcome your fears and do something adventurous"

Whole school

Humanities HOD & High School Food & Nutrition, ICT, Tourism and Enterprise teacher

Minimum requirements:

- Diploma in Education.
- At least 15 years teaching experience.
- IGCSE (CAIE) experience in Food & Nutrition; Enterprise and Travel & Tourism.
- At least 5 years middle management experience.
- Hockey coaching and umpiring experience & credentials.
- Tuck shop management experience.

Where to apply: johan.m@rootsgymnasium.school
CLOSING DATE 26 APRIL 2024

30 is the beginning of something BEAUTIFUL!
 Here's to the next decade of dreams and adventures.
 Life begins at 30!!

The rest was just practice...

HAPPY BIRTHDAY ANOESCA!

We LOVE you!
 Your Marketing Maaitjes

Market Watch**Kleinadvertensies • Classifieds**

SPERTYE: 13:00 TWEERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

Geen advertensies sal telefonies aanvaar word nie.

TEL: 061*297 2175 FAX: 061*239 638
EMAIL: classifieds@synergi.com.na
No advertisements will be accepted telephonically.

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005 Kennisgewings	005 Notices
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008 Betrekkings gevra	008 Employment Wanted
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016 Te huur	016 To Let
017 Kommerseel te huur	017 Commercial Wanted to Let
018 Kommerseel te huur	018 Commercial to Let
019 Kommerseel te koop	019 Commercial Property to Buy
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008 Betrekkings gevra Employment Wanted

JOSEPHINA (52) is op soek na 'n kinder- of bejaardervernorsingswerk of inslaap-huiswerk vir 3 of 5 dae. Skakel: 081-2379142. DM0202400415479

009 Vakatures Vacancies

VACANCY for a subject teacher Grade 7-9:
 - Biology, Chemistry/Physics, Mathematics, Machine Shop Engineering.
 Only short-listed candidates will be contacted for an interview. Please find details on our homepage: <https://www.dsvo.org/infoschule/stellenangebote>. Closing date 10 May 2024. DM0202400415487

AMITOFO CARE CENTRE/Yuan Ju Private School, an international NGO in Okahandja.

- Experienced and compassionate caregivers for our learners from pre-primary to Grade 8 in our hostel.

- Possesses strong problem-solving abilities;

- Takes initiative in the workplace;

- Is open to learning new skills;

- Maintains a positive attitude

- Grade 12 (NSSCO) Certificate or above

- 2+ years of care work experience in hostels or related organizations (preferred)

- Computer literacy (preferred)

- Diploma in Early Childhood Development or Care-giving (preferred)

- Experienced night time guards

- Maintains a positive attitude

- Alertness and the ability to detect suspicious behaviour quickly

- Handyman

- Maintenance experience

- Hard working and team-work spirit (Welding experience preferred)

- Driver

- 2+ years of driving experience

- Strong knowledge of traffic laws

- Maintenance knowledge

For those interested in the post, please send the following documents to: info@namibia-amitofocarecenter.org;

Cover letter, CV, and the names and contact details for two references. Your references will be contacted at a later stage of recruitment.

Closing date: 12 May 2024. DM0202400415472

Commercial Pilot Wanted:**Requirements:**

- Minimum 4000hrs TT
- C208 Rating and 2000hrs on type
- Minimum 2 years' experience in Bush Pilot environment
- Fluency in Italian, French, Spanish & English (not just one but all)
- General Knowledge of Namibia
- Namibian Citizen

ONLY CANDIDATES ADHERING TO REQUIREMENTS WILL BE SHORTLISTED FOR INTERVIEWS

We offer a good working environment, salary, and benefits according to your qualifications.

Send a letter of introduction, copy of Pilot license and last page of logbook to tours@profilenamibia.com

Closing date
5 May 2024

010 Spesiale dienste Services

ECONOMIX RENOVATIONS CC: For all your building, renovations, painting, tiling, roof sealing, plumbing, welding and many more. Contact Winnie 081-4222103 or 061-213597. E-mail: economixreno@way.na DM0202400415082

028 Huise te koop Residential Prop. for Sale

DORADOPARK: Spacious, neat 3 bedrooms (BIC) house, 2 bathroom, kitchen, 2x lounge, dining, 2x outside flats (income NS8 000), garage, walled-in, for 1.8 million.
DORADOPARK: Spacious, neat, 6 bedrooms (BIC) double storey house, 5 bathrooms, kitchen, 2x lounges, dining, entertainment area, walled-in, interlocked, garage for 2.6 million all-inclusive. Call Hilary 081 350 0256. DM0202400415477

035 Regskennisgewings Legal Notices

REZONING NOTICE Take notice that INORA TOWN AND REGIONAL PLANNERS on behalf of the owner of Erf 1019, Keetmanshoop Extension 2 intends applying to the Municipality of Keetmanshoop and the Urban and Regional Planning Board for the following:
 - REZONING OF ERF 1019, KEETMANSHOOP EXTENSION 2 FROM 'RESIDENTIAL' I WITH A DENSITY OF 1:900 M² TO 'RESIDENTIAL III' WITH A DENSITY OF 1:250 M² AND
 - CONSENT TO PROCEED WITH THE DEVELOPMENT WHILE THE REZONING IS BEING PROCESSED

Erf 1019 is situated in the Keetmanshoop Extension 2. The erf is currently vacant and measures approximately 2160 m² in extent. The new zoning of 'Residential III' will allow the owner to construct dwelling units for rental on the erf. In line with the Keetmanshoop Zoning Scheme, sufficient on-site parking will be provided for the proposed development.

Further take notice that - For more inquiries regarding the rezoning, the locality map of the Erf 1019 for inspection on the notice board at the Keetmanshoop Municipality.

Any person objecting to the proposed application as set out above may lodge such objection together with grounds thereof in writing, with the Keetmanshoop Municipality and with the applicant (NTRP), within 21 days after the publication of this notice, which is schedule to end on 30 May 2024.

For more information and queries, kindly contact:
 INORA TOWN AND REGIONAL PLANNERS
 30, Aschenborn, Pionierspark, Windhoek, Namibia
 P.O. Box 6945, Aussannplatz, Namibia
 Tel: +264 61 402 949
 Fax: 264 61 88 614 373
 Cell: +264 85-1402455 / 81 140 2455

Email: noratr@gmail.com
 Keetmanshoop Municipality
 Hample Plichta Avenue
 Private Bag 2125, Keetmanshoop
 Contact person: Gregorius Andries

Town Planner Officer
 Cell: 081 733 6536/085 377 3365
 Email: gandries@gmail.com DM0202400415394

Market Watch

OM TE ADVERTIEER SKAKEL:

Kleinadvertensies T: 061-297 2175

035 Regskennisgewings Legal Notices

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

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

1. Name and postal address of applicant: B2 GOLD NAMIBIA PROPERTY (PTY) LTD TRUST, P.O. BOX 80363, WINDHOEK

2. Name of business or proposed business to which application relates: OTJIKOTO EDUCATION CENTRE

3. Address/location of premises to which application relates: B2 GOLD NAMIBIA FARM OTJIKOTO, OTJIWARONGO

4. Nature and details of application: APPLICATION FOR THE GRANT OF A SPECIAL LIQUOR LICENSE: HOURS OF TRADE: MONDAYS TO SATURDAYS: 10H00 UNTIL 24H00; SUNDAYS: 10H00 UNTIL 24H00

5. Clerk of the court with whom application will be lodged: OTJIWARONGO

6. Date on which application will be lodged: 13 MAY 2024

7. Date of meeting of Committee at which application will be heard: 10 JULY 2024

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

DM0202400415401

IN THE High Court of Namibia Main Division - Windhoek
 Case No: HC-MD-CIV-ACT-CON-2023/02357

In the matter between: BANK WINDHOEK LIMITED, Execution Creditor and TITUS NDASHIPANDA KAAPANGELWA, Execution Debtor

NOTICE OF SALE IN EXECUTION

Pursuant to Judgement of the above Honourable Court granted on 31st January 2024, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of Windhoek, at Erf No. 471, Otjomuise, Windhoek, Namibia on 14th of May 2024, at 12h00, of the under mentioned property.

Particulars: Erf No. 471, Otjomuise. Situated in the Municipality of Windhoek, Registration Division "K", Khomas Region

Measuring: 300 (Three Hundred) Square Metres

Held By: Deed of Transfer No. T8365/2022

Subject: to all the conditions contained therein

Improvements: Single storey dwelling consisting of 2 bedrooms (with BIC), 2 bathrooms, 1 lounge, 1 dining room, 1 kitchen, a passage.

Out Building: 1 flat/cottage (detached), 1 store room (attached) and 1 outside W.C.

TERMS 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff of the Court, Windhoek, and at the offices of the Execution Creditor's Attorneys.

DATED at WINDHOEK this 18th day of MARCH 2024.

DR. WILHELM KAUTA & HOVE-KA INC.

LEGAL PRACTITIONERS FOR THE PLAINTIFF

WKH HOUSE, 3rd Floor JAN JONKER ROAD AUSSANNPLATZ WINDHOEK

(Ref: MAT91883/lvs)

DM0202400415379

035 Regskennisgewings Legal Notices

TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL ON PORTION 19 OF THE FARM NO. 37 TO BE KNOWN AS GREEN VALLEY EXTENSION 6

Notice is hereby given that Stewart Planning - Town & Regional Planners intend to apply to the Walvis Bay Municipality and/or Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry, and Tourism for the following statutory approvals:

1. Township establishment and layout approval on Portion 19 of Farm No. 37, to be known as Green Valley Extension 6 in terms of the Urban and Regional Planning Act of 2018.

2. Minister approval of the sale of Portion 19 of Farm No. 37 from the Municipal Council of Walvis Bay to Backyard Tenants Investments CC, by private transaction, in terms of the Local Authorities Act of 1992, as amended.

3. Minister exemption to create erf sizes less than 300m² in terms of the National Housing Policy of 2009.

4. Application for an Environmental Clearance Certificate for the proposed township on Portion 19 of Farm No. 37 in terms of the Environmental Management Act of 2007.

Backyard Tenants Investments CC aim to secure land for the servicing of even for its community-saving scheme members. To meet this objective, they have applied to purchase Portion 19 of Farm No. 37 (Green Valley) from the Municipal Council of Walvis Bay to establish a new residential township for its members.

Portion 19 is a 464,754m² surveyed but unserviced portion of land situated about 10 km east of Walvis Bay and 2500 metres west of the D1983 Road, at coordinates: 23°00'228" 14°57'395". The land is currently zoned "Undetermined" and has been earmarked to become a future township extension that will form part of the new Green Valley Township.

To support the applicant and members of the community-serving schemes, the Council intends to sell Portion 19 at a purchase price of N\$5/m² or N\$2,323,770-00 plus a 10% landscaping fee of N\$23,277-00. The Council has granted conditional approval to the sale and proposed township development which are subject to public consultation and statutory approvals as listed above. The particulars of the sale of land are as follows:

Description: Portion 19 (a portion of Portion 3) of the Farm No. 37. Area: 464,754 m² (or 46,4754 hectares)

Zoning: Undetermined (N\$5/m²)

All even not zoned "Single Residential" will revert to the Council which will be reimbursed to the applicant at the actual development cost.

Take note that - (a) the planning application, township layout plan, and full particulars of the sale are open for inspection during normal office hours by interested and/or affected parties at Room 101 of the Town Planning Section of the Walvis Bay Municipality, Civic Centre and Room 29 at the Kuisebmond Municipal Offices. An electronic copy can also be requested from Mr J Otto: otto@sp.com.na

(b) interested and/or affected parties are encouraged to register with Stewart Planning and to submit their written comments, representations, input and/or objections to the planning, sale, and/or environmental application.

(c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections to the planning, sale, and/or environmental application.

Stewart Planning - Town & Regional Planners
 PO Box 2095 Walvis Bay
otto@sp.com.na
 +264 64 280 773
 +264 85 754 4740

DM0202400415380

035 Regskennisgewings Legal Notices

IN THE High Court of Namibia Case No: HC-MD-CIV-ACT-CON-2022/03099

In the matter between: ROAD FUND ADMINISTRATION, Execution Creditor and SIMASIKU KENNEDY SIMASIKU, Execution Debtor

NOTICE OF SALE IN EXECUTION

In execution of an order handed down by the above Honourable Court on the 09th of DECEMBER 2022 in the above mentioned case, a judicial sale by public auction of the following will be held by the Deputy Sheriff of KATIMA MULILO on the 15th of MAY 2024 at 12H00 in front of Katima Mulilo Magistrate Court, Republic of Namibia.

List of Goods to be sold: 1x Russell Hobbs Microwave, 1x 4-plate Defy Stove, 1x Russell Hobbs Fridge, 1x 5-seat Lounge Suite, 1x Samsung flat screen TV, 1x TV Stand / Cabinet, 1x DStv Explorer Model 2A, 1x Camping Chair, 1x King Koil Double Bed.

CONDITIONS OF SALE: 1. "Voetstoots" - cash to the highest bidder.

Dated at Windhoek on this the day of April 2024.

KOEP & PARTNERS
 LEGAL PRACTITIONERS FOR EXECUTION CREDITOR

33 SCHANZEN ROAD WINDHOEK (OA/79905/MAT-9132)

DM0202400415481

IN THE High Court for the District of Windhoek Held At Windhoek

Case No: HC-MD-CIV-ACT-CON-2023/01106

In the matter between: NEBANA NAMIBIA LTD, Plaintiff and TULIKI KANDALI SHILONGO, Defendant

NOTICE OF SALE IN EXECUTION IN EXECUTION OF COURT ORDER OF HIGH COURT FOR THE DISTRICT OF WINDHOEK, given on the 21st of April 2023 in the above mentioned case, a judicial sale by public auction will be held on the 14th of MAY 2024 at 10:00 at Erf No. 1009, Extension 2, Oshakati, Republic of Namibia, the following Immovable Property:

Certain: Erf No. 1009 OSHAKATI (EXTENSION NO.2)

Situated in the town of Oshakati, Registration Division "A", Oshana Region

Measuring: 2245 (TWO TWO FOUR FIVE) SQUARE METERS

Held By: DEED OF TRANSFER ST. 3583/2019

SUBJECT TO ALL THE CONDITIONS CONTAINED THEREIN

PROPERTY CONSISTS OF THE FOLLOWING: Veranda, Lounge, Kitchen, Dining room, Family room, Study, 3xbedrooms, Bathroom en-suite, shower, basin, toilet, 2xtoilet.

OTHERS: 2x Garages, Car port, Veranda, Boundary walls and Electric fence.

CONDITIONS OF SALE: The complete conditions of sale may be inspected at the office of the Deputy Sheriff, Rehoboth (Tel: 081 129 3661) and at the Plaintiff's Attorneys office at the undermentioned address.

The property will be sold "voetstoots"

The Purchaser shall pay a deposit of 10% (TEN PERCENT) of the purchase price INCASH ON THE DAY OF SALE; the balance against transfer to be secured by a bank or building society guarantee.

Payment shall be made in Cash or Electronic Fund Transfer (EFT) to be done on the day of auction. If EFT is done prior to payment shall be provided to the Deputy Sheriff.

DATED AT WINDHOEK THIS DAY OF MARCH 2024

ANGULACO INCORPORATED Legal Practitioner for Plaintiff

OTLO@sp.com.na +264 64 280 773 +264 85 754 4740

DM0202400415380

DM0202400415495



If you're like most people, you're utterly sick of the complete lack of honesty that exists in the world today. Whether it's companies using misleading language on their products (Blueberry Muffins, contain no blueberries) or politicians being incapable of telling the whole truth of a situation, our lives are utterly inundated with a world of people and companies trying to sell us a line. Honesty Day exists to encourage people from every walk of life, and especially those in charge, to try being honest with their constituents and customers.



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2095
Tel: (064) 280 770
Email: otto@sp.com.na

Reference: Ptn19

29 April 2024

**Chief Executive Officer
Erongo RED Head Office
91 Hage Geingob Avenue
Walvis Bay**

Per mail: PO Box 2925
Walvis Bay
13013
Namibia

Per email: hmbango@erongored.com.na

REQUEST FOR INPUT ON TOWNSHIP LAYOUT FOR PORTION 19 OF FARM 37 (GREEN VALLEY EXTENSION 6)

Dear Helena Mbango,

Take note that Stewart Planning intends to apply to the Municipality of Walvis Bay and the Urban and Regional Planning Board for the following:

**BACKYARD TENANTS TOWNSHIP:
GREEN VALLEY EXTENSION 6: TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL
ON PORTION 19 OF FARM 37, SALE OF PORTION 19 OF FARM 37, MINISTER
EXEMPTION TO CREATE ERF SIZES LESS THAN 300 SQM, AND ENVIRONMENTAL
CLEARANCE CERTIFICATE.**

Attached to this letter is the Planning Application dated 17 April 2024 and the township layout in A3 size for your careful review.

Note that four portions have been created that will be transferred to Erongo RED by the township developer. The portion number, size, and zoning of each portion is summarised in Table 1 below:

Table 1: Proposed portions to be allocated to Erongo RED.

Portion Number	Size	Area	Proposed Zoning
Portion 727	10 x 12 m	120 m ²	Utility Services
Portion 728	10 x 12 m	120 m ²	Utility Services
Portion 729	12.01 x 18.89 m	214.4 m ²	Utility Services
Portion 730	16 x 20.93 m	298.80 m ²	Utility Services

Each portion is meant for the development of substations and associated electrical infrastructure for the proposed township. All portions will have direct access to a street and will service a township that comprises a total of 751 land portions (188 portions per

substation) or a total of 1266 dwelling units (316.5 dwelling units per substation). The substation portions are equally distributed in the layout so that each urban area is covered more or less.

It is recommended that no substation should be developed on any erf zoned Single Residential, Public Open Space or Street.

Will your office carefully review the township layout and provide our office with feedback on the following:

1. Is the proposed location of the four portions of the township acceptable? If not, could you indicate on the township layout where the portions should be relocated to?
2. Is there a sufficient number of substation portions provided? If not, could you indicate on the township layout where additional portions must be created?
3. Is the size of the proposed portions sufficient in size? If not, will you recommend what size is required?

We hope to receive your written feedback before or on **Thursday, 23 May 2024.**

Yours sincerely,



Johann Otto
Town Planner



Tel: +264 64 280 773 | Email: otto@sp.com.na

Stewart Planning
PO Box 2095 Walvis Bay
otto@sp.com.na
+264 64 280 773
+264 85 754 4740

ANNEXURE B

Local Authority Sale Approval



Municipality of Walvis Bay

Civic Centre • Nangolo Mbumba Drive • Private Bag 5017 • Walvis Bay • Namibia
Phone +264 (0)64 201 3111 • Fax +264 (0)64 204 528 • www.walvisbaycc.org.na

The Chairperson
Backyard Tenants Investments CC
Walvis Bay
NAMIBIA

Enquiries	Jack R Manale
Phone	+264 (0)64 201 3232
E-mail	jmanale@walvisbaycc.org.na
Date	03 April 2024

backyardtenants@yahoo.com

Dear Mr Kandonga

Subject: Application to purchase Portion 19 of Farm 37 Walvis Bay: Walvis Bay
Backyard Tenants Group
Ref. No. Farm 37

I am pleased to inform you that Council, at its Ordinary Council Meeting held on 26 March 2024, resolved under item 11.9, inter alia, as follows:

- (1) "That $\pm 464,754 \text{ m}^2$ of unserviced/unsurveyed Portion 19 of Farm 37, be sold by private transaction to Backyard Tenants Investment CC (the applicant), at N\$5.00/m².
- (2) That all erven not zoned single residential erven revert back to Council.
- (3) That the applicant be reimbursed for these erven to revert back to Council based on actual development cost, to be verified by the General Manager: Roads and Building Control.
- (4) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (5) That, in terms of Section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, and Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018), the approval of the Minister of Urban and Rural Development be obtained.
- (6) That the applicant submits the necessary Environmental Impact Assessment Study (EIAS) and Environmental Clearance Certificate, in terms of Section 56 of the Environmental Management Act, Act 7 of 2007, from the Ministry of Environment, Forestry and Tourism, Directorate: Environment Affairs, for the development of Portion 4 of Remainder Farm 37.
- (7) That after all approvals have been obtained, the agreement of sale be signed and a 10% deposit of the purchase price be paid on the date of sale, and the balance be paid within 36 months from the date of sale as per the Sale/ Lease of Land Policy of Council.



- (8) That, the applicant pays 10% of the purchase price towards the landscaping fund at the date of sale.
- (9) That the applicant contributes to the actual cost of the provision of bulk services, where the Department Roads and Building Control determines the exact contribution when final designs of bulk services are approved.
- (10) That the applicant, at own cost, do all and/or or any required ground works, provides all outstanding services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electrical reticulation, tarred roads and that such services be donated to Council, free of charge.
- (11) That electrical requirements/services and/or any other information in this regard, be taken up with ERONGO RED.
- (12) That the applicant shall commence with development within twenty- four (24) months from the date of transfer in the Deeds Office, and that such development be completed within thirty-six (36) months from such date of transfer; failing to comply would result in the undeveloped erf/erven to revert back to Council at the cost of the applicant.
- (13) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (14) That the applicant enters into a development agreement with the Council whereby the above requirements are captured".

Seeing that the land is to be sold by private transaction, section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended, requires that a notice be published in at least two newspapers circulating in Walvis Bay on one occasion in a week for two consecutive weeks.

MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended, that the Council of the Municipality of Walvis Bay intends to sell by private transaction Portion 19 of Farm 37 to Backyard Tenants Investment CC.

<u>DESCRIPTION</u>	<u>AREA</u>	<u>PURCHASE PRICE</u>
Portion 19 of Farm 37	±464,754m ²	N\$2,323,770.00

Full particulars pertaining to the sale will lie for inspection by interested persons until ***Tuesday, 23 April 2024** at room 29, Municipal Offices, Kuisebmond. For more information Mrs S Satchipia can be contacted at telephone (064) 2013232 during office hours.

Written objections, duly motivated, to the intended transaction must be received by the undersigned before or at 12:00 ***Friday, 26 April 2024**.

P VAN NIEKERK
ACTING GENERAL MANAGER:
COMMUNITY & ECONOMIC DEVELOPMENT

Municipal Offices
Civic Centre
Nangolo Mbumba Drive
Private Bag 5017
WALVIS BAY

Fax: (064) 209714

*** EXAMPLE**



[For example publication in newspapers A and B on Friday 05 April 2024 and again on Friday 12 April 2024]

Full particulars pertaining to the sale will lie for inspection at our offices for a period of not less than seven (7) days (Saturdays and Sundays excluded) after the last date of the second publication.

[For example until Tuesday 23 April 2024]

Interested persons are called upon to lodge any objections to such sale with the Municipality in writing within a period of not less than ten (10) days after the last date of the second publication.

[For example before or at 12:00 Friday 26 April 2024]

An example of the notice to be published is attached for your convenience. You must arrange the notices and copies of the publications thereof must be furnished to this office. It is of the utmost importance that you bring to the attention of the relevant newspapers to send their accounts to you for settlement and not to the Municipality of Walvis Bay.

You are requested to acknowledge receipt and accept the conditions of this letter within fourteen (14) days from date thereof.

Should you require further information or clarity in this matter please feel free to contact Mrs S Satchipia at telephone 064 - 2013294 during office hours.

Yours faithfully



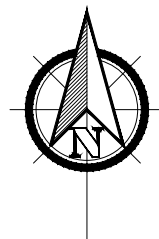
John Esterhuizen
Acting Chief Executive Officer



ANNEXURE C

Township layout plan

SCALE: 1:200,000



Pelican Bay

Atlantic Ocean

Kulsebmond

Walvis Bay

Narraville

Lagoon

Meersig

Salt Works

Farm 39

Farm 58

Dune 7

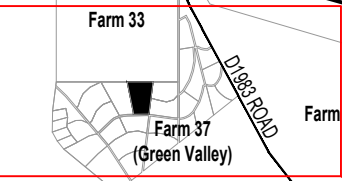
Walvis Bay Airport

Farm 33

Farm 37
(Green Valley)

Farm 38

Farm 29



BACK ROAD

C14 ROAD

D1983 ROAD

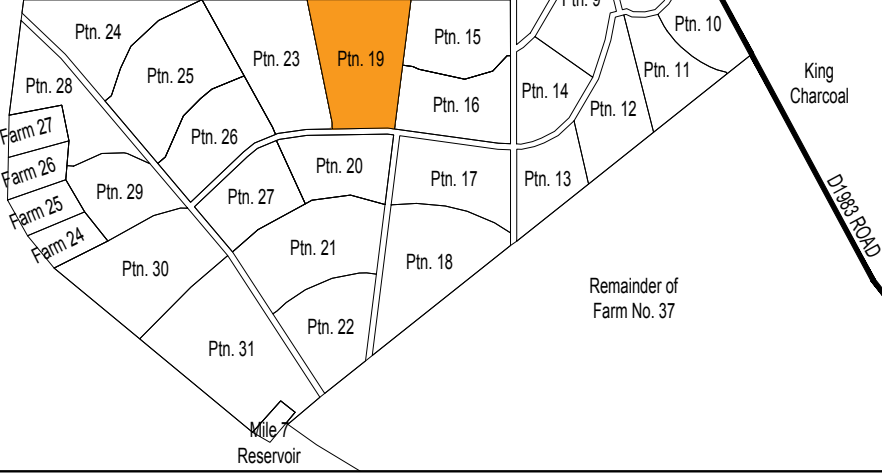
INSET SCALE: 1:50,000

Farm No. 33

Remainder of
Farm No. 38

King
Charcoal

State Land



DWG NO:	PTN19/LP
DATE:	14 MAR 2025
SCALE:	AS SHOWN
DRAWN:	JN OTTO

TITLE:		
LOCALITY PLAN:		
Portion 19 (a portion of Portion 3) of Farm No. 37		
Version: V1	TEL: 064 280 773	otto@sp.com.na



STEWART PLANNING
TOWN & REGIONAL PLANNERS

PORTION 19 TOWNSHIP LAYOUT



Farm No. 33

Portion 23 of
Farm No. 37

Boundary of
Portion 19 of
Farm No. 37



TABLE 1: PORTION 19: ZONING SCHEDULE

ZONING	NO. OF ERVEN	TOTAL AREA	% OF TOTAL AREA
Single Residential	680	17.3363 ha	37.30 %
General Residential 1	9	2.9196 ha	6.28 %
Institutional	3	3.8931 ha	8.38 %
General Business	28	1.0885 ha	2.34 %
Municipal Purpose	0	0.0000 ha	0.00 %
Utility Services	4	0.0753 ha	0.16 %
Public Open Space	19	3.7362 ha	8.04 %
Distributor road	1	2.7330 ha	5.88 %
Internal streets	Remainder	14.6934 ha	31.62 %
TOTAL	744 & Rem.	46.4754 ha	100.00 %

EXPLANATORY NOTES:

- All Single Residential: Density Zone = 1:200m²
- All General Residential 1: Density Zone = 1:100m² (±290 DU)
- All General Business: Bulk Factor = 2.0 (±136 DU)
- Total area of Portion 19: 464 754m² or 46.4754 ha
- Total length of streets: ±10.30 km
- POS provision: 3.7362 ha or 8.04%
- Client: Backyard Tenants Housing Federation (21/2024/1598)
- Consulting town planner: Stewart Town Planning CC (CC/2020/00365)
- Layout design: Johann Otto (B.Art et Sc. TRP - NWU)
- Input from: Melissa Kroon (B.Art et Sc. TRP - NWU)
Queen E. Kuveza (M. TRP - UP)
Mbeujama Zauana (B.Tech. TRP - UJ)
Durith Tjarokua
Jamie-Lee Lawrence
- All measurements and sizes are approximate.
- No Single Residential erf shall be smaller than 200m² in size.
- Distributor roads are 40 metres wide.
- Collector roads are 20-25 metres wide.
- Internal access streets are 15 metres wide.
- All splays are 5 metres.
- No contour lines are shown.
- All internal utility services to be designed and installed at the cost of the township owner to the satisfaction of Erongo RED and the Local Authority.
- Layout subject to approval by the Local Authority and Urban and Regional Planning Board in terms of the Urban and Regional Planning Act (Act No.5 of 2018).

ZONE

- Single Residential
- General Residential 1
- Institutional
- General Business
- Municipal Purpose
- Utility Services
- Public Open Space
- Street

NUMBERING

Portions 1 - 680
Portions 681 - 689
Portions 690 - 692
Portions 693 - 720
None
Portions 721 - 724
Portions 725 - 743
Portion 744 & Rem. Portion 19

DWG NO:	PTN19/TE
DATE:	09 JUL 2025
SCALE:	1:5000
DRAWN:	JN OTTO

TITLE:

GREEN VALLEY EXTENSION X: TOWNSHIP LAYOUT

PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 19 (A PORTION OF PORTION 3) OF THE FARM NO. 37
COMPRISING OF ±744 ERVEN AND THE REMAINDER (STREETS) TO BE KNOWN AS GREEN VALLEY EXTENSION X.

PAPER SIZE: A3 (420 x 297mm)

CONSULTANT: STEWART PLANNING

VERSION CONTROL: V9

CLIENT: BACKYARD TENANTS GROUP

Stewart Town Planning CC
First Floor 122 On Main
122 Sam Nujoma Avenue +264 64 280 770
PO Box 2095 bruce@sp.com.na
Walvis Bay otto@sp.com.na
melissa@sp.com.na
mario@sp.com.na

