

Ref: L/Farm Gobabis /T&TLS No. 114

11 November 2025

Enq: R. Khiba

The Chief Executive Officer
Gobabis Municipality
No.35 Church Street
P.O.Box 33
Gobabis

Dear Sir/Madam

**SUBDIVISION OF THE REMAINDER OF FARM GOBABIS TOWNLANDS NO. 114
INTO PORTION 181 AND THE REMAINDER, SUBSEQUENT REZONING OF
PORTION 181 OF THE REMAINDER OF FARM GOBABIS TOWNLANDS NO. 114,
FROM ‘UNDETERMINED’ TO “INSTITUTIONAL” AND CONSENT TO
CONSTRUCT A SECONDARY SCHOOL WHILE THE REZONING IS BEING
PROCESSED**

1. INTRODUCTION

Ritta Khiba Planning Consultants cc has been appointed by the Omaheke Regional Council who applied to the Gobabis Municipality to purchase a portion of the Remainder of the Farm Gobabis Townlands No.114. The application to purchase the portion was approved and is subject to the subdivision and rezoning statutory processes.

The subdivision is to create Portion 181 of the Remainder of the Farm Gobabis Townlands No. 114 and subsequent rezoning of Portion 181 from “undetermined” to institutional for purposes of constructing a secondary school in Epako.

The subdivision of the Remainder of the Farm Gobabis Townlands No. 114 into Portion 181 and the Remainder is in accordance with Section 105 (i) and (e) of the Urban and Regional Planning Act, Act No. 5 of 2018.

The following legal procedures are described in full in the application:

- Subdivision of the Remainder of the Farm Gobabis Townlands No.114 into Portion 181 and the Remainder.
- Rezoning of Portion, 181 Gobabis from ‘Undetermined’ to ‘Institutional’.

2. PROPERTY DESCRIPTION

The Remainder of the Farm Gobabis Townlands No.114 measures approximately 40 000m² in extent. According to the Gobabis Municipality Town Planning Scheme the property is currently zoned as ‘Undetermined.’

3. LOCALITY

The Remainder of Farm Gobabis Townlands No.114 is a large tract of land situated within the municipal boundaries of Gobabis. The farm lies along the Trans-Kalahari Corridor, a strategic transport route connecting Namibia to Botswana and South Africa, making it a key area for urban expansion and infrastructure development.

3.1. TOPOGRAPHY

The area is generally flat with semi-arid vegetation, typical of the Omaheke Region, and suitable for construction and urban services.

3.2 CURRENT ZONING

According to the Gobabis Municipality the Remainder of the Farm Gobabis Townlands No. 114 is zoned ‘Undetermined.’ North of the Remainder of the Farm Gobabis Townlands No. 114 includes the municipal cemetery while the east and southern part is bordered by open land, suitable for future development with the west connected well to existing residential and commercial zones within Gobabis.

3.3 Erf Size

The Remainder of the Farm Gobabis Townlands No. 114, measures approximately 40 000 m² in extent.

3.4 Existing Land Use of Property

The Remainder of the Farm Gobabis Townlands No. 114, is currently vacant.

3.5 Access

The Remainder of the Farm Gobabis Townlands No. 114 is accessible via established municipal roads and street network, including Green Street from where Portion 181 of the Remainder of the Farm Gobabis Townlands No. 114 is obtaining access and other internal routes, with proximity to the Gobabis town center

3.7 Existing Infrastructure

The Remainder of the Farm Gobabis Townlands No. 114, Gobabis is fully serviced and is connected to the municipal reticulation system of the Municipality of Gobabis.

4. DEVELOPMENT PROPOSAL

4.1 Intended development

The intention of the Municipality of Gobabis is to sell a portion of the Remainder of the Farm Gobabis Townlands No.114 to the Omaheke Regional Council. Subsequent to that the sales condition to the applicant is to subdivide the Remainder of the Farm Gobabis Townlands No.114. into Portion 181 as indicated on the plan attached and the rezoning of Portion 181 from ‘Undetermined’ to ‘Institutional’ for purposes of the construction of a Secondary School. The Remainder of Farm Gobabis Townlands No.114 has historically been subdivided into various portions for township establishment, institutional use, and public infrastructure. It forms part of the Gobabis Townlands earmarked for structured urban growth under the Gobabis Spatial development objectives. This location is ideal for institutional development, including educational facilities, due to its proximity to existing services and its integration into the broader urban framework of Gobabis as well as where the Gobabis population growth is absorbed within the urban fabric.

4.2 Future access and parking provision

The Remainder and Portion 181 of the Farm Gobabis Townlands No.114, Gobabis will gain access from the existing street. The number of vehicles for which parking will be provided on-the school site will be in accordance to the requirements of the Gobabis Town Planning Scheme.

4.3 Future Infrastructure

The existing services are expected to be adequate to accommodate the proposed development. Any additional sewer, water or electricity requirements or cost arising from the submission of this application will be borne by the applicant. All other storm water conditions, if any, will be met in accordance.

5. MOTIVATION

The Municipality of Gobabis proposes the sale of 181 (2 hectares) of the Remainder of Farm Gobabis Townlands No.114 to the Omaheke Regional Council for the construction of a secondary school. This initiative aligns with both regional development priorities and national education objectives.

Gobabis, the administrative capital of the Omaheke Region, is experiencing rapid population growth, with a demographic profile dominated by youth. While this presents a strategic opportunity for long-term socio-economic development, it also places immense pressure on existing educational infrastructure. Currently, the town lacks sufficient secondary school facilities to accommodate the increasing number of learners transitioning from primary to high school. Despite over three decades of independence, the Omaheke Region has not significantly expanded its institutional capacity to serve secondary-level students. This gap has resulted in overcrowded classrooms, long travel distances for learners, and limited access to quality education—particularly for vulnerable and underserved communities.

The proposed development of a new secondary school on Portion 181 of the Remainder of Farm Gobabis Townlands No. 114 will:

- 5.1 Expand access to secondary education for Gobabis residents.
- 5.2 Support the region's long-term human capital development goals.
- 5.3 Create employment opportunities in the education sector.
- 5.4 Address the urgent need to absorb the growing youth population into formal schooling.
- 5.5 Contribute to the broader national agenda of improving educational infrastructure and outcomes.

Given the strategic location, size, and suitability of Portion 181 of the Remainder of Farm Gobabis Townlands No. 114, Gobabis, its sale and transfer to the Omaheke Regional Council

represents a timely and necessary investment in the future of the region's youth. The Municipality of Gobabis fully supports this initiative and recognizes its transformative potential for the community for classrooms, administration block, sports facilities, sanitation, and access roads within the school.

6. PUBLIC CONSULTATION AND OBJECTION

In accordance with Sections 99 and 107 of the Urban and Regional Planning Act, Act No. 5 of 2018, the Municipality of Gobabis has initiated a comprehensive public participation process to ensure transparency and community involvement in the proposed sale of Portion 181 of the Remainder of Farm Gobabis Townlands No.114. The town planning procedures will be carried out and advertised through the following channels:

6.1 Government Gazette Publication: The application will be officially published in the Government Gazette once formal notification is received from the Municipality of Gobabis.

6.2 Newspaper Notices: Public notices will be submitted to The Sun and Republikein newspapers for publication, pending instruction from the Municipality. These notices will inform the public of the proposed development and invite feedback.

6.3 Municipal Notice Boards and On-Site Display: Notices will be prominently displayed on the Gobabis Municipality Notice Board and at the proposed site (images to be inserted below). The public will have a period of 14 days from the date of the final publication to submit comments or objections to the Municipality of Gobabis.

6.4 Adjacent Property Owners: Individual notices have been served to owners of adjacent erven. These stakeholders have been invited to submit their responses directly to the Municipality of Gobabis for consideration.

This multi-channel approach ensures that all affected parties and interested members of the public are adequately informed and given a fair opportunity to participate in the decision-making process. The Municipality of Gobabis, being the owner of the Remainder of the Farm Gobabis Townlands No. 114, remains committed to upholding the principles of inclusive urban planning and welcomes constructive input from the community. The public participation will be carried out and is in line with the requirements of Sections 99 or 107 of the Urban and Regional Planning Act, Act No, 5 of 2018 (the Act).

7. TRAFFIC ANALYSIS

The Remainder of Farm Gobabis Townlands No.114 is situated along an existing municipal street within Gobabis. The proposed subdivision and transfer of Portion 181 (2 hectares) to the Omaheke Regional Council for the development of a secondary school will not generate additional traffic beyond current levels. School children to utilise the school will be from within Epako and are likely to walk to school.

Access to Portion 181 of the Remainder of Farm Gobabis Townlands No.114 will be maintained via the existing street network, with no modifications required to accommodate the proposed development. The current road infrastructure is deemed sufficient to support the anticipated traffic flow associated with the school, which aligns with the area's zoning and land use planning. As such, the subdivision is not expected to have any adverse impact on traffic volumes, circulation patterns, or road safety in the surrounding area.

8. ENVIRONMENTAL IMPACT

The proposed subdivision and rezoning of Portion 181 of the Remainder of Farm Gobabis Townlands No.114 is spatially well-considered and will not negatively affect the character or integrity of the surrounding area. The site is bordered by a cemetery to the north and expansive open land to the east and south, ensuring that the development remains unobtrusive and compatible with its environment. The proposed planned physical development of a secondary school on the proposed Portion 181 of the Farm Gobabis Townlands No. 114, will have minimal impact on adjacent properties, as the location provides natural buffers and sufficient separation from residential or sensitive land uses. The institutional nature of the proposed erf aligns with the broader spatial planning objectives of the Municipality of Gobabis. To further support the development, an Environmental Impact Assessment (EIA) will be carried out. This process will ensure that all environmental considerations are addressed in accordance with national regulations and best practices. The EIA complements the ongoing town planning and cadastral procedures, reinforcing the responsible and sustainable creation of an institutional erf dedicated to educational infrastructure.

9. MUNICIPAL SERVICES

The erf is connected to the existing municipal service network. Any additional services required such as sewer, water, electricity will be extended from the existing municipal network on the account of the owner.

10. REGISTERED CONDITIONS

The current registered standard conditions against the created Portion 181 of the Remainder of Farm Gobabis Townlands No.114 should be cancelled and that the standard conditions as per the Gobabis Zoning Scheme be registered against the newly created Portion 181 of the Remainder of Farm Gobabis Townlands No. 114.

11. APPLICATION

In light of the above, an application is hereby submitted to the Municipality of Gobabis for the following:

- Subdivision of the Remainder of Farm Gobabis Townlands No.114 into Portion 181 and the Remainder; and
- Rezoning of Portion, 181 of the Remainder of Farm Gobabis Townlands No.114 from ‘Undetermined’ to ‘Institutional’.
- Consent to construct a Secondary School while the rezoning is being processed.

We trust that this application will receive your favorable consideration. Should you require any further information or wish to discuss the proposal in more detail, please do not hesitate to contact this office at 061-225 062 or 081 578 8154.

Once Council recommends the application, it is necessary that the following documents form part of the approval to the Ministry of Urban and Regional Development:

1. Council Cover Letter.
2. Signed Council Agenda and Minutes.

3. Council Resolution.
4. Power of Attorney.
5. Date Stamped Locality Plan and Subdivisional Plan.
6. Date Stamped current zoning and future zoning Plan.
7. Title Deed as proof of ownership for Gobabis Municipality.

Yours sincerely,



RITTA KHIBA

PRINCIPAL MEMBER



REPUBLIC OF NAMIBIA

Omaheke Regional Council

DIRECTORATE OF EDUCATION, INNOVATION, YOUTH,
SPORTS, ARTS AND CULTURE

SPECIAL POWER OF ATTORNEY

I, the undersigned *Ms. Constance D. Wientjens* in my capacity as the **Director of the Directorate of Education, Innovation, Youth, Sports, Arts & Culture**, do hereby nominate constitute and appoint,

Ritta Khiba Planning Consultants cc
P.O. Box 22543,
Windhoek

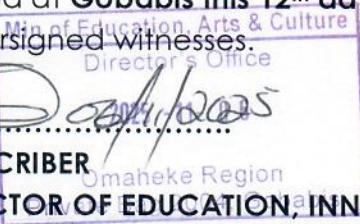
with power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Gobabis Municipal Council, Ministry of Urban and Rural Development and Urban and Regional Planning Board for the:

- **SUBDIVISION OF THE REMAINDER OF FARM GOBABIS TOWNLANDS NO. 114 INTO PORTION 181 AND THE REMAINDER,**
- **REZONING OF PORTION 181 OF THE REMAIDER OF FARM GOBABIS TOWNLANDS NO. 114 FROM UNDETERMINED TO INSTITUTIONAL AND CONSENT TO CONSTRUCT A SECONDARY SCHOOL WHILE THE PROCESSED IS ONGOING**
- **APPLICATION TO CARRY OUT AN ENVIRONMENTAL IMPACT ASSESSMENT ON PORTION 181 OF THE REMAINDER OF FARM GOBABIS TOWNLANDS NO. 114, TO CONSTRUCT A SECONDARY SCHOOL ON PORTION 181 OF THE REMAINDER OF FARM GOBABIS IN EPAKO, OMAHEKE REGION**

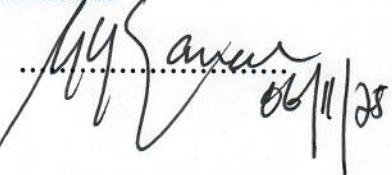
At the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite as fully

and effectually, for all intents and purposes I might or could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever my said Attorney and agent shall lawfully do, or cause to be done, by virtue of these present.

Signed at **Gobabis** this **12th** day of **November 2025** in the presence of the undersigned witnesses.


SUBSCRIBER **Omaheke Region**
DIRECTOR OF EDUCATION, INNOVATION, YOUTH, SPORTS, ARTS & CULTURE

AS WITNESSES

1.  06/11/28

2.  05/11/2025