



**OFFICE OF THE CHIEF EXECUTIVE OFFICER**

**Ref. No.** 20251977– E 1508 OTJ

**Enquiries:** Mr. Mercy-Thea Alugodhi

**16 March 2026**

Mr. G Stubenrauch  
Stubenrauch Planning Consultants  
P O Box 41404

Email: [romeo@spc.com.na](mailto:romeo@spc.com.na)

**WINDHOEK**

Dear Mr. G Stubenrauch

**SUBDIVISION OF ERF 1508, OTJIWARONGO EXTENSION 5 INTO ERF A AND  
REMAINDER**

Your letter dated 21<sup>st</sup> November 2025 has reference.

Council by Resolution No. **C11.5/05/02/2026/02<sup>nd</sup> ODCM 2026** of its meeting held on the 5<sup>th</sup> of February 2026 **resolved:**

1. To approve the subdivision of Erf 1508, Otjiwarongo Extension 5 into Erf A (approximately 1093m<sup>2</sup>) and Remainder (approximately 1377m<sup>2</sup>).
2. To subject the subdivision of Erf 1508, Otjiwarongo Extension 5 to an Endowment Fee of 7.5% of the new municipal value of Erf A/1508.
3. To approve the Permanent Closure of Erf A/1508 Otjiwarongo Extension 5 as "Public Open Space" subjected to the Environmental Clearance to be obtained from the EIA.
4. To approve the Rezoning of Erf A/1508 from "Public Open Space" to "Residential 1" with a density of 1:700.
5. Inclusion of the rezoning in the next zoning scheme to be prepared for Otjiwarongo.
6. Applicant to appoint a Registered Land Surveyor for surveying and registration of the subdivision.
7. Register the minimum building value of four times the Municipal valuation of the land, against Erf A/1508 as per Clause 25 of the Otjiwarongo Town Planning Amendment Scheme No. 15.
8. The sell of Public Open Spaces should be discouraged and application must be evaluated on a case by case basis after having considered all the applicable facts.

All Correspondences must be directed to the office of the Chief Executive Officer

9. The sale of open space is suspended, and a moratorium should be imposed.

Attached hereto is the Council Resolution. For any further enquiries in this regard please do not hesitate to contact our offices.

Yours faithfully,



**MBERIPURA HIFITIKEKO**  
**CHIEF EXECUTIVE OFFICER**

MTA/es



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His Worship, Gottlieb Shivute **Mayor** | Cllr. Julienda Kampungu **Deputy Mayor** | Cllr. Godhardt Hoko **Chairperson of MC**  
Cllr. Gideon Iiyambo **Member: Council** | Cllr. Sebeteus Guiteb **Additional Member: MC**  
Cllr. Erenst Muraranganda **Member: MC** | Cllr. Hilda Jesaja **Member: MC** | Mr. Mberipura Hifitikeko (CEO, Ex-Officio)