



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$15.20

WINDHOEK -15 April 2024

No. 8346

CONTENTS

Page

GOVERNMENT NOTICES

No. 50	Assignment of power to Rundu Town Council to establish traffic service: Local Authorities Act, 1992 ..	2
No. 51	Notice to investigate whether to recommend that all or part of land reclamation for mining services at sea be designated as essential services: Labour Act, 2007	2
No. 52	Invitation for nomination of persons for appointment as members of National Housing Advisory Committee: National Housing Development Act, 2000	3
No. 53	Declaration of continuous operations of DM Interim Management: Labour Act, 2007	4
No. 54	Declaration of continuous operations of Elevate Namibia, Kudu Biomass Group, Hochfeld: Labour Act, 2007	4
No. 55	Declaration of continuous operations of Trollope Mining Namibia (Pty) Ltd (Stockpile Reclaim Project) at Langer Heinrich Uranium Mine: Labour Act, 2007	5
No. 56	Declaration of continuous operations of TMS Industrial Mill Services Namibia (Pty) Ltd at Dundee Precious Metals: Labour Act, 2007	5
No. 57	Declaration of Nautilus Extension 3 to be an approved township: Urban and Regional Planning Act, 2018	5
No. 58	Declaration of Nautilus Extension 4 to be an approved township: Urban and Regional Planning Act, 2018	6
No. 59	Declaration of Nautilus Extension 5 to be an approved township: Urban and Regional Planning Act, 2018	7
No. 60	Declaration of Eheke Extension 2 to be an approved township: Urban and Regional Planning Act, 2018	8
No. 61	Declaration of Divundu Extension 3 to be an approved township: Urban and Regional Planning Act, 2018	10

GENERAL NOTICES

No. 158	Rezoning of Erf 215, Outjo	13
No. 159	Rezoning and consent to operate a restaurant and bar on Erf 8350 (portion of Erf Remainder 6755), Windhoek	13
No. 160	Permanent closure of Erf 682, Nkurenkuru Extension 1	14
No. 161	Karasburg Town Council: Tariffs 2023/2024	15

Government Notices

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 50

2024

ASSIGNMENT OF POWER TO RUNDU TOWN COUNCIL TO ESTABLISH TRAFFIC SERVICE: LOCAL AUTHORITIES ACT, 1992

In terms of section 30(3)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992), I assign to the Rundu Town Council the power to establish a traffic service in terms of section 30(1)(k)(x) of that Act.

E. UTONI
MINISTER OF URBAN AND
RURAL DEVELOPMENT

Windhoek, 26 March 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 51

2024

NOTICE TO INVESTIGATE WHETHER TO RECOMMEND THAT ALL OR PART OF LAND RECLAMATION FOR MINING SERVICES AT SEA BE DESIGNATED AS ESSENTIAL SERVICES: LABOUR ACT, 2007

In terms of subsection (2)(a) of section 77 of the Labour Act, 2007 (Act No. 11 of 2007) read with paragraphs (b) and (c) of that section, the Essential Services Committee –

- (a) give notice that it intend to conduct an investigation as to whether to recommend that all or part of the land reclamation for mining services at sea be designated as essential services;
- (b) invite interested parties to make written submissions concerning the services referred to in paragraph (a) by not later than 29 April 2024, to the Division: International Relations and Advice, Subdivision: Labour Advisory Council, Ministry of Labour, Industrial Relations and Employment Creation, Private Bag 19005, Windhoek, 32 Mercedes Street, Khomasdal, for attention Johannes Matsi (e-mail: John.Matsi@mol.gov.na); and
- (c) will hold a public hearing at which interested parties referred to in paragraph (b) may make oral representations on 14 May 2024 at 9h00, at the Ministerial Conference Hall, Ministry of Labour, Industrial Relations and Employment Creation, 32 Mercedes Street, Khomasdal, Windhoek.

M. KAVIHUHA
CHAIRPERSON
ESSENTIAL SERVICE COMMITTEE

Windhoek, 13 March 2024

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 52

2024

**INVITATION FOR NOMINATION OF PERSONS FOR APPOINTMENT AS MEMBERS
OF NATIONAL HOUSING ADVISORY COMMITTEE: NATIONAL HOUSING
DEVELOPMENT ACT, 2000**

In terms of subsection (2) of section 3 of the National Housing Development Act, 2000 (Act No. 28 of 2000), read with subsection (4) of that section, I –

- (a) invite the organisations, associations or groups of persons referred to in subparagraphs (i) to (vii) to nominate two persons each for appointment as members to the National Housing Advisory Committee and one person each for appointment as alternate members:
- (i) community based organisations;
 - (ii) the National Disability Council of Namibia;
 - (iii) the Government Institutions Pension Fund;
 - (iv) the Association of Regional Councils;
 - (v) the Association for Local Authorities in Namibia;
 - (vi) private sector companies involved in housing and property development, financing and management; and
 - (vii) financial institutions;
- (b) request that persons nominated as contemplated in paragraph (a) must –
- (i) meet the requirements of section 4(1) of the Act;
 - (ii) possess knowledge and experience on –
 - (aa) public sector housing policy and scheme administration;
 - (bb) private sector housing and property development, financing and management;
 - (cc) regional and local authority housing policy and scheme administration; or
 - (dd) low cost residential housing, development, financing and administration; and
 - (iii) submit a curriculum vitae detailing the knowledge and experience referred to in subparagraph (ii);
- (c) request the organisations and associations referred to in paragraph (a) to submit the nominations on or before 7 June 2024 and the nomination –
- (i) be marked “National Housing Advisory Committee” and addressed to:

The Executive Director
Ministry of Urban and Rural Development
Private Bag 13289, Windhoek

Attention: Mr. Big-Don Kondunda
 Director: Housing and Habitat Development; or

(ii) may be hand delivered to:

Ministry of Urban and Rural Development
 Room 010 or 006, Ground floor
 Government Office Park
 Windhoek

E. UUTONI
MINISTER OF URBAN AND
RURAL DEVELOPMENT

Windhoek, 26 March 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 53

2024

**DECLARATION OF CONTINUOUS OPERATIONS OF DM INTERIM MANAGEMENT:
 LABOUR ACT, 2007**

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of DM Interim Management (Pty) Ltd, to be continuous operations and permit the working of continuous shifts of not more than eight hours per day in respect of those operations, with effect from 1 December 2023 until 31 December 2025.

The obligations imposed in terms of sections 17, 19, 20, 21 and 22 of the Act continue to apply.

U. NUJOMA
MINISTER OF LABOUR, INDUSTRIAL RELATIONS
AND EMPLOYMENT CREATION

Windhoek, 15 March 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 54

2024

**DECLARATION OF CONTINUOUS OPERATIONS OF ELEVATE NAMIBIA, KUDU BIOMASS
 GROUP, HOCHFELD: LABOUR ACT, 2007**

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of Elevate Namibia at Kudu Biomass Group in Hochfeld, to be continuous operations and permit the working of continuous shifts of not more than eight hours per day in respect of those operations, with effect from 1 February 2024 until 31 January 2027.

The obligations imposed in terms of sections 17, 19, 20, 21 and 22 of the Act continue to apply.

U. NUJOMA
MINISTER OF LABOUR, INDUSTRIAL RELATIONS
AND EMPLOYMENT CREATION

Windhoek, 15 March 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 55

2024

DECLARATION OF CONTINUOUS OPERATIONS OF TROLLOPE MINING NAMIBIA (PTY) LTD (STOCKPILE RECLAIM PROJECT) AT LANGER HEINRICH URANIUM MINE: LABOUR ACT, 2007

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operation of Trollope Mining Namibia (Pty) Ltd (Stockpile Reclaim Project) at Langer Heinrich Uranium Mine to be continuous operations and permit the working of continuous shifts in respect of those operations with effect from 1 February 2024 until 31 January 2027, subject to the following conditions:

- (a) each shift must, in terms of section 15(2), not be longer than 8 hours; and
- (b) the obligations imposed in terms of section 17, 19, 20, 21 and 22 of the Act continue to apply.

U. NUJOMA
MINISTER OF LABOUR, INDUSTRIAL RELATIONS
AND EMPLOYMENT CREATION

Windhoek, 15 March 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 56

2024

DECLARATION OF CONTINUOUS OPERATIONS OF TMS INDUSTRIAL MILL SERVICES NAMIBIA (PTY) LTD AT DUNDEE PRECIOUS METALS: LABOUR ACT, 2007

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of TMS Industrial Mill Services Namibia (Pty) Ltd at Dundee Precious Metals in Tsumeb to be continuous operations and permit the working of continuous shifts of not more than eight hours per day in respect of those operations, with effect from 1 November 2023 until 31 October 2026, subject to the condition that the obligations in terms of sections 17, 19, 20, 21 and 22 of the Act continue to apply.

U. NUJOMA
MINISTER OF LABOUR, INDUSTRIAL RELATIONS
AND EMPLOYMENT CREATION

Windhoek, 1 March 2024

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 57

2024

DECLARATION OF NAUTILUS EXTENSION 3 TO BE AN APPROVED TOWNSHIP: URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 71 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I –

- (a) declare the area being the subdivision of Erf 906 Nautilus, situated in the local authority area of Lüderitz, //Kharas Region, Registration Division “N” and represented by General Plan No. N 88 (SG. No. A90/2010), to be an approved township, and
- (b) specify the conditions of approval as set out in the Schedule.

**E. UUTONI
MINISTER OF URBAN AND
RURAL DEVELOPMENT**

Windhoek, 26 March 2024

SCHEDULE

1. Name of township

The township is called Nautilus Extension 3.

2. Composition of township

The township comprises 197 erven numbered 1176 to 1372 and the remainder streets as indicated on General Plan No. N 88 (SG. No. A90/2010).

3. Reservation of erven

- (1) Erf 1185 is reserved for the State for educational purposes; and
- (2) the following erven are reserved for the local authority:
 - (a) Erf 1371 for public open space purposes; and
 - (b) Erf 1372 for street purposes.

4. Conditions of title

The following conditions must be registered in favour of the local authority against the title deeds of all erven except the erven referred to in paragraph 3:

- (a) the erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf must at all times be subject to, the provisions of the Lüderitz Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018); and
- (b) the building value of the main building, including the outbuildings, to be erected on the erf must be at least four times the prevailing valuation of the erf by the local authority.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 58

2024

**DECLARATION OF NAUTILUS EXTENSION 4 TO BE AN APPROVED TOWNSHIP:
URBAN AND REGIONAL PLANNING ACT, 2018**

In terms of section 71 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I –

- (a) declare the area being the subdivision of the Remainder of Erf 903 Nautilus, situated in the local authority area of Lüderitz, //Kharas Region, Registration Division “N” and represented by General Plan No. N 89 (SG. No. A207/2011), to be an approved township, and
- (b) specify the conditions of approval as set out in the Schedule.

**E. UUTONI
MINISTER OF URBAN AND
RURAL DEVELOPMENT**

Windhoek, 26 March 2024

SCHEDULE

1. Name of township

The township is called Nautilus Extension 4.

2. Composition of township

The township comprises 326 erven numbered 1373 to 1698 and the remainder streets as indicated on General Plan No. N 89 (SG. No. A207/2011).

3. Reservation of erven

The following erven are reserved for the local authority:

- (a) Erf 1633 for cemetery purposes; and
- (b) Erven 1696 to 1698 for public open space purposes.

4. Conditions of title

The following conditions must be registered in favour of the local authority against the title deeds of all erven except the erven referred to in paragraph 3:

- (a) the erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf must at all times be subject to, the provisions of the Lüderitz Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018); and
- (b) the building value of the main building, including the outbuildings, to be erected on the erf must be at least four times the prevailing valuation of the erf by the local authority.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 59

2024

**DECLARATION OF NAUTILUS EXTENSION 5 TO BE AN APPROVED TOWNSHIP:
URBAN AND REGIONAL PLANNING ACT, 2018**

In terms of section 71 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I –

- (a) declare the area being the subdivision of Erf 904 (a portion of Erf 903) Nautilus, situated in the local authority area of Lüderitz, //Kharas Region, Registration Division “N” and represented by General Plan No. N 90 (SG. No. A218/2011), to be an approved township, and
- (b) specify the conditions of approval set out in the Schedule.

**E. UUTONI
MINISTER OF URBAN AND
RURAL DEVELOPMENT**

Windhoek, 26 March 2024

SCHEDULE

1. Name of township

The township is called Nautilus Extension 5.

2. Composition of township

The township comprises 263 erven numbered 1699 to 1961 and the remainder streets as indicated on General Plan No. N 90 (SG. No. A218/2011).

3. Reservation of erven

The following erven are reserved for the local authority:

- (a) Erven 1957 and 1961 for public open space purposes; and
- (b) Erven 1952 to 1956 for street purposes.

4. Conditions of title

The following conditions must be registered in favour of the local authority against the title deeds of all erven except the erven referred to in paragraph 3:

- (a) the erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf must at all times be subject to, the provisions of the Lüderitz Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018); and
- (b) the building value of the main building, including the outbuildings, to be erected on the erf must be at least four times the prevailing valuation of the erf by the local authority.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 60

2024

**DECLARATION OF EHEKE EXTENSION 2 TO BE AN APPROVED TOWNSHIP:
URBAN AND REGIONAL PLANNING ACT, 2018**

In terms of section 71 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I –

- (a) declare the area on Portion 3 of the Farm Eheke Town and Townlands No. 1009, Registration Division “A”, situated in the area of jurisdiction of the Oshana Regional Council and represented by General Plan No. A503 (SG. No. A427/2021) to be an approved township; and
- (b) specify the conditions of approval as set out in the Schedule.

**E. UUTONI
MINISTER OF URBAN AND
RURAL DEVELOPMENT**

Windhoek, 18 March 2024

SCHEDULE

1. Name of township

The township is called Eheke Extension 2.

2. Composition of township

The township comprises 372 erven numbered 298 to 669 and the remainder streets as indicated on General Plan No. A503 (SG. No. A427/2021).

3. Reservation of erven

The following erven are reserved for the local authority:

- (a) Erven 366 and 656 for general administrative purposes;
- (b) Erf 410 for cemetery purposes; and
- (c) Erven 658 to 669 for public open space purposes.

4. Conditions of title

The following conditions must be registered in favour of the local authority against the title deeds of all erven except the erven referred to in paragraph 3:

- (a) there must be no obstruction or deviation of any natural course of stormwater over the erf without the written approval of the local authority;
 - (b) the erf must be subject to the reservation for the local authority of the right of access and use without compensation of the area, three meters parallel with any boundary of such erf, for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on the erf temporarily any material that may be excavated during the operation on the erf or any adjacent erf;
 - (c) if the erf has more than one street frontage, access to the erf must be obtained from the street determined by the local authority; and
 - (d) no offensive trade may be established or conducted on the erf and “offensive trade” means any of the businesses, trades, works or institutions mentioned in regulation 1(a) of the Regulations relating to the establishment or carrying on of certain factories, businesses, trades or works, promulgated under Government Notice No. 141 of 10 November 1926.
- (2) The following conditions must, in addition to those enumerated in paragraph 4(1), be registered in favour of the local authority against the title deeds of Erven 377 to 429, 433 to 440 and 441 to 654:
- (a) the erf must only be used or occupied for residential purposes; and

- (b) the building value of the main building excluding the outbuildings to be erected on the erf must be at least four times the prevailing valuation of the erf by the local authority.
- (3) The following conditions must, in addition to those enumerated in paragraph 4(1), be registered in favour of the local authority against the title deed of Erf 430:
 - (a) the erf must only be used or occupied for general residential purposes; and
 - (b) the building value of the main building excluding the outbuildings to be erected on the erf must be at least four times the prevailing valuation of the erf by the local authority.
- (4) The following conditions must, in addition to those enumerated in paragraph 4(1), be registered in favour of the local authority against the title deed of Erven 298 to 365, 367 to 372 and 374 to 376:
 - (a) the erf must only be used for flats, townhouses, offices and business purposes other than a factory and “factory” means a factory as defined in regulation 14 of the Regulations relating to the health and safety of employees at work, promulgated under Government Notice No. 156 of 1 August 1997, provided that where a building is erected for business purposes the ground floor of the main building may not contain flats and no flats may be constructed on the same floor as any business or offices; and
 - (b) the building value of the main building excluding the outbuildings to be erected on the erf must be at least two times the prevailing valuation of the erf by the local authority.
- (5) The following conditions must in addition to those enumerated in paragraph 4(1) be registered in favour of the local authority against the title deeds of Erven 431, 432, 655 and 657:
 - (a) the erf must only be used for institutional purposes and purposes incidental to institutional purposes; and
 - (b) the building value of the main building excluding the outbuildings to be erected on the erf must be at least two times the prevailing valuation of the erf by the local authority.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 61

2024

DECLARATION OF DIVUNDU EXTENSION 3 TO BE AN APPROVED TOWNSHIP:
URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 71 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I –

- (a) declare the area being the subdivision of Portion 4 of the Farm Divundu Townlands Extension No. 1362, situated in the local authority area of Divundu, Registration Division “B”, Kavango East Region and represented by General Plan No. B354 (SG. No. A523/2021), to be an approved township; and

- (b) specify the conditions of approval as set out in the Schedule.

**E. UUTONI
MINISTER OF URBAN AND
RURAL DEVELOPMENT**

Windhoek, 18 March 2024

SCHEDULE

1. Name of township

The township is to be called Divundu Extension 3.

2. Composition of township

The township comprises 275 erven numbered 748 to 1022 and the remainder streets as indicated on General Plan No. B354 (SG No. A523/2021).

3. Reservation of erven

(1) The following erven are reserved for the State:

- (a) Erf 754 for general administrative purposes; and
- (b) Erven 895 and 950 for educational purposes.

(2) The following erven are reserved for the local authority:

- (a) Erven 749, 752, 848, 897 and 949 for electrical substation purposes;
- (b) Erf 751 for general administrative purposes; and
- (c) Erven 1015 to 1022 for public open space purposes.

4. Conditions of title

(1) The following conditions must be registered in favour of the local authority against the title deeds of all erven, except the erven referred to in paragraph 3:

- (a) there must be no obstruction or deviation of any natural course of storm water over the erf without the written approval of the local authority;
- (b) the erf is subject to reservation for the local authority of the right of access and use, without compensation, of the area three meters parallel with any boundary of such erf for the construction and maintenance of local authority services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during any operation on the erf or any adjacent erf;
- (c) if the erf has more than one street frontage, access to the erf must be from the street determined by the local authority; and
- (d) offensive trade may not be established or conducted on the erf, and for the purpose of this paragraph, "offensive trade" means any of the businesses, trades, works, or institutions mentioned in regulation 1(a) of the regulations published under Government Notice No. 141 of 10 November 1926.

- (2) The following conditions must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 755 to 768, 770 to 839, 857 to 894, 898 to 949 and 951 to 1013:
- (a) the erf must only be used for residential purposes; and
 - (b) the building value of the main building, excluding the outbuildings, to be erected on the erf must be at least two times the prevailing valuation of the erf by the local authority.
- (3) The following conditions must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deed of Erf 896:
- (a) the erf must only be used for general residential purposes; and
 - (b) the building value of the main building, excluding the outbuildings, to be erected on the erf must be at least two times the prevailing valuation of the erf by the local authority.
- (4) The following conditions must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 845 to 847, 849 and 851:
- (a) the erf must only be used for flats, townhouses, offices and business purposes other than a factory, and for the purpose of this subparagraph “factory” means a factory as defined in regulation 14 of the Regulations relating to the Health and Safety of Employees at Work published under Government Notice No. 156 of 1 August 1997;
 - (b) where a building is erected for business purposes under paragraph (a), the ground floor of the main building may not contain flats and flats may not be constructed on the same floor as any business or offices; and
 - (c) the building value of the main building, excluding the outbuildings, to be erected on the erf must be at least three times the prevailing valuation of the erf by the local authority.
- (5) The following conditions must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deeds of Erven 748, 750, 840 to 844 and 852 to 856:
- (a) the erf must only be used for light industrial and incidental purposes; and
 - (b) the building value of the main building, excluding the outbuildings, to be erected on the erf must be at least equal to the prevailing valuation of the erf by the local authority.
- (6) The following condition must, in addition to the conditions specified in subparagraph (1), be registered in favour of the local authority against the title deed of Erf 507:
- The erf must only be used for future development purposes by the local authority.
-

General Notices

No. 158

2024

REZONING OF ERF 215, OUTJO

TOYA Urban Planning Consultants cc intends applying to Outjo Municipality and to Urban and Regional Planning Board in terms of section 105(1)(a) and (e) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for a rezoning of Erf 215, Outjo measuring 1,773 m² from “Single Residential” with a density of 1:900 to “Single Residential” with a density of 1:700 in order to permit the subdivision of this erf into two portions each measuring 866.5 m². The development intention of the registered owner of Erf 215 is to create two properties which can be registered separately. Hence the proposed rezoning from the current use of Residential density of 1:900 to 1:700 will make the subdivision of this erf possible.

Rezoning of Erf 215, Outjo from “Single Residential” with a density of 1:900 to “Single Residential” with a density of 1:700 and subsequent subdivision of Erf 215 Outjo, into Erf “A” and the remainder (Municipal Council of Outjo // Toya Urban Planning Consultants CC).

The full application, locality, subdivision and rezoning plans lies open for inspection during normal office hours at the Outjo Municipality (Town Planning Notice Board) and with Toya Urban Planning Consultants cc.

Any person objecting to the proposed application as set out above may lodge written objection together with their grounds thereof on or before **Tuesday, 30 April 2024**.

TOYA Urban Planning Consultants cc
P. O. Box 99294, Windhoek
Contact: S. Shinguto at 081 3099839 or
T. Newaya at 081 1243321
Email: sshinguto@gmail.com
Email: tobias.newaya@gmail.com

No. 159

2024

REZONING AND CONSENT TO OPERATE A RESTAURANT AND BAR ON ERF 8350 (PORTION OF ERF REMAINDER 6755), WINDHOEK

Stubenrauch Planning Consultants cc herewith informs you in terms of the Urban and Regional Planning Act, 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, that we have been appointed by the Namibia Jukskei Board, the registered owner of Erf 8350 (portion of Erf Remainder 6755), Windhoek to apply on their behalf to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 8350 (portion of Erf Remainder 6755), Windhoek from “Undetermined” to “Private Open Space”;**
- **Consent in terms of Table B of the Windhoek Zoning Scheme to operate a restaurant and bar on Erf 8350 (portion of Erf Remainder 6755), Windhoek; and**
- **Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.**

Erf 8350 (portion of Erf Remainder 6755), is located in the neighbourhood of Olympia, along Jason Hamutenya Ndadi Street in Windhoek and it is zoned “Undetermined” in terms of the Windhoek Zoning Scheme. Erf 8350 (portion of Erf Remainder 6755), measures approximately 9,474 m² in extent and it currently accommodates CrossFit Windhoek - a fitness centre, the Vintage Bar and Grill as well as the Jukskei field.

The purpose of the application as set out above is to formalise the existing sporting activities by aligning the zoning of Erf 8350 (portion of Erf Remainder 6755), Windhoek with the applicable zoning in terms of the Windhoek Zoning Scheme and further seek consent from the Municipal Council of Windhoek to operate a restaurant and bar on the property, which will enable the existing restaurant and bar to renew their Fitness Certificate.

Parking for the development on the property has been provided in line with the parking requirements as stipulated in the Windhoek Zoning Scheme.

The plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre of the City of Windhoek while the application and its supporting documents also lie open for inspection during normal office hours at the City of Windhoek, Rev. Michael Scott Street, Windhoek (Town Planning Offices – 5th floor) and SPC Office, 45 Feld Street Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing within 14 days of the last publication of this notice. The last date for any objections/comments is on or before **Wednesday, 8 May 2024**.

Applicant:

Stubenrauch Planning Consultants
P. O. Box 41404, Windhoek
Tel.: (061) 251189
Email: office3@spc.com.na

Chief Executive Officer
City of Windhoek
P.O. Box 59
Windhoek

No. 160

2024

PERMANENT CLOSURE OF ERF 682, NKURENKURU EXTENSION 1

Stubenrauch Planning Consultants cc on behalf of the registered owner of Erf 682, Nkurenkuru Extension 1, in terms of the Local Authorities Act, 1992 and the Urban and Regional Planning Act, 2018 herewith inform you that we have applied to the Nkurenkuru Town Council and to the Urban and Regional Planning Board for the following:

- **Permanent closure of Erf 682, Nkurenkuru Extension 1 as a “Public Open Space”; and**
- **Rezoning of Erf 682, Nkurenkuru Extension 1 from “Public Open Space” to “Business” with a bulk of 3.0.**

Erf 682 is situated in the vibrant neighbourhood of Nkurenkuru Extension 1, right in the centre of mixed land uses ranging from business and public open spaces. Erf 682, Nkurenkuru Extension 1 is also located opposite one of Nkurenkuru’s Service Stations, the Tula Tula Service Station. The subject property measures approximately 10 379m² in extent.

The purpose of the application as set out above, is to develop a mixed-use business development hub on Erf 682, Nkurenkuru Extension 1.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Nkurenkuru Town Council (Town Planning Office) and SPC Office, 45 Feld Street Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Nkurenkuru Town Council and the applicant (SPC) in writing on or before **Wednesday, 8 May 2024**.

Applicant:
Stubenrauch Planning Consultants
P. O. Box 41404, Windhoek
Tel: (061) 251189
Ref: NKU/035
Email:pombili@spc.com.na

Chief Executive Officer
Nkurenkuru Town Council
P. O. Box 6004
Nkurenkuru

KARASBURG TOWN COUNCIL

No. 161

2024

TARIFFS 2023/2024

The Karasburg Town Council has under section 30(1)(u) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, amends the charges, fees retes and other moneys payable in respect of services rendered by the Council as set out in the Schedule with effect from 1 July 2023 to 30 June 2024.

	Tariff Description	Existing Tariff 2022/2023 N\$	Proposed Tariff 2023/2024 N\$	Proposed Increase 2023/2024 %
1	ASSESSMENT RATES			
	Land	0.025	0.025	2%
	Improvements	0.023	0.023	2%
2	PRICES OF SERVICED ERVEN:			
	Residential	29.45/m ²	29.45/m ²	5%
	Business	39.27/m ²	39.27/m ²	5%
3	SANITATION			
	Refuse	151.58	159.16	5%
	Refuse - Cubicles	744.44	781.66	5%
	Slop water			
	Removals	157.91	165.81	5%
	Basic Fee	123.06	129.21	5%
4	SEWERAGE			
4.1	Basic Charge			
	Residential	87.71	92.10	5%
	Business	105.43	110.70	5%
	Churches	96.47	101.29	5%
	Hospital	169.63	178.11	5%
	Military Base	169.63	178.11	5%
	Schools	169.63	178.11	5%
4.2	Additional Charge			
	Residential	39.48	41.45	5%
	Business	150.82	158.36	5%
	Churches	87.65	92.03	5%
	Hospital	8640.28	9072.29	5%
	Military Base	17063.93	17917.13	5%

	Schools per water closet	252.16	264.77	5%
4.3	SEWER BLOCKAGES			
	Residential	231.53	243.11	5%
	Business	661.50	1323.00	100%
5	WATER			
5.1	Unit price			
	Residential	30.58	32.11	5%
	Business	35.10	36.86	5%
	Institutional	37.50	37.50	5%
	Pre-Paid Residential	30.58	30.58	5%
	Pre-Paid Business	35.10	35.10	5%
5.2	Basic Fee			
	Residential	85.76	90.05	5%
	Business	90.66	95.19	5%
	Meter rent	7.01	7.36	5%
5.3	New Water Connection			
	15mm	Actual Cost + 15%		5%
	Bigger than 15mm	Real Cost to Council		5%
	Disconnection Fee	133.08	139.73	5%
	Re-connection Fee	266.14	279.45	5%
	Late payment Fee	23.15	24.31	5%
5.4	Water Deposit Fee			
	Residential	842.75	884.89	5%
	Business	1,145.87	1203.16	5%
	Test Meter	131.46	138.03	5%
	Fines - illegal connection,bypass,tampering, Sabotage per incident	2,000.00	2000.00	0%
6	RENTAL OF MUNICIPAL HALLS			
	Deposit fee	578.81	607.75	5%
	Movie Shows	236.87	248.71	5%
	Concerts	331.61	348.19	5%
	Meeting - General	118.44	124.36	5%
	- Political	355.31	373.08	5%
	Weddings	568.47	596.89	5%
	Bazaar	284.25	298.46	5%
	Dances - Local Organizations	430.67	452.20	5%
	- Other	969.01	1017.46	5%
7	Rental of Chairs			
	Deposit fee	323.57	339.75	5%
	Chair/day fee	7.00	7.35	5%
8	HOUSE RENT			
8.1	Personnel Dwelling 2% of the basic Salary	As per Personnel Rules		2%
8.2	Lordsville Township			
	Type 1	350.00	367.50	5%
	Type 2	300.00	315.00	5%
	Type 3	200.00	210.00	5%
	Type 4	280.00	294.00	5%
	Type 5	350.00	367.50	5%

8.3	Westerkin Township			
	Type 1	100.00	145.00	45%
	Type 2	120.00	168.00	40%
	Type 3	150.00	208.50	39%
	Informal settlement plot	100.00	128.00	28%
9	TOWN LANDS			
	Grazing fees			
	Small stock	18.06	18.96	5%
	Large stock	103.78	108.97	5%
10	POUND FEES			
	Detention fees			
	Large stock per animal	43.44	45.61	5%
	Small stock per animal	28.53	29.96	5%
11	GRAZING FEES			
	Large stock/animal/day	104.21	109.42	5%
	Small stock/animal/day	17.39	18.26	5%
				5%
12	PERMISSION TO OCCUPY (PTO)			
	PTO - Plakkerkamp	303.71	318.90	5%
	PTO - Other Residential	455.57	478.35	5%
	PTO - Business (Per Sqm)	0.86	0.90	5%
13	FEEDING FEES			
	Large stock per animal/day	61.37	64.44	5%
	Small stock per animal/day	47.62	50.00	5%
14	DRIVING FEES PER ANIMAL	77.77	81.66	5%
15	CEMETERY			
	Plot - Single grave - Adults	80.69	84.72	5%
	- Children	48.90	51.35	5%
	Plot - single grave - Adults	180.76	189.80	5%
	- Children	109.54	115.02	5%
	Digging- Single grave - Adult	1084.36	1138.58	5%
	- Double grave - Adult	1626.50	1707.83	5%
	- Single grave - Children	758.48	796.40	5%
	- Double grave - Children	1084.36	1138.58	5%
	Opening & Closing of grave	391.56	411.14	5%
	Office hours	391.56	411.14	5%
	After hours	588.70	618.14	5%
	Building out of grave	Real cost to the Council		
	Burial Blocks	428.67	450.10	5%
	Grave Reservation Per Annum	500.00	525.00	5%
16	GENERAL TARIFFS			
	Foto Copies/Printing (A4)	5.51	5.79	5%
	Foto Copies/Printing (A3)	7.00	7.35	5%
	Faxes send/sheet	22.54	23.67	5%

	Received per copy	11.29	11.85	5%
	Clearance Certificate	84.60	88.83	5%
	Valuation Certificate	112.80	118.44	5%
	Building Complaine Certificate	150.00	157.50	5%
17	FIRE BRIGADE LEVIES			
	Basic charges Residential	7.00	7.35	5%
	Basic charges Business	14.02	14.72	5%
	Out of boundaries N\$4.50 P/KM+N\$50.00 p/h+15% vat			
18	GARDEN SOIL & BUILDING SAND			
	Garden Soil (Per Cubic Meter, With Own Transport)	50.00	52.50	5%
	Building Rubble	769.05	807.50	5%
	Building Sand (Per Cubic Meter, With Own Transport)	120.00	126.00	5%
	G5 Road Building Material	100.00	105.00	5%
	Garden refuse per load	270.71	284.25	5%
	Transport for Soil & Sand	300.00	315.00	5%
19	RENT OF COMPRESSOR/HOUR			
	Residential use	325.52	341.80	5%
	Business use	731.58	768.16	5%
20	RENT OF GRADER/HOUR			
	Soft work	392.67	412.30	5%
	Hard work	1785.33	1874.60	5%
	Grading per blade per km	542.55	569.68	5%
	Rent of Bulldozer/tractor/hour	676.78	710.62	5%
	Tipper Truck/hour	676.78	710.62	5%
	Roller Compactor	676.78	710.62	5%
	Skip Container Rental per day	150.00	157.50	5%
	Rental: front end loader/hour	676.78	710.62	5%
21	NEW JUNCTION TO MAIN			
	Residential	1,162.82	1220.96	5%
	Business	1,245.89	1308.18	5%
	Excavations	Real cost to Council plus 15% surcharge		5%
22	BUSINESS REGISTRATION			5%
	Formal Food Preparations Premises/annum	705.58	740.86	5%
	Formal pre-packed food Premises/annum	471.68	495.26	5%
	Formal non food Premises/annum	235.85	247.64	5%
	Informal premises or sites/annum	134.49	141.21	5%
	Miscellaneous charges	2.36	2.48	5%
	Late Charges for Renewal - Per Month after April 30	50.00	52.50	5%

23	BUILDING CONTROL			
	Building not exceeding 40m ²	196.80	206.64	5%
	Building exceeding 40m ² but not exceeding 60m ²	237.31	249.18	5%
	Building exceeding 60m ² but not exceeding 90m ²	306.20	321.51	5%
	Building exceeding 90m ² but not exceeding 120m ²	399.38	419.35	5%
	Building exceeding 120m ² but not exceeding 150m ²	516.31	542.13	5%
	Building exceeding 150m ² but not exceeding 250m ²	722.82	758.96	5%
	Building exceeding 250m ² but not exceeding 400m ²	1011.95	1062.55	5%
	Building exceeding 400m ² but not exceeding 500m ²	1416.72	1487.56	5%
	Building exceeding 500m ²	1983.42	2082.59	5%
	Fees above include the first inspection of every stage of the building.			5%
	Building re-inspection for the failing stage of the building.	115.76	121.55	5%
	Penalty - Skipping of Inspections per Stage	500.00	525.00	5%
	Penalty - Deviation from Approved Plan	500.00	525.00	5%
	Renewal of Building Permit after one year	70.05	73.55	5%
	Duplication of building plan A4	42.03	44.13	5%
	Duplication of building plan A3	70.05	73.55	5%
	Penalties for illegal buildings	2000.00	2000.00	0%
	Illegal Dumping - removal of waste	2000.00	2000.00	0%
	Illegal Sand Mining	2000.00	2000.00	NEW
	Re-Identification of Erf Boundary Pegs	75.00	75.00	5%
	Encroachment	150.00	157.50	5%
	Outbuilding	50.00	52.50	5%
	Temporary Structure (12 Month)	600.00	630.00	5%
24	DOG TAXES			
	Registration: Male dog	50.85	53.39	5%
	Bitch	67.79	71.18	5%
25	OUTDOOR ADVERTISING			
	Sign Board: Less than 2 m2	255.27	268.03	5%
	Bill Boards 2 - 3.9 m2	546.99	574.34	5%
	Bill Boards 4 - 8.9 m2	1580.16	1659.17	5%
	Bill Boards 9 - 18 m2	1823.26	1914.42	5%
	Tower e.g communication network tower (Per Month)	1823.26	1914.42	5%
	Lamp Pole Advertisement - Signs	57.89	60.78	5%
	Lamp Advertisement (Per Month)	1528.07	1528.07	5%
	Insert Illegal Erection of Sign Board	2000.00	2100.00	5%
	Political Parties (Per Annum)	500.00	525.00	5%
	Auctioneers Notice (Per Annum)	500.00	525.00	5%

By Order of the Council

F. SKRYWER
CHAIRPERSON
KARASBURG TOWN COUNCIL
