



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$20.00

WINDHOEK - 30 January 2026

No. 8835

CONTENTS

Page

GOVERNMENT NOTICES

No. 7	Declaration of operations of Uis Tin Mining Company (Pty) Ltd at Uis Tin Mine to be continuous operations: Labour Act, 2007	2
No. 8	Declaration of Kuisebmond Extension 16 to be an approved township: Urban and Regional Planning Act, 2018	3
No. 9	Determination of total allowable catch in respect of hake: Marine Resources Act, 2000	4
No. 10	Determination of total allowable catch in respect of rock lobster: Marine Resources Act, 2000	4
No. 11	Request for submission of names of legal practitioners for nomination for appointment as member of Namibia Medicines Regulatory Council: Medicines and Related Substances Control Act, 2003	5

GENERAL NOTICES

No. 33	General valuation of rateable and non-rateable properties situated within the local authority area of Opuwo	5
No. 34	Application for the deletion of a condition of approval in terms of the subdivision of the Remainder of Erf 60, Pionierspark.....	6
No. 35	Layout approval and township establishment on Portion A of the Remainder of Farm Bukalo Town and Townlands No. 1354	7
No. 36	Layout approval and township establishment on 7 portions of the Remainder of Farm Oshakati Town and Townlands No. 880	7
No. 37	Layout approval and township establishment on Portion 1 of the Remainder of Farm Sangwali Town and Townlands No. 1592	8
No. 38	Replanning of a part of Osona Village Extension 4	9
No. 39	Replanning of a part of Osona Village Extension 6	10
No. 40	Replanning of a part of Osona Village Extension 7	11
No. 41	Rezoning of Erf 162, Otjomuise	12

No. 42	Rezoning of Erf 604, Klein Windhoek	12
No. 43	Rezoning of Erf 800, Sauyema Extension 3	13
No. 44	Rezoning of Erf 829, Auasblick	14
No. 45	Rezoning of Erf 1027, Block B, Rehoboth	14
No. 46	Rezoning of Erf 1250, Windhoek	15
No. 47	Rezoning of Erf 2749, Rundu Extension 5	16
No. 48	Rezoning and consolidation of Erven 3123 and 6434, Walvis Bay	16
No. 49	Rezoning of Erf 3327 (a portion of Consolidated Erf 3150), Windhoek	17
No. 50	Rezoning of Erf 5152, Otjomuise Extension 8	18
No. 51	Rezoning of Erf 8381, Windhoek	19
No. 52	Rezoning of Portion 23 (a portion of Portion 9) of Farm Emmarentia 380	19
No. 53	Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37	20
No. 54	Subdivision of Erf 1508, Otjiwarongo Extension 5	21
No. 55	Subdivision and rezoning of Erf 5197, Oshakati	21
No. 56	Subdivision and permanent closure of Erf 3568, Ondangwa Extension 16	22
No. 57	Subdivision of the Remainder of Farm Rundu Townlands No. 1392	23
No. 58	Subdivision of the Remainder of Rehoboth Town and Townlands No. 302	24
No. 59	Bank of Namibia: Statement of assets and liabilities as at 31 December 2025.....	24

Government Notices

MINISTRY OF JUSTICE AND LABOUR RELATIONS

No. 7

2026

DECLARATION OF OPERATIONS OF UIS TIN MINING COMPANY (PTY) LTD AT UIS TIN MINE TO BE CONTINUOUS OPERATIONS: LABOUR ACT, 2007

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of Uis Tin Mining Company (Pty) Ltd at Uis Tin Mine to be continuous operations and permit the working of continuous shifts in respect of those operations, with effect from 12 November 2025 until 11 May 2026.

FILLEMONT W. IMMANUEL
MINISTER OF JUSTICE AND LABOUR RELATIONS

Windhoek, 16 January 2026

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 8

2026

**DECLARATION OF KUISEBMOND EXTENSION 16 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 situated on Erf 5758, Kuisebmond situated in the municipal area of Walvis Bay, Registration Division “F”, Erongo Region and represented by General Plan No. F144 (SG. No. A 212/2018) to be an approved township; and
- (b) specify the conditions of approval as set out in the Schedule.

SANKWASA J. SANKWASA**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 13 January 2026

SCHEDULE**1. Name of township**

The township is called Kuisebmond Extension 16.

2. Composition of township

The township comprises 219 erven numbered 8636 to 8854 and the remainder streets as indicated on General Plan F144 (SG. No. A 212/2018).

3. Reservation of erven

The following erven are reserved for the local authority:

- (a) Erven 8550 to 8851 for electrical substation purposes; and
- (b) Erven 8852 to 8854 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 shall at all times be subject to the provisions of the Walvis Bay 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, excluding the outbuildings to be erected on the erf shall be at least four times the prevailing valuation of the erf by the local authority.
-

MINISTRY OF AGRICULTURE, FISHERIES, WATER AND LAND REFORM

No. 9

2026

**DETERMINATION OF TOTAL ALLOWABLE CATCH IN RESPECT OF HAKE:
MARINE RESOURCES ACT, 2000**

Under section 38 of the Marine Resources Act, 2000 (Act No. 27 of 2000), and having requested the advice of the Marine Resources Advisory Council, I determine, on the basis of the best scientific evidence available that the total allowable catch in respect of hake is allocated for the current harvesting season starting 01 November 2025 ending 30 September 2026, in the categories of commercial harvesting, non-commercial harvesting and reserve as indicated in the Table.

INGE I. ZAAMWANI
MINISTER OF AGRICULTURE, FISHERIES,
WATER AND LAND REFORM

Windhoek, 24 November 2025

TABLE

FISHERY	TOTAL ALLOWABLE CATCH 01/11/2025 until 30/09/2026	COMMERCIAL QUOTA	NON-COMMERCIAL QUOTA	RESERVE QUOTA
Hake	133 000 MT	96 537 MT	34 390 MT	2073 MT

MINISTRY OF AGRICULTURE, FISHERIES, WATER AND LAND REFORM

No. 10

2026

**DETERMINATION OF TOTAL ALLOWABLE CATCH IN RESPECT OF ROCK LOBSTER:
MARINE RESOURCES ACT, 2000**

Under section 38 of the Marine Resources Act, 2000 (Act No. 27 of 2000), and having requested the advice of the Marine Resources Advisory Council, I determine, on the basis of the best scientific evidence available that the total allowable catch in respect of rock lobster is allocated for the current harvesting season starting 1 November 2025 ending 30 April 2026, in the categories of commercial harvesting, non-commercial harvesting and reserve as indicated in the Table.

INGE I. ZAAMWANI
MINISTER OF AGRICULTURE, FISHERIES,
WATER AND LAND REFORM

Windhoek, 24 November 2025

TABLE

FISHERY	TOTAL ALLOWABLE CATCH 01/11/2025 until 30/04/2026	COMMERCIAL QUOTA	NON- COMMERCIAL QUOTA	RESERVE QUOTA
Rock lobster	180 MT	149.51 MT	30.49 MT	0

MINISTRY OF JUSTICE AND LABOUR RELATIONS

No. 11

2026

**REQUEST FOR SUBMISSION OF NAMES OF LEGAL PRACTITIONERS FOR
NOMINATION FOR APPOINTMENT AS MEMBER OF NAMIBIA MEDICINES
REGULATORY COUNCIL: MEDICINES AND RELATED
SUBSTANCES CONTROL ACT, 2003**

In terms of subsection (2)(c) of section 3 of the Medicines and Related Substances Control Act, 2003 (Act No. 13 of 2003), on the written request of the Minister of Health and Social Services, I request any interested body to submit to me, within 30 days from the date of publication of this notice in the *Gazette*, the names of suitably qualified legal practitioners for nomination for appointment as a member of the Namibia Medicines Regulatory Council in terms of subsection (1)(d) of that section.

The nominations must be submitted at the following office:

Ministry of Justice and Labour Relations
Office of the Minister
Tallas Building, Independence Avenue
Windhoek
Tell: (061) 280 5128
Email: Johanna.Shilumbu@mojlr.gov.na

FILLEMON W. IMMANUEL
MINISTER OF JUSTICE AND LABOUR RELATIONS

Windhoek, 20 January 2026

General Notices

OPUWO TOWN COUNCIL

No. 33

2026

**GENERAL VALUATION OF RATEABLE AND NON-RATEABLE PROPERTIES
SITUATED WITHIN OPUWO LOCAL AUTHORITY AREA**

Notice is hereby given in terms of the provision of section 66(1) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, that a general valuation of rateable and non-rateable properties situated within the Opuwo local authority area will be carried out in accordance with the provisions and stipulations contained in sections 67 to 72 of the said Local Authorities Act, 1992 (Act No. 23 of 1992), as amended.

MATJANDJARA TJIHUURA-KATUROTA
CHIEF EXECUTIVE OFFICER
OPUWO TOWN COUNCIL

No. 34

2026

APPLICATION FOR THE DELETION OF A CONDITION OF APPROVAL IN TERMS OF THE
SUBDIVISION OF THE REMAINDER OF ERF 60, PIONIERSPARK

Du Toit Town Planning Consultants, are applying on behalf of the owners of the Remainder of Erf 60, Pionierspark, in terms of section 94(1) (a and d) and section 105(f) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the City of Windhoek and the Urban and Regional Planning Board for:

- **The cancellation of Condition 3 in the letter dated 27 June 2018 relating to the registration of a right of way servitude to be registered over the panhandle of Erf Re/60 in favour of Erf 1981 (a portion of Erf 60), Pionierspark; and**
- **The Amendment of Townships Board approval of Item 314/2018 to delete condition d) relating to the registration of the right of way servitude over the panhandle of Erf Re/60 in favour of Erf 1981 (a portion of Erf 60), Pionierspark.**

The City of Windhoek first approved the rezoning of Erf 60, Pionierspark from 'residential' with a density of 1 dwelling per 900m² to 'residential' with a density of 1 dwelling per 700m² and subsequent subdivision in 2018, per delegated authority in a letter dated 27 June 2018. The rezoning was then finalized through the inclusion in Amendment Scheme 97 which was promulgated in Government Gazette No. 6680 of 15 August 2018. The subdivision of Erf 60, Pionierspark into Portion A (± 700m²) and the Remainder (± 749m²) formed part of the approval received from City of Windhoek, was thereafter finalized at the then Townships Board per Item 314/2018.

One of the conditions of approval by the City of Windhoek and the Townships Board was the registration of a right of way servitude over the panhandle in favour of Portion A (now Erf 1982, Pionierspark) as per an agreement of the previous owners. The diagrams were done and approved on 26 April 2019 and the Right of Way Servitude was surveyed and included in the diagram of Erf 1981 (a portion of Erf 60), Pionierspark.

It was however not registered on the Title Deed of Erf 1981 (a portion of Erf 60), nor the one for the Remainder of Erf 60. The right of way servitude over the panhandle was technically not necessary as Erf 1982 have an entrance from the street. The previous owner and her son included this as a condition of the subdivision. Once the Remainder of Erf 60, Pionierspark was sold, the Right of Way Servitude became contentious and unnecessary. The respective owners have in the meantime entered into an agreement regarding the panhandle whereby the owner of the Remainder of Erf 60 unconditionally waive the right to register the right of way servitude.

As a result of this, it is also believe that the condition of approval should formally be deleted by the City of Windhoek as well as the Urban and Regional Planning Board in terms of section 94(1)(a and d) as well as section 105(f) of the Urban and Regional Planning Act, 2018.

Any person objecting to the deletion of the condition of approval as set out above may lodge such objection together with the grounds thereof with the City of Windhoek and the applicant within 14 days of the last publication of this notice (final date for objections is **19 February 2026**).

Should you require additional information you are welcome to contact our office.

Applicant: **Du Toit Town Planning Consultants**
 P.O. Box 6871, Ausspannplatz
 Windhoek
 Tel: 061-248010
 Email: planner1@dutoitplan.com

No. 35

2026

LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON PORTION A OF
THE REMAINDER OF FARM BUKALO TOWN AND TOWNLANDS NO. 1354

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Urban Dynamics Africa (Pty) Ltd** intends to apply to the Bukalo Village Council and the Urban and Regional Planning Board on behalf of the Bukalo Village Council, the registered owner of the proposed Portion A of the Bukalo Town and Townlands No. 1354 for the following:

Layout approval and township establishment on Portion A of the Remainder of Farm Bukalo Town and Townlands No. 1354.

The proposed township development is planned to extend to the east of Bukalo Proper and north of the D3510 gravel main road that leads to Kabbe. This initiative aims to facilitate the formalization of erven, which will allow for the provision of infrastructure and services thereby enabling the Council to address the growing demand for affordable residential housing. The area is vacant and thus not occupied, and the layout design has been strategically aligned to existing settlement patterns and physical constraints.

The locality map lies open for inspection during normal office hours at Bukalo Village Council and at Urban Dynamics Africa Office, at 43 Nelson Mandela Avenue, Klein Windhoek.

Any person objecting to the proposed township establishments and layout approval of the proposed township, as set out above may lodge such objection together with the grounds thereof, with Bukalo Village Council and with the applicant Urban Dynamics Africa in writing before **Friday, 23 February 2026**.

Applicant:

Urban Dynamics Africa
P.O. Box 20837, Windhoek
Tel: 061-240 300
tresia@udanam.com.na

Chief Executive Officer
Bukalo Village Council
Private Bag 1005
Bukalo, Zambezi Region

No. 36

2026

LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON PORTIONS A TO G
OF THE REMAINDER OF FARM OSHAKATI TOWN AND TOWNLANDS NO. 880

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Urban Dynamics Africa (Pty) Ltd** intends to apply to the Oshakati Town Council and the Urban and Regional Planning Board on behalf of the Oshakati Town Council, the registered owner of the proposed Portions A to G of the Oshakati Town and Townlands No. 880 for the following:

Layout Approval and Township Establishment on Portions A to G of the Remainder of Farm Oshakati Town and Townlands No. 880.

The proposed township development is planned to extend to the south of Onawa Proper, within the northeastern part of the townlands of Oshakati. This initiative aims to facilitate the formalization of land tenure through the provision of surveyed erven and municipal infrastructure, thereby enabling the Council to address the growing demand for affordable residential housing. The area is already informally occupied, and the layout design has been strategically aligned to existing settlement patterns and physical constraints, following a route of least resistance to minimize relocation.

The locality map lies open for inspection during normal office hours at Oshakati Town Council; Council and Urban Dynamics Africa Office, at 43 Nelson Mandela Avenue, Klein Windhoek.

Any person objecting to the proposed township establishments and layout approval of Onawa Extensions 8 to 14, as set out above may lodge such objection together with the grounds thereof, with Oshakati Town Council Council and with the applicant Urban Dynamics Africa in writing before **Tuesday, 23 February 2026**.

Applicant:

Urban Dynamics Africa
P.O. Box 20837, Windhoek
Tel: 061-240 300
allison@udanam.com.na

Chief Executive Officer
Oshakati Town Council
Private Bag 5530, Oshakati

No. 37

2026

**LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON PORTION 1 OF
THE REMAINDER OF FARM SANGWALI TOWN AND TOWNLANDS NO. 1592**

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Urban Dynamics Africa Pty Ltd** has submitted a township layout to the Zambezi Regional Council and intends to submit the application to the Urban and Regional Planning Board on behalf of the Zambezi Regional Council, the registered owner of the proposed Portion 1 of the Sangwali Townlands No. 1592 for the following:

Layout approval and township establishment on Portions 1 of the Remainder of Farm Sangwali Town and Townlands No. 1592.

Sangwali is a settlement situated south of Kongola in the Zambezi Region. The proposed township development is planned to extend south of the C49 main road and west of the D3518 gravel main road leading to Nkasa Rupara National Park. The initiative seeks to facilitate the formal establishment of a township, thereby enabling the provision of formal erven and supporting infrastructure. As this will be the first township development in Sangwali, the proposed township is planned within a currently vacant area. The layout design has been strategically prepared to optimise the development potential of the site, particularly in view of its location along a national road.

It is further noted that the project commenced in 2020, prior to the enactment of the Urban and Regional Planning Act, 2018. Consequently, the process initially followed the provisions of the Township and Division of Land Ordinance. The application was subsequently submitted to and approved by the Zambezi Regional Council in 2024. However, section 107 of the Urban and Regional Planning Act, 2018, requires that an applicant place a notice in the prescribed manner to inform the general public of the intention of the Zambezi Regional Council to establish a township in Sangwali.

The locality plan and draft layout plan will be open for inspection during normal office hours at the Zambezi Regional Council offices and at the offices of Urban Dynamics Africa Office, situated at 43 Nelson Mandela Avenue, Klein Windhoek.

Any person objecting to the proposed township establishment and/or the draft layout plan may submit such objection, together with the grounds thereof, in writing to the Zambezi Regional Council and to the applicant, Urban Dynamics Africa, on or before **Friday, 20 February 2026**.

Applicant:

Urban Dynamics Africa
P.O. Box 20837, Windhoek

Chief Executive Officer
Zambezi Regional Council

Tel: 061-240 300
tresia@udanam.com.na

Private Bag 5002
Katima Mulilo, Zambezi Region

No. 38

2026

REPLANNING OF A PART OF OSONA VILLAGE EXTENSION 4

Stubenrauch Planning Consultants cc has been appointed by Preferred Land Development Holding (Proprietary) Limited, the registered owner of Remainder of Portion 103 of the Farm Osona Commonage No. 65, Remainder of Portion 202 of the Farm Osona Commonage No. 65 and Portion 206 of the Farm Osona Commonage No. 65 (Osona Village Extension 4) to apply on their behalf to the Okahandja Municipality and to the Urban and Regional Planning Board for the following:

- **Subdivision of the Remainder of Portion 103 of the Farm Osona Commonage No. 65 into proposed Portion A/103 and the Remainder;**
- **Subdivision of the Remainder of Portion 202 of the Farm Osona Commonage No. 65 into proposed Portion B/202 and the Remainder;**
- **Alteration of township boundaries to include proposed Portion A/103, proposed Portion B/202 and the Remainder of Portion 200 of the Farm Osona Commonage No. 65 into Osona Village Extension 4 as erven;**
- **Subdivision of the Remainder of Portion 206 of the Farm Osona Commonage No. 65 into proposed Portion C/206 and the Remainder;**
- **Permanent closure of proposed Portion C/206 as a street;**
- **Conversion of proposed Portion C/206 to Erf X;**
- **Rezoning of proposed Portion C/206 (now Erf X) from “street” to “undetermined”;**
- **Permanent closure of Erven 1378 and 1380, Osona Village Extension 4 as “public open space”;**
- **Rezoning of Erven 1378 and 1380, Osona Village Extension 4 from “public open space” to “undetermined”;**
- **Rezoning of Erven 1318, 1319, 1320, 1345, 1346, 1351 and 1352, Osona Village Extension 4 from “general residential” to “undetermined”;**
- **Rezoning of Erven 1341 to 1344, Osona Village Extension 4 from “institutional” to “undetermined”;**
- **Rezoning of Erven 1235 to 1239, 1309 to 1312 and 1321 to 1340, Osona Village Extension 4 from “single residential” to “undetermined”;**
- **Consolidation of Erven 1235 to 1239, 1309 to 1312, 1318 to 1346, 1351, 1352, 1378 to 1380, Erf A/103, B/202, RE/200, C/206 and Erf 36 (a portion of Erf 1240), Osona Village Extension 4 into “Consolidated Erf Z”; and**
- **Township establishment and layout approval on Consolidated Erf Z consisting of approximately 32 erven and the Remainder (street) to be known as Osona Village Extension 21.**

Osona Village Extension 4 is situated south of Okahandja, north-west of the B1 road and the Osona military base.

The purpose of the application as set out above is to allow for the replanning of a part of Osona Village Extension 4, which is intended to formulate a mixed-use economic corridor, connecting the A1 and the B1, as this road link is strategically located along the two main entrances leading into Osona.

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the Okahandja Municipality and Stubenrauch Planning Consultants Office, 45 Sir Seretse Khama Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection/comments together with their grounds thereof, with the Okahandja Municipality and the applicant (Stubenrauch Planning Consultants cc) in writing before the **Tuesday, 24 February 2026** (14 days after the last publication of this notice).

Applicant:

Stubenrauch Planning Consultants cc
P.O. Box 41404, Windhoek
Tel: (061) 25 1189
Email: ancke@spc.com.na
Our Ref: W/25072

Chief Executive Officer
Okahandja Municipality
P.O. Box 15, Okahandja

No. 39

2026

REPLANNING OF A PART OF OSONA VILLAGE EXTENSION 6

Stubenrauch Planning Consultants cc has been appointed by Preferred Land Development Holding (Proprietary) Limited, the registered owner of Remainder of Portion 202 of the Farm Osona Commonage No. 65, and Remainder of Portion 210 of the Farm Osona Commonage No. 65 (Osona Village Extension 6) to apply on their behalf to the Okahandja Municipality and to the Urban and Regional Planning Board for the following:

- **Alteration of township boundaries to include the Remainder of Portion 202 of the Farm Osona Commonage No. 65 into the Osona Extension 6 as an erf;**
- **Subdivision of the Remainder of Portion 210 of the Farm Osona Commonage No. 65 into proposed Portion D/210 and the Remainder;**
- **Permanent closure of proposed Portion D/210 as a street;**
- **Conversion of proposed Portion D/210 to Erf X;**
- **Rezoning of proposed Portion D/210 (now Erf X) from “street” to “undetermined”;**
- **Rezoning of Erven 1820, 1821, 1857 to 1859, Osona Village Extension 6 from “general business” to “undetermined”;**
- **Rezoning of Erven 1822 to 1826 and 1836, Osona Village Extension 6 from “general residential” to “undetermined”;**
- **Rezoning of Erven 1816 to 1819, Osona Village Extension 6 from “institutional” to “undetermined”;**
- **Rezoning of Erven 1827 to 1835 and 1837 to 1856, Osona Village Extension 6 from “single residential” to “undetermined”;**
- **Permanent closure of Erven 1867 and 1868, Osona Village Extension 6 as “public open space”;**
- **Rezoning of Erven 1867 and 1868, Osona Village Extension 6 from “public open space” to “undetermined”;**
- **Subdivision of Erf 1860, Osona Village Extension 6 into Erf E/1860 and the Remainder;**
- **Consolidation of Erven 1816 to 1867, 1868, D/210, RE/202 and E/1860 into “Consolidated Erf X”; and**
- **Township establishment and layout approval on Consolidated Erf X consisting of approximately 55 Erven and the Remainder (street) to be known as Osona Village Extension 22.**

Osona Village Extension 6 is situated on the eastern side of the A1 Freeway and west of the B1 Trunk Road leading to Okahandja.

The purpose of the application as set out above is to allow for the replanning of a part of Osona Village Extension 4, which is intended is to formulate a mixed-use economic corridor, connecting the A1 and the B1, as this road link is strategically located along the two main entrances leading into Osona.

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the Okahandja Municipality and Stubenrauch Planning Consultants Office, 45 Sir Seretse Khama Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection/comments together with their grounds thereof, with the Okahandja Municipality and the applicant (Stubenrauch Planning Consultants cc) in writing before the **Tuesday, 24 February 2026** (14 days after the last publication of this notice).

Applicant:

Stubenrauch Planning Consultants cc
P.O. Box 41404, Windhoek
Tel: (061) 25 1189
Email: ancke@spc.com.na
Our Ref: W/25072

Chief Executive Officer
Okahandja Municipality
P.O. Box 15, Okahandja

No. 40

2026

REPLANNING OF A PART OF OSONA VILLAGE EXTENSION 7

Stubenrauch Planning Consultants cc has been appointed by Preferred Land Development Holding (Proprietary) Limited, the registered owner of Portion 213 (Osona Village Extension 7) to apply on their behalf to the Okahandja Municipality and to the Urban and Regional Planning Board for the following:

- **Subdivision of the Remainder of Portion 213 of the Farm Osona Commonage No. 65 into Portion F/213 and the Remainder;**
- **Permanent closure of Portion F/213 as a “street”;**
- **Conversion of proposed Portion F/213 to Erf X;**
- **Rezoning of proposed Portion F/213 from “street” to “undetermined”;**
- **Permanent closure of Erf 4602, Osona Village Extension 7 as a “street”;**
- **Rezoning of Erf 1602, Osona Village Extension 7 from “street” to “undetermined”;**
- **Rezoning of Erven 448 and 4439, Osona Village Extension 7 from “general residential” to “undetermined”;**
- **Rezoning of Erven 4545 to 4591, Osona Village Extension 7 from “general business” to “undetermined”;**
- **Rezoning of Erven 4475 to 4544 from “single residential” to “undetermined”;**
- **Permanent closure of Erven 4592 to 4594, Osona Village Extension 7 as “public open space”;**
- **Rezoning of Erven 4592 to 4594, Osona Extension 7 from “public open space” to “undetermined”;**
- **Consolidation of Erven 4438, 4439, 4475 to 4594, 4602 and proposed Erf X into “Consolidated Erf Z”; and**
- **Township establishment and layout approval on Consolidated Erf Z consisting of approximately 78 erven and the Remainder (street) to be known as Osona Village Extension 23.**

Osona Village Extension 7 is situated between the A1 Freeway and the B1 Trunk Road leading to Okahandja.

The purpose of the application as set out above is to allow for the replanning of a part of Osona Village Extension 4, which is intended is to formulate a mixed-use economic corridor, connecting the A1 and the B1, as this road link is strategically located along the two main entrances leading into Osona.

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the Okahandja Municipality and Stubenrauch Planning Consultants Office, 45 Sir Seretse Khama Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection/ comments together with their grounds thereof, with the Okahandja Municipality and the applicant (Stubenrauch Planning Consultants cc) in writing before the **Tuesday, 24 February 2026** (14 days after the last publication of this notice).

Applicant:

Stubenrauch Planning Consultants cc
P.O. Box 41404, Windhoek
Tel: (061) 25 1189
Email: ancke@spc.com.na
Our Ref: W/25072

Chief Executive Officer
Okahandja Municipality
P.O. Box 15, Okahandja

No. 41

2026

REZONING OF ERF 162, OTJOMUISE

Plan Africa Consulting cc, Town and Regional Planners, on behalf of the owners of the respective Erf, intend to apply to City of Windhoek for:

Rezoning of Erf 162, Beijing Street, Otjomuise from “residential” with a density of 1:250 to “business” with a bulk of 0.4.

Erf 162 is 507m² in extent. The erf is currently zoned residential and occupied by an existing building. The intention to use the existing building for business activities, which may include a betting shop. Therefore, no new buildings will be constructed.

The locality plans of the respective erven lie for inspection on the Town Planning Notice Board at City of Windhoek and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with City of Windhoek and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **19 February 2026**).

Application: **Plan Africa Consulting cc**
Town and Regional Planners
P.O. Box 4114
8 Delius Street, Windhoek West
Tel: (061) 212096 or Cell: 0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na

No. 42

2026

REZONING OF ERF 604, KLEIN WINDHOEK

Plan Africa Consulting cc, Town and Regional Planners intends to apply to the City of Windhoek for:

- **Rezoning of Erf 604, Nelson Mandela Avenue, Klein Windhoek from “residential” with a density of 1:900 to “office” with a bulk of 0.4;**

- **Consent for an additional free bulk; and**
- **Consolidation of Erf 2761 and Erf 604, Nelson Mandela Avenue, Klein Windhoek into one Erf X.**

Erven 604 and 2761 are located on Nelson Mandela Avenue, Klein Windhoek. Erf 2761 is zoned “office” with a size of 1119m² respectively. Erf 604 is zoned “residential” with a size of 1284m² and a density of 1:900. The owner wishes to rezone Erf 604 from residential to office with a bulk of 0.4 and consolidation of Erf 2761 with Erf 604 into one Erf X, as well as consent for an additional free bulk. Consolidation allows for improved building placement, shared access, efficient parking arrangements, and optimal use of available space.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at City of Windhoek and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **19 February 2026**).

Applicant: **Plan Africa Consulting cc**
 Town and Regional Planners
 P.O. Box 4114
 8 Delius Street, Windhoek West
 Tel: (061) 212096 or Cell: 0812716189
 Fax: (061) 213051
 Email:pafrica@mweb.com.na

No. 43

2026

REZONING OF ERF 800, SAUYEMA EXTENSION 3

Plan Africa Consulting cc, Town and Regional Planners intends to apply to the Rundu Town Council for:

- **Rezoning of Erf 800, Sauyema Extension 3 from “single residential” to “general residential” with a density of 1:100;**
- **Consent to use erf for accommodation establishment (block of flat for renting and/or self catering guesthouse); and**
- **Consent to proceed with development while rezoning is in process.**

Erf 800 is vacant and measures 631m² corner property located in Sauyema Extension 3 and is currently zoned “single residential” within a well-serviced and predominantly residential neighbourhood. The property is directly adjacent to a public open space and is surrounded mainly by single family dwellings, contributing to the established residential character of the area. Application is made for consent use to permit an accommodation establishment on the erf. The proposed development will consist of a block of flats for rental purposes and/or a self-catering guesthouse. The development will be at a density of one dwelling unit per 100m².

The locality plan of the erf lies for inspection on the town planning notice board at the Rundu Town Council and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Rundu Town Council and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **19 February 2026**).

Applicant: **Plan Africa Consulting cc**
 Town and Regional Planners
 P.O. Box 4114
 8 Delius Street, Windhoek West
 Tel: (061) 212096 or Cell: 0812716189
 Fax: (061) 213051
 Email:pafrica@mweb.com.na

No. 44

2026

REZONING OF ERF 829, AUASBLICK

Plan Africa Consulting cc, Town and Regional Planners, on behalf of the owners of the respective Erf, intend to apply to City of Windhoek for:

- **Rezoning of Erf 829, Eneas Peter Nanyemba Street, Auasblick from ‘residential’ with a density of 1 dwelling unit per erf to ‘residential’ with a density of 1:900; and**
- **Consent to proceed with development while the rezoning is in process.**

Erf 829 is 2 982m² in extent. The erf is zoned residential with a density of 1 dwelling unit per erf in line with the Windhoek Zoning Scheme. The erf is currently vacant. The intention of the owner is to increase residential development on the erf. The current density does not make provision for an outbuilding hence, the proposed rezoning.

The locality plans of the respective erven lie for inspection on the Town Planning Notice Board at City of Windhoek and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with City of Windhoek and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **19 February 2026**).

Applicant: **Plan Africa Consulting cc**
 Town and Regional Planners
 P.O. Box 4114
 8 Delius Street, Windhoek West
 Tel: (061) 212096 or Cell: 0812716189
 Fax: (061) 213051
 Email:pafrica@mweb.com.na

No. 45

2026

REZONING OF ERF 1027, BLOCK B, REHOBOTH

Van Rooi & Associates Urban Planning Consultants on behalf of the owner of Erf 1027, Block B, Rehoboth, in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) intends to apply to the Rehoboth Town Council and to the Urban and Regional Planning Board for the:

Rezoning of Erf 1027, Block B, Rehoboth from “single residential” with a density of 1:500 to “general residential” with a density of 1:100.

Erf 1027, Block B, Rehoboth measures 1080m² in extent and is zoned 'single residential' with a density of 1:500.

The erf owner saw the demand for housing and has a desire to assist in meeting this demand by developing two sectional title units on the erf. To accommodate the intended development, it is necessary that the erf be rezoned from "residential" with a density of 1:500 to "general residential" with a density of 1:100.

The locality plan of the erf and the intention to rezone will be posted on the Notice Board of the Customer Care Centre of the Rehoboth Municipal Council and on site. In addition, intend to rezone will be published in the Republikein and Sun Newspapers and affected erf owners will be consulted.

Any person objecting to the proposed rezoning as set out above may lodge such objection together with the grounds thereof with the Rehoboth Town Council and the applicant in writing within 14 days of the publication of this notice.

Applicant: Van Rooi & Associates
Urban Planning Consultants
P.O. Box 80164, Olympia
Windhoek
Tel: 0811225877
Email: gb_vanrooi@yahoo.co.uk
conwellbeukes@gmail.com

No. 46

2026

REZONING OF ERF 1250, WINDHOEK

Plan Africa Consulting cc, Town and Regional Planners intends to apply to the Municipality of Windhoek for:

- **Rezoning of Erf 1250, Axali Doeseb Street , Windhoek from 'residential' with a density of 1:900 to 'office' with a bulk of 0.75;**
- **Consent to proceed with development while rezoning is in process; and**
- **Consent for free residential bulk in terms of Clause 23(1) of the Windhoek Town Planning Scheme.**

Erf 1250 is located in Windhoek West, close to the central business district, in an area that is rapidly transforming into a mixed-use zone characterised by offices, businesses, restaurants, high-density apartments, and the Namibia University of Science and Technology (NUST). The erf measures approximately 1,219m² and is currently zoned "residential" (density 1:900m²), with an existing dwelling and outbuilding. The owner intends to apply for rezoning and consent use in terms of the Town Planning Scheme to allow for a mixed-use development. The proposed development includes the demolition of existing structures and the construction of a multi-storey building comprising retail shops on the ground floor, office space on the middle floors, and residential flats on the upper floors.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Windhoek Municipality and at Plan Africa Consulting cc, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is **19 February 2026**).

Applicant: Plan Africa Consulting cc
Town and Regional Planners
P.O. Box 4114
8 Delius Street, Windhoek West
Tel: (061) 212096 or Cell: 0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na

No. 47

2026

REZONING OF ERF 2749, RUNDU EXTENSION 5

SWIB Trading cc, on behalf of the registered owner of Erf 2749, Rundu Extension 5 intends to apply to the Rundu Town Council and the Ministry of Urban and Rural Development for the:

- **Rezoning of Erf 2749, Rundu Extension 5 from “business” to “hospitality”; and**
- **Consent to commence construction while application is being considered.**

Erf 2749, Rundu Extension 5, is located in Rundu Extension 5 and measures approximately 837m². The erf is currently zoned “business”.

SWIB Trading cc wish to inform the general public that it is our client’s intention to rezone Erf 2749, Rundu Extension 5, from “business” to “hospitality” to establish a guest house.

Access to the erf will remain from the existing street network and on-site parking will be provided in accordance to the Rundu Planning Scheme.

The plan of the erf lies for inspection on the Notice Board of the Rundu Town Council and Town Planning Offices.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice. The last day for objections will be **Friday, 20 February 2026**.

Applicant: SWIB Trading cc
P.O. Box 14123, Outapi
Cell: +26481 790 0374
Email: swibtradingcc@gmail.com
Wilhelm Shepya

No. 48

2026

REZONING AND CONSOLIDATION OF ERVEN 3123 AND 6434, WALVIS BAY

Stewart Planning – Town and Regional Planners intends to apply, on behalf of the registered owners, to the Municipal Council of Walvis Bay, the Urban and Regional Planning Board and the Environmental Commissioner for permission for the following:

- **Erf 3123, Walvis Bay (6th Street): Rezoning from “single residential” with a density of 1:300 to “local business”, and**
- **Erven 3123 and 6434, Walvis Bay, (c/o of Johnson Mabakeng and Sixth Street): Consolidation into Portion X.**

The aforementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 and the Walvis Bay Zoning Scheme. The rezoning of land from residential to commercial use is a listed activity, and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007.

Take note that –

- (a) The rezoning pre-application draft (bid document) lies open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requested from mbute@sp.com.na.
- (b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice.
- (c) Registration and written comments or objections must be submitted before or on **17h00 Friday, 20 February 2026**.

Applicant:
Stewart Planning
Town and Regional Planners
P.O. Box 2095, Walvis Bay
mbute@sp.com.na
064 280 773

Local Authority:
Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017, Walvis Bay
townplanning@walvisbaycc.org.na
064 201 3339

No. 49

2026

REZONING OF ERF 3327 (A PORTION OF CONSOLIDATED ERF 3150), WINDHOEK

Du Toit Town Planning Consultants, are applying on behalf of the owner of Erf 3327 (a portion of Consolidated Erf 3150), Windhoek, 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:

The rezoning of Erf 3327 (a portion of Consolidated Erf 3150), Windhoek from ‘residential’ with a density of 1 dwelling per 900m² to ‘general residential’ with a density of 1 dwelling per 250m².

Erf 3327 (a portion of Consolidated Erf 3150) is located in Best Street, in Windhoek. It is located north-east of the City Centre. The Erf is 1062m² in extent. The erf is currently used for residential purposes and is surrounded by similar and mixed land uses such as the Emerald Bed and Breakfast, the offices of Labour Investment Holdings, Grey Slot Dealership, Clocknet Vocational Training Centre and NAPPA, to mention a few. Access is from Best Street.

It is the intention of the owner to enlarge the present establishment to ultimately have four (4) dwelling units each with \pm 3 bedrooms. To accommodate the intended development, the erf has to be rezoned to ‘general residential’ with a density of 1 dwelling per 250m², as this density will allow for four (4) units. The Windhoek Office and High Density Policy allows for the densification of the property.

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 **19 February 2026**).

Applicant: Du Toit Town Planning Consultants
P.O. Box 6871, Ausspännplatz
Windhoek
Tel: 061-248010
Email: planner1@dutoitplan.com

No. 50

2026

REZONING OF ERF 5152, OTJOMUISE EXTENSION 8

Urban Dynamics Africa Town and Regional Planners intends to apply for the:

Rezoning of Erf 5152, Otjomuise Extension 8 from “business” with a bulk of 1.0 to “general residential” with a density of 1:50.

Erf 5152 is located along Zanzibar Street to the northern parts of Otjomuise Extension 8 and is currently zoned as “business” with a bulk of 1.0. Erf 5152, Otjomuise Extension 8 measures approximately 4 788m² in extend.

According to the Windhoek Zoning Scheme, Erf 5152, Otjomuise Extension 8 is zoned business with a bulk of 1. A number of flats are located on the erf. The registered owner intends to rezone Erf 5152, Otjomuise Extension 8 to “general residential” with a density of 1:50. It is for this reason an application was submitted to the City of Windhoek to obtain approval for the rezoning. It is important to mention the current land uses will remain and the owner has not intention to build any new buildings.

Access to the erf will remain from Zanzibar Street and on-site parking is provided in accordance with the Windhoek Zoning Scheme regulations.

Any person objecting to the current land use as set out above may lodge such objection together with the grounds thereof, with the Windhoek City Council (Mrs. Ruth Kwenani, 5th Floor, City of Windhoek) and with Urban Dynamics (Ms. Allison Anderson) in writing within 14 days after the appearance of this notice. The last day for objections will be **19 February 2026**.

Applicant:
Urban Dynamics Africa
P.O. Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309
Email: allison@udanam.com

Local Authority:
Chief Executive Officer
City of Windhoek
P.O. Box 59, Windhoek

No. 51

2026

REZONING OF ERF 8381, WINDHOEK

Ritta Khiba Planning Consultants cc (Town and Regional Planners) on behalf of the owners of Erf 8381, Dr. Kuima Riruako Street, Windhoek wishes to apply to the Municipal Council of Windhoek, Ministry of Urban and Rural Development and the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 8381, Dr. Kuaima Riruako Street No. 128A, Windhoek from ‘business’ with a bulk of 0.5 to ‘business’ with a bulk of 1; and**
- **Consent to use the erf for business purposes while the rezoning is being processed.**

Erf 8381, Dr. Kuima Riruako Street, Eros is zoned “business” with a bulk of 0.5 and is approximately 910m² in extent. There are currently existing buildings situated on the erf, which is utilized for business purposes. The intention of the owner is to utilise the erf to accommodate multiple doctor consultation offices.

The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme.

The locality plan, current and proposed zoning of the erf lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, office 516 and with the applicant in writing, not later than **27 February 2025**.

Applicant:

Ritta Khiba Planning Consultants cc
P.O. Box 22543, Windhoek
Tel: 061 225062 or
Fax: 088614935 (fax to email)
Mobile: 0815788154
Email: tp4@rkpc.com.na
info@rkpc.com.na

Municipality Of Windhoek:

R. Kwenani
Town Planner Department
of Urban and Transport Planning
Office: +264 61 290 2378
Email: ruth.kwenani@windhoekcc.or

No. 52

2026

REZONING OF PORTION 23 (A PORTION OF PORTION 9) OF FARM EMMARENTIA 380

Ritta Khiba Planning Consultants cc (Town and Regional Planners) on behalf of the owner of Portion 23 (a portion of Portion 9) of Farm Emmarentia 380, intends on applying to the Municipal Council of Windhoek and the Urban and Regional Planning Board for:

- **Rezoning of Portion 23 (a portion of Portion 9) of Farm Emmarentia 380 from ‘residential’ to ‘hospitality’ for a hotel; and**
- **Consent for a restaurant and conference facility while the rezoning is being processed.**

Portion 23 (a portion of Portion 9) of Farm Emmarentia 380, is zoned “residential” with a density of 1:50,000 and is approximately 5,0053m² in extent. The erf has existing buildings situated on it that is use for hospitality purposes.

The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme.

The locality plan, current zoning and building plan with approved parking layouts lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor and with the applicant in writing, not later than 21 days after the last publication (**27 February 2026**).

Applicant:

Ritta Khiba Planning Consultants cc
P.O. Box 22543, Windhoek
Tel: 061 225062
Mobile: 0815788154 /0812505559
Email: rkhiba@rkpc.com.na

Municipality of Windhoek

Town Planner, Department of
Urban and Transport Planning
Office: +264 61 290 2264
Email: Kristofina.Asino@windhoekcc.org.na

No. 53

2026

REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM
NUBUAMIS NO. 37

Urban Green Sustainability Consultants, on behalf of the owner in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 (Rensburger Street) from “residential” with density of 1:50000 to “restricted business” with a bulk of 1.0; and**
- **Consent to use the portion in accordance with the proposed zoning while the rezoning is in process.**

Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 is situated towards the north-eastern parts of the Windhoek Township, and it is located at the end of Rensburger Street, Lafrenz. The Portion measures 1,1098 hectares in extent and is currently zoned “residential” with a density of 1:50000. It is the owners’ intentions to rezone from ‘residential’ with a density of 1:50000 to ‘restricted business’ with a bulk of 1.0 to ensure that the property conforms with the existing land use status quo in accordance with the requirements of the Windhoek Zoning Scheme.

Access to Portion 134/A/37 Farm Nubuamis is currently obtained from Rensburger Street, Lafrenz.

Parking will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

The locality plan of the portion is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Sustainability Consultants, No. 40, Berg Street, Klein Windhoek.

Any person objecting to the proposed rezoning and consent set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner – Town House, 5th Floor, Room 516) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is **20 February 2026**).

Applicant:

Urban Green Sustainability Consultants
P.O. Box 11929, Klein Windhoek
Contact details: 061 – 300 820
Email: admin@urbangreenafrica.net

Municipality of Windhoek

Town Planner, Department of
Urban and Transport Planning
Tel: 061 – 290 2378
Email: Hugo.Rust@windhoekcc.org.na

No. 54

2026

SUBDIVISION ERF 1508, OTJIWARONGO EXTENSION 5

Stubenrauch Planning Consultants cc herewith informs you in terms of the Urban and Regional Planning Act, 2018, that we have been appointed by Mr Petrus Nghulondo who purchased a portion of Erf 1508, Otjiwarongo Extension 5 from the Municipal Council of Otjiwarongo, the registered owner of Erf 1508, Otjiwarongo Extension 5 to undertake the necessary town planning procedures to obtain a formal council resolution and to apply on their behalf to the Urban and Regional Board for the following:

- **Subdivision of Erf 1508, Otjiwarongo Extension 5 into Erf A and Remainder;**
- **Permanent closure of newly created Erf A as “public open space”; and**
- **Rezoning of newly created Erf A from “public open space” to “residential 1” with a density of 1:700.**

Erf 1508 is located within the predominately residential neighbourhood of Otjiwarongo Extension 5, along Schneider Street. Erf 5108, Otjiwarongo Extension 5 is reserved as a “public open space” in accordance with the Otjiwarongo Zoning Scheme and measures approximately 2470m² in extent.

The purpose of this application is to facilitate the allocation of a portion of Erf 1508, Otjiwarongo Extension 5 to Mr Petrus Nghulondo for residential purposes.

The application, and its supporting documents lie open for inspection during normal office hours at the Municipal Council of Otjiwarongo (Town Planning Office) and Stubenrauch Planning Consultants Office, 45 Sir Seretse Khama Street, Windhoek.

Further take notice that any person objecting to the proposed application as set out above may lodge such objection(s) together with the grounds thereof, with the Chief Executive Officer of the Municipal Council of Otjiwarongo and with the applicant (Stubenrauch Planning Consultants) in writing on or before **Tuesday, 24 February 2026**.

Applicant:

Stubenrauch Planning Consultants cc
P.O. Box 41404, Windhoek
Tel: (061) 25 1189
Email: romeo@spc.com.na
Our Ref: W/25079

Chief Executive Officer
Otjiwarongo Municipality
Private Bag 2209, Otjiwarongo

No. 55

2026

SUBDIVISION AND REZONING OF ERF 5197, OSHAKATI

Stubenrauch Planning Consultants cc herewith informs you in terms of the Urban and Regional Planning Act, 2018, that we have been appointed by the Oshakati Town Council to obtain a formal Council Resolution and to apply on their behalf to the Urban and Regional Planning Board for the following:

- **Subdivision of Erf 5197, Oshakati into 10 erven and the Remainder;**
- **Rezoning of Erf E/5197, Oshakati from “informal residential” to “business” for a casket store; and**
- **Rezoning of Erf F/5197, Oshakati from “informal residential” to “local business”.**

Erf 5197, Oshakati is located on the western side of the Oshakati Town, directly south the C46 Road (M0092) leading to Oshikuku. According to the Oshakati Zoning Scheme No. 11, Erf 5197, Oshakati is zoned as “informal residential” and measures approximately 6,720m² in extent.

The purpose of this application is to formalise an existing situation on the ground by subdividing and rezoning Erf 5197, Oshakati to enable the allocation of individual erven and to align existing land uses to the appropriate zonings.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Oshakati Town Council (Town Planning Office) and Stubenrauch Planning Consultants Office, 45 Sir Seretse Khama Street, Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection(s) together with the grounds thereof, with the Chief Executive Officer of the Oshakati Town Council and with the applicant (Stubenrauch Planning Consultants cc) in writing on or before **Tuesday, 24 February 2026**.

Applicant:

Stubenrauch Planning Consultants cc
P.O Box 41404, Windhoek
Tel: (061) 25 1189
Email: romeo@spc.com.na
Our Ref: OSH/006

Chief Executive Officer
Oshakati Town Council
Private Bag 5530, Oshakati

No. 56

2026

**SUDBIVISION AND PERMANENT CLOSURE OF ERF 3568,
ONDANGWA EXTENSION 16**

Nghivelwa Planning Consultants, Town and Regional Planners on behalf of the owners of Erf 3568, Ondangwa Extension 16, has applied to the Ondangwa Town Council and intends applying to the Urban and Regional Planning Board for the:

- **Subdivision of Erf 3568 (POS), Ondangwa Extension 16 into Portion A and Remainder;**
- **Permanent closure of proposed portion A of Erf 3568 (POS), Ondangwa Extension 16 as a “public open space” and subsequent rezoning to “business” with a bulk of 1.0; and**
- **Consent to commence with the construction of flats while the town planning application is being processed.**

The intention for the owners to rezone the property is to allow for the construction of 9 flats on the rezoned property.

The locality plans of the erf lie for inspection on the Town Planning Notice Board of the Ondangwa Town Council: Town Planning Office No. 9, Erf 1233, Ondangwa Extension 3 and the Applicant: 141, Werner List Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Ondangwa Town Council and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice. The last date for any objections is **20 February 2026**.

Applicant: Nghivelwa Planning Consultants
P.O. Box 40900, Ausspännplatz
Tel: 0814127 359
Email: planning@nghivelwa.com.na

No. 57

2026

SUBDIVISION OF THE REMAINDER OF FARM RUNDU TOWNLANDS NO. 1329

Stubenrauch Planning Consultants cc has been appointed by Rundu Town Council, the registered owner of the Remainder of the Farm Rundu Townlands No. 1329 to apply on their behalf to the Rundu Town Council and to the Urban and Regional Planning Board for the following:

- **Subdivision of the Remainder of the Farm Rundu Townlands No. 1329 into Portion A/1329, B/1329, C/1329, D/1329, Portion 143 and the Remainder;**
- **Consolidation of Portion D/1329 and Portion 143 into “Consolidated Portion X”**
- **Rezoning of Portion A/1329, B/1329 and C/1329 of the Remainder of the Farm Rundu Townlands No. 1329 from “undetermined” to “civic” purposes;**
- **Rezoning of “Consolidated Portion X” from “undetermined” to “special” for the purpose of an airport and runway;**
- **Registration of a 30m Powerline Servitude over Portion B/1329 of the Remainder of the Farm Rundu Townlands No. 1329 in favor of NamPower; and**
- **Inclusion of Portions A, B, C and “Consolidated Portion X” of the Farm Rundu Townlands No. 1329 into the next zoning scheme to be prepared for Rundu.**

The proposed Portion A/1329, B/1329, C/1329, D/1329 and Portion 143 of the Rundu Townlands No. 1329 are located on the southwestern side of the Rundu Townlands. The portions are bordered by the B8 (T0804) Trunk Road leading to Grootfontein and is located on the southern side of the Ngwangwa River. Portion A/1329 will measure approximately 6.3532 hectares, Portion B/1329 will measure approximately 170.7551 hectares, Portion C/1329 will measure approximately 70.0591 hectares, Portion D will measure approximately 87.7737 hectares and Portion 143 measures approximately 415.3425 hectares. The Remainder of the Farm Rundu Townlands No. 1329 is currently zoned for “undetermined” purposes.

The purpose of this application is formalise the existing military bases and airport situated in the jurisdiction of the Rundu Town Council.

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the Rundu Town Council and Stubenrauch Planning Consultants Office, 45 Sir Seretse Khama Street, Windhoek.

Any person objecting to the application as set out above may lodge such objection/comments together with their grounds thereof, with the Rundu Town Council and the applicant (Stubenrauch Planning Consultants cc) in writing before the **Tuesday, 24 February 2026** (14 days after the last publication of this notice).

Applicant:
Stubenrauch Planning Consultants cc
P.O. Box 41404, Windhoek
Tel: (061) 25 1189
Our Ref: Run/065

Chief Executive Officer
Rundu Town Council
Private Bag 2128, Rundu

No. 58

2026

SUBDIVISION OF REMAINDER OF REHOBOTH TOWN AND TOWNLANDS NO. 302

M and N Planning and Property Development cc (Town and Regional Planners) on behalf of owner of Portion X of Rehoboth Town and Townlands No. 302 intends applying to the Rehoboth Town Council and Urban and Regional Planning Board for the:

- **Subdivision of Remainder of Rehoboth Town and Townlands No. 302 into Portion X (±124 hectares) and the Remainder;**
- **Needs and desirability to establish a township to be known as ‘Tribe Reho Golf Estate’ on Portion X of Rehoboth Town and Townlands No. 302; and**
- **Township layout approval for Tribe Reho Golf Estate on Portion X of Rehoboth Town and Townlands No. 302.**

Portion X is situated in Rehoboth Town and Townlands No. 302 and zoned ‘undetermined’ and is undeveloped. The proposed township establishment will enable the owner to develop a Golf Estate comprising a mixed-use development.

The number of vehicles for which parking must be provided on-site will be provided in accordance with the Rehoboth Zoning Scheme.

The plan lies for inspection on the Town Planning Notice Board at the Rehoboth Town Council.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer, Rehoboth Town Council and with the applicant in writing. Last day for objections is **20 February 2026**.

Applicant: **M and N Planning and Property Development cc**
 Town and Regional Planners
 P.O. Box 70523, Khomasdal
 Mobile: +264 851225788
 Email Address: mnplanningconsulting@gmail.com
 Contact Person: Festus Negumbo

BANK OF NAMIBIA

No. 59

2026

STATEMENT OF ASSETS AND LIABILITIES AS AT 31 DECEMBER 2025

	31/12/2025	30/11/2025
	N\$	N\$
ASSETS		
External:	11,650,569,378	12,242,939,092
Rand Cash	74,102,841	58,176,486
IMF - SDR Holdings	7,227,601,543	7,381,505,138
IMF - Quota Subscription	4,348,864,994	4,803,257,468
Investments:	46,800,633,142	44,043,538,457
Rand Currency	32,919,677,345	29,921,303,829
Other Currencies	13,798,218,511	14,017,201,210
Interest Accrued	82,737,286	105,033,418

Domestic:	2,247,762,652	2,008,564,272
Currency Inventory	134,763,989	153,200,959
Loans and Advances: Local Banks	266,224,174	273,551,668
Repurchase Agreements	588,348,000	357,773,534
Loans and Advances: Other	200,617,795	195,386,971
Fixed Assets	450,048,529	412,866,978
Other Assets	607,760,165	615,784,162
	<u>60,698,965,172</u>	<u>58,295,041,821</u>

RESERVES AND LIABILITIES

Reserves:	17,901,618,454	18,289,762,601
Share capital	40,000,000	40,000,000
General Reserve	3,731,396,339	3,662,957,638
Revaluation Reserve	7,160,196,362	7,605,963,488
Development Fund Reserve	215,214,083	283,652,784
Building Fund Reserve	153,299,686	153,299,686
Training Fund Reserve	30,207,191	30,207,191
Investment Revaluation Reserve	97,518,012	124,150,717
Distributable Income	532,763,765	530,421,247
Currency in Circulation	5,941,023,016	5,859,109,850
Liabilities:	42,797,346,718	40,005,279,220
Government	(719,859,365)	(3,040,390,028)
Bankers - Reserve	1,638,363,264	1,610,356,815
Bankers - Current	2,049,837,663	2,193,193,157
Bankers - FC Placements	2,170,128,620	2,001,967,741
Swaps	25,874,023,325	24,763,903,053
Other	95,677,493	57,770,045
IMF - SDR Allocation	7,126,091,622	7,308,811,759
IMF - Securities Account	4,334,227,796	4,835,120,629
Other Liabilities	228,856,300	274,546,049
	<u>60,698,965,172</u>	<u>58,295,041,821</u>

EBSON UANGUTA
GOVERNOR

LLOYD LONDT
CHIEF FINANCIAL OFFICER