



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$25.60

WINDHOEK - 1 October 2024

No. 8461

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Government Notices

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 274

2024

AMENDMENT OF GOVERNMENT NOTICE NO. 155 OF 31 MAY 2024:
NOTIFICATION OF ALTERATION OF BOUNDARIES OF APPROVED TOWNSHIP
EFIDI: URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 76 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have amended Government Notice No. 155 of 31 May 2024 by the insertion of the words “Town and” between the words “Ongwediva” and “Townlands”.

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

Windhoek, 3 September 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 275

2024

AMENDMENT OF REGULATIONS UNDER SOCIAL SECURITY ACT:
SOCIAL SECURITY ACT, 1994

Under section 47 of the Social Security Act, 1994 (Act No. 34 of 1994), and on the recommendation of the Social Security Commission, I have amended the regulations published under Government Notice No. 198 of 1 November 1995, as set out in the Schedule with effect from 1 March 2025.

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

Windhoek, 29 August 2024

SCHEDULE

Definitions

1. In these regulations “the Regulations” means the regulations published under Government Notice No. 198 of 1 November 1995, as amended by Government Notices Nos. 31 of 31 January 1996, 80 of 15 April 1996, 244 of 1 December 1997, 235 of 16 September 1998, 101 of 1 June 2001, 227 of 15 November 2003, 53 of 29 February 2008, 49 of 1 April 2009, 147 of 30 July 2010, 69 of 1 June 2011, 129 of 1 August 2011, 97 of 2 April 2012, 301 of 1 March 2012, 301 of 20 December 2012, 44 of 9 March 2016, 51 of 15 March 2016 and 89 of 25 March 2022.

Amendment of regulation 1 of Regulations

2. Regulation 1 of the Regulations is amended by the substitution for the proviso to the definition of “basic wage” of the proviso:

““Provided that, for the purpose of these regulations, an employee shall be deemed to have been paid a basic wage of not less than N\$500 and not more than N\$11 000 in any month, as the case may be; and”.”

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 276

2024

**DETERMINATION OF MONTHLY PENSION FOR PERMANENT DISABLEMENT:
EMPLOYEES' COMPENSATION ACT, 1941**

In terms of section 39(1)(c) of the Employees' Compensation Act, 1941 (Act No. 30 of 1941), I determine that the minimum amount of compensation payable for permanent disablement in respect of the monthly pension is N\$500 with effect from 1 March 2025.

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

Windhoek, 29 August 2024

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

No. 277

2024

EXCLUSION OF PERSONS AS EMPLOYEES: EMPLOYEES COMPENSATION ACT, 1941

In terms of section 3(2)(b) of the Employees Compensation Act, 1941 (Act No. 30 of 1941), I determine that the amount for purpose of excluding persons from being regarded as employees for the purpose of the Act is N\$101, 625 with effect from 1 March 2025.

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

Windhoek, 29 August 2024

MINISTRY OF INFORMATION COMMUNICATION AND TECHNOLOGY

No. 278

2024

**NOTIFICATION OF APPOINTMENT OF ADDITIONAL BOARD MEMBER OF THE
COMMUNICATIONS REGULATORY AUTHORITY OF NAMIBIA:
PUBLIC ENTERPRISES GOVERNANCE ACT, 2019**

In terms of section 8(7) of the Public Enterprises Governance Act, 2019 (Act No. 1 of 2019), read with section 9 of the Communication Act, 2009 (Act No. 8 of 2009), I give notice that I have, in terms of section 8(5) of the Public Enterprises Governance Act, 2019 (Act No. 1 of 2019) and in consultation with Cabinet, appointed the following person as an additional member of the Communications Regulatory Authority of Namibia Board for period of two years with effect from 1 August 2024.

Board Member	Position
Mr. Jose van Wyk	Member

E. THEOFELUS**MINISTER OF INFORMATION
COMMUNICATION AND TECHNOLOGY**

Windhoek, 3 September 2024

MINISTRY OF HOME AFFAIRS, IMMIGRATION, SAFETY AND SECURITY

No. 279

2024

NOTICE OF RATIFICATION OF AGREEMENT ON TRANSFER OF SENTENCED PERSONS ENTERED INTO BY AND BETWEEN THE GOVERNMENT OF THE REPUBLIC OF NAMIBIA AND THE GOVERNMENT OF THE REPUBLIC OF CUBA: TRANSFER OF CONVICTED OFFENDERS ACT, 2005

In terms of subsection (3) of section 20 of the Transfer of Convicted Offenders Act, 2005 (Act No. 9 of 2005), I give notice that the National Assembly has, on 6 August 2024, ratified the Agreement on Transfer of Sentenced Persons entered into under subsection (1) of that section by and between the Government of the Republic of Namibia and the Government of the Republic of Cuba, the text of which is set out in the Schedule.

A. KAWANA
MINISTER OF HOME AFFAIRS
IMMIGRATION, SAFETY AND SECURITY

Windhoek, 16 September 2024

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 280

2024

NOTIFICATION OF APPROVAL OF AMENDMENT OF SWAKOPMUND ZONING SCHEME: URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have under section 113(l)(a) of that Act, approved the amendment to the Swakopmund Zoning Scheme, which amendment relates to the rezoning of –

- (a) Erven 2858 to 2863, Matutura Extension 7 from “general residential” with a density of 1:250 to “single residential” with a density of 1:300;
- (b) Erf 2699, Mondesa Extension 5 from “single residential” with a density of 1:300 to “parastatal”;
- (c) Erf 947, Mondesa Extension 3 from “general residential 2” with a density of 1:250 to “institutional”;
- (d) Erf 680, Mondesa Extension 2 from “single residential” with a density of 1:600 to “general residential 2” with a density of 1:100; and
- (e) Portion 42 of the Farm No. 163 from “agriculture” to “special”.

E. UUTONI
MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 12 September 2024

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 281

2024

NOTIFICATION OF APPROVAL OF AMENDMENT OF TSUMEB ZONING SCHEME IN TERMS OF SECTION 58 OF URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment to the Tsumeb Zoning Scheme which amendment relates to the rezoning of –

- (a) Erf 5528, Tsumeb Extension 1 from “residential 1” with a density of 1:750 to “business 1” with a bulk of 1.2;
- (b) Erf 3546, Nomtsoub Extension 1 from “residential” with a density of 1:300 to “residential” with a density of 1:100; and
- (c) Erf 3566, Nomtsoub Extension 1 from “residential” with a density of 1:100 to “institutional”.

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

Windhoek, 12 September 2024

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 282

2024

NOTIFICATION OF APPROVAL OF AMENDMENT OF WINDHOEK ZONING SCHEME: URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment to the Windhoek Zoning Scheme which amendment relates to the rezoning of the following erven –

- (a) Erf 1806, Hochlandpark from “residential” with a density of 1:250 to “business” with a bulk of 0.5;
- (b) Erf 3381, Goreangab Extension 4 from “undetermined” to “special”;
- (c) Remainder of Erf 3238, Windhoek from “residential” with a density of 1:900 to “office” with a bulk of 0.4;
- (d) Erf 3715, Windhoek from “residential” with a density of 1:900 to “office” with a bulk of 0.4;
- (e) Remainder of Erf 5642 and Erf 8893, Windhoek from “residential” with a density of 1:700 to “office” with a bulk of 0.4;
- (f) Erf 2761, Klein Windhoek from “residential” with a density of 1:900 to “office” with a bulk of 0.4; and
- (g) Erf 2920, Windhoek Extension 2 from “residential” with a density of 1:900 to “office” with a bulk of 0.4.

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

Windhoek, 12 September 2024

MINISTRY OF AGRICULTURE, WATER AND LAND REFORM

No. 283

2024

**NOTIFICATION OF FARMING UNITS OFFERED FOR ALLOTMENT:
AGRICULTURAL (COMMERCIAL) LAND REFORM ACT, 1995**

In terms of section 39 of the Agricultural (Commercial) Land Reform Act, 1995 (Act No. 6 of 1995), I –

- (a) make known, in terms of subsection (3) of that section, that copies of the approved allotment plan in respect of the farming units referred to in the Schedule are available for public inspection at the places and during the periods mentioned in the Schedule; and
- (b) invite, in terms of subsection (4) of that section, applications for the allotment of the farming units offered for allotment, which applications must be made in the manner stated in the Schedule.

C. H.G SCHLETTWEIN**MINISTER OF AGRICULTURE,
WATER AND LAND REFORM**

Windhoek, 9 September 2024

SCHEDULE**1. Number, location and description of farming units offered for allotmen**

REGION	DISTRICT	REG. DIV.	FARM NAME AND NUMBER	NUMBER OF FARMING UNIT OFFERED FOR ALLOTMENT	SIZE OF FARMING UNIT(S) (HA)	LAND USE OF FARMING UNIT
Hardap	Mariental	“R”	Remaining extent of the Farm Kouwater No. 209	2	<p>Unit A Measuring 2663.4960 ha (2 x functional boreholes)</p> <p>Unit B Measuring 2491.9827 ha (3 x functional boreholes) (1 x borehole non-functional)</p>	Large and Small stock farming

Kunene	Outjo	“A”	Farm Ombindi Karambi No. 155	2	<p>Unit A Measuring 2463.0000 ha (3 x functional boreholes)</p> <p>Unit B Measuring 2666.2783 ha (3 x functional boreholes) (1 x non-functional borehole)</p>	Large and Small stock farming
Otjozondjupa	Grootfontein	“B”	Farm Omkeer No. 204	2	<p>Unit A Measuring 1750.0000 ha (2 x functional boreholes) (1 x non-functional borehole)</p> <p>Unit B Measuring 1674.1184 ha (1 x functional borehole)</p>	Large and Small stock farming

2. Public inspection of allotment plan

The approved allotment plans, in respect of the farming unit offered for allotment, are available for public inspection during the office hours at the offices mentioned in paragraph 3(c) for a period of 30 days from the date of publication of this notice in the *Gazette*.

3. Application for allotment of farming unit

An application for allotment of a farming unit must –

- (a) be made on the form determined by the Minister, which form may be obtained from the offices mentioned in subparagraph (c);
- (b) where the unit to be allotted is to be used for project development, be accompanied by –
 - (i) a detailed project proposal
 - (ii) proof of registration or provisional registration, where the applicant is a company, a close corporation, a co-operative or any other entity required by law to be registered; and
- (c) within 30 days from the date of publication of this notice in *Gazette*, be delivered or sent to any of the following offices:

Physical Addresses:

The Regional Governor
Erongo Regional Council
Government Building
Tobias Hainyeko Street
Swakopmund

Postal address:

The Regional Governor
Erongo Region
Private Bag 1230
Swakopmund

The Regional Governor
Hardap Regional Council
Government Building
Ernst Stumfe Street
Mariental

The Regional Governor
Hardap Region
Private Bag 2017
Mariental

The Regional Governor
Kavango East Regional Council
Government Building
Usivi Road
Rundu

The Regional Governor
Kavango East Region
Private Bag 2082
Rundu

The Regional Governor
Kavango West Regional Council
Nkurenkuru
Kavango West

The Regional Governor
Kavango West Region
P. O. Box 6274
Nkurenkuru

The Regional Governor
Kunene Regional Council
Government Building
Main Road
Opuwo

The Regional Governor
Kunene Region
Private Bag 502
Opuwo

The Regional Governor
//Kharas Regional Council
Education Building
Wheeler Street
Keetmanshoop

The Regional Governor
//Kharas Region
P. O. Box 38
Keetmanshoop

The Regional Governor
Khomas Regional Council
Pull Mann Street
Windhoek

The Regional Governor
Khomas Region
P. O. Box 3379
Windhoek

The Regional Governor
Ohangwena Regional Council
Government Building
Eenhana Main Road
Eenhana

The Regional Governor
Ohangwena Region
Private Bag 2032
Ondangwa

The Regional Governor
Omaheke Regional Council
Government Building
Church Street
Gobabis

The Regional Governor
Omaheke Region
Private Bag 2277
Gobabis

The Regional Governor
Omusati Regional Council
Government Building
Namaungu Street
Outapi

The Regional Governor
Omusati Region
Private 523
Outapi

The Regional Governor
Oshana Regional Council
Government Building
Leo Shoopala Street
Oshakati

The Regional Governor
Oshana Region
Private Bag 5543
Oshakati

The Regional Governor
Oshikoto Regional Council
Omuthiya Main Road
Omuthiya

The Regional Governor
Oshikoto Region
P.O. Box 19247
Omuthiya

The Regional Governor
Otjozondjupa Regional Council
Erf No. 219
Hage Geingob Street, Main Road
(Next to Avis Car Rental)
Otjiwarongo

The Regional Governor
Otjozondjupa Region
P. O. Box 2091
Otjiwarongo

The Regional Governor
Zambezi Regional Council
Government Building
Boma, Ngoma Road
Katima Mulilo

The Regional Governor
Zambezi Region
Private Bag 5002
Katima Mulilo

4. **Minimum qualifications required to qualify of applicants**

An applicant, other than a company or close corporation contemplated in section 41(7) of the Agricultural (Commercial) Land Reform Act, 1995 (Act No. 6 of 1995), must be a Namibian citizen who –

- (a) 18 years of age or older;
- (b) has a background or interest in agriculture or related activities;
- (c) has been socially, economically or educationally disadvantaged by past discriminatory laws or practices; and
- (d) has relinquished any right in respect of agricultural land.

5. **Rent payable in respect of farming units**

A farming unit is to be leased for a period of 99 years and the approximate rent payable in respect of a farming unit leased for livestock farming, is as determined by the Minister of Agriculture, Water and Land Reform on the recommendation of the Land Reform Advisory Commission, based on the value of the farming unit.

6. **Lease Agreement**

A successful applicant must enter into a lease agreement with the Minister of Agriculture, Water and Land Reform.

General Notices

No. 562

2024

GENERAL VALUATION OF RATEABLE PROPERTIES SITUATED WITHIN ONDANGWA LOCAL AUTHORITY AREA

Notice is hereby given in terms of the provisions of section 66(1) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, that a general valuation of all ratable properties situated within Ondangwa Local Authority area will be conducted as from 1 October 2024 and for the publication of the aforementioned date of valuation and commencement of the general valuation exercise in accordance with the provisions and stipulations contained in sections 67 to 72, inclusive of the Local Authorities Act, 1992 (Act No. 23 of 1992).

**I. I. NAMGONGO
CHIEF EXECUTIVE OFFICER
ONDANGWA TOWN COUNCIL**

No. 563

2024

CONSENT FOR AN INSTITUTION "PLACE OF INSTRUCTION" TO OPERATE ON "BUSINESS" ERF NO. 3922, NELSON MANDELA AVENUE, KLEIN WINDHOEK

Harmonic Town Planning Consultants CC, Town and Regional Planners, on behalf of the owner of the respective erf, intend to apply to the City of Windhoek and the Urban and Regional Planning Board for:

- **Consent for an institution "place of instruction" to operate on "business" Erf No. 3922, Nelson Mandela Avenue, Klein Windhoek.**

Erf No. 3922, Klein Windhoek measures approximately $\pm 2\,490\text{m}^2$ in extent and is zoned "business" with a bulk of 0.5 as per the Windhoek Zoning Scheme. The owner intends to operate an institution "place of instruction" on the erf. Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

The plan of the erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Harmonic Town Planning Offices, 76b Pasteur 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 in writing within 14 days of the last publication of this notice (**final date for objections is Thursday, 24 October 2024**).

**Contact: H. Kisting
Harmonic Town Planning Consultants CC
Town and Regional Planners
P.O. Box 3216, Windhoek
Cell: 081 127 5879**

No. 564

2024

CONSOLIDATION AND REZONING OF ERVEN 822 TO 825, AUASBLICK EXTENSION 1

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 Windhoek Consulting Engineers (WCE) that made and entered into a presales agreement with the Municipal Council of Windhoek for the purchase of Erven 822, 823, 824 and 825, Auasblick Extension 1. SPC herewith on behalf of WCE applies to the City of Windhoek and intend on applying to the Urban and Regional Planning Board for the following:

- (a) Consolidation of Erven 822, 823, 824 and 825, Auasblick Extension 1 into Consolidated Erf X;**
- (b) Rezoning of “consolidated Erf X”, Auasblick Extension 1 from “residential” with a density of 1 Dwelling/ Erf to “general residential” with a density of 1 :500; and**
- (c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.**

Erven 822, 823, 824 and 825 are located adjacent to one another in the predominantly residential neighbourhood of Auasblick Extension 1. These erven do not fall within any City of Windhoek Policy Area. Erven 822, 823, 824 and 825, Auasblick Extension 1 are all zoned “residential” with a density of 1 Dwelling/ Erf and measure approximately 3949m², 3592m² 3500m² and 2812m² respectively, hence “consolidated Erf X” will measure approximately 13343m² in extent.

The purpose of this application is to enable the constructions of dwelling units that will play a role in providing a variety of housing options for the residents of Windhoek. With the new zoning and density, consolidated Erf “X” can envisage the constructions of approximately 26 units.

Parking for the proposed development will be provided in accordance with the City of Windhoek Parking Requirements.

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 is on or before Tuesday, 22 October 2024.

Applicant:

Stubenrauch Planning Consultants
P. O. Box 41404, Windhoek
Tel.: (061) 251189
Ref: W/24040
Email: office5@spc.com.na

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

No. 565

2024

CREATION OF INDUSTRIAL PORTIONS, LÜDERITZ

In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that **Stubenrauch Planning Consultants CC** has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- (a) **Subdivision of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 into Portions A to K and Remainder;**
- (b) **Rezoning of Portions A to J of Portion B of the Farm Lüderitz Town and Townlands No. 11 from “undetermined” to “general industrial”;**
- (c) **Reservation of Portion K of Portion B of the Farm Lüderitz Town and Townlands No. 11 as a “street”;**
- (d) **Alteration of the boundaries of Lüderitz Extension 2 to include the newly created Portions A to K as erven; and**
- (e) **Inclusion of the rezonings in the next Zoning Scheme to be prepared for Lüderitz.**

The area on the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 which is to be subdivided for the creation of Portions A to K is located north of Lüderitz town.

The purpose of this application is to enable the Lüderitz Town Council to create additional industrial portions that will cater to the anticipated demand for industrial land as a result of the various energy sources that have been discovered in the vicinity of Lüderitz. These new discoveries have a potential to transform the town of Lüderitz into a logistics and industrial hub of the //Karas Region, a development opportunity which requires proactive planning and preparedness.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Lüderitz 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 the grounds thereof, with the Acting Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing on or before **Friday, 25 October 2024**.

Applicant:

Stubenrauch Planning Consultants
P. O. Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: W/23054
office3@spc.com.na

Acting Chief Executive Officer
Lüderitz Town Council
P. O. Box 19
Luderitz

No. 566

2024

**ESTABLISHMENT OF TOWNSHIP AND LAYOUT APPROVAL ON PORTIONS 12, 15, 16,
AND 17 OF FARM NO. 37 (GREEN VALLEY)**

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

- (1) **Township establishment and layout approval on Portions 12, 15, 16, and 17 of Farm No. 37 (Green Valley) in terms of the Urban and Regional Planning Act, 2018; and**

(2) Application for an Environmental Clearance Certificate for the proposed township on Portions 12, 15, 16, and 17 of Farm No. 37 (Green Valley) in terms of the Environmental Management Act, 2007.

The purpose is to create residential erven for group saving schemes which has been allocated land by the Municipal Council of Walvis Bay. The Nalitungwe Community Saving Foundation is the beneficiary of Portion 12 of Farm No. 37 whereas the Shack Dwellers Federation of Namibia is the beneficiary of Portions 15, 16 and 17 of Farm No. 37.

Take note that –

- (a) the planning application and draft township layout plans are open for inspection during normal office hours at Room 101 of the Town Planning Section of the Walvis Bay Municipality, Civic Centre and Stewart Planning, 122 Sam Nujoma Avenue, Walvis Bay. An electronic copy can also be requested from J. N. Otto: otto@sp.com.na and/or M. Mberira: mario@sp.com.na
- (b) interested and/or affected parties are encouraged to register with Stewart Planning and to submit their written comments, representations, input and/or objections to the application(s).
- (c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be on or before **Friday, 25 October 2024**.

Applicant: Stewart Planning
P. O. Box 2095, Walvis Bay
+264 64 280 773
+264 85 754 4740
otto@sp.com.na mario@sp.com.na

No. 567

2024

**ESTABLISHMENT OF A TOWNSHIP (TO BE KNOWN AS TSUMEB VILLAGE) AND
 LAYOUT APPROVAL (TO BE CREATED PORTION 2) OF PORTION 111 (A PORTION OF
 PORTION 39) OF THE CONSOLIDATED FARM TSUMORE NO. 761)
 (COMPRISING APPROXIMATELY 169 ERVEN)**

Du Toit Town Planning Consultants, has submitted an application on behalf of the owner of the property, Rainy Day Investments Thirty Seven (Pty) Ltd, in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) to the Tsumeb Municipality and intends to further apply to the Urban and Regional Planning Board for:

- **Township establishment and approval of the layout (to be created Portion 2) of Portion 111 (a portion of Portion 39) of the Consolidated Farm Tsumore No. 761 to be known as ‘Tsumeb Village’ comprising of approximately 169 erven.**

The (to be created) Portion 2 of Portion 111 (a Portion of Portion 39) of the Consolidated Farm Tsumore No. 761 is located to the west of the town of Tsumeb, along and parallel to the western side of Trunk Road 1/10. This area is located in the Local Authority Area of Tsumeb. It is ± 20.524ha in extent, zoned ‘undetermined’ and still undeveloped.

It is the intention to establish a new township comprising 169 erven and streets to offer a mixture of urban uses such as various densities of residential, institutional, business, hospitality, urban-agriculture, light industrial and a number of public open spaces.

A copy of the application together with the relevant plans lies for inspection at the Tsumeb Municipal Offices, Moses //Garob Street, Tsumeb.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the Tsumeb Municipality and the applicant in writing within 14 days of the last publication of this notice (final date for objections is **21 October 2024**).

Applicant: Du Toit Town Planning Consultants
P. O. Box 6871, Ausspannplatz
Windhoek
Tel: 081 281 0836
Email: elmarie@dutoitplan.com

No. 568

2024

ESTABLISHMENT OF REMAINDER OF ERF 1301 AND REMAINDER OF ERF 1003,
OTJOMUISE EXTENSION 1

Kamau Town Planning and Development Specialists has been appointed by the National Housing Enterprise, the owner of Remainder of Erf 1301 and Remainder of Erf 1003, Otjomuise Extension 1, in Windhoek to apply to the City of Windhoek and the Urban and Regional Planning Board for the following:

- **Rezoning of Remainder of Erf 1301, Otjomuise Extension 1 from “residential” to “institutional”;**
- **Consolidation of Remainder of Erf 1003 and Remainder of Erf 1301, Otjomuise Extension 1, into consolidated Erf X, Otjomuise Extension 1;**
- **Rezoning of consolidated Erf X, Otjomuise Extension 1 from “institutional” to “undetermined” for township establishment purposes;**
- **Subdivision of consolidated Erf X, Otjomuise Extension 1 into Erven A, B and the Remainder of consolidated Erf X, Otjomuise Extension 1; and**
- **Layout approval and township establishment on the remainder of consolidated Erf X, Otjomuise Extension 1 comprising of 479 Erven and the Remainder.**

In terms of the Windhoek Zoning Scheme and in terms of the Urban and Regional Planning, Act, 2018 (Act No. 5 of 2018).

Remainder of Erf 1003 and Remainder of Erf 1301 are located adjacent to one another in the Otjomuise Extension 1 township. The northern boundary of Remainder of Erf 1301 is adjacent to Moses Garob Street, and the southern boundary of Remainder of Erf 1003 is adjacent to Beijing Street, in Otjomuise. Remainder of Erf 1003, Otjomuise Extension 1 measures 73096m² in extent and it is zoned for “institutional” purposes, while Remainder of Erf 1301, Otjomuise Extension 1 measures 90103m² in extent and it is zoned for “residential” purposes.

The purpose of the application as set out above is to enable the National Housing Enterprise to establish a township, for the construction of low cost housing, for low to middle income demographic, as per their mandate, as the national housing provider.

Take note that –

- (a) For more enquiries regarding the rezoning and consent application, visit the City of Windhoek’s Department of Planning, 5th Floor, Town House or the applicant, at the address listed below.

- (b) any person having objections to the proposed application or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the City of Windhoek and with the applicant within 14 days of the last publication of this notice, i.e. no later than **22 October 2024**.

Applicant:

Kamau Town Planning and Development Specialist
P. O. Box 22296, Windhoek
No. 4 Wagner Street, Windhoek West
victoria@kamautpds.com

Chief Executive Officer
City of Windhoek
P. O. Box 59, Windhoek
No. 80, Independence Avenue
Windhoek

No. 569

2024

SUBDIVISION OF ERF 8471, WINDHOEK INTO PORTION A AND REMAINDER;
 REZONING OF PORTION A OF ERF 8471, WINDHOEK

Du Toit Town Planning Consultants, is applying on behalf of the owners of the erven, K. K. Davidow and B. Davidow, in terms of the stipulations 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:

- **Subdivision of Erf 8471, Windhoek into Portion A ($\pm 838m^2$) and Remainder of Erf 8471, Windhoek ($\pm 2387m^2$);**
- **Rezoning of Portion A of Erf 8471, Windhoek from “residential” with a density of 1 dwelling per $900m^2$ to “office” with a bulk of 0.4; and**
- **Consolidation of Portion A of Erf 8471, Windhoek with Erf 8673, Windhoek into consolidated Erf X ($\pm 3126,38m^2$).**

Erf 8471, located at Werth Crescent Street, Windhoek is situated in the older established area of Windhoek, northeast of the City Centre. Adjacent to the east is Erf 8673, located on Sinclair Street. While Erf 8471 remains residential. Erf 8673 has been developed into office space and is surrounded by other office complexes. Currently, Erf 8471 is zoned as “residential,” with a density of 1:900m² and has an area of 3,225m². A building located on the northern boundary of Erf 8471 will be demolished or renovated upon the transfer of the consolidated property. In contrast, Erf 8673, situated at No. 8 Sinclair Road, covers 2,288.38m² and is zoned for “office” with a bulk of 0.4. This property houses the offices of Ellis and Partners Legal Practitioners and the Head Office of B2Gold Namibia.

The owner of Erf 8673 approached the owners of Erf 8471 to purchase the eastern, less developed portion of Erf 8471 to consolidate it with Erf 8673. This consolidation aims to expand the existing office building and provide adequate parking. Erf 8471 is a large residential property that is not being used to its full potential.

The size of Portion A would be $\pm 838m^2$ and the Remainder of Erf 8471, Windhoek will be $\pm 2397m^2$. With Erf 8673 being 2288,38m² in extent, the Consolidated Erf X would be $\pm 3126,38m^2$. In order to allow for the consolidation Portion A, needs to be rezoned to ‘office’ with a bulk of 0.4. both Erven 8471 and Erf 8673 fall within the Windhoek Office and High-Density Policy area.

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 **21 October 2024**).

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: planner@dutoitplan.com

No. 570

2024

SUBDIVISION OF THE REMAINDER OF THE CONSOLIDATED ERF 839, KEETMANSHOOP

Plan Africa Consulting CC, Town and Regional Planners, on behalf of the owners of the respective erf, intends to apply to the Keetmanshoop Municipality.

- **Subdivision of the remainder of the consolidated Erf 839, Keetmanshoop to into Portion A Mark Street and Remainder;**
- **Closure of a Portion A of the remainder of consolidated Erf 839, Keetmanshoop, Mark Street as A Street; and**
- **Rezoning of Portion A of the remainder of consolidated Erf 839 (Mark Street), Keetmanshoop from Street to business with a bulk of 1.0.**

Portion A of Erf 839, Mark Street Keetmanshoop is 1372m² in size, which is currently not used for street purposes and therefore redundant. The portion would alternatively be used for business purposes and be rezoned to “business 2” with a bulk of 1.0.

Portion A is reserved as “street” and need to be closed as street prior to the subdivision and rezoning of the respective portion. It is therefore proposed that Portion A of the Remainder of the Consolidated erf, Erf 839, Keetmanshoop be closed as street in terms of section 50(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992), as amended.

In terms of section (iv) it is called upon interested persons to lodge any objections to such closure or diversion with the local authority council in writing within a period of not less than 14 days after the date of this publication this notice.

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

Any person objecting to the proposed zoning and 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 of objection is **21 October 2024**).

Applicant: Plan Africa Consulting CC, Town and Regional Planners

P. O. Box 4114

8 Delius Street Windhoek (West)

Tel: (061) 212096, Cell: 0812716189

Fax to Mail: 06614262

Email: pafrica@mweb.com.na

No. 571

2024

SUBDIVISION OF THE OSHAKATI TOWN AND TOWNLANDS NO. 880 INTO ONE NEW PORTION AND THE REMAINDER OF OSHAKATI TOWN AND TOWNLANDS NO. 880 AND ALTERATION OF THE BOUNDARIES OF OSHAKATI EXTENSION 3 TO INCORPORATE THE PORTION INTO THE TOWNSHIP, OSHAKATI EXTENSION 3

Barrie Watson, Town & Regional Planner intends applying in terms of sections 105(e) and 105 (c) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Urban and Regional Planning Board on behalf of the Oshakati Town Council, owner of the Remainder of Oshakati Town and Townlands No. 880, for consent for the subdivision of the Oshakati Town and Townlands No. 880 into one new portion and the Remainder of Oshakati Town and Townlands No. 880 and alteration of the boundaries of Oshakati Extension 3 to incorporate the portion into the township, Oshakati Extension 3. The portion is located at the north-eastern edge of Oshakati Extension 3, Portion B being an open area slightly to the North of the NATIS Offices and the Namibian Police Regional Headquarters.

The portion is zoned “institutional” in terms of the Oshakati Zoning Scheme, and were formally known as Portion 45 (1,3331 Ha). The purpose of the application is to enable the vacant portion to be used for an institution as defined in the Scheme.

That copy of the application, subdivisional plan and Council Resolution, lie for inspection in the offices of the Manager Planning and Properties, Oshakati Town Council and may be obtained from the applicant at the contact numbers below.

Any person objecting to the proposed subdivision and incorporation of the land as set out above may lodge such objection together with the grounds thereof with the Oshakati Town Council (Chief Executive Officer; c/o ashipala@oshtc.na), the Urban and Regional Planning Board, Private Bag 13289, Windhoek, and with the applicant in writing within 14 days of the last publication of this notice in the *Gazette* or the **31 October 2024**, whichever is the later.

Dated at Windhoek on this **1 September 2024**.

Applicant: **B. Watson**
 Town and Regional Planner
 P. O. Box 9993/24
 Dr. Kuaima Riruako Street, Windhoek
 Contact details: Cell 0811402457
 Fax: 061 400328
 bpw@iafrica.com.na

No. 572

2024

SUBDIVISION OF PORTION 117 OF REMAINDER OF THE FARM GOBABIS NO. 114

Ritta Khiba Planning Consultants Town and Regional Planners on behalf of the owner of Portion 117, Gobabis intends applying to the Municipal Council of Gobabis and Ministry of Urban and Rural Development for:

- **Subdivision of the remainder of the Farm Gobabis No. 114; and**
- **Rezoning of Portion 117, Gobabis from underfined to private open space.**

Portion 117, Gobabis is zoned ‘undetermined’ and measures approximately 40 000 m² in extent. There are no existing buildings or structures currently on Portion 117, Gobabis. Once Council approves the

aforementioned statutory processes the intention is construct 3 different types of sports fields and develop properties

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

The locality plan of the Portion 117 lies for inspection on the Town Planning Notice Board at 35 Church Street, Municipality of Gobabis, as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

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 Gobabis with the in writing not later than **30 October 2024**.

Applicant:

**Ritta Khiba Planning Consultants
(Town and Regional Planners)
P. O. Box 22543, Windhoek
Tel: 061 - 225062
Email: tp4@rkpc.com.na**

**Municipality of Gobabis
No. 35, Church Street Gobabis
P. O. Box 33, Gobabis
G. Beukes
Town Planning Official
Tel: 062-577300
Email: beukesgerhardus92@gmail.com**

No. 573

2024

SUBDIVISION OF ERF 1215, MARIENTAL EXTENSION NO. 3

The Mariental Municipality intends to close a portion of a Cemetery as well as a Public Open Space erf in line with the relevant provisions of the Local Authorities Act, 1992 (Act No. 23 of 1992) and subsequently apply to the Urban and Regional Planning Board for rezoning and cadastral changes in line with the relevant provisions of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and its concomitant regulations. The full scope of statutory processes are as follows:

- **Subdivision of Erf 1215, Mariental Extension 6, into Portion A and the remainder;**
- **Permanent closure of Portion A as “cemetery” in terms of section 45(2) of the Local Authorities Act, 1992 (Act No. 23 of 1992);**
- **Rezoning of Erf A from “cemetery” to “residential” with a density of 1/ 900m²;**
- **Permanent closure of Erf 1469, Mariental Extension 6, as “public open space” in terms of section 50(1)(c) and 50(3) of the Local Authorities Act, 1992 (Act No. 23 of 1992);**
- **Subsequent rezoning of Erf 1469 from “public open space” to “residential” with a density of 1/ 900m²;**
- **Consolidation of Portion A and Erf 1469, Mariental Extension 6, into consolidated “Erf A”; and**
- **Subdivision of consolidated Erf A into 22 Portions and the remainder.**

Erven 1215 and 1469, Mariental Extension 6 are located in close proximity to the Mariental High School Boys Hostel and the Mariental Town Cemetery, Erf 1215, Mariental Extension 6 is zoned “cemetery” and measures± 96 926 m² in extent. Erf 1469, Mariental Extension 6 is zoned “public open space” and measures± 16 480 m² in extent. Erf 1469, partly accommodates a river course and Erf 1215 currently accommodates the Mariental Town Cemetery. The subdivision would still leave ample space for the expansion of said cemetery and would create smaller POS erven, The primary intention of the Mariental Municipality is to create residential erven that is much needed and such shall be developed in compliance with the Mariental Town Planning Scheme.

A copy of the locality plan is affixed for inspection on the Mariental Municipality Notice Board and at the Aimagblaagte Municipal Office. A similar notice shall duly be advertised in daily newspapers for four consecutive weeks and is affixed on site. The neighbouring erf owners/occupants have also been duly notified.

Any person objecting to the proposed statutory procedures as set out above, may lodge such objection together their grounds thereof, with the CEO of the Municipality of Mariental in writing on or before **18 October 2024**.

**Applicant: Chief Executive Officer
Mariental Municipality
P. O. Box 110, Mariental**

No. 574

2024

REZONING OF ERF 414, TSEIBLAAGTE, EXTENSION 3

Plan Africa Consulting CC, Town and Regional Planners, intends to apply to the Keetmanshoop Municipality for:

- **Rezoning of Erf 414, Tseiblaagte Extension 3, from Residential 1 with a density of 1:300 to residential 2 with a density of 1:10 0.**

Erf 414 measures an area of 310m² in extent. The respective erf is currently zoned as “Residential 1” with a density of 1:300.

The objective of the proposed rezoning is to provide access to affordable accommodation/housing options, create income for the owner and in turn create revenue for the Municipality via taxes and rates. The rezoning will also allow land to be used in the most sufficient and equitable manner without deterring from the residential character of the suburb.

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

Any person objection to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Keetmanshoop Municipality 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 the **21 October 2024**).

**Applicant: Plan Africa Consulting CC, Town and Regional Planners
P. O. Box 4114
8 Delius Street, Windhoek (West)
Tel: (061) 212096, Cell: 0812716189
Fax to Mail: 06614262
Email:pafrika@mweb.com.na**

No. 575

2024

REZONING OF PORTION 541 (A PORTION OF PORTION 33)
OF THE FARM NUBUAMIS NO. 37

Plan Africa Consulting CC, Town and Regional Planners, on behalf of the owners of the respective erf, intends to apply to City of Windhoek for:

- **Rezoning of Portion 541 (a portion of Portion 33) of the Farm Nubuamis No. 37 from “residential” with a density of 1: 5ha to “special” and**
- **Consent to use the portion for a restaurant, a shop, residential development, conference centre and social functions.**

Portion 541 is 5ha in extent. The portion is being currently used for a bed and breakfast and consists of restaurant, a shop (butchery), residential development and social functions. No new units will be constructed. The intention is to bring the existing land use in line with the Windhoek Zoning Scheme.

The locality plans of the erven lies for inspection on the Town Planning Notice board at the Windhoek City 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 City 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 **21 October 2024**).

Applicant: Plan Africa Consulting CC, Town and Regional Planners
P. O. Box 4114
8 Delius Street, Windhoek (West)
Tel: (061) 212096, Cell: 0812716189
Fax to Mail: 06614262
Email:pafrica@mweb.com.na

No. 576

2024

REZONING OF REMAINDER OF ERF 59, RIVIER STREET, GOBABIS

Ritta Khiba Planning Consultants (Town and Regional Planners) on behalf of the owner of Erven 1500 to 1506 and Remainder of Erf 59 (Previously known as remaining extent of Erf No. 59), Rivier Street, Gobabis intends applying to the Gobabis Municipality, Ministry of Urban and Rural Development and Urban and Regional Planning Board for the:

- **Rezoning of remainder of Erf 59, Rivier Street, Gobabis from “undetermined” to “general residential 2” with a density of 1:100;**
- **Consolidation of Erven 1500 to 1506 and the remainder of Erf 59 (previously known as remaining extent of Erf No. 59), Rivier Street, Gobabis into consolidated Erf X;**
- **Consent in terms of Clause 5, Table B of the Gobabis Zoning Scheme to construct and operate a accommodation establishment (Hotel); and**
- **Consent to commence with the construction while the application is in process.**

Erven 1500 to 1506, Rivier Street, Gobabis, is zoned “Residential 2”, while Remainder of Erf 59, Rivier Street, Gobabis is zoned ‘Undetermined’ and all erven measures approximately 3787.84m² in extent. The erven are currently vacant. Once Council approves the proposed consolidation and consent, the intention is construct a Hotel.

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

The locality plan of the erven lies for inspection on the Town Planning Notice Board at the Gobabis Municipality as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

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 Gobabis and with the applicant in writing not later than **31 October 2024**.

Applicant:

Ritta Khiba Planning Consultants
Town and Regional Planners
P. O. Box 22543, Windhoek
Tel: 061 - 225062
Email: tp4@rkpc.com.na

Municipality of Gobabis
No. 35, Church Street, Gobabis
P. O. Box 33, Gobabis
G. Beukes
Town Planning Official
Tel: 062 - 577300
m;il: beukesgerhardus92@gmail.corri

No. 577

2024

 REZONING OF REMAINDER OF ERF 2287, WINDHOEK

Ritta Khiba Planning Consultants Town and Regional Planners on behalf of the owner of Erf Remainder 2287, Lauw Street No. 1, Windhoek, intends applying to the Municipal Council of Windhoek, Ministry of Urban and Rural Development and Urban and Regional Planning Board for:

- **Rezoning of remainder of Erf 2287, Windhoek from residential with a density of 1:900 to office with a bulk of 0.4; and**
- **Consent for a business building, free residential bulk and to use the erf for office purposes while the rezoning is in process.**

The Remainder of Erf 2287, Windhoek is zoned “residential” with a density of 1:900 and is approximately 996m² in extent. There is an existing building situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing building unit for office purposes.

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

The locality plan 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 as well as at Ritta Khiba Planning Consultants, Erf 1012, Virgo Street, Dorado Park.

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 within not later than **30 October 2024**.

Applicant: Ritta Khiba Planning Consultants
(Town and Regional Planners)
P. O. Box 22543, Windhoek
Tel: 061 - 225062 or Fax: 088614935
(fax to email) Mobile: 0815788154 /
Email Address: rkhiba@gmail.com

No. 578

2024

 REZONING OF ERF 335, OUTAPI PROPER, OUTAPI

Messrs. M and N Planning & Property Development CC (Town and Regional Planners) on behalf of owner of Erf 335, Outapi Proper, Outapi has applied to the Outapi Town Council and intends applying to the Urban and Regional Planning Board in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for:

- **Rezoning of Erf 335, Outapi Proper, Outapi from “residential” with a density of 1:300 to “general residential” with a density of 1:100m²; and**
- **Consent to use the Erf 335, Outapi in accordance with a new proposed zoning and density while the rezoning is in process.**

Erf 335 is situated in Outapi Proper, Outapi zoned “single residential” with a density of 1:300 and is approximately 799m² in extent. The proposed rezoning to “general residential” with a density of 1:100m² will allow owner to build dwelling units. The number of vehicles for which parking must be provided on-site will be provided in accordance with the Windhoek Town Planning Scheme.

The plan of the erf lies for inspection on the Outapi Town Council notice board. and with applicant

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, Outapi Town Council and with the applicant within 14 days from the last day of this notice.

Applicant: M & N Planning & Property Development CC
Town and Regional Planners
P. O. Box 70523, Khomasdal
Mobile: +264 851225788
Email Address: mnplanningconsulting@gmail.com

No. 579

2024

REZONING OF THE REMAINDER OF ERF 2649, OUTAPI EXTENSION 1

In terms of the **Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)** Stubenrauch Planning Consultants cc on behalf of the owner of the Remainder of Erf 2649, Outapi Extension 1 has applied to the Outapi Town Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Rezoning of the Remainder of Erf 2649, Outapi Extension 1 from “Local Authority” to “business” with a bulk of 1.0 for the purposes of constructing and operating a shop and block of flats on the newly rezoned erf.**

The Remainder of Erf 2649, Outapi Extension 1 is located in the business neighbourhood of Outapi Extension 1. The Remainder of Erf 2649, Outapi Extension 1 measures approximately 10386.32 Ha in extent and is currently vacant.

The purpose of the subject rezoning is to facilitate the construction and operation of a shop and a block of flats on the subject erf. On-site parking will be provided in accordance with the Outapi Zoning Scheme.

The application, locality map and all supporting documents of the subject erf lie for inspection during normal office hours at the Outapi Town Council Office and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Outapi Town Council and the applicant (SPC) in writing on or before **Friday, 11 October 2024**.

Applicant: Stubenrauch Planning Consultants cc
P.O Box 41404, Windhoek
Tel: (+264) 61 251189
Email: pombili@spc.om.na

No. 580

2024

REZONING OF REMAINDER OF ERF 1064, GROOTFONTEIN EXTENSION 2

Van Rooi and Associates, Urban and Regional Planners, intends to apply to the Grootfontein Municipal Council and the Urban and Regional Planning Board on behalf of the registered owners of the Remainder of Erf 1064, Grootfontein Extension 2 for the:

- **Rezoning of Remainder of Erf 1064, Grootfontein Extension 2, from a “Residential 1” with a density of 1:900 to “Local Business” (Business Zone 1) with a bulk of 0.5; and**
- **Consent to commence with the development while the rezoning (upgrading of the existing dwelling unit) is in progress.**

Remainder of Erf 1064, Grootfontein Extension 2, measures ± 1280m² in extent and is zoned “Residential 1” with a density of 1:900 according to the Grootfontein Zoning Scheme. The owner intends to rezone Remainder of Erf 1064, Grootfontein Extension 2 to allow for the conversion of the existing dwelling unit which is currently on the erf into a guest house, thus optimising the use of the erf to its full potential.

A similar notice of the intent to rezone the erf, has been posted on site, published in the *Gazette* as well as on the Notice Board of the Grootfontein Municipal Council. Consultation with the neighbouring erf owners by registered mail has also been undertaken.

Any person objecting to the proposed rezoning, as set out above may lodge such objection together with the grounds thereof with the Chief Executive Officer, Grootfontein Municipal Council, P.O. Box 23, Grootfontein, and/or the applicant in writing within 14 working days from the last date of publication of this notice. The last date for comments / objections is thus **21 October 2024**.

Applicant: G. B. van Rooi/ N. Khoa
P. O. Box 90097, Klein Windhoek
Mobile: +264 811 225877 / +264814219980
Email: gb vanrooi@yahoo.co.uk / nnkhoa@outlook.com

No. 581

2024

REZONING OF ERF 3079, MONDESA EXTENSION 6

!Nora Town and Regional Planners has been appointed by E. Mueseel, to apply to the Municipality of Swakopmund for:

- **Rezoning of Erf 3079, Mondesa Extension No. 6, from “residential 1” with a density of 1 :300 to “general business” with a bulk of 2.0; and**
- **Consent to operate a ‘sheeben’ while rezoning is being processed.**

Erf 3079, Mondesa Extension 6 is currently zoned “residential 1” with a density of 1:300 and it measures approximately 306 in extent. The proposed rezoning will enable the owner to comply with the Swakopmund Municipality Zoning Scheme.

Take notice that:

- a) For more enquiries regarding the rezoning of Erf 3079, Mondesa Extension 6, the locality map of the erf lies for inspection on the Notice Board at the Swakopmund Municipality.
- b) Any person having objecting to the proposed application as set out above may lodge such

objections together with grounds thereof in writing, with the Swakopmund Municipality and with the applicant (NTRP), within 21 days after the application of this notice, which is scheduled to end on **30 October 2024**.

For more information and queries, kindly contact:

Applicant

!Nora Town and Regional Planners
P. O. Box 6945, Ausspanplatz, Windhoek
30, Aschenorn, Pionierspark, Windhoek
Cell: +264 811402455, Tell: +264 61402949
Fax: +264 61 861 373
Email:noratr@p@gmail.com

Swakopmund Municipality
Corner of Rakotoka and Daniel Kamho
P.O. Box 13001, Swakopmund
Department of Town Planning
Tel: (064) 4104421

No. 582

2024

REZONING OF ERVEN 1709 TO 1712, OMPUMBU EXTENSION 6, OSHAKATI

Ritta Khiba Planning Consultants (Town and Regional Planners) CC on behalf of the owners of Erven 1709 to 1712, Ompumbu Extension 6, Oshakati, intends applying to the Oshakati Town Council, Ministry of Urban and Rural Development and the Urban and Regional Planning Board for:

- **Rezoning of Erven 1709 to 1712, Ompumbu Extension 6, Oshakati from “residential” with a density of 1:400 to “general business”;**
- **Subsequent consolidation of Erven 1709 to 1712, Ompumbu Extension 6, Oshakati into consolidated Erf X; and**
- **Consent to submit building plans and commence with the construction while the application is being processed.**

Erven 1709 to 1712, Ompumbu Extension 6, Oshakati is zoned “residential” with a density of 1:400. There are currently construction activities (Warehouse) taking place on the erven, which is utilized for business purposes. The intention of the owner is to rezone the erven to general business, consolidated the erven into 1 erf and gain consent to submit the building plans for approval and commence with the construction while the application is being processed.

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

The locality plan, building plan, current and proposed zoning and consolidation plan of the erf lies for inspection at the Oshakati Town Council, No. 906 Sam Nujoma Road, Civic Center, Oshakati, Namibia.

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 CEO of the Oshakati Town Council and with the applicant in writing, not later than **30 October 2024**.

Applicant:

Ritta Khiba Planning Consultants
Town and Regional Planners CC
P. O. Box 22543, Windhoek
Tel: 061 – 225062 or
Fax: 088614935 (fax to email)
Mobile: 0815788154
Email Address: tp4@rkpc.com.na/info@rkpc

Oshakati Town Council:
Office of the Chief Executive Officer
T. M. Namwandi CEO
Chief Executive Officer
Office: +264 65 229 500
P/Bag 5530, Oshakatia

No. 583

2024

**RECTIFICATION OF BUILDING ENCROACHMENTS IN ONDANGWA
EXTENSION 28 (ONGUTA)**

Notice is hereby given in terms of the **Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)** that Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council for the following:

Application 1:

- a) **Subdivision of Erf 6730, Ondangwa Extension 28 into Erf A and Remainder;**
- b) **Consolidation of Erf A/6730 and Erf 6729, Ondangwa Extension 28 into “Erf Y”;** and
- c) **Rezoning of Erven RE/6730 and Consolidated Erf Y from “single residential” with a density of 1:900 to “single residential” with a density of 1:300.**

Application 2:

- a) **Subdivision of Erf 6739, Ondangwa Extension 28 into Erf B and Remainder; and**
- b) **Rezoning of Erven B/6739 and RE/6739 from “single residential” with a density of 1:900 to “single residential” with a density of 1:300.**

Application 3:

- a) **Subdivision of Erf 6738, Ondangwa Extension 28 into Erf C and Remainder; and**
- b) **Rezoning of Erven C/6738 and RE/6738 from “single residential” with a density of 1:900 to “single residential” with a density of 1:300.**

Erven 6730, 6738 and 6739 are located in the neighborhood of Ondangwa Extension 28 which is popularly known as Onguta Location. The subject erven are all zoned “single residential” with a density of 1:900 in accordance with the Ondangwa Zoning Scheme, and they respectively measure approximately 668m² 778m² and 718m² in extent. These properties are legally owned by the Ondangwa Town Council and are currently occupied by different households

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

The applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa 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 the grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (SPC) in writing on or before **Friday, 25 October 2024.**

Applicant:

Stubenrauch Planning Consultants
P. O. Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: W/19032 - 1/2/3
office3@spc.com.na

The Chief Executive Officer
Ondangwa Town Council
Private Bag 2032, Ondangwa

No. 584

2024

**RECTIFICATION OF BUILDING ENCROACHMENT ON ERVEN 6782 TO 6785 AND 6789,
ONDANGWA EXTENSION 28 (ONGUTA)**

In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council for the following:

- a) **Rezoning of Erf 6789, Ondangwa Extension 28 from “general residential” with a density of 1:100 to “undetermined”;**
- b) **Rezoning of Erven 6782 to 6785, Ondangwa Extension 28 from “single residential” with a density of 1:900 to “undetermined”;**
- c) **Consolidation of Erven 6782 to 6785 and 6789, Ondangwa Extension 28 into Consolidated Erf Z;**
- d) **Subdivision of the Consolidated Erf Z into 4 erven and the Remainder;**
- e) **Rezoning of Erven 1/Z to 4/Z from “undetermined” to “single residential” with a density of 1:300; and**
- f) **Rezoning of Remainder Z from “undetermined” to “general residential” with a density of 1:100.**

Erven 6782 to 6785 and 6789 and Remainder of Erf 1246 are located adjacent to one another in the neighborhood of Ondangwa Extension 28 which is popularly known as Onguta Location. Erven 6782 to 6785, Ondangwa Extension 28 are zoned “single residential” with a density of 1:900, whereas Erf 6789, Ondangwa Extension 28 is zoned “general residential” with a density of 1:100 in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council, but they are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

That the applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa 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 the grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (SPC) in writing on or before **Friday, 25 October 2024**.

Applicant:

**Stubenrauch Planning Consultants
P. O. Box 41404, Windhoek
Tel.: (061) 251189**

**The Chief Executive Officer
Ondangwa Town Council
Private Bag 2032, Ondangwa**

No. 585

2024

**RECTIFICATION OF CADASTRAL IRREGULARITIES ON ERVEN 6628 TO 6638, 6660 TO
6682 AND REMAINDER 1246, ONDANGWA EXTENSION 28 (ONGUTA)**

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council for the following:

- a) **Subdivision of Erf Remander1246, Ondangwa Extension 28 into Erf E/RE/1246 and the Remainder;**
- b) **Permanent Closure of Erf E/RE/1246 as a “Street”;**
- c) **Rezoning of Erven 6628, 6629, 6633, 6637 and 6660 to 6662, Ondangwa Extension 28 from “business” to “undetermined”;**
- d) **Rezoning of Erven 6630 to 6632, 6634 to 6636, 6663 to 6682, Ondangwa Extension 28 from “single residential” with a density of 1:900 to “undetermined”;**
- e) **Consolidation of Erven E/RE/1246, 6628 to 6638, 6660 to 6682, Ondangwa Extension 28 into Consolidated Erf X;**
- f) **Subdivision of the Consolidated Erf X into 33 erven and the Remainder (Street);**
- g) **Rezoning of Erven 1/X and 30/X from “undetermined” to “business” with a bulk of 0.5;**
- h) **Rezoning of Erven 3/X to 28/X, 31/X to 32/X from “undetermined” to “single residential” with a density of 1:300;**
- i) **Rezoning of Erven 2/X and 29/X from “undetermined” to “general residential” with a density of 1:150 and 1:100, respectively; and**
- j) **Reservation of Erf 33/X and the Remainder of the “Consolidated Erf X” as “street”.**

The subject erven are located adjacent to one another in the neighborhood of Ondangwa Extension 28 which is popularly known as Onguta Location. The subject erven are legally owned by the Ondangwa Town Council, but they are currently occupied by different individuals and are utilised for either business or residential purposes.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

The applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa 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 the grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (SPC) in writing on or before **Friday, 25 October 2024**.

Applicant:

Stubenrauch Planning Consultants
P. O. Box 41404, Windhoek
Tel.: (061) 251189

The Chief Executive Officer
Ondangwa Town Council
Private Bag 2032, Ondangwa

No. 586

2024

CADASTRAL RECTIFICATIONS ON ERVEN 6724 TO 6727, 6745, 6755, 6767 TO 6769, ONDANGWA EXTENSION 28 AND ERF REMAINDER 1246, ONDANGWA EXTENSION 3 (ONGUTA)

In terms of the **Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)** that Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council for the following:

- a) **Subdivision of the Remainder of Erf 1246 (Street), Ondangwa Extension 3 into Erf D and Remainder, Ondangwa Extension 28;**
- b) **Permanent closure of Erf D/1246 as a “street”;**
- c) **Consolidation of Erven 6724, 6725, 6726, 6727, 6745, 6755, 6767, 6768 and 6769,**

- Ondangwa Extension 28 and Erf D/1246, Ondangwa Extension 3 into “Consolidated Erf V”;**
- d) **Subdivision of “Consolidated Erf V” into 11 erven and Remainder, Ondangwa Extension 28; and**
- e) **Rezoning of Erven V1 to V11 and Remainder Consolidated Erf V from “single residential” with a density of 1:900 to “single residential” with a density of 1:300.**

Erven 6724, 6725, 6726, 6727, 6745, 6755, 6767, 6768, 6769 and Remainder of Erf 1246 are located adjacent to one another in the neighborhood of Ondangwa Extension 28 which is popularly known as Onguta Location. Erven 6724, 6725, 6726, 6727, 6745, 6755, 6767, 6768, 6769, Ondangwa Extension 28 are zoned “single residential” with a density of 1:900, whereas Remainder of Erf 1246, Ondangwa Extension 3 is reserved for “Street” purposes in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council, but they are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (SPC) in writing on or before **Friday, 25 October 2024**.

Applicant:

Stubenrauch Planning Consultants
P. O. Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: W/19032 - 1/2/3
office3@spc.com.na

Chief Executive Officer
Ondangwa Town Council
Private Bag 2032, Ondangwa

No. 587

2024

PERMANENT CLOSURE AND REZONING OF ERF 92, VINETA PROPER, SWAKOPMUND

In terms of the Urban and Regional Planning Act, 2018 that Van Der Westhuizen Town Planning and Properties CC, on behalf of the registered owner of Erf 92, Vineta Proper, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Permanent closure of Erf 92, Vineta Proper, Swakopmund, as a public open space permanent; and**
- **The subsequent rezoning of Erf 92, Vineta Proper, Swakopmund, from “public open space” to “parastatal”.**

Erf 92, Vineta, Swakopmund currently measures 232m² in extent and is located directly east of Strand Street, at the Jukskei Park Public Open Space. The intended closure and rezoning of Erf 92, is necessary to bring the use of the land in line with the provisions of the Swakopmund Town Planning Scheme.

In terms of the Urban and Regional Planning Act, 2018 it is thus required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such intentions.

Take note that –

- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street and Daniel Kamho Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Swakopmund Municipality and the applicant within 14 days of the last publication of this notice.

The written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than **17h00 on 15 October 2024**.

Applicant: Van Der Westhuizen Town Planning & Properties CC
P. O. Box 1598, Swakopmund
Contact Persons: A van der Westhuizen
Cell: 0811224661
Email: andrew@vdwtp.com

No. 588

2024

PERMANENT CLOSURE OF PORTION A OF ERF 878, CIMBEBASIA

Permanent closure of Portion A of Erf 878, Cimbebasia, as a “public open space”, (± 130 m² in extent). Portion a of Erf 878, Cimbebasia will be consolidated with Erf 916, Nauchab Street, Cimbebasia.

In terms of article 50(3)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that the City of Windhoek proposes to close permanently the under-mentioned portion as indicated on the locality plan which lies for inspection during office hours at the office of Urban Policy Division, Room 519, Municipal Offices, Independence Avenue.

- **Permanent closure of Portion A of Erf 878, Cimbebasia, as a “public open space”, (± 130 m² in extent). Portion A of Erf 878, Cimbebasia will be consolidated with Erf 916, Nauchab Street, Cimbebasia.**

Objections to the proposed closing are to be served to the Secretary: Urban and Regional Planning Board, Private Bag 13289, and the Chief Executive Officer, P. O. Box 59, Windhoek, within 14 days after the appearance of this notice in accordance with section 50(3)(a)(iv) and 50(3)(b) of the aforesaid Act.

Applicant: V. Sisamu-Kabozu
Town Planning Officer
City of Windhoek
Department of Urban and Transport Planning

BANK OF NAMIBIA

No. 589

2024

STATEMENT OF ASSETS AND LIABILITIES AS AT 31 AUGUST 2024

	31-08-2024	31-07-2024
	N\$	N\$
ASSETS		
External:	12,226,677,049	12,375,962,872
Rand Cash	47,397,171	103,777,211
IMF - SOR Holdings	7,514,053,379	7,606,959,162
IMF - Quota Subscription	4,665,226,499	4,665,226,499
Investments:	53,694,800,776	55,377,538,240
Rand Currency	33,016,020,972	32,884,708,567
Other Currencies	20,444,525,455	22,203,613,806
Interest Accrued	234,254,349	289,215,867
Domestic:	1,565,952,079	1,406,784,798
USD Stock	206,865	213,236
Currency Inventory	74,809,236	79,027,606
Loans and Advances: Local Banks	374,575,093	380,310,132
Repurchase Agreements	93,651,976	-
Loans and Advances: Other	152,752,876	148,049,572
Fixed Assets	367,811,512	366,431,586
Other Assets	<u>502,144,520</u>	<u>432,752,666</u>
	<u>67,487,429,904</u>	<u>69,160,285,910</u>
RESERVES AND LIABILITIES		
Reserves:	17,375,321,611	17,433,730,478
Share capital	40,000,000	40,000,000
General Reserve	3,347,173,023	3,347,173,023
Revaluation Reserve	7,673,153,928	8,147,901,618
Development Fund Reserve	284,424,307	284,424,307
Building Fund Reserve	83,299,686	83,299,686
Training Fund Reserve	28,006,191	28,006,191
Unrealised (Loss)/Gains Reserve	(93,686,558)	(166,184,813)
Distributable Income	897,172,438	798,416,230
Currency in Circulation	5,115,778,596	4,870,694,236
Deposits:	50,112,108,293	51,726,555,432
Government	9,890,086,704	11,279,529,254
Bankers - Reserve	1,553,059,133	1,594,249,926
Bankers - Current	2,348,106,004	2,590,845,132
Bankers - FC Placements	2,081,737,355	3,263,509,801
Swaps	20,952,312,428	20,445,222,033
BoN Bills	822,636,555	-
Other	81,013,588	64,833,973
IMF - SOR Allocation	7,501,148,416	7,610,388,563
IMF - Securities Account	4,665,226,499	4,665,226,499
Other Liabilities	<u>216,781,611</u>	<u>212,750,251</u>
	<u>67,487,429,904</u>	<u>69,160,285,910</u>

J. !GAWAXAB
GOVERNOR

L. LONDT
CHIEF FINANCIAL OFFICER