



DIVUNDU VILLAGE COUNCIL

Tel.: + 264 66 259414
E-mail: amaghumbo@divunduvc.com.na
Enquiries: Mr. AN Maghumbo

P.O. Box 5266
DIVUNDU
NAMIBIA

SPECIAL POWER OF ATTORNEY

I, **Athanasius Ndjamba, Maghumbo** In my capacity as the Chief Executive Officer of the Divundu Village Council, the owner of **Remainder Farm Divundu Townlands No.1362**, do hereby nominate, constitute and appoint:

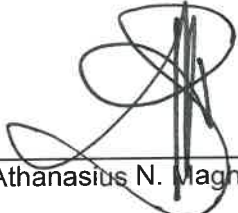
Dunamis Consulting (Pty) Ltd
Town, Regional Planners and Developers
P.O. Box 81108
Olympia, Namibia

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

- **Subdivision of the Divundu State Land into Portions 1, 2 and Remainder;**
- **Subdivision of the Remainder Farm Divundu Townlands No.1362 into Portions X, Y, Z and Remainder Townlands;**
- **Subdivision of Portion Z of the Remainder Farm Divundu Townlands No.1362 into 8 Portions and Remainder Portion Z;**
- **Amendment of Title Conditions of 10 Portions of the Remainder of the Farm Divundu Townlands No. 1362 from "Undetermined" to "Urban Agriculture";**
- **Amendment of Title Conditions of Remainder Portion Z of the Remainder of the Farm Divundu Townlands No. 1362 from "Undetermined" to "Street";**
- **Consolidation of Portion X of the Remainder of the Farm Divundu Townlands No.1362 with Portion 1 of the Divundu State Land into Portion XX;**
- **Consolidation of Portion Y of the Remainder of the Farm Divundu Townlands No.1362 with Portion 2 of the Divundu State Land into Portion YY;**
- **Alteration of Boundaries and Incorporation of Portions 1 and 2 of the Divundu State Land into the Divundu Local Authority Area as Portions; and**
- **Consent to commence with the site establishments on the critical phases as per the lease approval of the Divundu Village Council, while the town planning process is being finalized.**

at the cost of the appointed agent and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever my said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these presents.

Signed at Divundu this **08th** day of **February 2023** in the presence of the undersigned witnesses.


Athanasius N. Magumbo

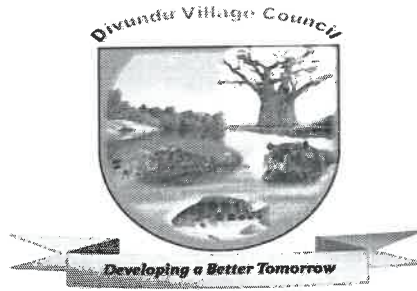
WITNESSES:

1. 

2. 

DIVUNDU VILLAGE COUNCIL

08 FEB 2023
CHIEF EXECUTIVE OFFICER
P.O. Box 5266, Divundu
Tel: 066 - 259 414



DIVUNDU VILLAGE COUNCIL

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Enquiries: Mr. A.N Maghumbo

P. O. Box 5266
Divundu
Namibia
8 February 2023

The Executive Director

Mrs. Petrine Sem
Dunamis Consulting (Pty) Ltd Town, Regional Planners and Developers
P. O. Box 81108
Olympia, Namibia

Dear Madam,

PROPOSED APPLICATION FOR THE SUBDIVISION OF THE REMAINDER OF THE FARM DIVINDU TOWNLANDS NO.1362 INTO PORTIONS X, Y, Z AND THE REMAINDER. SUBDIVISION OF PORTION Z OF THE REMAINDER OF THE FARM DIVINDU TOWNLANDS NO.1362 INTO PORTIONS A TO H AND REMAINDER. AMENDMENT OF TITLE CONDITIONS; CONSOLIDATION AND SUBSEQUENT ALTERATION OF BOUNDARIES AND INCORPORATION OF PORTIONS 1 AND 2 OF THE DIVUNDU STATE LAND.

Your letter dated 3 February 2023 refers,

The Council in its Ordinary meeting on 7 February 2023 vide Resolution No. 0285/30/01/2023 of your application for lease purposes on a 242Ha Portion of the Remainder of the Farm Divundu Townlands No. 1362 is supported subject to the following conditions:

1. That the Divundu State Land be subdivided into Portions 1, 2 and Remainder;
2. That the boundaries of the Divundu State Land be altered for the incorporation of Portions 1 and 2 as Portions into the Divundu Local Authority Area;
3. That the Remainder of the Farm Divundu Townlands No.1362 be subdivided into Portions X, Y, Z and Remainder;
4. That Portion X of the Remainder of the Farm Divundu Townlands No.1362 be consolidated with Portion 1 of the Divundu State Land into Portion XX;

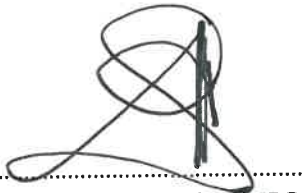
1 All official correspondence must be addressed to the Chief Executive Officer

5. That Portion Y of the Remainder of the Farm Divundu Townlands No.1362 be consolidated with Portion 2 into Portion YY;
6. That Portion Z of the Remainder Farm Divundu Townlands No.1362 into Portions A to H and Remainder Streets;
7. That the Title Conditions of Portions A to H, Portions XX and YY of the Remainder of the Farm Divundu Townlands No. 1362 be amended from "Undetermined" to "Urban Agriculture";
8. That the Title Conditions of Remainder Portion Z of the Remainder of the Farm Divundu Townlands No. 1362 be amended from "Undetermined" to "Street";
9. That the applicant takes note of the lease conditions stipulated in the Council letter dated 01st February 2023 to be read together with this resolution;
10. That the Environmental Impact Assessment (EIA) be lodged with the Urban and Regional Planning Board before the Subdivision and Consolidation Layout plans are approved;
11. That the applicant be responsible for the provision of electrical, water and sewer connections to the newly created portions;
12. That the applicant be responsible for the construction of access roads and streets in the layouts;
13. That any existing servitudes over the newly created Portions be registered,
14. That the applicant shall make suitable arrangements with and to the satisfaction of the Village Council, regarding any existing private sewers, and private water pipes, power lines (including that of Namwater and NamPower) traversing the newly created portions;
14. That all infrastructure designs and drawings, be submitted to Council for approval;
15. That the application for the approval of the proposed subdivision, consolidation, amendment of title conditions, alteration of boundaries and incorporation be lodged with the Urban and Regional Planning Board in terms of Urban and Regional Planning Act (Act No. 5 of 2018);
16. That all costs regarding the above be borne by the applicant/ or developer;
17. That new conditions be registered against Portions A to H, XX and YY; and
18. That Consent to commence with the site establishments on the critical phases as per the lease approval of the Divundu Village Council, while the town planning process is being finalized, is supported.

This office further would like to inform you, that signed Minutes of 30 January 2023 where your application was approved will only be confirmed at the next Council meeting and the Minutes will be available after the meeting of 26 February 2023.

Yours Faithfully.





ATHANASIOUS MAGHUMBO (MR)
CHIEF EXECUTIVE OFFICER

DIVUNDU VILLAGE COUNCIL

08 FEB 2023

CHIEF EXECUTIVE OFFICER

P.O. Box 5266, Divundu

Tel: 066 - 259 414



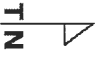
 C48 Road

 Village Council Townlands No. 1362
Boundary Line

 Proposed Blue Berries Namibia
Development Area

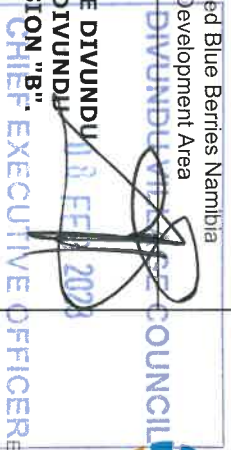
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Date: December 2022



LOCALITY PLAN OF THE DEVELOPMENT AREA ON THE DIVUNDU STATE LAND AND THE REMAINDER OF THE FARM DIVUNDU TOWNLANDS NO. 1362, KAVANGO REGION, DIVISION "B".

Plan No. DevptArea/State/R/Farm/DIV/TL1362/2022

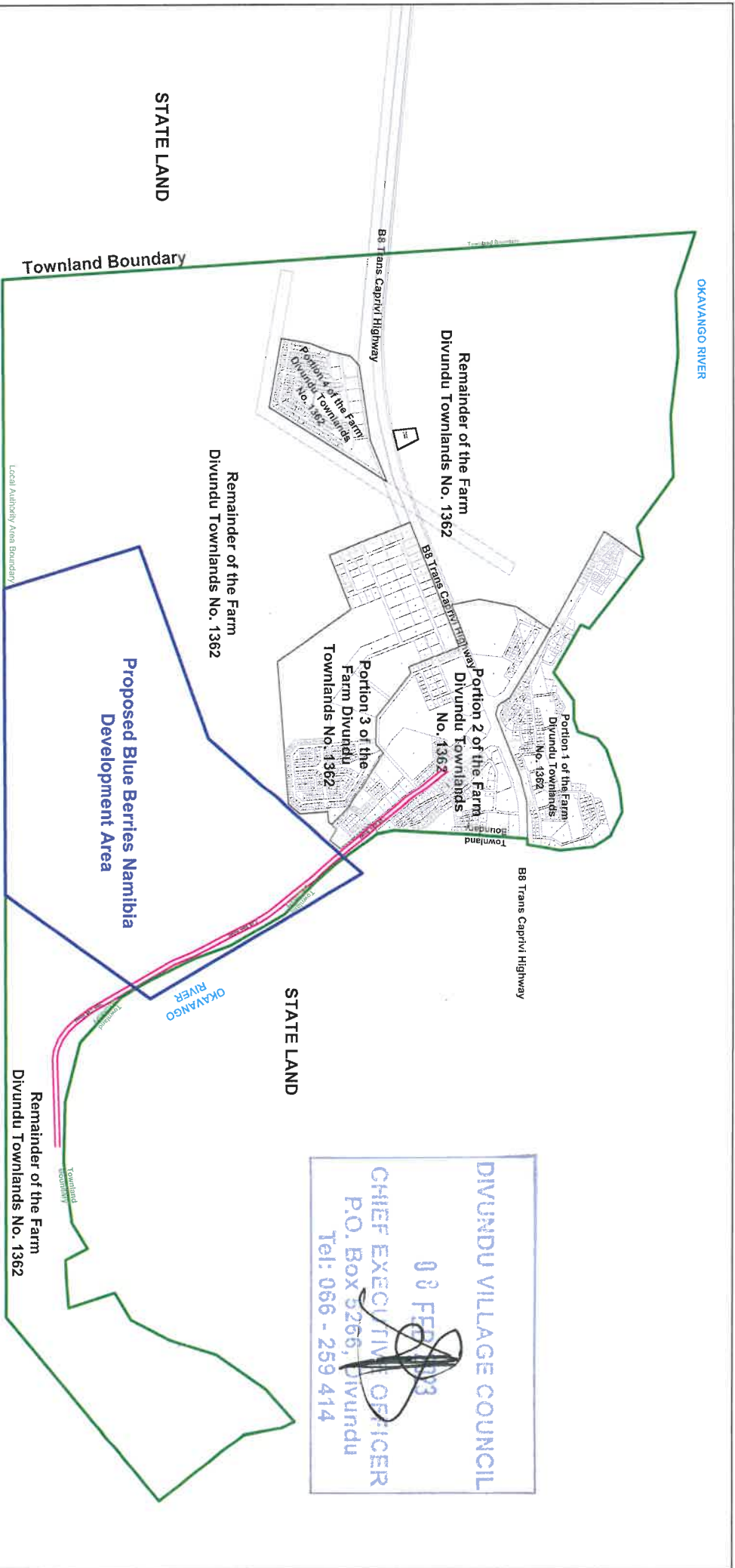


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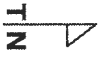
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 C48 Road

 Village Council Townlands No. 1362 Boundary Line

 Proposed Blue Berries Namibia Development Area

Scale 1:23000



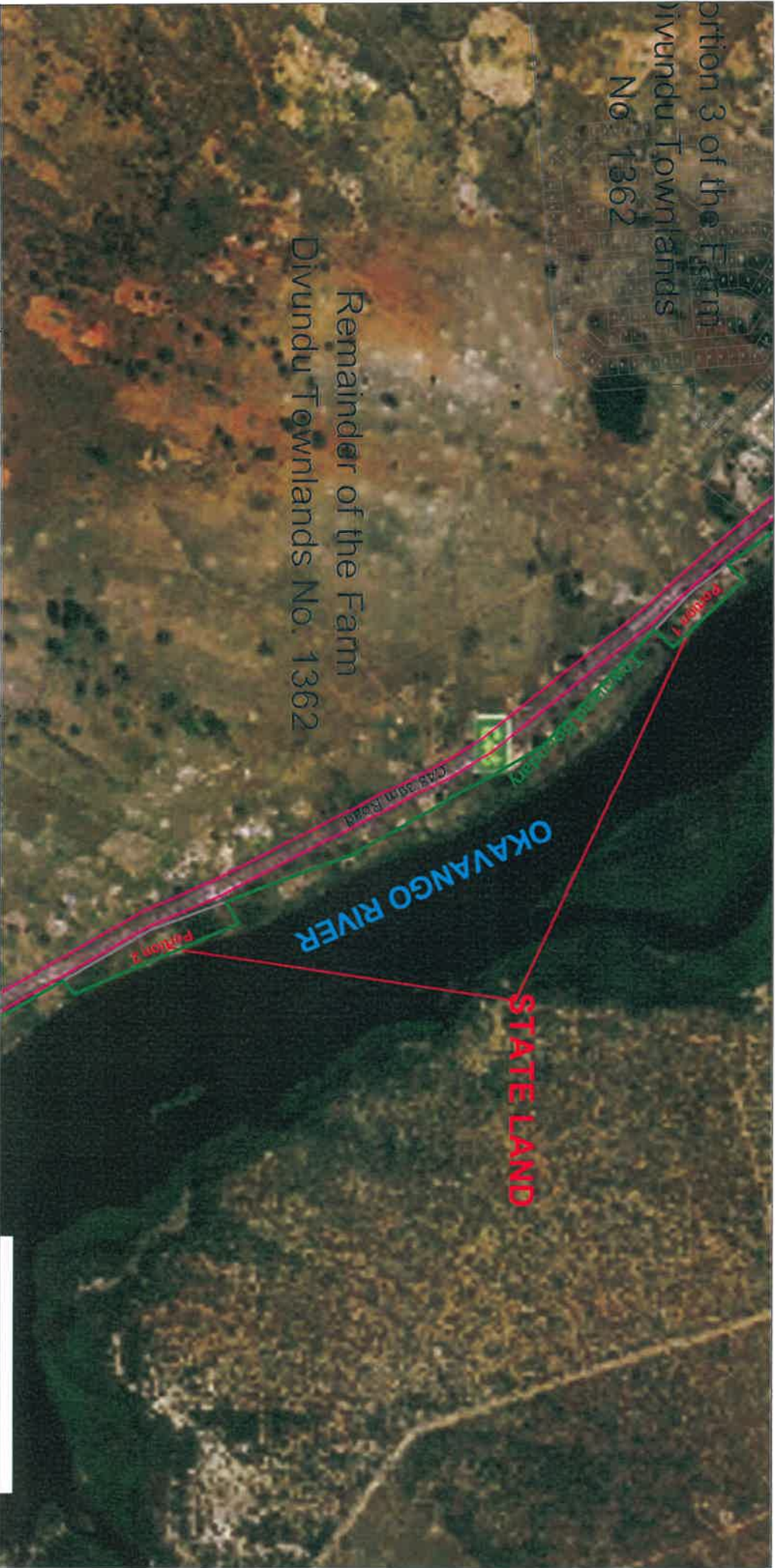
Date: December 2022

LOCALITY PLAN OF THE DEVELOPMENT AREA ON THE DIVUNDU STATE LAND AND THE REMAINDER OF THE FARM DIVUNDU TOWNLANDS NO. 1362, KAVANGO REGION, DIVISION "B".

Plan No. Devp/Area/State/R/FarmDiv/TL1362/2022



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Portion 3 of the Farm
Divundu Townlands
No. 1362


Remainder of the Farm
Divundu Townlands No. 1362

STATE LAND

OKAVANGO RIVER

 C48 30m Road

 Village Council Townlands No. 1362
Extended Boundaries

 Portions 1 & 2 of the State Land, Kavango
Region, Division "B"

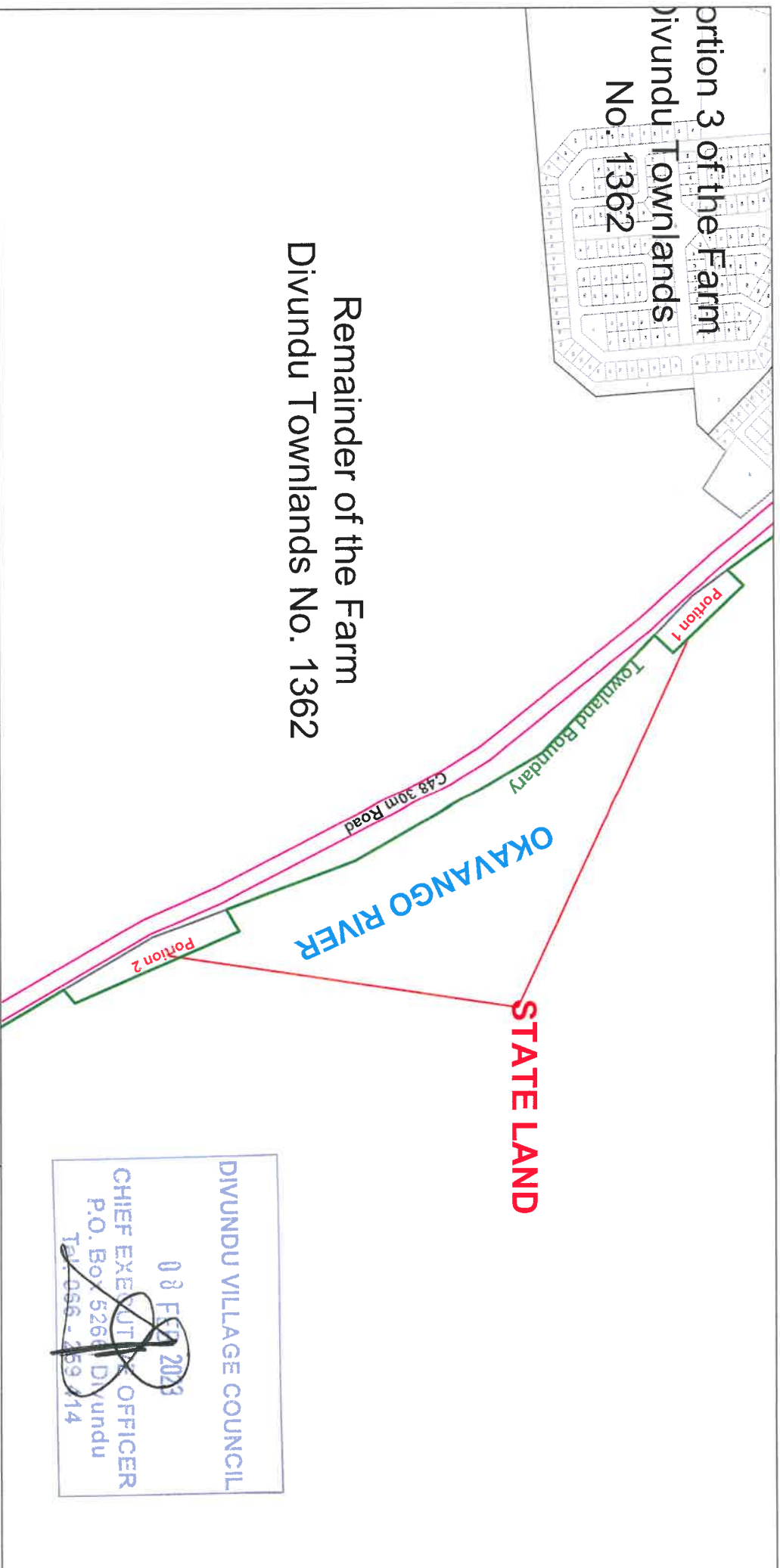
Scale 1:6500
Date: December 2022

**ALTERATION OF BOUNDARIES AND INCORPORATION PLAN OF
PORTIONS 1 & 2 OF STATE LAND INTO THE REMAINDER FARM
DIVUNDU TOWNLANDS NO. 1362**

Plan No. Ptns 1&2/StateLand/2022




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**Remainder of the Farm
Divundu Townlands No. 1362**

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 Tel: 066 - 259 7114

 C48 30m Road

 Village Council Townlands No. 1362
Extended Boundaries

 Portions 1 & 2 of the State Land, Kavango
Region, Division "B"

Scale 1:6500

Date: December 2022





**ALTERATION OF BOUNDARIES AND INCORPORATION PLAN OF
PORTIONS 1 & 2 OF STATE LAND INTO THE REMAINDER FARM
DIVUNDU TOWNLANDS NO. 1362**

Plan No. Ptns 1&2/Stateland/2022


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 C48 30m Road
 Scale 1:6500
 Date: December 2022

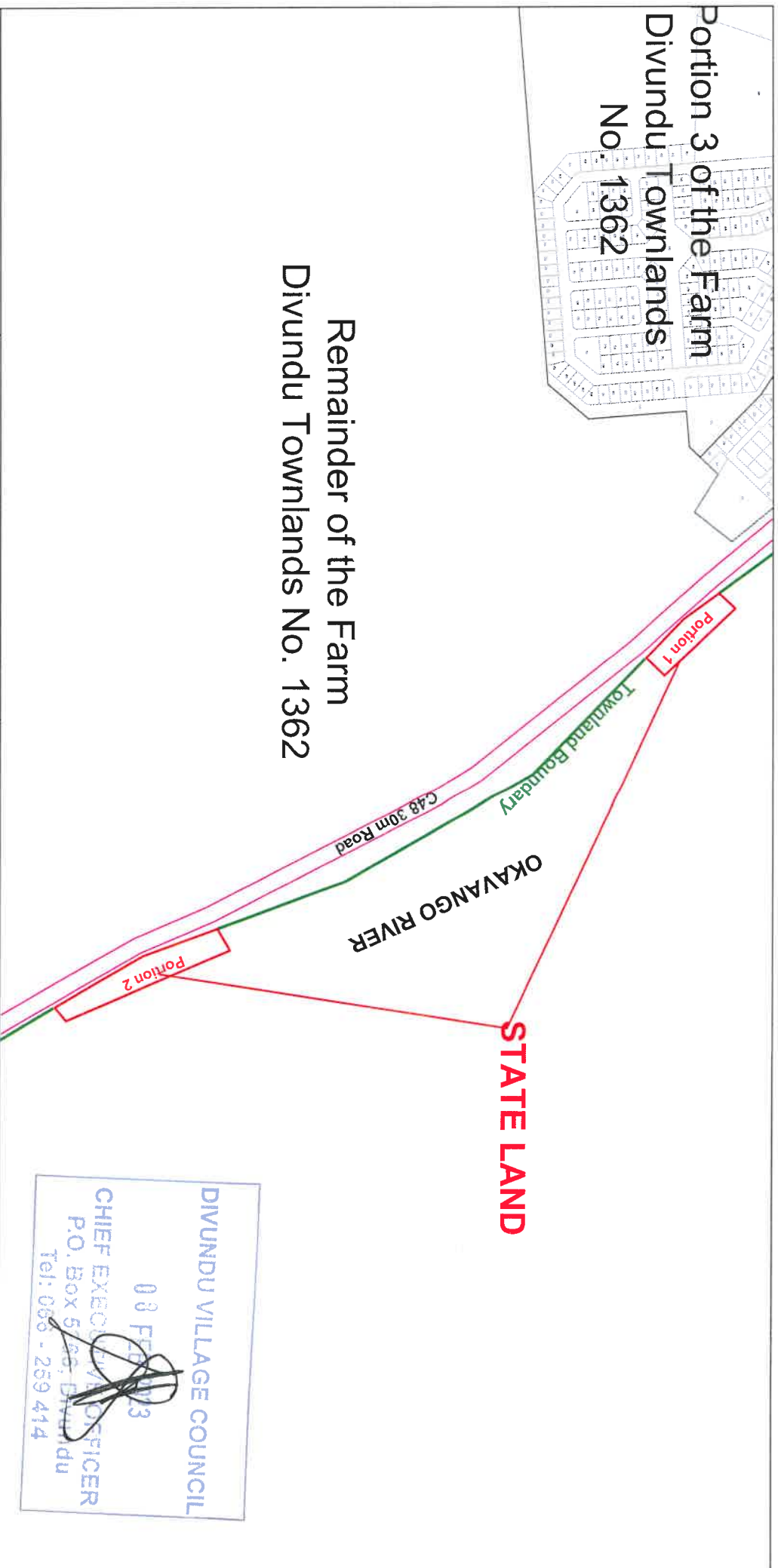
 Village Council Townlands No. 1362 Boundary Line

 Portions 1 & 2 of the State Land Region, Division "B"

**SUBDIVISION PLAN OF THE STATE LAND, KAVANGO REGION
 DIVISION "B" INTO PORTIONS 1 & 2 AND REMAINDER**

Plan No. Ptns 184/Stateland/202256 - 259 414
 15 FEB 2023
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DIVUNDU VILLAGE COUNCIL
08 FEBRUARY 2023
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 C48 30m Road

 Village Council Townlands No. 1362
Boundary Line

 Portions 1 & 2 of the State Land, Kavango
Region, Division "B"

Scale 1:6500
Date: December 2022



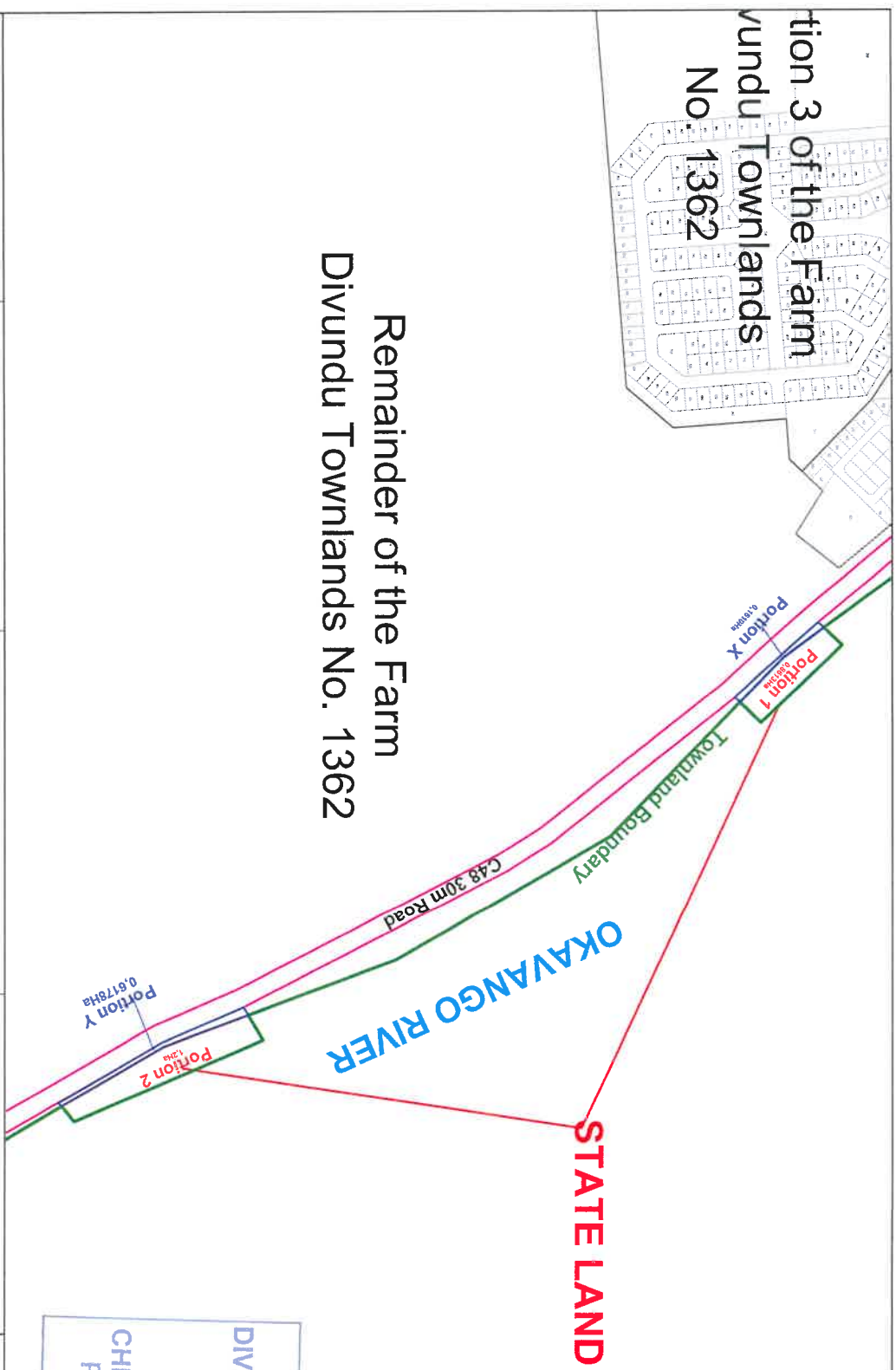
**SUBDIVISION PLAN OF THE STATE LAND, KAVANGO REGION
DIVISION "B" INTO PORTIONS 1 & 2 AND REMAINDER**

Plan No.: Ptns 1&2/Stateland/2022


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Portion 3 of the Farm
Divundu Townlands
No. 1362

Remainder of the Farm Divundu Townlands No. 1362



DIVUNDU VILLAGE COUNCIL
08 FEB 2023
CHIEF EXECUTIVE OFFICER
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C48 30m Road



Village Council Townlands No. 1362 Extended Boundaries



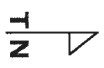
Portions X & Y of the Rem. Div. Townlands No. 1362



Portions 1 & 2 of the State Land, Kavango Region, Division "B"

Consolidation (size in Ha)

Pin X	0,8613Ha	Pin Y	0,6178Ha
Pin 1	0,1610Ha	Pin 2	1,2Ha
Pin XX	1,0223Ha	Pin YY	1,8178Ha



Scale 1:6500

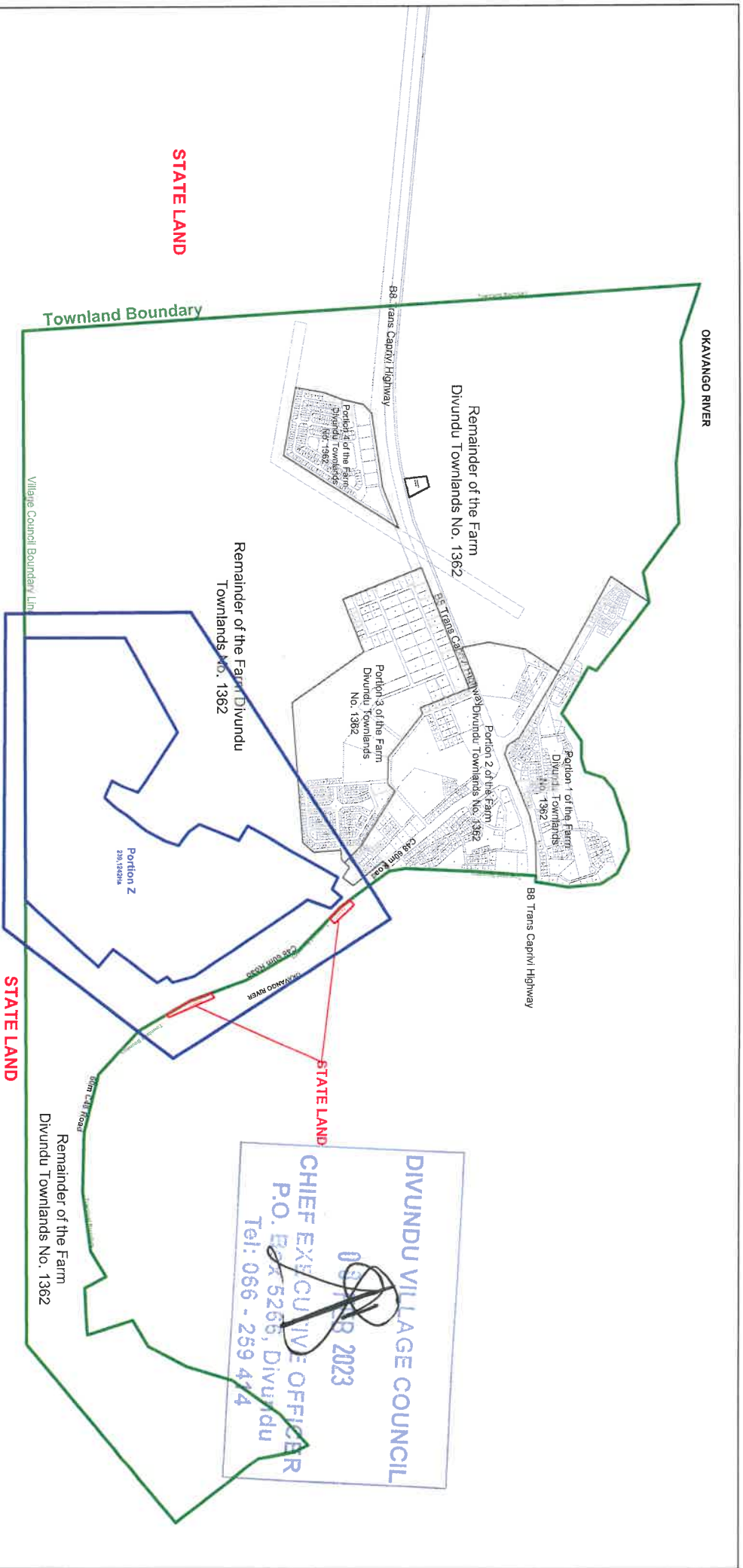
Date: December 2022


CONSOLIDATION PLAN OF PORTION X OF THE DIVUNDU STATE LAND WITH PORTION 1 OF THE REMAINDER FARM DIVUNDU TOWNLANDS NO. 1362 INTO PORTION XX AND PORTION Y OF THE DIVUNDU STATE LAND WITH PORTION 2 OF THE REMAINDER FARM DIVUNDU TOWNLANDS NO. 1362 INTO PORTION YY.

Plan No.: Ptns 1&2/Stateland/2022




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 State Land Portions 1 & 2

 Village Council Townlands No. 1362 Boundary Line

 Portion Z of the Remainder Farm Divundu Townlands No. 1362

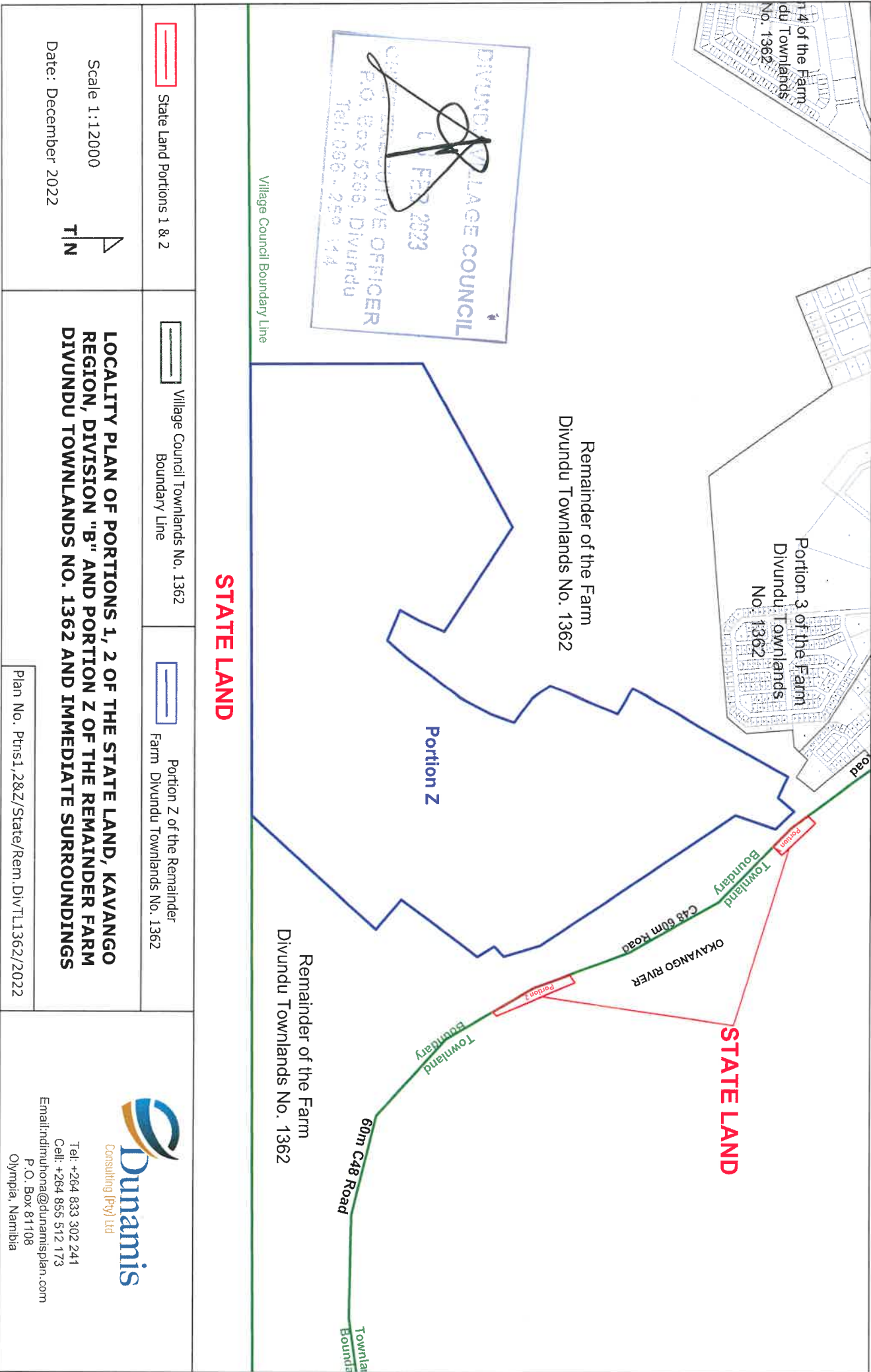
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LOCALITY PLAN OF PORTIONS 1, 2 OF THE STATE LAND, KAVANGO REGION, DIVISION "B" AND PORTION Z OF THE REMAINDER FARM DIVUNDU TOWNLANDS NO. 1362

Plan No. Ptns1, 2&Z/State/Rem.Div/TL1362/2022

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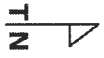


State Land Portions 1 & 2

Village Council Townlands No. 1362 Boundary Line

Portion Z of the Remainder Farm Divundu Townlands No. 1362

Scale 1:12000
Date: December 2022



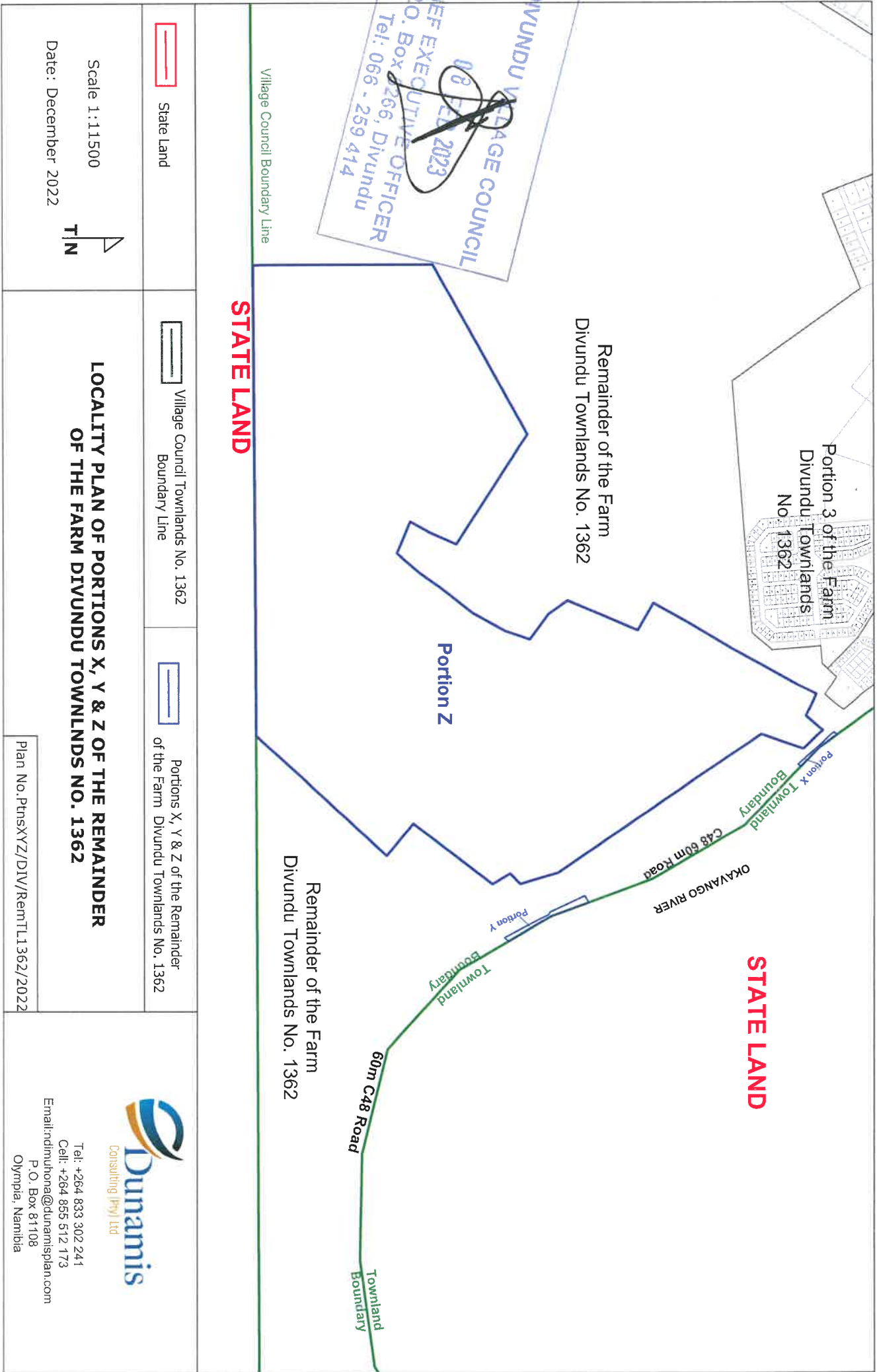
LOCALITY PLAN OF PORTIONS 1, 2 OF THE STATE LAND, KAVANGO REGION, DIVISION "B" AND PORTION Z OF THE REMAINDER FARM DIVUNDU TOWNLANDS NO. 1362 AND IMMEDIATE SURROUNDINGS

Plan No. Ptns1,2&Z/State/Rem.DivTL1362/2022



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 State Land

 Village Council Townlands No. 1362 Boundary Line

 Portions X, Y & Z of the Remainder of the Farm Divundu Townlands No. 1362

Scale 1:11500
 Date: December 2022

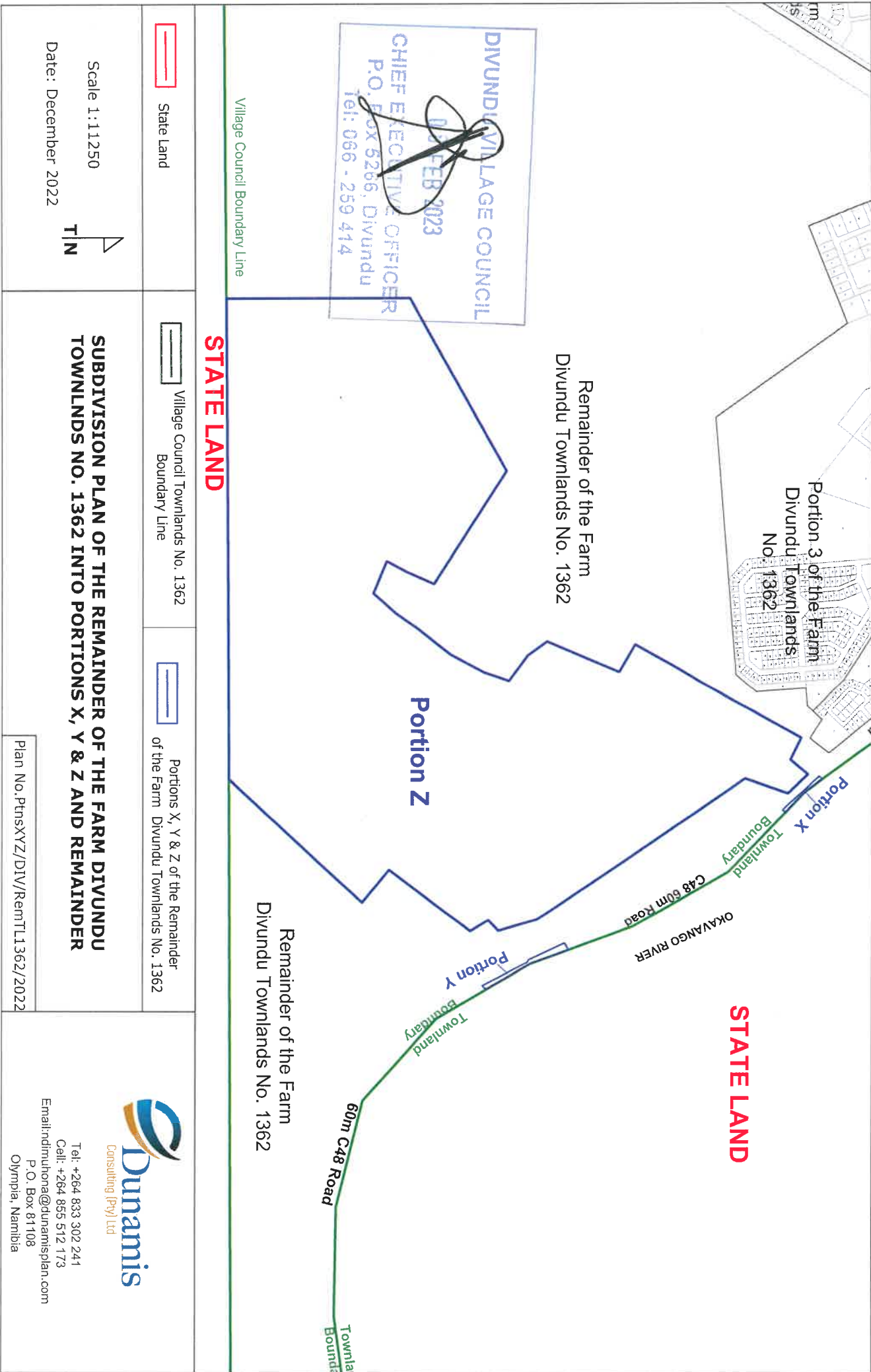
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LOCALITY PLAN OF PORTIONS X, Y & Z OF THE REMAINDER OF THE FARM DIVUNDU TOWNLANDS NO. 1362

Plan No. PtnsXYZ/DIV/RemT11362/2022



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DIVUNDU VILLAGE COUNCIL
 10 FEB 2023
 CHIEF EXECUTIVE OFFICER
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Portion 3 of the Farm
 Divundu Townlands
 No. 1362

Remainder of the Farm
 Divundu Townlands No. 1362

Portion Z

Remainder of the Farm
 Divundu Townlands No. 1362

STATE LAND

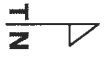
State Land

Village Council Townlands No. 1362
 Boundary Line

Portions X, Y & Z of the Remainder
 of the Farm Divundu Townlands No. 1362

**SUBDIVISION PLAN OF THE REMAINDER OF THE FARM DIVUNDU
 TOWNLANDS NO. 1362 INTO PORTIONS X, Y & Z AND REMAINDER**

Scale 1:11250
 Date: December 2022



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Plan No. PtnsXYZ/DIV/RemTTL1362/2022

Portion 3 of the Farm
Divundu Townlands
No. 1362

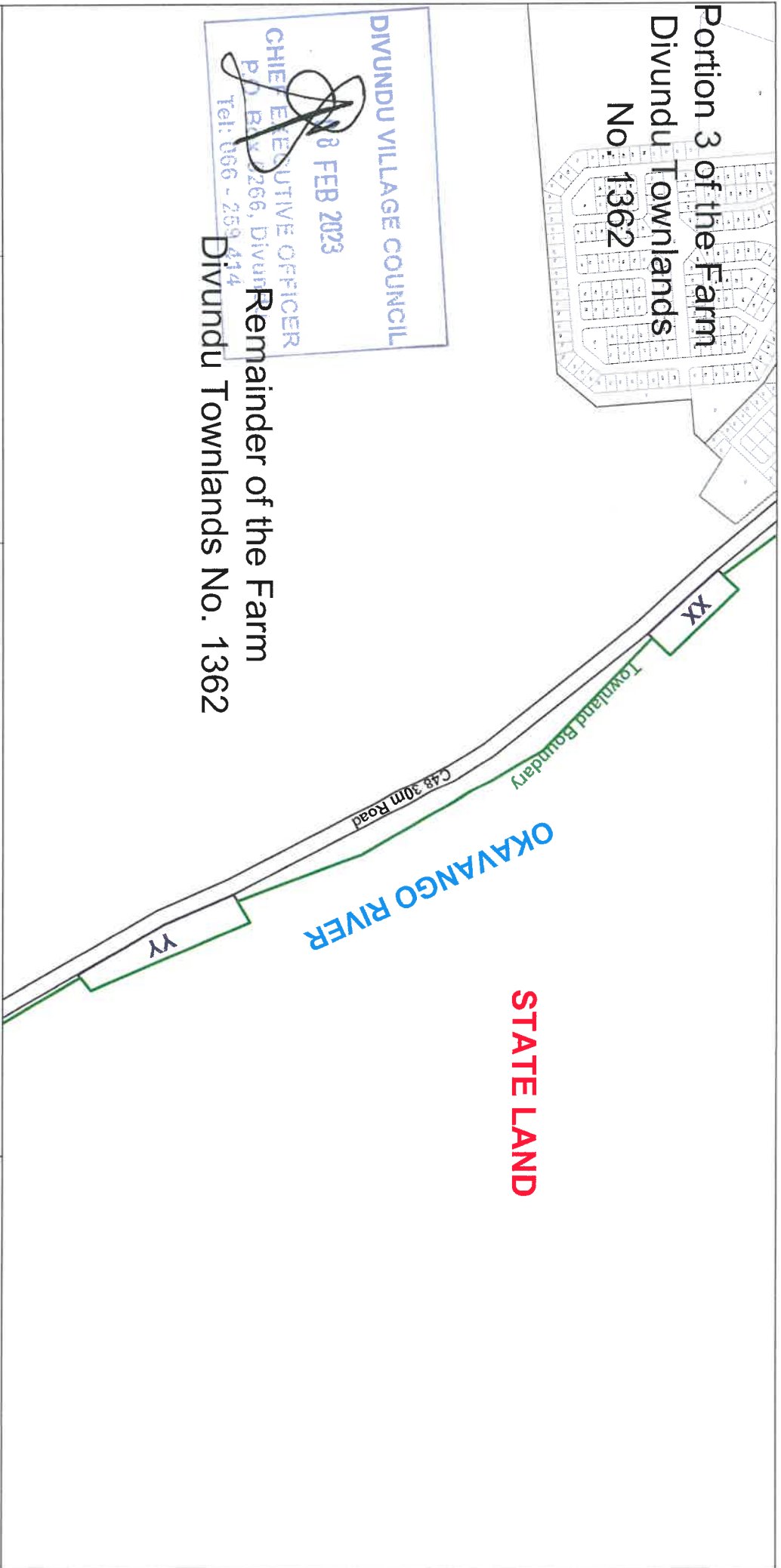
STATE LAND

OKAVANGO RIVER

DIVUNDU VILLAGE COUNCIL

8 FEB 2023
CHIEF EXECUTIVE OFFICER
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Tel: 066 - 259 414

Remainder of the Farm
Divundu Townlands No. 1362



C48 30m Road

Village Council Townlands No. 1362 Extended Boundaries

Portions XX & YY of the Rem. Div. Townlands No. 1362

Consolidation (size in Ha)

Ptn X	0,8613Ha	Ptn Y	0,6178Ha
Ptn 1	0,1610Ha	Ptn 2	1,2Ha
Ptn XX	1,0223Ha	Ptn YY	1,8178Ha

CONSOLIDATION PLAN OF PORTION X OF THE DIVUNDU STATE LAND WITH PORTION 1 OF THE REMAINDER FARM DIVUNDU TOWNLANDS NO. 1362 INTO PORTION XX AND PORTION Y OF THE DIVUNDU STATE LAND WITH PORTION 2 OF THE REMAINDER FARM DIVUNDU TOWNLANDS NO. 1362 INTO PORTION YY.

Plan No. Ptns 1&2/StateLand/2022

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Date: December 2022

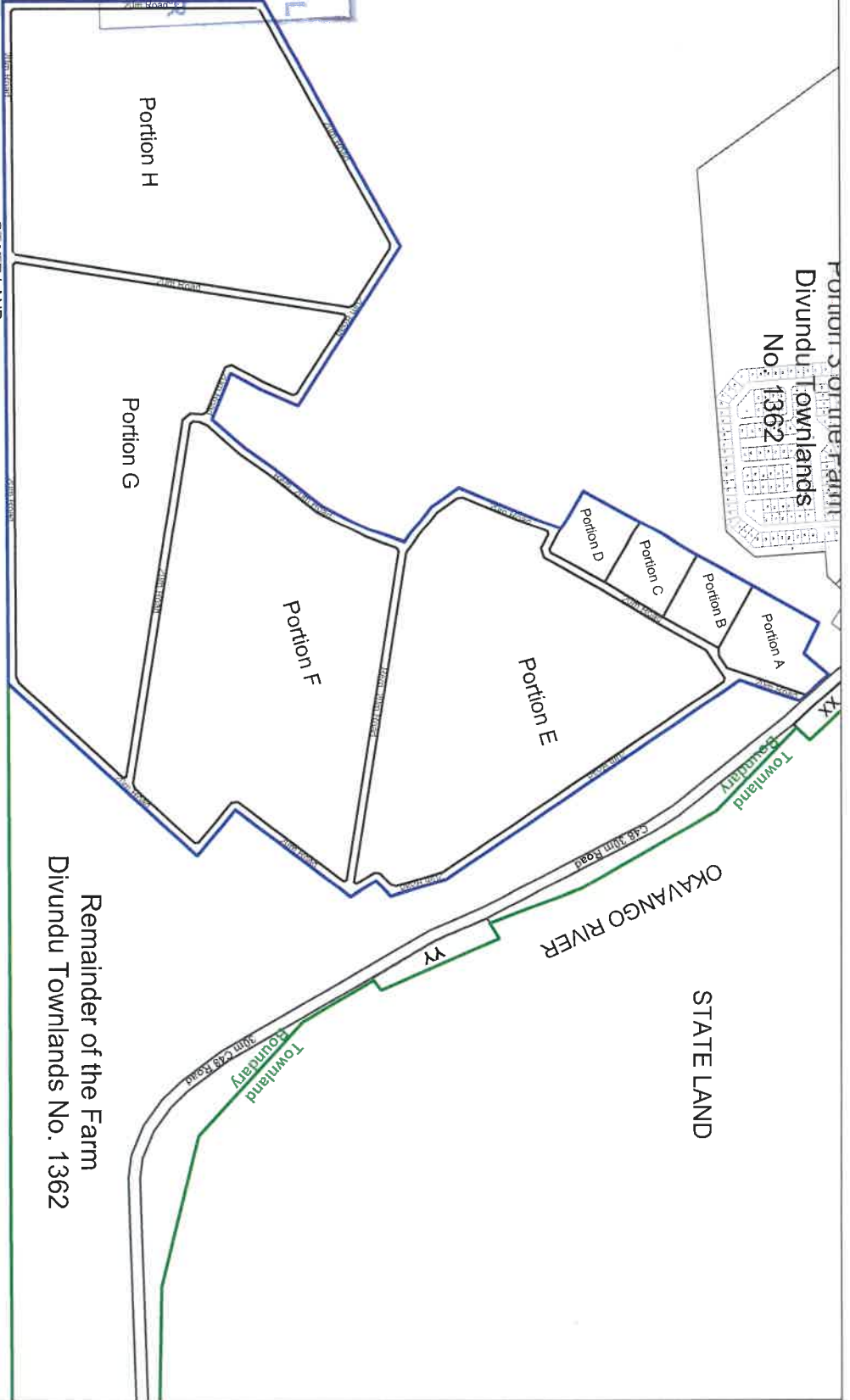


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Remainder of the Farm
Divundu Townlands No. 1362

DIVUNDU VILLAGE COUNCIL
 CHIEF EXECUTIVE OFFICER
 P.O. Box 5266, Divundu
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 18 FEB 2023

Local Authority Area Boundary



Scale 1:10200
 T/N

Date: December 2022

Village Council Townlands No. 1362
 Extended Boundary Line

Portion Z of the Remainder
 of the Farm Divundu Townlands No. 1362

SUBDIVISION OF PORTION Z OF THE REMAINDER OF THE FARM DIVUNDU TOWNLANDS NO. 1362 INTO 8 PORTIONS AND REMAINDER STREETS

Plan No. DIV/Ptns/RemTL1362/2022

Remainder of the Farm
 Divundu Townlands No. 1362



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