



REHOBOTH TOWN COUNCIL

Tel: (062) 521800 Private Bag 2500 Fax (062) 522090, Rehoboth, Namibia. Email: towncreh@mweb.com.na

Enquiries: S. Kanime
Tel: (+264-62) 521 836
Fax: (+264-62) 522 090

Our Ref.: S-07/02-2022

03/03/2022

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Mr. Tobias Newaya
The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289
Windhoek

Dear, Mr. Newaya

SUBJECT: SUBDIVISION OF ERF 810 REHOBOTH, EXTENSION 3 INTO 11 PORTIONS AND REMAINDER (STREET)

The Council has considered the above application and recommend it to the Urban and Regional Planning Board in terms of Section 109(2)(a) for consideration by the Board and approval by the Minister.

Attached please find:

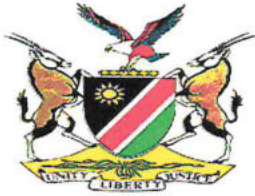
- i. The application and its supporting documents (maps etc.)
- ii. Proof of notice referred to in Section 107(1)
- iii. Objection (if any, decision taken)
- iv. Council's recommendations (supported by a Full Council Resolution)

We trust in your usual assistant and prompt response.

Yours Sincerely,

MR. Simeon Kanime
CHIEF EXECUTIVE OFFICER





Republic of Namibia

MINISTRY OF URBAN AND RURAL DEVELOPMENT

CHECKLIST FOR APPLICATIONS SUBMITTED TO URBAN AND REGIONAL PLANNING BOARD FOR CONSIDERATION.

PLEASE INDICATE: YES, NO OR N/A.

SUBDIVISION OF ERF 810 REHOBOTH EXTENSION 3 INTO 1 TO 11 PORTIONS AND REMAINDER (STREET)

1.	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	ANNEXURE A	<u>YES</u>
2.	Letter by the Local Authority on a letterhead and Full Council Resolution (Front page, Relevant Section dealing with Subdivision/ Consolidation/Need and Desirability/Appeal and Last page signed by Chairperson and CEO <i>(if applicable)</i>)	ANNEXURE B	<u>YES</u>
3.	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made with a stamp of the concerned Local Authority) B) Portion Number (s) or Erf number (s) from Surveyor General's Office	ANNEXURE C	<u>YES</u>
4.	Conditions to be registered <i>(if applicable)</i>	ANNEXURE D	<u>YES</u>
5.	Special Power of Attorney including Revenue Stamps with relevant initials	ANNEXURE E	<u>YES</u>
6.	Closure Certificate and Environmental Clearance Certificate <i>(if applicable)</i>	ANNEXURE F	<u>YES</u>
7.	Previous Board approvals (Townships Board or NAMPAB)	ANNEXURE G	<u>N/A</u>
8.	Road Authority approval together with the sketch plan indicating the access point (s)	ANNEXURE H	<u>N/A</u>
9.	A) Copy of Founding Statement (CC 1/2) <i>(if registered in the name of Close Corporation)</i> B) Copy of Company Resolution <i>(if registered in the name of a Company)</i>	ANNEXURE I	<u>N/A</u>
10.	Copy of Title Deed or Certificate of Registered Title	ANNEXURE J	<u>YES</u>
11.	Conditions of Establishment attached to all copies	ANNEXURE K	<u>N/A</u>
12.	Proof of Payment	ANNEXURE L	<u>YES</u>

PLAN AFRICA CONSULTING CC

TOWN AND REGIONAL PLANNERS



Box 4114
WINDHOEK
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051

03 March 2022

The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Planning Development
Private Bag 13289
WINDHOEK

Attention: T. Newaya

Dear Sir

SUBDIVISION OF ERF 810 REHOBOTH, EXTENSION 3 INTO 11 PORTIONS AND REMAINDER (STREET)

1. Introduction and Background

An application was received from Plan Africa Consulting CC on behalf of the owner of Erf 810 Rehoboth, Extension 3, Mr. Karl Herman van Wyk to apply for the subdivision of the respective erf into 11 portions and remainder (street).

2. Context

Rehoboth is located in close proximity of Windhoek, approximately 87km from the capital, Windhoek, adjacent the north/south bound B1 National Road. The town because of its relatively short distance from the capital city a large number of the town's inhabitants are permanently employed in the City and commutes daily basis commute between Rehoboth and Windhoek. The linkages between the capital and Rehoboth would remain for a long time to come but residents still prefers to stay in Rehoboth largely because of historical ties. The town is already growing at a fast rate and is already experiencing a demand for accommodation.

3. Erf Information and Surrounding

Erf 810, Extension 3 is within close proximity of the most eastern collector road intersecting with the Bahnhof bound road. Erf 810 is surrounded by mixed land use erven this includes, general residential, single residential, businesses, institutional and education. Further, the Erf in its immediate surrounding has both a primary and secondary school. There are more than two general residential zoned erven, a stretch of streets, public open spaces and businesses.

Erf 810 is zoned 'general residential' with a density of 1 dwelling unit per 100m² according to the Rehoboth Town Planning Scheme. The Erf is 4 842m² in extent and therefore has a potential to be subdivided into 11 portions with sizes ranging from 324m² to 441m² and remainder (Street) which is 10m wide with a turning circle of 22m wide. The erven should not be less than 300m² in terms of the National housing Policy, hence the application for erven in excess of 300m²

Below is the table with the new erf sizes;

Erven	Erf 1	Erf 2	Erf 3	Erf 4	Erf 5	Erf 6	Erf 7	Erf 8	Erf 9	Erf 10	Erf 11
Sizes	340m ²	324m ²	423m ²	400m ²	400m ²	420m ²	414m ²	441m ²	405m ²	340m ²	304m ²

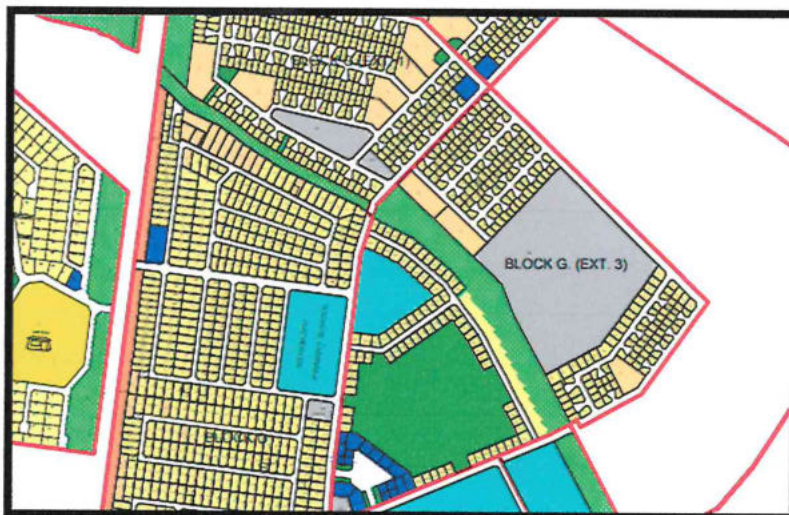


Figure 1: Surrounding Zoning

4. Proposed Development

There is in general a shortage of land in Rehoboth and land should be utilized to its full potential in order to use the existing capacity of the infrastructure to its full potential, the area is quite flat but there is room for development.

The proposed subdivision is in line with the provision of the Town Planning scheme and no amendment of the current zoning is required. The intention is to subdivide the erf into 11 smaller erven thereby, contributing to effective and efficient use of land. The erf is currently underutilized and creates only a liability for the owner. Therefore, the proposed subdivision will not just create land but to also accommodate the increasing demands of housing not only for the locals in Rehoboth but also people that migrate to Rehoboth due to financial constraints.

The proposed zoning is good for this area characterized by residential units and this might stimulate development of the area through intensification and other urban management mechanisms.

5. Access and Services


Water, electricity and garbage removal services are all provided for by the Local Authority of Rehoboth.

As for the access, Portions 4 to 7 will obtain the access from the existing street while portions 1 to 3 and 9 to 11 will obtain their access from the cul de sac to be created.

6. Application

- Subdivision of Erf 810 Rehoboth, Extension 3 into 11 Portions and Remainder (Street)
- That the existing conditions be retained against the new erven and no conditions be registered against the Remainder (street)

Yours Faithfully


H. A. KROHNE

FORM 8 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

APPLICATION FOR SUBDIVISION OR CONSOLIDATION OF LAND

NB: Applicants are requested to complete this application form carefully and give sufficient particulars, as failure to do so may lead to unnecessary correspondence which may delay the final decision on the application.

TO: **The Secretary***
Urban and Regional Planning Board
Private Bag 13289
Windhoek

1. Full names and residential and postal address of applicant:

Rehoboth Town Council
Niklaas Olivier Street
P.O. Box 2500
Rehoboth

2. Land Owner

Herman van Wyk

3. Registered name(s) and number(s) of the land:

Erf 810 Rehoboth, Extension 3

4. Approximate sizes of the land and new portions:

Erven	Erf 1	Erf 2	Erf 3	Erf 4	Erf 5	Erf 6	Erf 7	Erf 8	Erf 9	Erf 10	Erf 11
Sizes	340m ²	324m ²	423m ²	400m ²	400m ²	420m ²	414m ²	441m ²	405m ²	340m ²	304m ²

5. Is the land situated within an approved local authority area or outside an approved local authority area:

Inside an approved local authority area.

6. The reasons for the proposed subdivision/consolidation*:

Please see attached motivation

7. If buildings are to be erected, for which purpose(s) will they be used?

Residential purposes

8. In what manner, and by whom, will water, electricity, storm water drainage, streets and sewerage be supplied to the relevant portions of land?

Services are already connected within the existing streets

9.1 What is the *zoning (zoning scheme) /* land use (title conditions)?

General Residential

9.2 What is the proposed minimum building value of the main building, excluding the outbuildings, on each portion of land?

Equal

10. If access is to be taken from a public road, has permission been obtained from the Roads Authority?

Yes No

11. Is any portion of the land situated within 100 metres from the median of a building or restriction road?

Yes No

12. Is the consolidation with other portions of land intended?

Yes No

13. Motivate the proposed new boundaries, in particular any unusual boundaries

The boundaries of the erven are shaped by the outer boundary of the original erf and the internal street. The erven have no unusual boundaries.

14. Motivate the size of the new erven or portions of land in relation to the surrounding areas:

The size of new portions is more or less the same size as that of the surrounding erven

15. If buildings will lie within 3 metres of a proposed boundary, submit the comments of the authorised planning authority or other local authority or the Board;* as well as proposals for a fire wall and fire prevention methods.

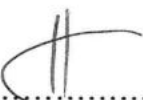
N/A

16. If a new street or portion of a street is created which is to be transferred to the authorised planning authority or other local authority, submit the comments of the authorised planning authority or other local authority or the Board* regarding who will be responsible for the design and construction of the street.

Please see attached comments from the local authority.

17. If any closure of a street or open space is involved, has all the necessary legal procedures been followed?

Yes No


.....
Signature of applicant

03/03/2022
.....
Date



REHOBOTH TOWN COUNCIL

Tel: (062) 521800 Private Bag 2500 Fax (062) 522090, Rehoboth, Namibia, Email: towncreh@mweb.com.na

Enquiries: Mr. RL Muhembo
Tel: (+264+62) 521836
Fax: (+264+621) 522090

Our Ref:3/P
Your Ref:

Date: 7 March 2022

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Plan Africa Consulting CC
Town and Regional Planners
P O Box 4114
Windhoek
Namibia

Dear, Krohne

Re: SUBDIVISION OF ERF 810 EXTENSION 3, REHOBOTH IN TO PORTION 1 TO 11 AND THE REMAINDER (STREET)

Reference is made to your letter of application dated 13 October 2021 regarding the above captioned matter.

Kindly note that the matter was submitted to Council for discussion during an Ordinary Council Meeting held on Wednesday, 29th November 2021 and Council resolved vide Council Resolution RTC10/29/11/2021/10th OCM that:

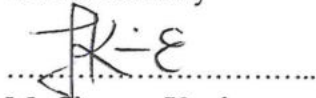
1. Council approved the need and desirability for the subdivision of Erf 810, Extension 3, Rehoboth into Portion 1 to 11 and the Remainder (Street)
2. Council approved for the subdivision of Erf 810, Extension 3, Rehoboth into Portion 1 to 11 and the Remainder (Street) subject to the adherence to legal requirements as contained in The Urban and Regional Planning Act, Act 5 of 2018;
3. The applicant be responsible for the town planning cadastral procedures, survey and registration of the new subdivided Ervens, and the cost involved;
4. All cost for municipal infrastructure (roads, sewer, water, electricity and storm water drainage), be on the cost of the owner/applicant;
5. That the EIA is duly prepared by the owner, with the approval of the Environmental Scoping Plan and Environmental Management Plan, is approved by the Environmental Commissioner before it is submitted for approval to the Urban and Regional Planning Board
6. The density zoning of 1:100 as per the Rehoboth Town Planning Scheme will remain relevant and applicable;

7. That the approval is subject to payment of endowment fees as prescribed;
8. That additional charges on Electricity Network Contribution brought as a result of the anticipated increase of demand for electricity due to the subdivision of the ERF shall be borne by the applicant

Given the above resolution the Rehoboth Town Council will proceed with the application to the Urban and Regional Planning Board as required.

It is trusted that the above suffice, however contact writer hereof for any additional information required.

Yours faithfully



Mr Simeon Kanime
Chief Executive Officer





MINUTES

of an Ordinary Council Meeting held in the Council Chambers, Rehoboth Town Council, Rehoboth on Wednesday,
29 November 2021 at 10h00

PRESENT:

Cllr. E. Junius	:	Mayor (Chairperson)
Cllr. L. L. Uiras	:	Deputy Mayor
Cllr. A. Groenewaldt	:	Chairperson of the Management Committee
Cllr. A. J. Hammerslacht	:	Member of the Management Committee
Cllr. J. J. Coetzee	:	Member of the Management Committee
Cllr. M. A. Beukes	:	Councillor
Cllr. J. J. #Khariseb	:	Councillor
Mr. S. Kanime	:	Chief Executive Officer
Ms. D. Abrahams	:	Acting Manager: Human Resources and Corporate Affairs
Ms. D. Pieters	:	Public Relation Officer
Mrs. D. Mwandingi	:	Council Support Officer (Secretariat)
Mrs. S. A. Moller	:	Council Support Officer (Secretariat)

11.5.3 REQUEST FOR CONSIDERATION AND APPROVAL FOR SUBDIVISION OF ERF 810, EXTENSION 3, REHOBOTH INTO PORTIONS 1 TO 11 AND REMAINDER (STREET)

Aim: To consider, on merit, whether Council can consider and approve the subdivision of Erf 810, Extension 3 into Portions 1 to 11 and Remainder (street).

Introduction

Plan Africa Consulting CC was appointed by the owner of Erf 810, Extension 3, Rehoboth Mr Karl Herman Van Wyk to apply for the subdivision of Erf 810, Extension 3, Rehoboth into Portions 1 to 11 and Remainder (street).

Background

Applicant wishes to be granted approval for the following:

Erf 810, Extension 3, Rehoboth, into Portions 1 to 11 and Remainder (street).

Discussion

Erf is located in Extension 3, which comprises mostly of residential erven. The Erf is measuring 4842m² in extent and zoned General Residential with a density of 1:100. The owner wishes to subdivide the property in order to also help address the increase demand of Housing with in Rehoboth. The 11 erven to be subdivided from Erf 810 Extension 3 are hereby indicated as below;

Erven	Erf 1	Erf 2	Erf 3	Erf 4	Erf 5	Erf 6	Erf 7	Erf 8	Erf 9	Erf 10	Erf 11
Size	340m ²	324m ²	423m ²	400m ²	400m ²	420m ²	414m ²	441m ²	405m ²	340m ²	304m ²

Town Planning Scheme Requirements

The premises is zoned General Residential with a density zoning of 1:100 and is thus suitable for the proposed subdivision. The cost for Town Planning will be borne by the applicant.

Legal Implications

If approval is given for the subdivision of the Erf the applicants will be required, at their own cost, to execute the required functions of completing the whole Town Planning processes, which are guided by and must conform to all the requirements as contained in The Urban and Regional Planning Act, Act 5 of 2018 and the proclaimed Regulations.

Financial implications

Council will benefit from the payment of all required fees as per the Town Planning Scheme & approved tariffs before any Clearance can be given. Further benefits will culminate from the provision of services to the subdivided erven.



Recommendation:

It is hereby recommended that:

1. Consideration be given for need and desirability for the subdivision of Erf 810, Extension 3, Rehoboth into Portions 1 to 11 and Remainder (street);
2. Approval be granted for the subdivision of Erf 810, Extension 3, Rehoboth into Portions 1 to 11 and Remainder (street) subject to the adherence to legal requirements as contained in The Urban and Regional Planning Act, Act 5 of 2018;
3. The applicant be responsible for the town planning cadastral procedures, survey and registration of the new subdivided erven, and the cost involved;
4. All cost for municipal infrastructure (roads, sewer, water, electricity and storm water drainage), be on the cost of the owner/ applicant;
5. That the environmental impact assessment duly prepared by the owner, with the approval of the Environmental Scoping Plan and Environmental Management Plan, is approved by the Environmental Commissioner, before it can be considered for approval by the Urban and Regional Planning Board;
6. The density zoning of 1:100 as per the Rehoboth Town Planning Scheme will remain relevant and applicable;
7. That the approval is subject to payment of endowment fees as prescribed.

ADMINISTRATIVE MANAGEMENT COMMITTEE RECOMMENDED:

1. That consideration be given for need and desirability for the subdivision of Erf 810, Extension 3, Rehoboth into Portions 1 to 11 and Remainder (street);
2. That approval be granted for the subdivision of Erf 810, Extension 3, Rehoboth into Portions 1 to 11 and Remainder (street) subject to the adherence to legal requirements as contained in The Urban and Regional Planning Act, Act 5 of 2018;
3. The applicant be responsible for the town planning cadastral procedures, survey and registration of the new subdivided erven, and the cost involved;
4. All cost for municipal infrastructure (roads, sewer, water, electricity and storm water drainage), be on the cost of the owner/ applicant;
5. That the environmental impact assessment duly prepared by the owner, with the approval of the Environmental Scoping Plan and Environmental Management Plan, is approved by the Environmental Commissioner, before it can be considered for approval by the Urban and Regional Planning Board;
6. The density zoning of 1:100 as per the Rehoboth Town Planning Scheme will remain relevant and applicable;
7. That the approval is subject to payment of endowment fees as prescribed.

MANAGEMENT COMMITTEE RECOMMENDED:

1. That consideration be given for need and desirability for the subdivision of Erf 810, Extension 3, Rehoboth into Portions 1 to 11 and Remainder (street);
2. That approval be granted for the subdivision of Erf 810, Extension 3, Rehoboth into Portions 1 to 11 and Remainder (street) subject to the adherence to legal requirements as contained in The Urban and Regional Planning Act, Act 5 of 2018;
3. The applicant be responsible for the town planning cadastral procedures, survey and registration of the new subdivided erven, and the cost involved;
4. All cost for municipal infrastructure (roads, sewer, water, electricity and storm water drainage), be on the cost of the owner/ applicant;
5. That the environmental impact assessment duly prepared by the owner, with the approval of the Environmental Scoping Plan and Environmental Management Plan, is approved by the Environmental Commissioner, before it can be considered for approval by the Urban and Regional Planning Board;
6. The density zoning of 1:100 as per the Rehoboth Town Planning Scheme will remain relevant and applicable;



7. That the approval is subject to payment of endowment fees as prescribed.
8. Refer to Council.

Council

RESOLVED:

RTC10/29/11/2021/10thOCM

1. That consideration be given for need and desirability for the subdivision of Erf 810, Extension 3, Rehoboth into Portions 1 to 11 and Remainder (street);
2. Council approved for the subdivision of Erf 810, Extension 3, Rehoboth into Portions 1 to 11 and Remainder (street) subject to the adherence to legal requirements as contained in The Urban and Regional Planning Act, Act 5 of 2018;
3. The applicant be responsible for the town planning cadastral procedures, survey and registration of the new subdivided erven, and the cost involved;
4. All cost for municipal infrastructure (roads, sewer, water, electricity and storm water drainage), be on the cost of the owner/ applicant;
5. That the environmental impact assessment duly prepared by the owner, with the approval of the Environmental Scoping Plan and Environmental Management Plan, is approved by the Environmental Commissioner, before it can be considered for approval by the Urban and Regional Planning Board;
6. The density zoning of 1:100 as per the Rehoboth Town Planning Scheme will remain relevant and applicable;
7. That the approval is subject to payment of endowment fees as prescribed.

Proposed Cllr. L Uiras

Seconded: Cllr.J.J. Coetzee

11.5.4 SUBMISSION FOR COUNCIL CONSIDERATION, DELIBERATION AND APPROVAL FOR THE SALES TRANSFER OF ERF 298 BLOCK H, EXTENSION 2 REHOBOTH

1. Aim: To consider, on merit, whether Council can grant approval for the sales transfer of Erf 298 Block H, Extension 2 Rehoboth to Hardap Regional Council, Directorate of Education, Arts & Culture for educational purposes.

2. Introduction / Background

A Proposal for a new Primary School dated 20th October 2021, was received from Hardap Regional Council, Directorate of Education, Arts & Culture for the allocation and sale of an Erf in Rehoboth by way of private treaty.

3. Discussion

The applicant, Hardap Regional Council, Directorate of Education, Arts & Culture wishes to build a Primary School for its learners. They claimed that at the moment, the existing primary schools in Rehoboth are overcrowded and not an ideal situation for the attainment of inclusive and equitable equality education for all our learner. It is therefore, in this regard that a proposal was forwarded to Council for consideration.

Housing & Property Division after site visits identified the below given Erf as most suitable for the intended purpose.

4. Dimension and value

Erf	Size (m ²)	Zone	Block	Purchase Price (NS)	Transfer Admin Fee	Total Payable

Ordinary Council Meeting

13. REPORTS AND RECOMMENDATIONS OF COMMITTEES OR THE CHIEF EXECUTIVE OFFICER

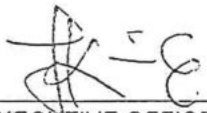
14. DRAFT REGULATIONS AND TARIFFS, IF ANY

None

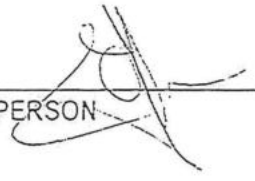
15. CLOSURE

Meeting closed at 16:37

MINUTES RECORDED AS A TRUE REFLECTION OF PROCEEDINGS



CHIEF EXECUTIVE OFFICER



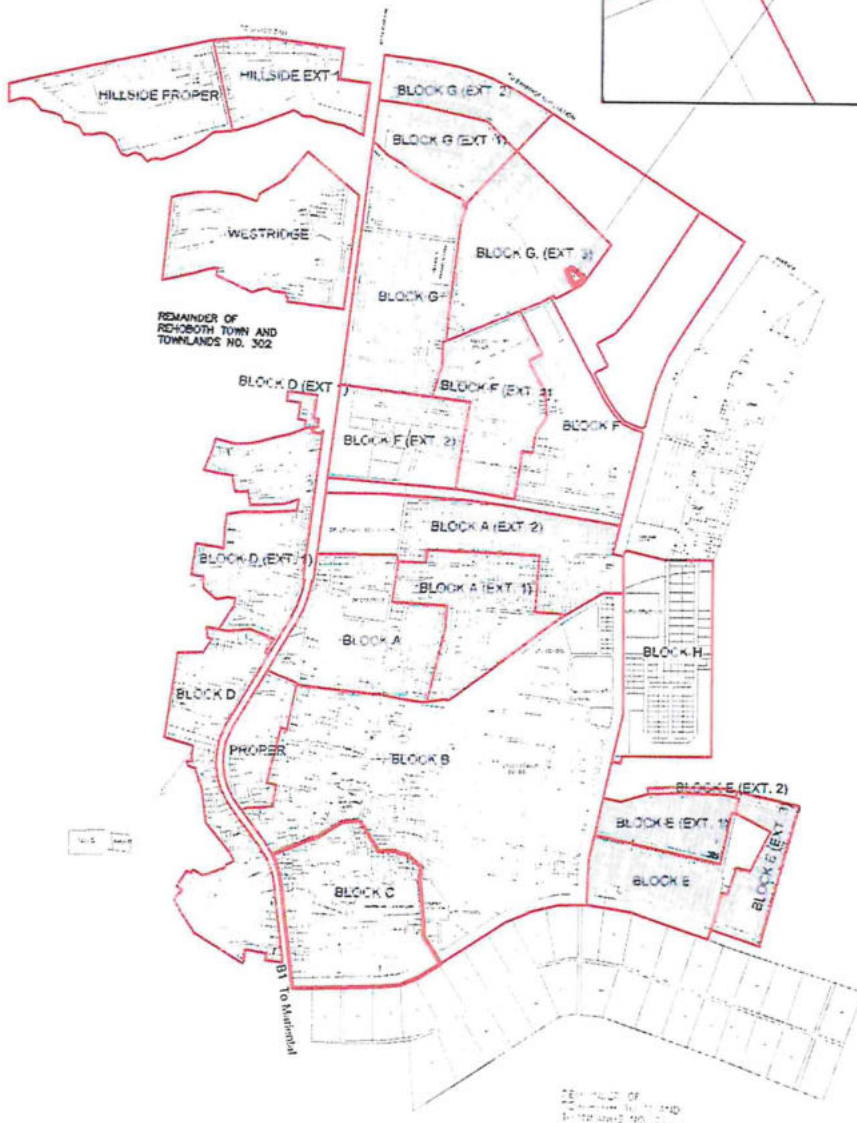
CHAIRPERSON

DATE

27 Oct. 2022

REHOBOTH ERF 810, BLOCK G, EXT.3

G. (EXT. 3)



LOCALITY MAP FOR ERF 810, BLOCK G
EXT.3 REHOBOTH



Plan Africa
Consulting cc

Tel : (061) 212096
Cell: 0812716189
P.O.Box 4114 Windhoek
Fax : 086614626
8 Delius Street
Email: pafica@mweb.com.na

REHOBOTH ERF 810 BLOCK G, EXTENSION 3, SUBDIVISION



SCALE 1:1000

Plan Africa
Consulting cc

CURRENT SITUATION OF REHOBOTH
ERF 810 BLOCK G, EXTENSION 3.

ERF 810 MEASURES APPROXIMATELY
±4948.4267M² IN SIZE.



Tel : (061) 212096
Cell : 0812716189
P.O.Box 4114 Windhoek
Fax : 069614626
8 Delius Street

REHOBOTH ERF 810 BLOCK G, EXTENSION 3, SUBDIVISION



PROPOSED SUBDIVISION PLAN FOR REHOBOTH ERF 810 BLOCK G, EXTENSION 3, INTO 11 ERVEN AND THE REMAINDER OF 810 (STREET).

NEW ERVEN SIZES

- ERF 1 = 340m²
- ERF 2 = 324m²
- ERF 3 = 423m²
- ERF 4 = 400m²
- ERF 5 = 406m²
- ERF 6 = 420m²
- ERF 7 = 414m²
- ERF 8 = 441m²
- ERF 9 = 405m²

SCALE 1:1000



Plan Africa Consulting cc



Tel : (061) 212096
 Cell : 0812716189
 P.O.Box 4114 Windhoek
 Fax : 088614626
 8 Delius Street

IN FAVOUR OF THE LOCAL AUTHORITY

- A. The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at times be subjected to the provisions of the Rehoboth Town Planning Scheme prepared and approved in terms of Urban and Regional Planning Act, Act 5 of 2018.

- B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least equal to the municipal valuation of the erf

"SPECIAL POWER OF ATTORNEY"

I, the undersigned *Karl Herman van Wyk*, in my capacity as owner of Erf 810 Rehoboth, Extension 3 do hereby nominate, constitute and appoint

PLAN AFRICA CONSULTING CC
8 DELUIS STREET WINDHOEK (WEST)
P.O. BOX 4114
WINDHOEK

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

- SUBDIVISION OF ERF 810 REHOBOTH, EXTENSION 3 INTO PORTION 11 PORTIONS AND REMAINDER (STREET).

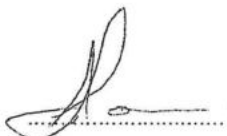
at the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and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

Signed at Rehoboth this 13th day of October 2021, in the presence of the undersigned witnesses.


.....
KARL HERMAN VAN WYK

WITNESSES:

1.


.....

2.


.....

MINISTRY OF LAND REFORM
Private Bag 13343 • Windhoek

Tel: +264 61 296 5000

EXT. 3 - 810

LAND TITLE ISSUED IN TERMS OF REGISTRATION
OF DEEDS IN REHOBOTH ACT, 1976
(ACT 93 OF 1976)

By virtue of the powers vested in me by Section 4(c) of Act 93 of 1976,
hereby declare that the land, being-

CERTAIN : ERF NO. REHOBOTH EXTENSION 3 - 810

MEASURING: 4 842 (FOUR EIGHT FOUR TWO) SQUARE METRES

SITUATED : IN THE TOWN OF REHOBOTH
REGISTRATION DIVISION "M"
HARDAP REGION

IS TRULY AND LAWFULLY THE PROPERTY OF:

KARL HERMAN VAN WYK, IDENTITY NUMBER: 700929 0009 7.
UNMARRIED

His Heirs, Executors, Administrators or Assigns to the following extent

IN THE WHOLE

in accordance with local custom, subject to the rights of the Government of
Namibia and the conditions mentioned herein.



SURVEYOR GENERAL MAP NO: A188/2006
APPROVED ON 22 SEPTEMBER 2006

REG NO. 267/2021

[Signature]
REGISTRAR OF DEEDS
REHOBOTH

CONDITIONS

1. The erf shall only be used or occupied for purpose which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Rehoboth Town Planning Scheme prepared and approved in terms of the Town Planning ordinance, 1954 (Ordinance 18 of 1954) as amended.
2. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least equal to the municipal valuation of the erf.

REPUBLIC OF NAMIBIA
MINISTRY OF FINANCE

Receipt

Method of Payment: Receipt No: 109048
Postal Order Details Date: 08/03/2022 12:29
Cheques Details Session No: 3211
Till No: TILL3
Cashier: WAKUNUMA

REF NO	ITEM CODE	ITEM DESCRIPTION	ITEM ALLOCATION	COLLECTION FOR	AMOUNT PAID		TOTAL
					FEE	FINE	
	SUB	SUB DIVISION AND CONSOLIDATION	31.17.746	MINISTRY OF FINANCE	720.00	0.00	720.00
Remarks: SUBDIVISION OF ERF 810 REHOBOTH, EXT 3 INTO 11 PORTIONS & REMAINDER							

Cash Amount Received (N\$): SEVEN HUNDRED AND TWENTY ONLY
GROSS AMOUNT (N\$): 720.00

Received From : PLAN AFRICA CONSULTING CC
BOX 4114
WIK

08/03/2022
Signature of Receiver

All official correspondence must be addressed to the Permanent Secretary

Plan Africa Consulting CC
Town and Regional Planners



Box 4114
WINDHOEK
8 Delius Street
Tel: (061) 212096 Cell: 081716189
Fax: (061) 213051

14/01/2022

Certified Mail:

SUBDIVISION OF ERF 810 REHOBOTH BLOCK G, EXTENSION INTO
PORTION 1 TO 11 AND REMAINDER (STREET)

Erf 786 Rehoboth, Ext 3:

J. Bezuidenhout
P.O. Box 4377
Rehoboth



Erf 747 Rehoboth, Ext 3:

M. I Gomases
P.O. Box 4856
Rehoboth



Erf 748 Rehoboth, Ext 3:

L. Fredericks
P.O. Box 4230
Rehoboth



Erf 749 Rehoboth, Ext 3:

W. G De Waal
P.O. Box 20540
Windhoek



Erf 811 Rehoboth, Ext 3:

S. W Freygang
P.O. Box 3461
Rehoboth



Erf 769 Keetmanshoop:

Daniel Motinga
P.O. Box 1083
Keetmanshoop



Erf 770 Keetmanshoop :

T. Dewald
P.O. Box 60
Keetmanshoop



Erf 771 Keetmanshoop:

T. Louwrence
P.O. Box 717
Keetmanshoop



Erf 772 Keetmanshoop:

K. Sikokwau
P.O. Box 478
Keetmanshoop



Erf 773 Keetmanshoop:

J. J Smith
P.O. Box 995
Keetmanshoop

