



Republic of Namibia

Ministry of Urban and Rural Development

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Our Ref.: 17/4/1/R1
Your Ref.:

Date: 24 August 2015

The Managing Director
Stubenrauch Planning Consultants
P. O. Box 11869
WINDHOEK

ATTENTION: MR. G. STUBENRAUCH

ITEM NO. 67/2015: RUNDU – SUBDIVISION OF THE FARM RUNDU TOWNLANDS NO. 1329 INTO PORTIONS 133 TO 141 AND THE REMAINDER AND NEED AND DESIRABILITY FOR TOWNSHIP ESTABLISHMENT ON PORTIONS 133 TO 139 (TO BE KNOWN AS EXTENSIONS 35 TO 41) OF THE REMAINDER OF THE FARM RUNDU TOWNLANDS NO. 1329

With reference to the above-mentioned application, you are hereby informed that the Minister of Urban and Rural Development has, on 13 August 2015, granted approval for the –

- i) Subdivision of the Farm Rundu Townlands No. 1329 into Portions 133 to 141 in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended;
- ii) Need and desirability for township establishment on Portions 133 to 139 (to be known as Rundu Extensions 35 to 41) of the Farm Rundu Townlands No. 1329 in terms of Section 5(5)(a)(i) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended on condition that at least 10 to 15% public open spaces be provided in the new layout plans in accordance with the design standards and guidelines as approved by the Minister; and
- iii) The Remainder of the Farm Rundu Townlands No. 1329 be transferred to the Town Council of Rundu, simultaneously with this subdivision, free of compensation in terms of Section 3(3) of the Local Authorities Act, 1992 (Act 23 of 1992).

All official correspondence must be addressed to the Permanent Secretary



Republic of Namibia

MINISTRY OF URBAN AND RURAL DEVELOPMENT

CERTIFICATE

in accordance with the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended

It is hereby certified that the subdivision of

THE FARM RUNDU TOWNLANDS NO. 1329

in the Township of / Registration Division **B**

into **10** portions designated

PORTIONS 133 TO 141 AND REMAINDER

has been granted in terms of section **21** of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended, subject to the conditions appearing on the reverse side of this certificate.

NOTE: This subdivision certificate is only valid for two years from date of notification, in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto. Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to enable registration.

WINDHOEK



RECOMMENDATION

That:

1. The subdivision of the Farm Rundu Townlands No. 1329 into Portions 133 to 141 be approved in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended;
2. The need and desirability for township establishment on Portions 133 to 139 (to be known as Rundu Extensions 35 to 41) of the Farm Rundu Townlands No. 1329 be approved in terms of Section 5(5)(a)(i) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended on condition that at least 10 to 15% public open spaces be provided in the new layout plans in accordance with the design standards and guidelines as approved by the Minister;
3. The conditions currently registered against the Remainder be retained;
4. The conditions currently registered against Portions 133 to 141 be cancelled;
5. The following condition be registered against Portions 140 and 141;

IN FAVOUR OF THE LOCAL AUTHORITY

The land must only be used or occupied for purposes which are in accordance with and the use or occupation of the land shall at all times be subject to the provisions of the Rundu Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).

6. An Environmental Clearance Certificate be obtained as required by the Environmental Management Act, 2007 and its Regulations, 2012 for listed activities before the layout plan approval is submitted to the Townships Board;
7. The Remainder of the Farm Rundu Townlands No. 1329 be transferred to the Town Council of Rundu simultaneously with this subdivision, free of compensation in terms of Section 3(3) of the Local Authorities Act, 1992 (Act 23 of 1992);
8. A 44 meter wide right of way servitude be surveyed and registered over Portions 133 to 139 in favour of NamPower; and
9. A 25 meter wide right of way servitude be surveyed and registered over the Remainder of the Farm Rundu Townlands No. 1329 in favour of Portions 140 and 141.





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Enquiries: Mr. Frans Ndjalo
Tel: (+264+61)2975200
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Our Ref: 14/17/3/R1
Your Ref:

Date: 08 September 2017

Mr. R. N. Haironga
Chief Executive Officer
Rundu Town Council
Private Bag 2128
RUNDU

Dear Mr. Haironga,

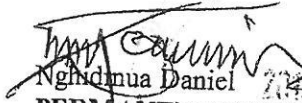
**SUBJECT: SALE OF IMMOVABLE PROPERTIES BY WAY OF PRIVATE TREATY:
RUNDU TOWN COUNCIL**

Your letter dated 27 June 2017 has reference,

Approval has been granted in terms of Section 30 (1) (t) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, to the Rundu Town Council to sell the below-mentioned portions of land to the listed applicants, for the purpose of establishing townships, at the purchase prices indicated herewith by way of private treaty.

No.	Name of Applicant	Erf No.	Erf Size (m ²)	Zoning	Purchase Price (N\$)
1	Johns and Kandjimi Trading Enterprise	Portion 136 of the Remainder of Farm Rundu Townlands No. 1329	153 692	Townland	7 684 600. 00
2	Ruhupwa Investments Close Corporation	Portion 139 of the Remainder of Farm Rundu Townlands No. 1329	149 422	Townland	7 471 100. 00
3	Mukatalala Building Construction Close Corporation	Portion 137 of the Remainder of Farm Rundu Townlands No. 1329	151 722	Townland	7 586 100. 00

Yours Sincerely


Nghidmua Daniel
PERMANENT SECRETARY

All official correspondence must be addressed to the Permanent Secretary



RUNDU TOWN COUNCIL

Tel: +264 66 266400
Fax: +264 66 256718
e-mail: mungunda@rundutown.org
Enquiries: S.C. Mungunda

Private Bag 2128
Maria Mwendere Road
Rundu, Namibia

27 June 2017

The Permanent Secretary
Ministry of Urban and Rural Development
Private Bag 13289
Windhoek

Dear Mr. Daniel,

RE: SALE OF PORTIONS

Your letter dated 13 June 2017 has reference,

The Rundu Town Council, at its meeting held on the 31st of March 2017, as per Resolution No. 022/31/03/2017, 023/31/03/2017 and 024/31/03/2017 resolved to sell three portions to three private developers for township developments. Kindly see the table below stating the purpose of the sales.

Applicant	Portion Number	Size	Purpose	Selling Price
Johns & Kandjimi Trading	136	153,692 m ²	Housing Development	N\$7,684,600.00
Mukatala Building Constructions CC	137	151,722 m ²	Housing Development	N\$7,586,100.00
Ruhupwa Investments	139	149,422 m ²	Housing Development	N\$7,471,100.00

Yours faithfully,


R.N. Haironga
CHIEF EXECUTIVE OFFICER



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Our Ref: 14/17/3/R1
Your Ref:

Date: 13 June 2017

Mr. R. N. Haironga
Chief Executive Officer
Rundu Town Council
Private Bag 2128
RUNDU


Dear Mr. Haironga

SUBJECT: SALE OF LAND TO RUHUPWA INVESTMENTS CC, MUKATALALA BUILDING CONSTRUCTION CC AND JOHNS AND KANDJIMI TRADING ENTERPRISES

Your letters dated 07 June 2017 have reference,

Council is hereby requested, for the easy processing of your application, to provide the Ministry with the purposes for which the respective portions of land will be sold to the above-mentioned companies.

Yours Sincerely


Nghidinua Daniel
PERMANENT SECRETARY



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