

Our Ref.: W/15014
Enquiries: G Stubenrauch

08 May 2016

The Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek
Namibia

Attention: Sir/Madam

- **NEED AND DESIRABILITY TO ESTABLISH NEW TOWNSHIP ON PORTION 1 OF FARM ELISENHEIM NO. 68 TO BE KNOWN AS TANNERY ESTATE, IN TERMS OF SECTION 5(5)(a)(i) OF THE TOWNSHIP AND DIVISION OF LAND ORDINANCE 11 OF 1963**
- **TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL ON PORTION 1 OF FARM ELISENHEIM NO. 68 TO BE KNOWN AS TANNERY ESTATE, IN TERMS OF SECTION 5(1) OF THE TOWNSHIP AND DIVISION OF LAND ORDINANCE 11 OF 1963**

1. Introduction

Stubenrauch Planning Consultants (SPC) was appointed by the owner of Portion 1 of Farm Elisenheim No. 68 to apply for the necessary statutory approval for township establishment.

Windhoek is experiencing a heightened demand for serviced residential and business erven which the current supply is struggling to keep up with. In an attempt to address some of this demand, it is the intention of the owner of Portion 1 of the Farm Elisenheim No. 68 to establish a new township which will be mixed-use in character comprising of predominantly residential and some business components.

SPC is therefore requesting approval for the following:

- **NEED AND DESIRABILITY TO ESTABLISH NEW TOWNSHIP ON PORTION 1 OF FARM ELISENHEIM NO. 68 TO BE KNOWN AS TANNERY ESTATE, IN TERMS OF SECTION 5(5)(a)(i) OF THE TOWNSHIP AND DIVISION OF LAND ORDINANCE 11 OF 1963**
- **TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL ON PORTION 1 OF FARM ELISENHEIM NO. 68 TO BE KNOWN AS TANNERY ESTATE, IN TERMS OF SECTION 5(1) OF THE TOWNSHIP AND DIVISION OF LAND ORDINANCE 11 OF 1963**

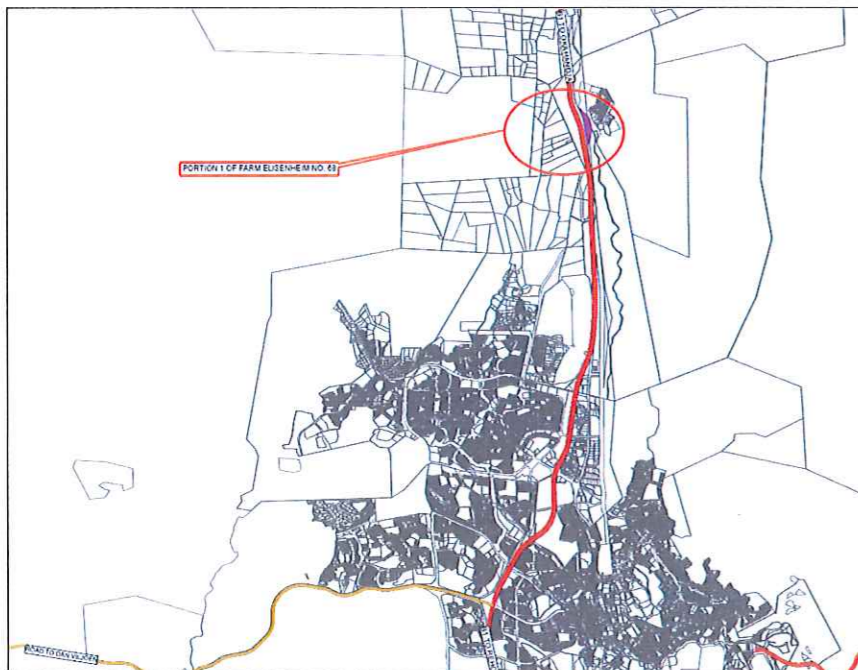
The approval will allow SPC to submit further application to the Namibian Planning Advisory Board (NAMPAB) for Need and Desirability approval and subsequently to submit to Townships Board for layout and township establishment approval.

2. Locality and Ownership

The site is located some 10 kilometers north from the centre of Windhoek, adjacently east of the B1 national highway to Okahandja as can be seen on the locality map below W15014-1. The development falls within the emerging urban corridor developing towards the north and is situated between the existing Elisenheim residential development and the B1. Its eastern edge is defined by the Klein Windhoek River.

Ownership of the property, Portion 1 of Farm Elisenheim No. 68, vests with Namibia Tannery (Pty) Ltd via Deed of Transfer T401/1984. The portion measures 12, 0810 hectares in total.

Figure 1: Locality Map of Portion 1 of Farm Elisenheim No. 68 (W15014-1)



3. Site Attributes

The site is relatively flat with a small tributary of the Klein Windhoek River crossing through. It is intended to reclaim the slightly lower-lying area of the tributary by diverting the flow into the main river course.

There are a number of trees on the site which should be preserved. The layout has made every attempt to accommodate and incorporate all the significant trees into the layout.

4. Need and Desirability

It is a common fact that the urban centre of Windhoek is expanding at an extraordinary rate. As such, there is a growing disparity between the backlogged supply of serviced erven and the increasing demand. This has effectively led to a shortage of serviced plots of which industrial, business and residential are of very high demand.

It is the intention of the developer to help address this issue by developing the site for a mix of uses comprising mainly of residential business and office activities. The close proximity of the development to the adjacent Elisenheim project means that the commercial components will not only serve the Tannery Estate, but also the growing surrounding residential community.

The aim of the development will be:

- Meet the development targets as set out in Vision 2030
- Adding to the residential and commercial property market of Windhoek
- Strengthen the Windhoek – Okahandja development corridor

Therefore, there is a clear need for a development which will provide housing opportunity for Windhoek residence as well as cater for some of the commercial needs of the steadily developing urban corridor towards Okahandja along the B1.

5. Township Establishment

5.1 Background and Project Approach

The site use to accommodate a tannery, it has however been out of commission for several years. There are currently a number of built structures on the site, most significant of which is the old tannery building. This building will be reused and incorporated into the design. There is a small tributary of the Klein Windhoek River which passes over the portion. It is the intention to divert the flow in order to reclaim the lower-lying areas to be used for development.

The developer set high importance on making the project environmental responsible. As such a project team was employed to look at all the relevant aspects namely:

5.1.1 Environmental

As such the assistance of Enviro-Dynamics was employed to undertake a vegetation survey. A detailed site and tree survey was conducted by Volkmann Land Surveyors.

5.1.2 Engineering

Windhoek Consulting Engineers investigated at the 1:50 year flood line of the Klein Windhoek River adjacent to the portion. They further came up with a proposal for the tributary diversion and channelisation to reclaim the lower-lying areas of the portion.

5.1.3 Layout design philosophy

The layout was designed with the help of Urban Designers from Cape Town, Piet Louw and Dave Dewar in association. The layout design took into account the natural features of the site as identified in the surveys.

5.2 Layout Design

5.2.1 Residential Component:

A total of 41 Residential erven will be created which will be in a range of $\pm 400\text{m}^2$ to $\pm 700\text{m}^2$. The layout will further provide for 8 General Residential erven with an erf size ranging from $\pm 1800\text{m}^2$ to $\pm 4000\text{m}^2$. These erven will be reserved for the construction of block of flats and townhouse complexes.

5.2.2 Business:

The business erven are all located towards the entrance of the development at the southern edge. This has been strategically located to take advantage of the residential traffic passing by as well as the passerby traffic of the Elisenheim development. The erven will be used for a mix of uses comprising of commercial, office and residential spaces. Erf 50 has been reserved for a hotel/accommodation type of establishment.

5.2.3 Special:

Erf 52 will be zoned Special and will be used for a variety of different uses. The old Tannery building is situated on this erf as well, it will be repurposed to accommodate a mix of uses. The building together with the forecourt space will act as a town square that will be able to accommodate activities such as markets, celebrations, exhibitions and so on.

5.2.4 Undetermined:

There are three "undetermined" zoned erven. Erven 57 and 60 are zoned undetermined. They will be used for parking purposes to support the surrounding business activities. It is intended that the undetermined properties are jointly owned by the entire development by making them part of the common property endorsed in the Deed of Sale. This will also ensure that the alienation of the property cannot occur unless all parties that share a part are in agreement, thereby safeguarding against the properties being sold ad hoc to the highest bidder.

5.2.5 Public Open Space:

The Public Open Spaces are in total 4. Erf 65 allows for public access to the adjacent river. This will become even more important if the proposed 'River Walk' is fully implemented and developed. Erf 64 is to accommodate an existing borehole.

5.2.6 Road Layout:

The road layout for the Tannery Estate is designed to be legible and robust.

Important to note is that the site is situated in such a way that it does not allow for through traffic to the adjacent Elisenheim development. This means that the traffic which will be generated by the development will be contained within the development itself.

The layout is designed so that the quieter residential area is situated to the 'back' of the site and the more frequented business and office area is situated to the 'front', near the entrance. The residential area will predominantly only cater for local traffic. As such the street width for the residential area is between 10 and 12 meters wide. The street width for the business and office area is designed to carry slightly higher volumes. The average street size is between 13 and 16 meters. Off-street parking areas have also been provided. They have been situated to equitably serve most businesses in the area.

The following table is a summary of the percentage of land allocated to the different zonings.

Table A: Summary Table of the erven created in the layout of Tannery Estate

Zoning	No of Erven	± Total Area (m ²)	% of Total Area
Residential	43	21081	17.45
General Residential	8	21909	18.14
Business	9	25560	21.16
Special	1	12986	10.75
Undetermined	3	2719	2.25
Public Open Space	4	11381	9.42
Street	1	25174	20.84
TOTAL	69	120810	100

6. Engineering Services

It is intended that the development connects to the existing reticulation network that serves the township of Elisenheim.

Access: The access will be gained off the existing Elisenheim access road which runs parallel to the B1 trunk road. As can be seen in Option 1 below, the access to the portion was considered in the "Transport Impact Assessment Windhoek North-East Transport Model" as prepared by ITS Engineers and deemed to be a viable option in terms of access.

Figure 2: Transport Impact Assessment Windhoek North-East Transport Model



Water, Sewage & Electricity

Water will be obtained from the NamWater reservoir situated to the north of the site on top of the Elisenheim hill. There are also two existing boreholes on the site which can be used to supplement the water supply if needed. Sewage and electricity will be connected to the existing reticulation system of Elisenheim.

7. Approvals Required

In order to be able to submit an application for Need and Desirability Approval and layout approval with NAMPAB and Townships Board respectively the following approvals are required from the City of Windhoek Municipality:

- NEED AND DESIRABILITY TO ESTABLISH NEW TOWNSHIP ON PORTION 1 OF FARM ELISENHEIM NO. 68 TO BE KNOWN AS TANNERY ESTATE, IN TERMS OF SECTION 5(5)(a)(i) OF THE TOWNSHIP AND DIVISION OF LAND ORDINANCE 11 OF 1963
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Should Council be in support of this application SPC will provide Council with the maps to be date stamped. Further we will also require the following documentation:

- Signed copy of the attendance sheet recording the Councillor present at the Council meeting.
- Signed copy of the agenda items as served before Council.
- Signed minutes of the meeting reflecting the approval of the item.

8. Annexures

Attached to this application please find the following supporting documents:

Annexure A: Relevant Maps

- Locality Map
- Layout Map of Tannery Estate
- Aerial Photo Map

Annexure B: Erf Diagrams

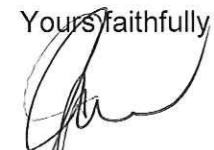
Annexure C: Copy of Title Deed

Annexure D: Company Resolution

Annexure E: Power of Attorney to be signed by the Director of Namibia Tannery (Pty) Ltd

Please do not hesitate to contact me with any queries you may have.

Yours faithfully



G Stubenrauch

LOCALITY OF PORTION 1 OF FARM ELISENHEIM NO. 68

WINDHOEK



CITY OF WINDHOEK

LEGEND

- Ptn 1 of Farm Elisenheim No. 68
- Erf Boundary
- Windhoek Main Roads
- Windhoek Trunk Roads



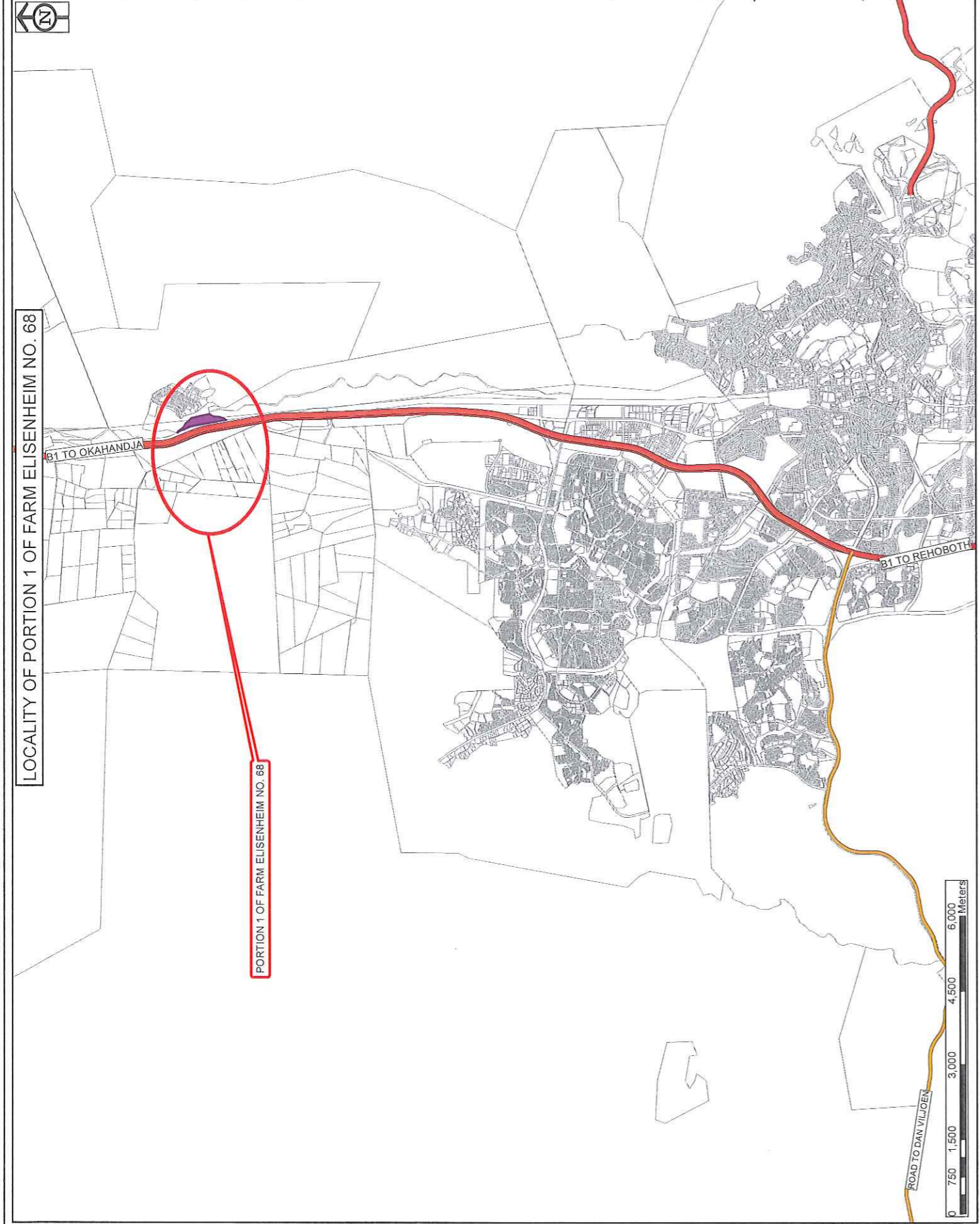
STUBENRAUCH
PLANNING CONSULTANTS
 TOWN AND REGIONAL PLANNERS

15 De Waal Street
 Windhoek, Namibia
 Tel: +264 61 225 280
 Fax: +264 61 225 287
 Email: info@stubenrauch.com.na
 Website: www.stubenrauch.com.na

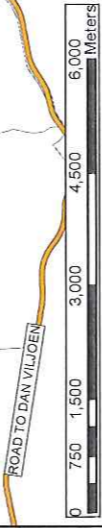
PROJECT TITLE

WINDHOEK
 LOCALITY MAP OF PORTION 1
 OF FARM ELISENHEIM NO. 68

DRAWN	NS	DRAWING NO	W15014-1
DATE	May 2016	CHECKED BY	
			1:100,000



PORTION 1 OF FARM ELISENHEIM NO. 68





Legend

- River
- Roads
- railway
- Boundary
- Eisenheim

Zoning

- Business
- General Residential
- Public Open Space
- Residential
- Special
- Street
- Undetermined

Erf No.	Zoning	±Area (m²)
1	General Residential	4134
2	Residential	616
3	Residential	493
4	Residential	493
5	Residential	493
6	Residential	655
7	Residential	823
8	Residential	757
9	Residential	495
10	Residential	495
11	Residential	495
12	Residential	495
13	Residential	495
14	Residential	495
15	Residential	496
16	Residential	594
17	General Residential	3121
18	General Residential	2720
19	General Residential	3231
20	General Residential	1852
21	General Residential	1805
22	General Residential	2180
23	General Residential	2865
24	Residential	328
25	Residential	302
26	Residential	492
27	Residential	492
28	Residential	492
29	Residential	526
30	Residential	615
31	Residential	598
32	Residential	492
33	Residential	492
34	Residential	502
35	Residential	514
36	Residential	514
37	Residential	501
38	Residential	415
39	Residential	415
40	Residential	398
41	Residential	398
42	Residential	415
43	Residential	415
44	Residential	398
45	Residential	398
46	Residential	333
47	Residential	306
48	Residential	500
49	Residential	500
50	Residential	500
51	Residential	500
52	Business	2380
53	Business	3003
54	Special	12986
55	Business	4832
56	Business	1996
57	Business	2504
58	Business	2012
59	Undetermined	1108
60	Business	2275
61	Business	2211
62	Undetermined	1190
63	Business	4947
64	Undetermined	422
65	Public Open Space	1262
66	Public Open Space	1122
67	Public Open Space	5987
68	Public Open Space	3611
Remainder Street	Street	25174
TOTAL		120810

Zoning	No of Erfven	± Total Area (m²)	% of Total Area
Residential	43	21081	17.45
General Residential	8	21909	18.14
Business	9	25560	21.16
Special	1	12986	10.75
Undetermined	3	2719	2.25
Public Open Space	4	11381	9.42
Street	1	25174	20.84
TOTAL	69	120810	100

NOTE:
All measurements & sizes given are approximate.
No Residential erf shall be smaller than 300m² in size.

DRAWING NO: W/15014-2 DRAWN BY: AM

SCALE: 1:3000 DATE: MAY 2016 CHECKED:

CLIENT APPROVAL: _____ Signature: _____ Date: _____

PROJECT:

**TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL
ON PORTION 1 (OF FARM ELISENHEIM No. 68) COMPRISING
OF 68 ERVEN & REMAINDER, TO BE KNOWN AS
TANNERY ESTATE**



STUBENRAUCH
PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS

P.O. Box 41404
Windhoek
Namibia
email: sra@spc.com.na
Tel: +264 61 251188
Tel: +264 61 252400
Fac: +264 61 252157
Web: www.spc.com.na





Legend	
	River
	Roads
	railway
	Boundary
	Elisenheim
	all other values

NOTE:
All measurements & sizes given are approx mate.
No Residential erf shall be smaller than 300m² in size.

DRAWING NO:	W/15014-3	DRAWN BY:	AM
SCALE:	1:3000	DATE:	MAY 2016
CLIENT APPROVAL:	_____		

Signature _____ Date _____

PROJECT:

**TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL
ON PORTION 1 (OF FARM ELISENHEIM No. 68) COMPRISING
OF 66 ERVEN & REMAINDER, TO BE KNOWN AS
TANNERY ESTATE**

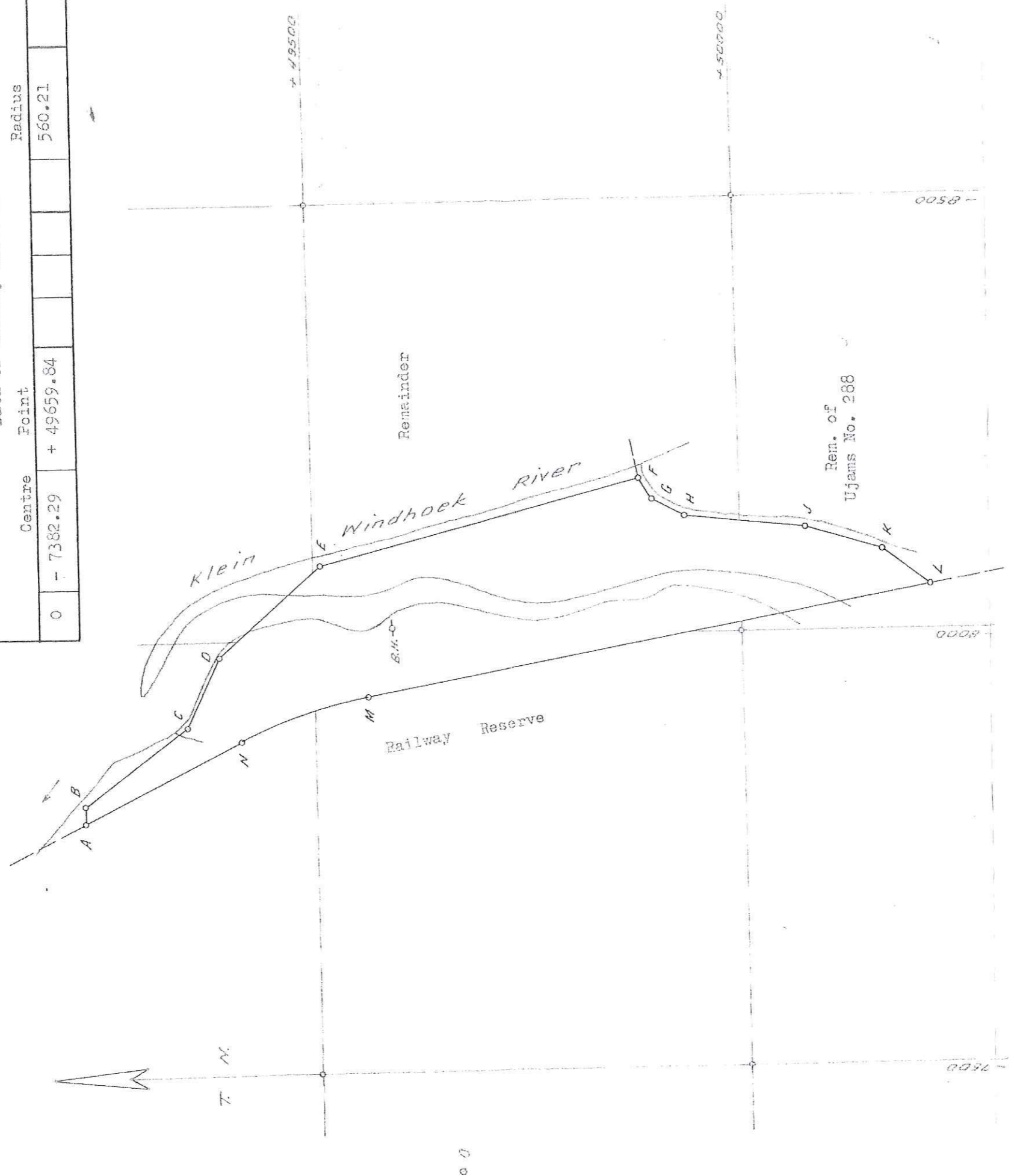


STUBENRAUCH
PLANNING CONSULTANTS
TOWNSHIP DESIGN PLANNERS

PG 504/161 1 10/11/2016
W/15014 1 04/11/2016
R2006 06 04/11/2016
W/15014/2/16 06 04/11/2016

DESCRIPTION OF BEACONS	COORDINATES		ANGLES		SIDES		BE.
	Point	Y	X	°	"	Metres	
A.L.N.H. 5/8" Iron peg in cairn of stones.	A	7795.21	+ 49228.42	64	38	AB	TB
B.C.D.E.F.G.H.J.K. 3/4" Iron peg in cairn of stones. Not beacons.	B	7814.92	+ 49228.20	125	00	BC	TB
	C	7902.62	+ 49350.55	208	37	CD	TB
C. Angle of Direction. IM = 169° 59' 02"	D	7983.11	+ 49389.36	156	30	DE	TB
	E	8086.69	+ 49509.50	153	05	EF	TB
	F	8179.04	+ 49883.85	105	37	FG	34
	G	8154.67	+ 49897.63	212	49	GH	35
	H	8134.69	+ 49935.71	201	15	HJ	36
	J	8118.89	+ 50075.82	169	45	JK	37
	K	8092.50	+ 50163.94	160	39	KL	38
	L	8051.07	+ 50220.95	46	05	LM	38a
M	7933.85	+ 49561.77	187	57	MN	TB	
N	7885.86	+ 49414.38	187	57	NA	TB 2	

Data of Railway Curve MN		
Point	Centre	Radius
O	+ 7382.29	560.21
	+ 49659.84	



SCALE 1:5000

The figure A.B.C.D.E.F.G.H.J.K.L. With a line Parallel to and 60 metres from Centre of Railway line A. represents 810 Hectares Square Metres of Land, being

ELISENHEIM No. 68

Portion 1 of the farm situated in the Registration Division "G" surveyed in November 1956 by me Land Surveyor.

Map. Ref. 0 S 0 N. Gr

The original Diagram. No. A. 137/20 is attached to C.S.T. 166/21.

This Diagram is annexed to Deed of Transfer No. 335/57 Registered on 3-4-1957

MGN

Prepared by me,

P. Wasserfall
Conveyancer.

CANCELLED.
GEKANSLESEER
VOETGELEG
1983-03-26 B 731 (1987...)
for R. 3 000 00 (met voorkeur vir (with preference vir
11 1/2% bogaande R. 30 000 00
in addition to amount not exceeding R. 30 000 00
Deeds Office
Aktekantoor,
Windhoek, Registrar of Deeds
BC 3189 1988
J. D. VAN ZYL
REGISTRATEUR VAN AKTES,
ASST. REGISTRAR OF DEEDS

1988-11-2
vir R. 450 000 00 (met voorkeur vir (with preference vir
in verdere bedrag nie te bogaande R. 9 000 000 00
as additional amount not exceeding R. 9 000 000 00
Deeds Office
Aktekantoor,
Windhoek, Registrar of Deeds
BC 3490 1988
J. D. VAN ZYL
REGISTRATEUR VAN AKTES,
REGISTRAR OF DEEDS

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOUSSEMENTS SIE
B. C.

ISSUED FOR INFORMATION ONLY

Deed of Transfer

T 401 / 1984

Be it hereby made known:

THAT PIETER CORNELIUS CHRISTIAAN WASSERFALL
appeared before me, Registrar of Deeds
at WINDHOEK, SOUTH WEST AFRICA,
he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

FRIEDRICH EMIL FRANZ SCHMIDT
Identity Number 290614 01 0014 5

dated the 11th day of JANUARY 1984, and signed
at WINDHOEK

And the said Appearer declared that his said Principal did truly and legally
sell on the 30th SEPTEMBER 1983;

and that he / 2 ...



FOR INFORMATION ONLY

and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

NAMIBIA TANNERY PROPRIETARY) LIMITED
(Company No 80/092)

Its Successors-in-Title or Assigns,

CERTAIN Portion 1 of the Farm ELISENHEIM No 68;

SITUATE in the Peri-Urban Area of BRAKWATER;

REGISTRATION DIVISION "K";

MEASURING 12,0810 (TWELVE COMMA NIL EIGHT ONE NIL) Hectares,
as indicated on Diagram No A 1127/56 first transferred by and held under Deed of Transfer No T335/1957 and also held under Deed of Transfer No T295/1958;

A.
SUBJECT to a Lease in favour of FRIEDRICH JOHANN OELKERS for a period of 30 (THIRTY) years as from 1st JULY 1970, by virtue of Notarial Deed of Lease No 18/1970;

B.
AND FURTHER SUBJECT to the following conditions, imposed in terms of Section 22(4) Ordinance No 11/1963 by virtue of endorsements dated 22nd DECEMBER 1971, endorsed against Deeds of Transfer Nos. T335/1957 and T295/1958, namely :-

Die binnegemelde Transportnemer is verbied om enige verdere geboue op die binnegemelde eiendom op te rig, buiten vir boerdery bedrywighede.

WHEREFORE / 3 ...

Wherefore the Appearer, renouncing all the Right and Title which

the

TRANSFEROR

heretofore had to the premises, did, in consequence also acknowledge the

TRANSFEROR

to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said

TRANSFEEEE

Successors-in-Title

Its ~~Heirs, Executors, Administrators~~ or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging the purchase price of the property to be the sum of

R120 000,00 (ONE HUNDRED AND TWENTY THOUSAND RAND).

ISSUED FOR INFORMATION ONLY

In witness whereof, I, the said Registrar of Deeds, together with the Appearer, q.q., have subscribed to these Presents and have caused the Seal of Office to be affixed thereto.

Thus done and executed, at the Office of the Registrar of Deeds

at WINDHOEK

on 23 -02- 1984

In my presence,

Leulaxius
Registrar of Deeds.

P. Wassenfall
- q.q.

1. Transfer Duty Receipt No. 366
~~* OR Exemption Certificate~~ Issued
at WINDHOEK
on 7.2.84. for
R 6 000,00

2. Rates Clearance Certificate issued by
(i) Peri-Urban Development Board
valid till 31.3.1984
(ii) -
valid till -

Checked: 1. *Glaujo*
2. *[Signature]*

*Delete which is not applicable.

5-
* Endorsement in terms of Section 49 a 2
Act 28 / 2004 and 21 (7) Act 26 / 1988

The with mentioned transferee Company
was in terms of the above mentioned
Act converted into a private Company
and is now known as Namibia tannery
Close Corporation (Reg. NO CC / 2011 / 2425)
Consent filed with BC 3001 / 2011

28 JUN 2011

Date

J.K. Malumani

Deputy Registrar of Deeds
Windhoek

28 JUN 2011	No	B 3647	/ 2011
for N\$ 4 000 000 -00	(with preference for)		
to be secured by mortgage not exceeding N\$ 800 000 -00			
DEEDS OFFICE, WINDHOEK.	Dep.	J.K. Malumani	REGISTRAR OF DEEDS.

ISSUED FOR INFORMATION ONLY

SPECIAL POWER OF ATTORNEY



I, the undersigned, Wink Wudge
in my capacity as Director

of **Namibia Tannery Proprietary Limited (No. 80/092)**

owners of **Portion 1 of the Farm ELISENHEIM No. 68**

do hereby nominate, constitute and appoint

**Stubenrauch Planning Consultants cc
P O Box 11869
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 Townships Board, Ministry of Urban and Rural Development/Namibian Planning Advisory Board for the:

- NEED AND DESIRABILITY TO ESTABLISH NEW TOWNSHIP ON PORTION 1 OF FARM ELISENHEIM NO. 68 TO BE KNOWN AS TANNERY ESTATE, IN TERMS OF SECTION 5(5)(a)(i) OF THE TOWNSHIP AND DIVISION OF LAND ORDINANCE 11 OF 1963
- TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL ON PORTION 1 OF FARM ELISENHEIM NO. 68 TO BE KNOWN AS TANNERY ESTATE, IN TERMS OF SECTION 5(1) OF THE TOWNSHIP AND DIVISION OF LAND ORDINANCE 11 OF 1963

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 of 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 Windhoek this 26th day of May 2016 in the presence of the undersigned witnesses.

WITNESSES:

1. [Signature]
SUBSCRIBER

2. [Signature]