

**GOBABIS MUNICIPALITY**



**MINUTES** of a **TOWN COUNCIL MEETING** held on **THURSDAY,**

**2 AUGUST 2018** in the Council Chambers at 14:30.

**PRESENT :**

Councillor C. Tjizoo  
Councillor J. Naoadoëb  
Councillor A. Kawana  
Councillor E. Kandetu  
Councillor J. Karukua

Deputy Mayor  
Member  
Member  
Member  
Member

**IN ATTENDANCE :**

Mrs. F.M. Shimakeleni

acting Chief Executive Officer

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FS [Signature]

Alois Quality Services Group, after been allocated the erf, did not pay anything, but however, claim that she was always in contact with LED and Technical Department discussing the progress. During the meeting that discuss the Housing Indaba, a concern was raised on the silence of Alois Quality Services and the meeting decided for the erf to be repossessed and re-offered to Peace Garden again. The meeting of 30 November 2017 agreed for Alois to be called in and her none commitment to be discussed and to be offered a new erf, if she is still interested.

On 21 February 2018 my office received an e-mail from AQS enquiring about the payment arrangement she requested for. I called her in to discuss the status of the erf and offering her a new erf, but she refused and indicated that Council is doing injustice to her.

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The Council **RESOLVED** to award erven 1338 and 1339 to Peace Garden, because he was the first to pay a deposit.

**063 / 2018 = SHARES AT OLD MUTUAL AND SANLAM = GOBABIS MUNICIPALITY**

A submission dated 17 July 2018 was received from the SE : Finance seeking a Council Resolution for authorizing the SE : Finance to handle the Municipal shares at Old Mutual and Sanlam.

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The Council **RESOLVED** to **APPROVE** the authorization of the SE : Finance to handle and act on behalf of Council, the shares at Old Mutual and Sanlam under the following reference numbers :-

- |    |                   |   |            |
|----|-------------------|---|------------|
| 1. | Ref - 1521219232  | - | Old Mutual |
| 2. | Ref - U0058479333 | - | Sanlam     |


**064 / 2018 = PROPOSED SUBDIVISION OF ERF 35, EPAKO PROPER INTO PORTION A AND REMAINDER, SUBSEQUENT REZONING OF PORTION A FROM "RESIDENTIAL" WITH A DENSITY OF 1:300 TO "GENERAL BUSINESS" WITH A BULK OF 2.0 AND CONSENT TO USE PORTION A FOR BUSINESS PURPOSES WITH THE PROPOSED BULK OF 2.0 WHILE THE REZONING IS IN PROCESS - GHANOMA TRANS INVESTMENT CC = DUNAMIS CONSULTING TOWN AND REGIONAL PLANNERS**

An application letter dated 30 April 2018 was received from Dunamis Consulting applying for a proposed subdivision of Erf 35, Epako proper into Portion A and Remainder, subsequent rezoning of Portion A from "residential" with a density of 1:300 to "general business" with a bulk of 2.0 and consent to use Portion A for business purposes with the proposed bulk of 2.0 while the rezoning is in process for Ghanoma Trans Investment cc.

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The Council **RESOLVED** that :-

1. The application to subdivide Erf 35 Epako Proper into Portion A and Remainder and the subsequent rezoning of Portion A from "Residential" with a density of 1:300 to "General Business" with a bulk of 2.0 and consent to use Portion A for General Business purposes while the rezoning application is in process should be recommended to Gobabis Municipal Council for approval subject to the following terms and conditions:

JS  
AA

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                 |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
|              | <p>1.1 That sufficient on-site parking should be provided on Erf 35, Epako Proper in accordance with the Gobabis Town Planning Scheme;</p> <p>1.2 That the risk to use the said Portion A for general business purposes while the rezoning process is being completed should be borne by the respective portion owner, in order to avoid any legal action against Gobabis Municipal Council if the proposed rezoning is not approved by the Minister;</p> <p>1.3 That the respective portion A owner should indemnify Gobabis Municipal Council in writing against any risk of constructing while the rezoning is in the process;</p> <p>1.4 That the portion A owner should take note that neither the approval of the building plan, shall bind the Gobabis Municipal Council in case the rezoning is not approved, create the expectation or would bind the Minister of Urban and Rural Development, to consider and approve the Amendment Scheme and that provisions of the Town Planning Ordinance 18 of 1954 still apply; and</p> <p>2. That all conditions currently registered against Erf 35, Epako Proper should be cancelled and that the short standard conditions, including a minimum building value of four (4) times the municipal value of the erf, should be registered against Erf 35, Epako Proper.</p>                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                 |
| <p>*****</p> | <p><b>065 / 2018 = REZONING OF ERF 579, GOBABIS, EXTENSION 5, FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING PER 900 M<sup>2</sup> TO "INSTITUTIONAL" AND CONSENT TO UTILIZE THE EXISTING BUILDING AND STRUCTURES FOR ADMINISTRATIVE AND OFFICE PURPOSES FOR THE CHURCH – JEHOVAH'S WITNESS NAMIBIA / JOHAN HARTEVELD = STUBENRAUCH PLANNING CONSULTANTS CC</b></p> <p>An application letter dated 22 June 2018 was received from Stubenrauch Planning Consultants applying for the rezoning of Erf 579, Gobabis, Extension 5, from "residential" with a density of 1 dwelling per 900 m<sup>2</sup> to "institutional" and consent to utilize the existing building and structures for administrative and office purposes for the Jehovah's Witness Namibia Church / Johan Harteveld.</p> <p>The Council <b>RESOLVED</b> that :-</p> <ol style="list-style-type: none"> <li>1. The application to rezone Erf 571, Gobabis Extension 5, from "Residential" with a density of 1 dwelling per 900m<sup>2</sup> to "Institutional" be approved, subject to the following conditions:</li> <li>2. The owner be allowed to use the existing buildings and structures for administrative and office purposes ;</li> <li>3. That the conditions currently registered against Erf 579, Gobabis Extension 5, be cancelled and be replaced by the short standard conditions, including a minimum building value of four (4) times the municipal value of the erf, be registered against Erf 579, Gobabis Extension 5.</li> <li>4. That the owner of Erf 579, Gobabis Extension 5 must take note that no alterations to the existing building or structures will be allowed without approved building plans to Erf 579.</li> </ol> | <p>JS</p>  |

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|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
|     | <p><b><u>ORGANIZATIONAL STRUCTURE</u></b></p> <p>This office has discovered that Council did not realign its structure fully to the standardize organization structure that has been proposed by the Ministry, because of it not being approved by Cabinet and also the Council's financial position and budget provision.</p> <p>The Finance and Technical Departments currently does not perform satisfactorily, because of some critical positions that are vacant due to budgetary constraints. My office will arrange an intervention with all Heads of Departments of which each Head of Department will present their structures and objectives to enlighten my office on the current operations and the direction the Council is moving.</p> <p>***** The meeting <b>RESOLVED</b> that the amounts owed to Omaheke Security Services be paid as per the Court decision and that Council Attorneys be instructed to try and negotiate to pay in installments.</p> | <i>Acting<br/>CEO</i> |
| 14. | <p><b><u>CLOSURE :</u></b></p> <p>The meeting was officially closed by the Chairperson at 17:25.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |
| 15. | <p><b><u>DATE OF NEXT MEETING :</u></b></p> <p>Thursday, 30 August 2018 @ 14:30</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |

**THE CHAIRPERSON THANKED ALL THE MEMBERS FOR THEIR  
VALUABLE CONTRIBUTIONS TOWARDS THE DISCUSSIONS**

**DATE APPROVED :** \_\_\_\_\_

30 August 2018

**APPROVAL PROPOSED BY :** \_\_\_\_\_

Mr. J. Naoadoeb

**APPROVAL SECONDED BY :** \_\_\_\_\_

Mr. A. Kawana

  
\_\_\_\_\_  
CHAIRPERSON

  
\_\_\_\_\_  
acting CHIEF EXECUTIVE OFFICER

Minuted by : Mr. F. Ueitele

# RESOLUTION

TOWN COUNCIL = 2 AUGUST 2018 (JULY 2018)

064 / 2018 = **PROPOSED SUBDIVISION OF ERF 35, EPAKO PROPER INTO PORTION A AND REMAINDER, SUBSEQUENT REZONING OF PORTION A FROM "RESIDENTIAL" WITH A DENSITY OF 1:300 TO "GENERAL BUSINESS" WITH A BULK OF 2.0 AND CONSENT TO USE PORTION A FOR BUSINESS PURPOSES WITH THE PROPOSED BULK OF 2.0 WHILE THE REZONING IS IN PROCESS – GHANOMA TRANS INVESTMENT CC = DUNAMIS CONSULTING TOWN AND REGIONAL PLANNERS**

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The Council **RESOLVED** that :-

1. The application to subdivide Erf 35 Epako Proper into Portion A and Remainder and the subsequent rezoning of Portion A from "Residential" with a density of 1:300 to "General Business" with a bulk of 2.0 and consent to use Portion A for General Business purposes while the rezoning application is in process should be recommended to Gobabis Municipal Council for approval subject to the following terms and conditions:
  - 1.1 That sufficient on-site parking should be provided on Erf 35, Epako Proper in accordance with the Gobabis Town Planning Scheme;
  - 1.2 That the risk to use the said Portion A for general business purposes while the rezoning process is being completed should be borne by the respective portion owner, in order to avoid any legal action against Gobabis Municipal Council if the proposed rezoning is not approved by the Minister;
  - 1.3 That the respective portion A owner should indemnify Gobabis Municipal Council in writing against any risk of constructing while the rezoning is in the process;
  - 1.4 That the portion A owner should take note that neither the approval of the building plan, shall bind the Gobabis Municipal Council in case the rezoning is not approved, create the expectation or would bind the Minister of Urban and Rural Development, to consider and approve the Amendment Scheme and that provisions of the Town Planning Ordinance 18 of 1954 still apply; and
2. That all conditions currently registered against Erf 35, Epako Proper should be cancelled and that the short standard conditions, including a minimum building value of four (4) times the municipal value of the erf, should be registered against Erf 35, Epako Proper.

