

PLAN AFRICA CONSULTING CC

TOWN AND REGIONAL PLANNERS



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23 July 2018

Chief Executive Officer

Property Management

Okakarara Town Council

Private Bag 2104

OKAKARARA

Attention: Mr. E. Katjiku

Dear Sir

- **SUBDIVISION OF THE REMAINDER OF THE FARM OKAKARARA TOWNLANDS NO.517 INTO PORTION 12 AND REMAINDER**
- **INCORPORATION OF PORTION 12 OF THE REMAINDER OF FARM OKAKARARA TOWNLANDS NO. 517 INTO OKAKARARA (EXTENSION OF BOUNDARIES)**
- **NEED AND DESIRABILITY OF THE SUBDIVISION OF PORTION 12 OF THE REMAINDER OF THE FARM OKAKARARA INTO MORE THAN 11 ERVEN**

**1. Introduction and Background**

Plan Africa Consulting CC was appointed by the **Andreas Charalampous** as the Director of ACH Trading cc prospective owner of Portion 12 of

- Subdivision of the Remainder of the Farm Okakarara Townlands No.517 into Portion 12 and Remainder
- Incorporation of Portion 12 of the Remainder of the Farm Okakarara Townlands. No. 517 into Okakarara (Extension of boundaries)
- The Subdivision of Portion 12 of the Farm Okakarara Townlands No. 517 into 38 portions and Remainder (street)

ACH Trading cc was awarded a 10ha by portion by Okakarara Town Council. The portion is to be used for the purpose of residential development and furthermore there are currently six houses build the portion . Portion 12 (as shown on the attached plan) is however 2.5ha. The 2.5ha is more feasible in terms of demand, service provision and for future development. The applicant is then requesting the Council to reconsider adding 1.5ha to the current awarded 1ha for future development and to cater to the demand for housing. The development proposal indicates the subdivision of the whole of the 2,5ha for residential purposes.

## 2. Context

Okakarara town is located 102km east to south east of Otjiwarongo, which is the capital city of the Otjozondjupa Region. Okakarara's population is estimated around 7000 and continuously growing over the years. Okakarara is one of the high tourist destination, due to its natural environment and its proximity to Waterberg Table Mountains. It is surrounded by other settlements and the town serves a daily basic services and commodity supplier for these settlements. There is also a noticeable demand for affordable housing and an attraction for development.

## 3. Erf Information and Surrounding Area

Portion 12 of the Remainder of the Farm Okakarara Townlands. No. 517 is located south of the C22 National Road, which is connected to the B1 National Road from Otjiwarongo. The portion is further located southwest of the main town and west of Portion 6 (Ellis Park Eco Village). The surrounding area is vacant and with vast vegetation. Portion 12 is within walking distance of the Okakarara Township, which is characterized by several land uses such as business and institutional. The portion is also in close proximity with developing areas that cater for other uses. Such areas include (Portion 6 , Ellis Park Eco Village). The township is still not developed but was approved by Township Board.

The proposed Portion 12 of the Remainder of the Farm Okakarara Townlands. No. 517 is measuring approximately 25980 m<sup>2</sup>, furthermore a portion of Portion 12 is occupied by permanent houses (as shown on the attached plan), the existing houses are incorporated into Portion 12.

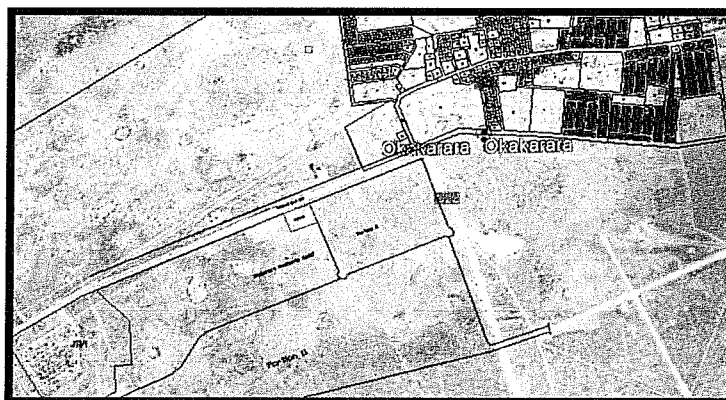


Figure 1: Location of Portion 12 (Red Boundary)

#### 4. Proposed Development and Motivation

The intention of the prospect owner of Portion 12 is to develop the portion for residential purposes. The Portion would be subdivided into single residential erven. Erven with a minimum size of 337 m<sup>2</sup> to 494m<sup>2</sup> are proposed which is an appropriate size for upper low to medium income residential development. The cadastral changes are in accordance with the Okakarara Town Planning Scheme.

Okakarara Town Council awarded the applicant a 10 000m<sup>2</sup> initially for a residential purposes. Proposed Portion 12 of the Farm Okakarara Townlands. No. 517 is 2,5980m<sup>2</sup>. The proposed cadastral changes and increase in size for Portion 12 are necessary to meet the owner's intensions and demand for affordable housing in the Okakarara Housing.

The cadastral change will then allow for a better utilisation and development of the area. The proposed cadastral change will further increase the optimal utilisation of potential, infrastructure, decrease unit cost, increase feasibility of project, accommodate more households, and make project more affordable to users.

Currently the Portion does not have service. The services such as electricity, water and sewer will be connected from the main town and the applicant will carry the cost for service installation. The attached Layout (subdivision plan) makes provision for a 20 m road, which acts as a buffer between the C22 National Road and the proposed development, it also include an internal 13 meter access road.

#### 5. Process

The portion in question is located not contiguous to the existing proclaimed Okakarara urban area and there is a few statutory options to follow to make the transfer of the new portions or erven possible.

See options below:

1. Incorporation into Okakakara

- Subdivision of the Remainder of the Farm Okakarara Townlands No.517 into Portion 12 and Remainder (Section 21 of the Township and Division of Land Ordinance, Ordinance 11 of 1963 )
- Need and Desirability of the subdivision of Portion 12 into eleven (11) erven, and more, (in terms of Section 19(3) of The Township and Division of Land Ordinance (Ordinance 11 of 1963). A submission is made to the Namibia Planning and Advisory Board.

- Incorporation of Portion 12 of the Farm Okakarara No. 517 into Okakarara (Extension of Boundaries) as Erf X terms of Section 29 Township and Division of Land Ordinance (Ordinance 11 of 1963) A submission is made to Township Board.
  - The Subdivision of Erf X Okakarara into Portions 1 to 38 and Remainder (street) in In terms 19(1) of The Township and Division of Land Ordinance (Ordinance 11 of 1963)
2. Incorporation into the adjacent Ellis Park Eco Village
- Subdivision of the Remainder of the Farm Okakarara Townlands No.517 into Portion 12 and Remainder (Section 21 of the Township and Division of Land Ordinance, Ordinance 11 of 1963 )
  - Need and Desirability of the subdivision of Portion 12 into eleven (11) erven and more, (in terms of Section 19(3) of The Township and Division of Land Ordinance (Ordinance 11 of 1963). A submission is made to the Namibia Planning and Advisory Board.
  - Incorporation of Portion 12 of the Farm Okakarara No. 517 into Ellis Park Eco-Village as Erf X (Extension of Boundaries) in terms of Section 29 Township and Division of Land Ordinance (Ordinance 11 of 1963) A submission is made to Township Board.
  - The Subdivision of Portion 12 of the Farm Okakarara No. 517 (Erf X) into Portions 1 to 38 and Remainder (Street) in In terms 19(1) of The Township and Division of Land Ordinance (Ordinance 11 of 1963)

The township Ellis Park Eco Village was approved by Township Board, but not registered and proclaimed. A delay is expected in the process and does not seem the route to follow.

3. A Third Option (registered the portions as Portions of the existing townlands)

- Subdivision of the Remainder of the Farm Okakarara Townlands No.517 into Portion 12 and Remainder (Section 21 of the Township and Division of Land Ordinance, Ordinance 11 of 1963 )
- Subdivision of the Remainder of the Farm Okakarara Townlands No.517 into Portion 12 and Remainder (Section 21 of the Township and Division of Land Ordinance, Ordinance 11 of 1963 )
- The subsequent subdivision of Portion 12 of the Farm Okakarara No. 517 into Portions 1 to 38 and Remainder (Street) in In terms 19(21) of The Township and Division of Land Ordinance (Ordinance 11 of 1963)

The portions can be approved by the Surveyor General and registered and transferred as such in the Deeds Office.

Options 1 and 3 can be pursued at this stage and are regarded as the most statutorily viable. Council should approve both options.

### **5.1 Proposed Zoning**

It is proposed that 37 be reserved as public open space and Portion 38 be reserved as street.. Portion 1 to 36 must be zoned as residential with a density of 1 per 300. Okakarara has an approved town planning scheme.

## **6. Application**

Application for the:

### **1. Statutory Option A**

- Subdivision of the Remainder of the Farm Okakarara Townlands No.517 into Portion 12 and Remainder (Section 21 of the Township and Division of Land Ordinance, Ordinance 11 of 1963 )
- Need and Desirability of the subdivision of Portion 12 into eleven (11) erven, and more, (in terms of Section 19(3) of The Township and Division of Land Ordinance (Ordinance 11 of 1963). A submission is made to the Namibia Planning and Advisory Board.
- Incorporation of Portion 12 of the Farm Okakarara No. 517 into Okakarara (Extension of Boundaries) as Erf X terms of Section 29 Township and Division of Land Ordinance (Ordinance 11 of 1963) A submission is made to Township Board.
- The Subdivision of Erf X Okakarara into Portions 1 to 38 and Remainder (street) in In terms 19(1) of The Township and Division of Land Ordinance (Ordinance 11 of 1963)

**OR**

### **2. Statutory Option B**

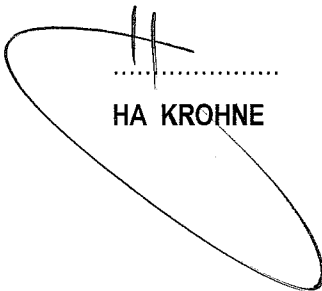
- Subdivision of the Remainder of the Farm Okakarara Townlands No.517 into Portion 12 and Remainder (Section 21 of the Township and Division of Land Ordinance, Ordinance 11 of 1963 )

- Need and Desirability of the subdivision of Portion 12 into eleven (11) erven, and more, (in terms of Section 19(3) of The Township and Division of Land Ordinance (Ordinance 11 of 1963). A submission is made to the Namibia Planning and Advisory Board.
  - The subsequent subdivision of Portion 12 of the Farm Okakarara No. 517 into Portions 1 to 38 and Remainder (Street) in terms 19(21) of The Township and Division of Land Ordinance (Ordinance 11 of 1963
3. That Portion 37 be reserved as *public open space*, and Portion 38 be reserved as *street*. Portion 1 to 36 must be zoned as *residential* with a density of 1 per 300 in terms of the Okakarara Town Planning Scheme.

#### 7. Attached Documentation

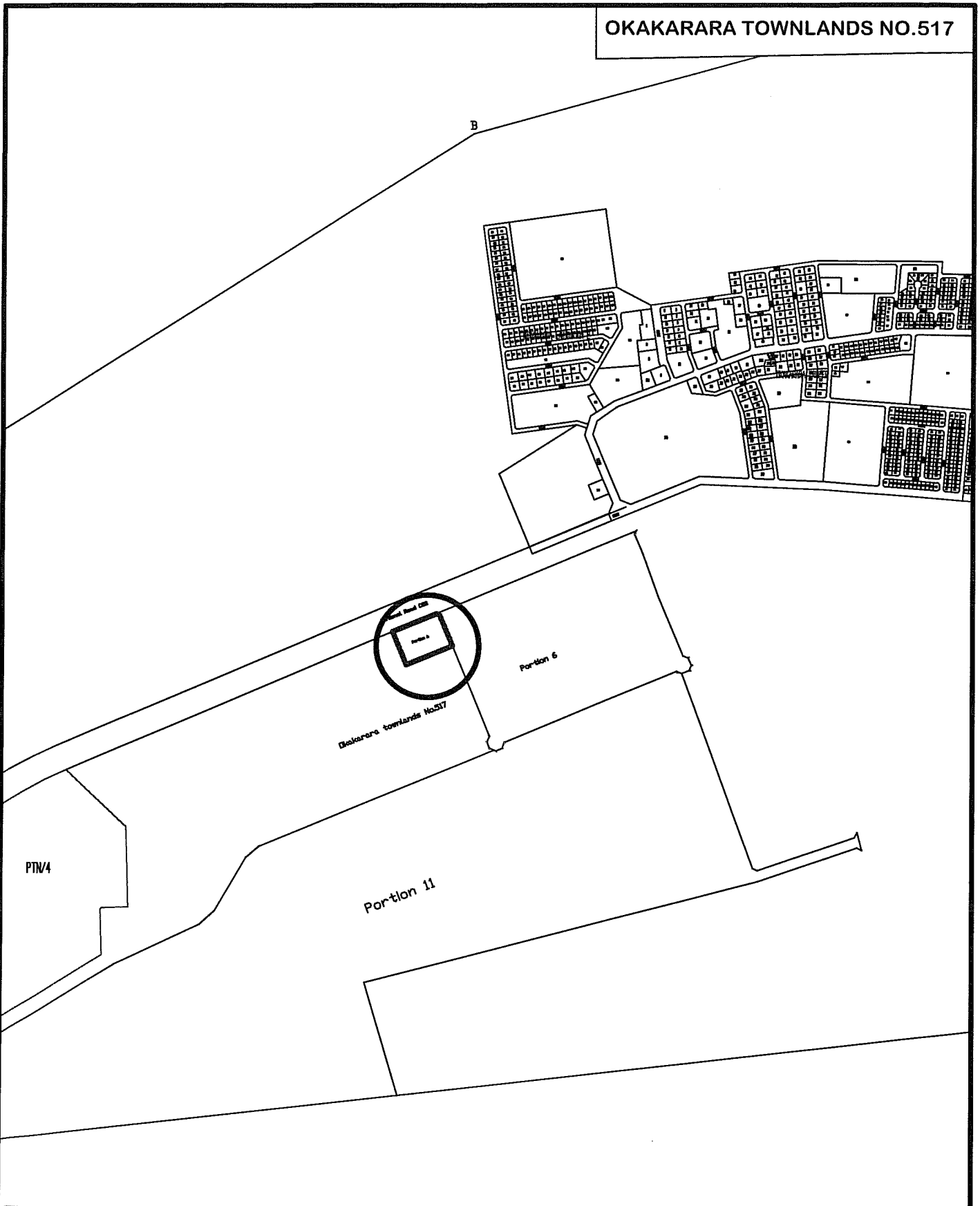
- Locality Plan
- Portion Plan (Surveyor General)
- Subdivision Plan (2.5)
- Councils Purchase Resolution
- Power of Attorney

Yours in Sincerely



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HA KROHNE

OKAKARARA TOWNLANDS NO.517

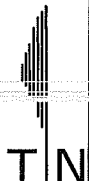


— PORTION BOUNDARIES

SCALE: 1:20000

LOCALITY PLAN OF PORTION 12 OF THE FARM  
REMAINDER OF OKAKARARA TOWNLANDS NO. 517

JULY . 2017



Plan Africa  
Consulting cc



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Email: pafrika@mweb.com.na

OKAKARARA TOWNLANDS NO.517

National Road C22

Portion A 12

Portion 6

Okakarara townlands No.517

Ministry of Land Reform  
Directorate of Survey & Mapping

*[Signature]*  
2018-07-13

Private Bag 1001  
Robert Mugabe Avenue 46  
Tel: 001-201-480

SIZE

PORTION A= 25980M<sup>2</sup>

PORTION BOUNDARIES

SCALE: 1:2000

PROPOSED SUBDIVISION PLAN OF THE FARM  
REMAINDER OF OKAKARARA TOWNLANDS NO.517  
INTO PORTION A AND REMAINDER

JULY 2017

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Consulting cc

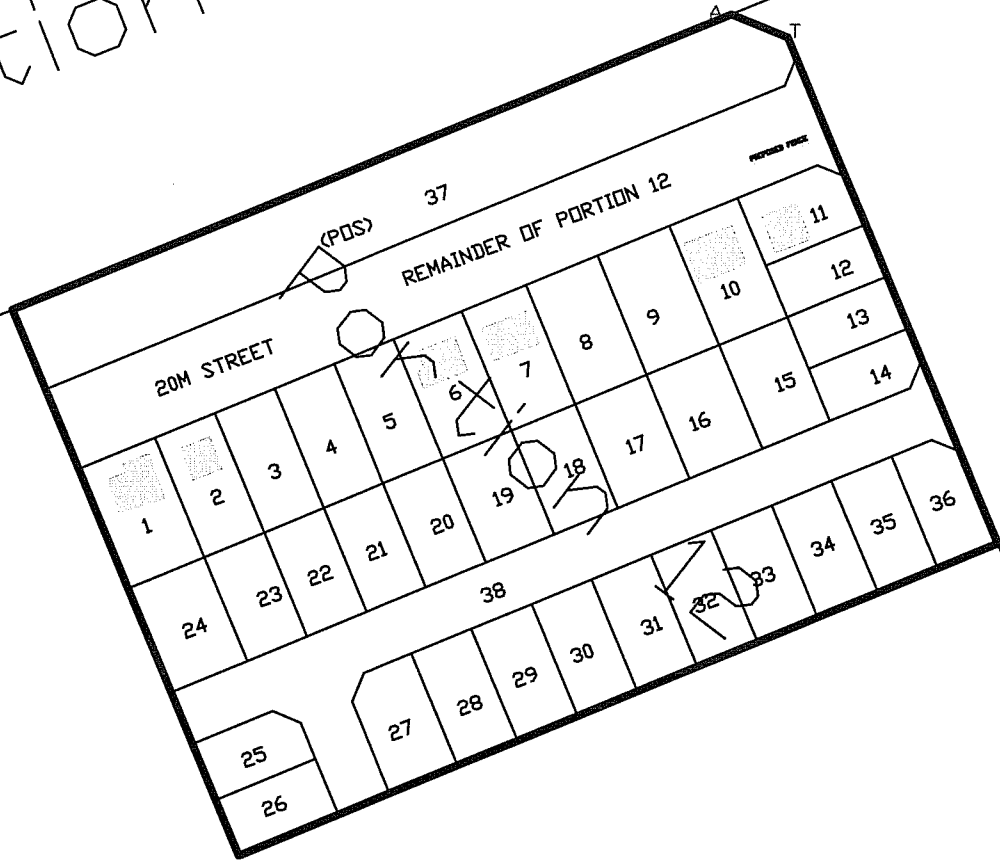


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OKAKARARA TOWNLANDS NO.517: PORTION 12

National



Erf Size

Erf No.	Size M <sup>2</sup>	Zoning	Erf No.	Size M <sup>2</sup>	Zoning
1	570	Residential	21	390	Residential
2	450	Residential	22	390	Residential
3	450	Residential	23	390	Residential
4	450	Residential	24	494	Residential
5	450	Residential	25	337,5	Residential
6	510	Residential	26	350	Residential
7	480	Residential	27	463,5	Residential
8	540	Residential	28	420	Residential
9	540	Residential	29	420	Residential
10	510	Residential	30	420	Residential
11	412,5	Residential	31	420	Residential
12	325	Residential	32	420	Residential
13	325	Residential	33	420	Residential
14	312,5	Residential	34	420	Residential
15	442	Residential	35	420	Residential
16	468	Residential	36	407	Residential
17	468	Residential	37	3737,5	P.O.S
18	416	Residential	38(Street)	2884	Street
19	442	Residential	Rem/Street	3825,5	Street
20	390	Residential	Total (PTN A)	25980	

LEGEND

-  ERF/PTN BOUNDARIES
-  EXISTING BUILDINGS

SCALE: 1:500

PROPOSED SUBDIVISION PLAN OF THE FARM  
REMAINDER OF OKAKARARA TOWNLANDS NO.517  
INTO PORTION 12 AND REMAINDER

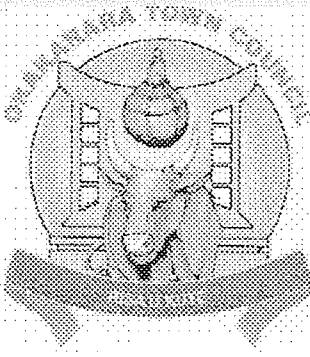
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Consulting cc



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# OKAKARARA TOWN COUNCIL

PRIVATE BAG 2104, OKAKARARA, NAMIBIA

TEL: 067 – 317084 / 317075,

FAX: 067 – 317202

E-mail: [okakararalc@gmail.com](mailto:okakararalc@gmail.com)

Vision: 'To become a sound vibrant, economically developed Municipality and be a model public institution'

Enquiries: Miss Verna Tjeriko

31<sup>st</sup> May 2018

Andreas Charalampous

Director

ACH Trading cc

Windhoek

Namibia

Email: [info@achtrading.com](mailto:info@achtrading.com)

## RE: COST AND QUOTATION FOR 10000m<sup>2</sup> (1Ha)

Our previous correspondence and your subsequent letter dated 15 February 2018 bears reference.

This communication direct your esteem company to commit the under mentioned amount for the cost of (1Ha) 10000m<sup>2</sup> piece of land for the purpose of housing development at the cost of N\$ 25m<sup>2</sup>.

The correct figures are;

Cost M<sup>2</sup>: N\$ 25m<sup>2</sup>  
Deposit: N\$ 50 000.00 (Paid)  
Size: 10000m<sup>2</sup> (1Ha)

The remaining amount of N\$ 200 000.00 as agreed during our discussion on 29 May 2018 should be paid as soon as possible after the acceptance of communication to pave way for the signing of Deed of Sale.

The quotation for the land survey would be made available to your office for payment after its finalized.

Please be informed that you may transact with the following account;

**Okakarara Town Council**

Bank Windhoek

Cheque Account No: 8000634991

Okakarara Branch

Okakarara

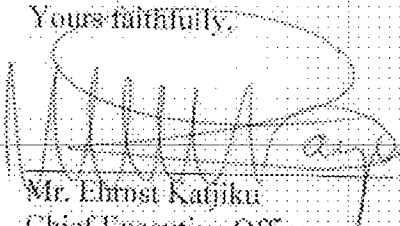
All correspondence should be addressed to the Chief Executive Officer

Further you are informed that failing to honour this communication in two weeks from date of received of this letter you shall indirectly consented for cancellation of this offer.

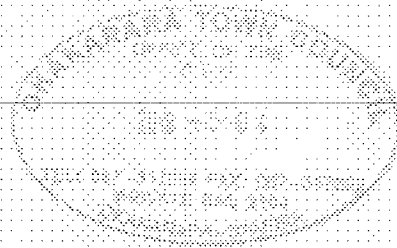
Your prompt response will be appreciated

I trust you find this in order.

Yours faithfully,



Mr. Ernest Kabuku  
Chief Executive Officer



All correspondence should be addressed to the Chief Executive Officer



# ACH TRADING CC

IMPORT & EXPORT - GLOBAL TRADE FINANCE - CONSULTING

## POWER OF ATTORNEY

I, the undersigned, *Andreas Charalampous* in my capacity as the Director of *ACH Trading cc*, prospect owner of **Portion 12 of Okakarara** hereby nominates, constitute and appoint,


**PLAN AFRICA CONSULTING CC**  
**8 DELIUS STREET**  
**P.O. BOX 4114**  
**WINDHOEK**

With power of Substitution to be my lawful Attorney and Agent in my name, place and stead, to submit the necessary application to Okakarara Town Council, Township Board and Namibia Planning and Advisory Board, Ministry of Urban and Rural Development for the:

- **SUBDIVISION OF THE REMAINDER OF THE FARM OKAKARARATOWNLANDS NO. 517 INTO PORTION 12 AND REMAINDER**
- **INCORPORATION OF PORTION 12 OF THE REMAINDER OF THE FARM OKAKARARA TOWNLANDS NO.517 INTO OKAKARARA ( EXTENSION OF BOUNDARIES)**
- **NEED AND DESIRABILITY OF THE SUBDIVISION OF PORTION 12 OF THE REMAINDER OF THE FARM OKAKARARA TOWNLANDS, NO 517 INTO MORE THAN 11 ERVEN**

and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purpose, as might or could do if personally present and acting herein -hereby ratifying, allowing and confirming and promising and agreeing to ratifying, allow and confirm and whatsoever my said agent shall lawfully do, or cause to be done, virtue of these presents.

Signed at **WINDHOEK** on this 17<sup>th</sup> day of **July 2018** in the presence of the undersigned witnesses.

  
ACH TRADING CC  
CORPORATE PARK  
TEL: +27 11 455 5596  
FAX: +27 11 450 2525  
EMAIL: info@cpafrica.com  
WEBSITE: www.cpafrica.com

.....  
*Andreas Charalampous*

CORPORATE PARK, 2<sup>ND</sup> FLOOR  
4 & 6 SKEEN BOULEVARD, BEDFORDVIEW  
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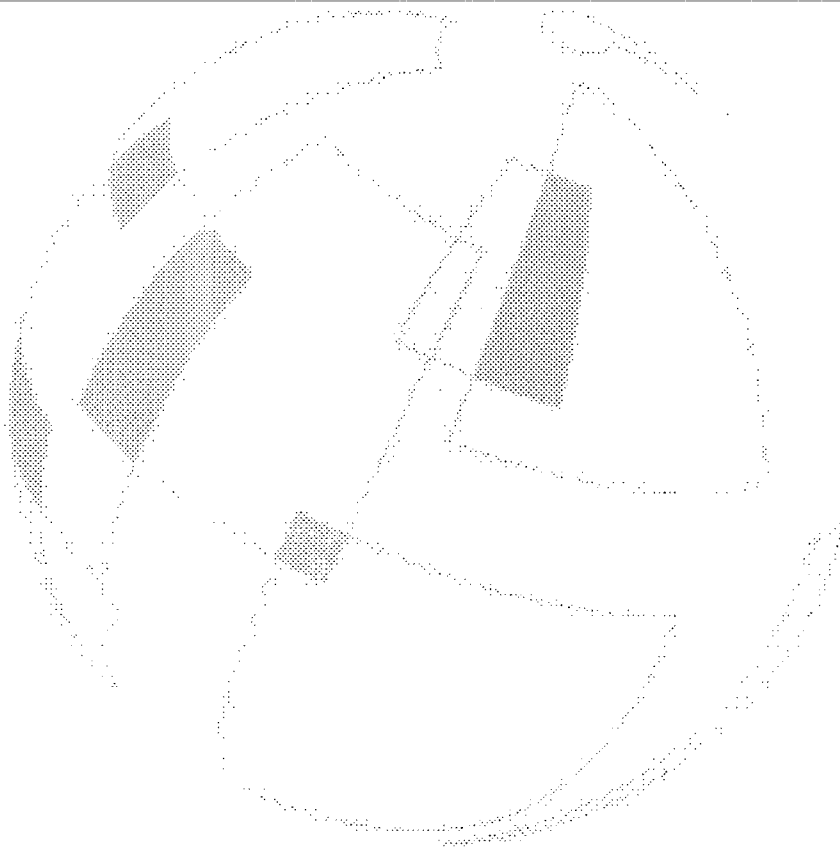
# ACH TRADING CC

IMPORT & EXPORT - GLOBAL TRADE FINANCE - CONSULTING

AS WITNESSES:

1.

2.



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WEBSITE: [www.cfpafrica.com](http://www.cfpafrica.com)

MEMBER: A. CHARALAMPOUS

VAT: # 4420233027

Reg. # 2006/223096/23