



OFFICE OF THE CHIEF EXECUTIVE OFFICER

Ref. No. 20251977– E 1508 OTJ

Enquiries: Mr. Mercy-Thea Alugodhi

16 March 2026

Mr. G Stubenrauch
Stubenrauch Planning Consultants
P O Box 41404
WINDHOEK

Email: romeo@spc.com.na

Dear Mr. G Stubenrauch

**SUBDIVISION OF ERF 1508, OTJIWARONGO EXTENSION 5 INTO ERF A AND
REMAINDER**

Your letter dated 21st November 2025 has reference.

Council by Resolution No. **C11.5/05/02/2026/02nd ODCM 2026** of its meeting held on the 5th of February 2026 **resolved:**

1. To approve the subdivision of Erf 1508, Otjiwarongo Extension 5 into Erf A (approximately 1093m²) and Remainder (approximately 1377m²).
2. To subject the subdivision of Erf 1508, Otjiwarongo Extension 5 to an Endowment Fee of 7.5% of the new municipal value of Erf A/1508.
3. To approve the Permanent Closure of Erf A/1508 Otjiwarongo Extension 5 as "Public Open Space" subjected to the Environmental Clearance to be obtained from the EIA.
4. To approve the Rezoning of Erf A/1508 from "Public Open Space" to "Residential 1" with a density of 1:700.
5. Inclusion of the rezoning in the next zoning scheme to be prepared for Otjiwarongo.
6. Applicant to appoint a Registered Land Surveyor for surveying and registration of the subdivision.
7. Register the minimum building value of four times the Municipal valuation of the land, against Erf A/1508 as per Clause 25 of the Otjiwarongo Town Planning Amendment Scheme No. 15.
8. The sell of Public Open Spaces should be discouraged and application must be evaluated on a case by case basis after having considered all the applicable facts.

All Correspondences must be directed to the office of the Chief Executive Officer

9. The sale of open space is suspended, and a moratorium should be imposed.

Attached hereto is the Council Resolution. For any further enquiries in this regard please do not hesitate to contact our offices.

Yours faithfully,



MBERIPURA HIFITIKEKO
CHIEF EXECUTIVE OFFICER

MTA/es



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His Worship, Gottlieb Shivute **Mayor** | Cllr. Julienda Kampungu **Deputy Mayor** | Cllr. Godhardt Hoko **Chairperson of MC**
Cllr. Gideon Iyambo **Member: Council** | Cllr. Sebeteus Guiteb **Additional Member: MC**
Cllr. Erenst Muraranganda **Member: MC** | Cllr. Hilda Jesaja **Member: MC** | Mr. Mberipura Hifitikeko (CEO, Ex-Officio)