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TOWN & REGIONAL PLANNERS

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Our reference: 228/03-113K

15 November 2021

ERF 113 KARIBIB: SUBDIVISION AND REZONING APPLICATION

- Rezoning from "Single Residential" (1:900m²) to "Single Residential" (1:300m²).
- Subdivision into Portion 1, Portion 2 and the Remainder of Erf 113 Karibib.

Submission to:

Chief Executive Officer
Karibib Town Council
19 Kalk Street
PO Box 19 Karibib
13008
Namibia

Prepared for:

QKR Namibia Navachab Gold Mine (Pty) Ltd
PO Box 150 Karibib
13008
Namibia

Prepared by:

Stewart Planning
First Floor CLA Building
84 Theo-Ben Gurirab Avenue
PO Box 2095 Walvis Bay
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Namibia



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- Annexure A: Prescribed form
- Annexure B: Topographic survey
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- Annexure F: Copy of company particulars and company resolution
- Annexure H: Title deed

Contact Information

The following contact information is provided should the reader of this report want to contact the relevant stakeholders involved in this project. All written comments, representations or objections should be sent to the CEO of the Local Authority and Stewart Planning.

Local Authority

Chief Executive Officer
Karibib Town Council
19 Kalk Street
PO Box 19 Karibib
13008
Namibia

Email: pa2ceo@karibibtown.org
GPS: [21°56'17.1"S 15°50'56.5"E](#)

All correspondence must be addressed to the Chief Executive Officer. Hand deliveries can be made directly to the Office of the Chief Executive Officer and all written comments must be duly signed and should reflect the return postal or email address and telephone number.

Mrs Selma Nghifindaka
Town Planner
townplanner@karibibtown.org
081 209 0733

Applicant

QKR Namibia Navachab Gold Mine (Pty) Ltd
PO Box 150 Karibib
13008
Namibia

Consulting Town Planner:

Stewart Planning – Town & Regional Planners
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1. Introduction

Erf 113 Karibib (the site) is a “Single Residential” plot located on the corner of School Street and First Street and contain two dwelling units and a workshop/office that are occupied by employees of the Navachab Mine.

The employees have expressed their interest to purchase the dwelling units from the Navachab Mine which is the current owner of the site. It is therefore desirable to subdivide the site into three portions, with two portions containing a dwelling unit and a portion containing the workshop/office.

The Navachab Mine has appointed Stewart Planning to apply for the necessary subdivision and rezoning and the purpose of this application is to obtain consent from the Karibib Town Council (the Local Authority) for the following:

- [1] **Subdivision of Erf 113 Karibib into Portion 1 (450m²), Portion 2 (475m²) and the Remainder of Erf 113 Karibib (813m²)** in terms of Section 105(e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and its Regulations;
- [2] **Rezoning of Erf 113 Karibib from “Single Residential” with a density of 1:900m² to “Single Residential” with a density of 1:300m²** in terms of Section 105(a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and its Regulations;
- [3] That a 7.5% endowment fee be charged against Portion 1 (N\$2,355-00) and Portion 2 (N\$2,482-50) which shall be payable to the Local Authority prior to registration of subdivided portions at the Deeds Office.
- [4] That no betterment fee be charged for the rezoning given that endowment will be levied.

This report will discuss the development proposal, the site description, the proposed subdivision and rezoning in light of relevant policy and legislation, followed by the intended public consultation that will be followed as part of the subdivision/rezoning process.

2. Development Proposal

QKR Namibia Navachab Gold Mine (Pty) Ltd (hereinafter referred to as the “Navachab Mine”) own 240 houses in Karibib which are occupied by workers at no cost as a housing benefit (Mbathera, 2020).

In 2014, employees expressed their desire to purchase the houses from the mining company which was approved by the Board of Directors in 2020 (De Klerk, 2020). The houses will range from N\$200,000-00 for one or two-bedroom houses up to N\$1,000,000-

00 for executive houses and will be provided to employees at a discount on their fair value (De Klerk, 2020; Mbathera, 2020).

Mine workers will need to arrange their own finance and according to managing director Mr George Botshiwe, the company is exploring the possibility of providing employees with a housing allowance to offset their home loans (Mbathera, 2020).

Some houses, or dwelling units, is situated on a single residential erf and can be sold immediately. However, about 53 houses were built on 27 plots which means that these erven must be subdivided so that each house is located on its own erf before it can be sold to the respective employee.

Erf 113 Karibib is one of the erven which contain two (2) dwelling units that are occupied by two (2) different employees and their families. The intention is to subdivide the erf so that each dwelling unit can be sold separately. The long term intention is to convert the workshop/office buildings into a dwelling unit as well.

3. Site description

Table 1 provides a description of Erf 113 Karibib in terms of its location, size, zoning and land use followed by site photos of the property.

Table 1: Erf 113 Karibib property description.

Registered Name	Erf No.113 Karibib
Size	1738m ²
Street Address	C/o School Street & First Street
Location	See Locality Plan (<i>Annexure C</i>). GPS Co-ordinates: <u>21°56'13.8"S 15°51'20.0"E</u>
Current Zoning	Single Residential
Density	One dwelling unit per 900m ² (1:900m ²)
Bulk Factor	Not applicable
Land Use	2 Dwelling Units, Carports, Workshop/Office
Local Authority Area	Karibib Town Council
Site Analysis	The site is level and flat.



Figure 1: Aerial view of Erf 113 Karibib (Date: 9 May 2021).



Figure 2: Zoning of Erf 113 Karibib and surrounding properties.

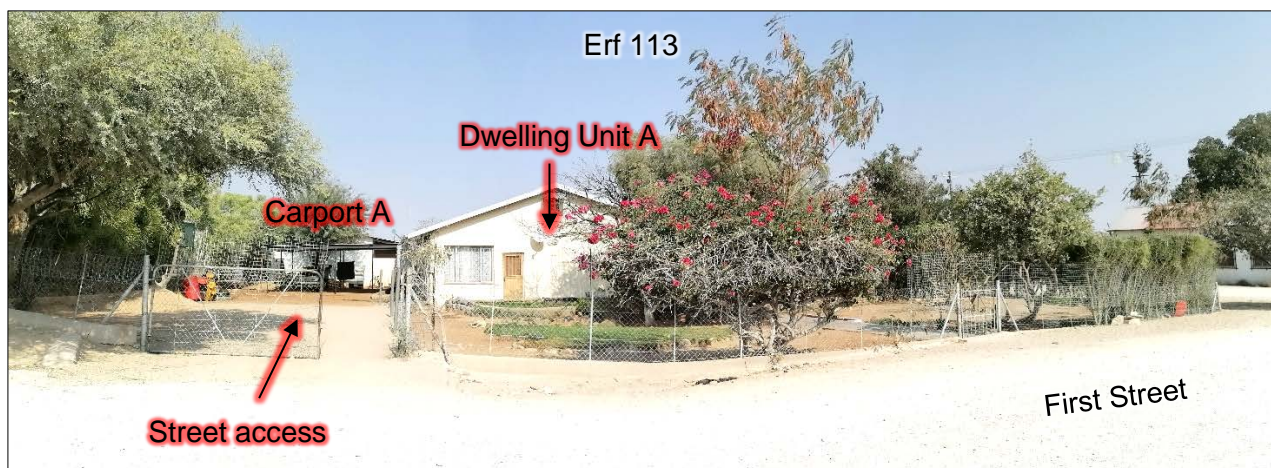


Figure 3: Photo of Dwelling Unit A on Erf 113 Karibib from First Street (Date: 25 Aug 2021).



Figure 4: Photo of Dwelling Unit B and Workshop/Office from School Street (Date: 25 Aug 2021).

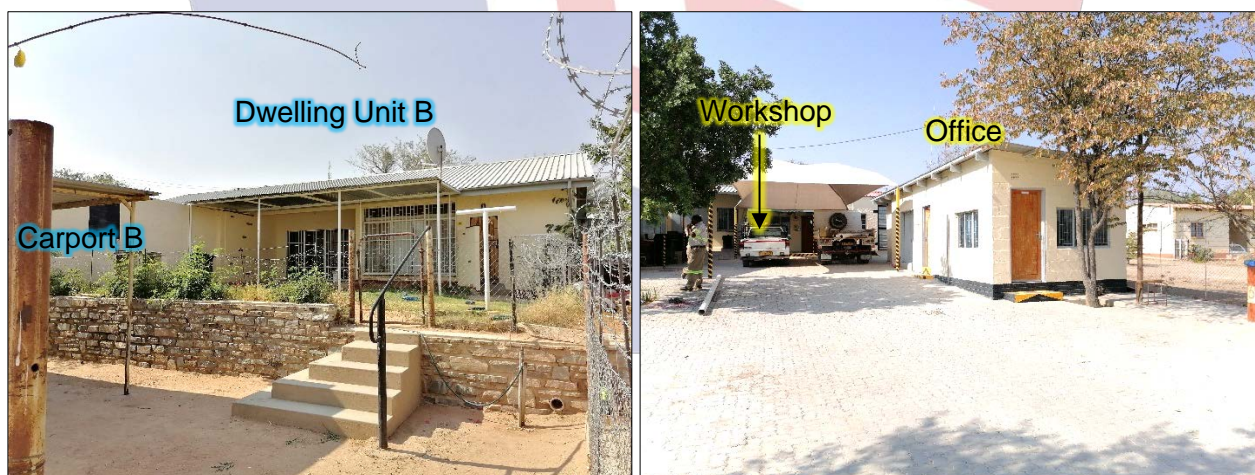


Figure 5: Photo of Dwelling Unit B and the Workshop/Office buildings (Date: 25 Aug 2021).

4. Company Name Changes and Ownership

The property is owned by QKR Namibia Navachab Gold Mine (Pty) Ltd which was previously known as:

- Erongo Exploration Company (Pty) Ltd (85/102)
- Erongo Mining and Exploration Company (Pty) Ltd (85/102)
- AngloGold Namibia (Pty) Ltd (85/102)
- AngloGold Ashanti Namibia (Pty) Ltd (85/102)

Erf 113 Karibib is registered in the name of AngloGold Namibia (Pty) Ltd (85/102) in terms of Deed of Transfer No.T3534/89 (**Annexure H**). Therefore, it is owned by QKR Namibia Navachab Gold Mine (Pty) Ltd.

Stewart Planning has permission to act on behalf of QKR Namibia Navachab Gold Mine (Pty) Ltd for the proposed subdivision (see **Annexure E**).

5. Need and Desirability

The following are reasons why the proposed subdivision/rezoning is considered needed and desirable:

- Employees have expressed their desire to purchase the houses from the Navachab Mine and become homeowners rather than continue living in a mine-owned house.
- It is desirable for the company to sell their residential property to reduce operating costs.
- The proposed subdivision will permit the houses to be sold separately and achieve the goals of the company and workers.
- The company has provided a discount on the fair value of the houses which makes the houses more affordable and socio-economically justified.
- Homeownership will provide several benefits to employees and their families in the following manner:
 - Real estate tends to appreciate over time, improving the financial status and stability of employees.
 - The houses can be inherited by children which will benefit the next generation.
 - In the long term, it is better to own a house you are living in. In this way, employees do not have to use their retirement funds to purchase or rent a house one day.
 - Immovable property can be used as collateral for financial aid from banks to help send children to college or a university.
 - The houses can be sold, allowing employees to relocate to a different property, should they wish to do so.
- The proposed subdivision/rezoning will help formalise the site so that its spatial and legal status reflects the current and future situation.
- The erf and dwelling units are already occupied by different families so the subdivision/rezoning will not have a negative impact on the environment and neighbourhood amenity.

- The Karibib Town Council will benefit from the following additional income:
 - The Navachab Mine will pay a once-off endowment fee (see page 11).
 - The creation of additional erven will increase the monthly income from rates, taxes and service charges.

In conclusion, the proposed subdivision/rezoning is considered needed and desirable for the Navachab Mine and its employees and it stands to benefit the Karibib Town Council in terms of income generation.

6. Proposed Subdivision and Rezoning

The proposed subdivision is based on a topographic survey of the site as provided in **Annexure B**. It is recommended to subdivide Erf 113 Karibib into Portion 1, Portion 2 and the Remainder of Erf 113 Karibib as shown in Figure 6 and **Annexure C**. The proposed new portion sizes are provided in Table 2.

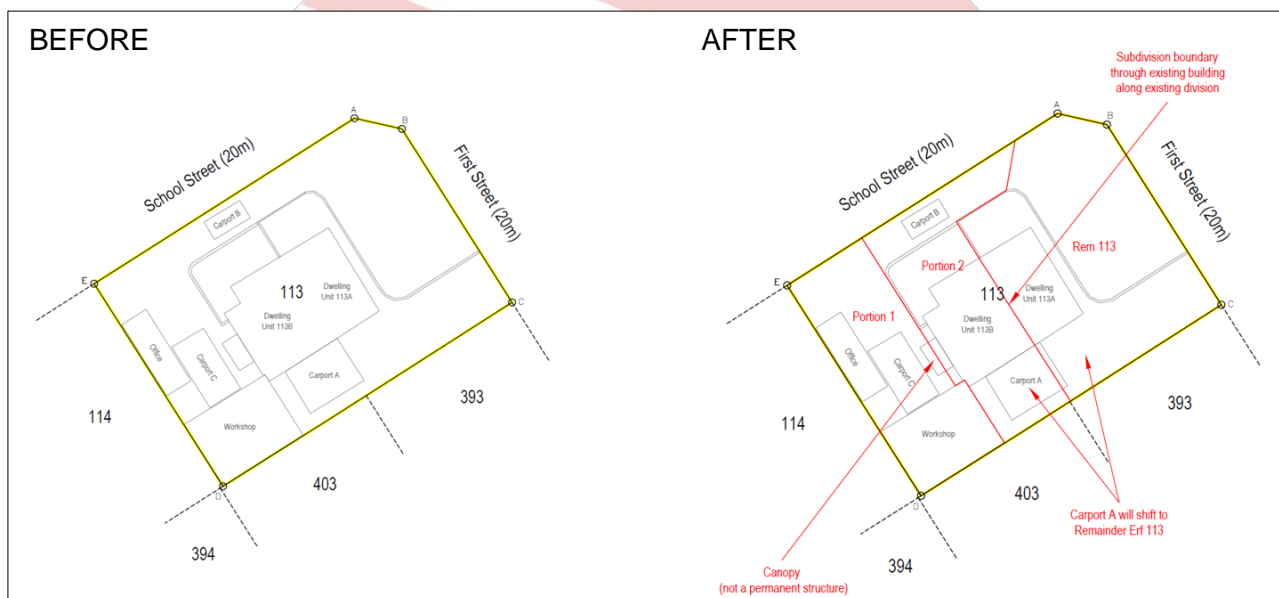


Figure 6: Erf 113 Karibib before and after the proposed subdivision.

Table 2: Proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1	Office + Workshop + Carport C	450m ²
Portion 2	Dwelling Unit B + Carport B	475m ²
Remainder Erf 113 Karibib	Dwelling Unit 113A + Carport A	813m ²
Total	-	1738m²

Erf 113 Karibib is zoned “Single Residential” with a density of 1 dwelling unit per 900m² (1:900m²) or a minimum erf size requirement of 900m². Erf 113 Karibib is not large enough (1738m²) to be subdivided so that each portion is larger than the minimum erf size requirement, hence it is necessary to change the zoning density of the site.

Therefore, it is recommended to rezone Erf 113 Karibib from “Single Residential” (1:900m²) to “Single Residential” (1:300m²) in terms of the Karibib Zoning Scheme.

It was considered to rezone Portion 1 to permit the Workshop/Office land use, however, the long term intention is to convert the existing buildings into another dwelling unit. Therefore, it is appropriate to retain the “Single Residential” zone for Portion 1.

The following is noted for the subdivision:

- A portion of the subdivision boundary will go through the existing building along the existing division. Therefore, Dwelling Unit 113A and 113B will be semi-detached.
- Carport A is a temporary structure which will be shifted by the occupant/owner to the Remainder of Erf 113 Karibib.
- A portion of the subdivision will go through a canopy which is not a permanent structure. This canopy will be shifted/removed.
- No right-of-way servitude is necessary as each portion will obtain direct access to the street.

Given that there are existing dwelling units, the proposed subdivision is not expected to increase trip generation. Parking can be provided on-site and within the wide road reserve (20 metres) in accordance with the Karibib Zoning Scheme.

The buildings will be fully in accordance with the provisions of the Karibib Zoning Scheme, in terms of land use, zoning, coverage, building height, building lines, outbuildings, parking, and density. A portion of the dwelling units are within 3 metres of a proposed subdivision boundary but building lines can be relaxed as it is not expected to create interference with the amenities of the neighbourhood.

The existing dwelling units is already connected to essential services. The Navachab Mine will make suitable arrangements with the Local Authority and Erongo RED for the provision and/or relocation of on-site services where necessary. The Navachab Mine will also pay an endowment fee to compensate the Karibib Town Council for the provision of services for more than one dwelling unit (see page 11).

In conclusion, the proposed subdivision is considered achievable.

7. Legislation Overview

The proposed subdivision will be implemented and/or evaluated in terms of the following legislation/statutory provisions:

- Karibib Zoning Scheme (see page 11);
- Urban and Regional Planning Act of 2018 (see page 11);
- Endowment Fee (see page 11);
- Betterment Fee (see page 12);
- Environmental Management Act of 2007 (see page 12).

7.1. Karibib Zoning Scheme

The proposed subdivision will not be in conflict with the Karibib Zoning Scheme since the site will be rezoned to a density of 1:300m² (or a minimum erf size of 300m²) as a means to permit the subdivision.

7.2. Urban and Regional Planning Act of 2018

Subdivisions require public consultation and permission/approval of the Local Authority and the Urban and Regional Planning Board. This application is submitted to obtain consent from the Local Authority in accordance with the provisions of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

7.3. Endowment Fee

It is recommended that a 7.5% endowment fee be levied against Portion 1 and Portion 2.

As part of any subdivision, an endowment is charged by a Local Authority to maintain or upgrade bulk services such as water, sewerage, roads, parks etc. Most Local Authorities in Namibia adhere to the following endowment policy:

“That where a subdivision involves no rezoning and no streets or other public places are created by reason thereof an endowment of 7.5% of the land value of the first 10 erven and 1% of the value of additional erven created by the subdivision (but excluding the remainder) shall be payable”.

Endowment is usually calculated and determined by the Local Authority, however, the following endowment is calculated as a suggestion to the Karibib Town Council:

Table 3: Determination of endowment payable to the Karibib Town Council.

Land Parcel	Area	Municipal Land Value ¹	7.5% Endowment Fee ²
Portion 1	450m ²	N\$31,400-00	N\$2,355-00
Portion 2	475m ²	N\$33,100-00	N\$2,482-50
Remainder Erf 113 Karibib	813m ²	N\$56,700-00	NIL (exempted)
Total	1738m²	N\$121,200-00	N\$4,837-50

In conclusion, it is recommended that the Karibib Town Council charges a 7.5% endowment against Portion 1 and Portion 2 which amounts to a total of **N\$4,837-50**. This amount becomes payable prior to registration of Portion 1 and Portion 2 at the Deeds Office.

¹ **Municipal Land Value:** calculated using the area multiplied by a land value of N\$69.74/m² rounded to the nearest hundred. The land value per square meter was obtained from the *Karibib Township 2017-2022 General Valuation Roll*.

² **7.5% Endowment Fee:** calculated as 7.5% of the Municipal Land Value (excluding Improvement Value) against new portions only. Remainders are excluded from endowment.

7.4. Betterment Fee

Betterment fees serve the same purpose as endowment fees but are levied against rezoning applications which result in an increase in density. However, given that endowment will be levied against the subdivision, and to avoid a duplication of fees being levied, it is recommended not to levy betterment.

7.5. Environmental Management Act of 2007

No Environmental Clearance Certificate is required for the proposed subdivision/rezoning in terms of the Environmental Management Act (No. 7 of 2007) as amended.

8. Policy Overview

The proposed subdivision/rezoning is evaluated in terms of the following policies/guidelines:

- Karibib Strategic Plan (see page 12);
- Draft Karibib Urban Structure Plan (see page 13);
- ALAN Panhandle Guidelines (see page 13);
- Ministerial Town Planning Standards and Urban Design Guidelines (see page 13).

8.1. Karibib Strategic Plan

The “Imagine Karibib 2030, Long Term Strategic Vision and Strategic Plan for 2020 - 2025” is a well-formulated document that guides priorities and activities to improve the lives of Karibib residents.

Table 4 identifies certain challenges and trends that face Karibib in the first column (KTC, 2020:6) followed by how the proposed application can help contribute to resolving these problems.

Table 4: Evaluation in terms of the Karibib Strategic Plan.

Challenges and Trends Facing Karibib	How it can be resolve
Lack of serviced land and delays in land delivery due to long bureaucratic processes that has implications for opportunity cost for both the council and potential investors.	The proposed subdivision/rezoning will generate additional serviced land in Karibib. It is recommended to hold a Special Full Council Meeting to approve the proposed subdivision/rezoning sooner rather than later to help shorten the bureaucratic process.
The town has to make sure that it is not over reliant on the mine and start to diversify its economic base in order not to be threatened by any future closure of the mine.	Residents will become homeowners and will no longer rely on the mine for the provision of housing. Homeownership bears economic opportunity as well.

Challenges and Trends Facing Karibib	How it can be resolve
Unemployment and slow economic growth and infrastructure all but reduces opportunities for home loans in the town.	The company intends to provide housing allowances to employees to help pay for home loans (Mbathera, 2020; Namib Times, 2020:3).
Aging infrastructure and equipment.	The Karibib Town Council in collaboration with QKR Namibia Navachab Gold Mine will rehabilitate roads in town as part of a road upgrading project (KTC, 2020:3).

In conclusion, the proposed application will help resolve some of the challenges and trends faced by Karibib.

8.2. Draft Karibib Urban Structure Plan

In terms of the draft Karibib Urban Structure Plan, the site falls within the extended CBD which supports mixed land uses with residential densities of up to 1:100m² (KTC, 2016:54). The plan calls for the overall densification of the town, therefore, the proposed subdivision/rezoning will help meet this spatial objective.

8.3. ALAN Panhandle Guidelines

All portions will obtain direct access to the street. No panhandle and/or servitude is proposed.

8.4. Ministerial Town Planning Standards and Urban Design Guidelines

The proposed subdivision/rezoning is fully in accordance with the Ministerial Town Planning Standards and Urban Design Guidelines as summarised in Table 5.

Table 5: Evaluation in terms of Town Planning Standards and Urban Design Guidelines.

Policy Directives	Evaluation
1. Erf Sizes	The proposed subdivision/rezoning meets the minimum 300m ² erf size requirement for single-family housing.
2. Street Layout and Street Widths	Not applicable. The proposed subdivision/rezoning does not create a street. The existing road reserve follows a grid pattern and is wide enough (20 metres) to accommodate traffic, landscaping, urban services and infrastructure.
3. Cul-de-sac Streets	Not applicable. No cul-de-sac streets exist or are proposed.
4. Public Open Space	Not applicable. No Public Open Space is created.
5. Main Roads and Bypass Roads	Not applicable. The subdivision/rezoning is not located within 100 metres of any main or bypass road.
6. Storm Water Management	The proposed subdivision/rezoning is not close or within a 1:50 or 1:100 year flood line. There is sufficient open space to allow for on-site infiltration and run-off.

Policy Directives	Evaluation
7. New Planning Legislation	The proposed subdivision/rezoning will be implemented in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).
8. Local Economic Development	The proposed development will give employees of the Navachab Mine the opportunity to become homeowners, which is considered a good financial investment that will improve the quality of life for the majority of residents in Karibib.
9. Principles for town planning and design	With the subdivision, freehold title for housing is achieved, without increasing the development footprint. This promotes spatial flexibility in the provision of housing types, while still maintaining a cohesive and harmonious neighbourhood.

From the above, it can be concluded that the proposed subdivision is in accordance with the Ministerial Town Planning Standards and Urban Design Guidelines.

9. Public Consultation

Public consultation will allow interested and affected parties to submit written comments, representations or objections to the proposed subdivision/rezoning to assist the relevant authorities with its decision making in terms of the Urban and Regional Planning Act of 2018 (Act No.5 of 2018) and its Regulations in the following manner:

- Regulation 10(1): Notice in the Gazette for 1 Week.
- Regulation 10(2): Notices in 2x Newspapers for 2 Weeks.
- Regulation 12(a): Notice on Site.
- Regulation 12(b): Notice at the Local Authority.
- Regulation 10(4): Notice to neighbouring landowners as illustrated in Figure 7 below:



Figure 7: Neighbouring landowners to be notified.

The occupants of Erf 113 Karibib will also be notified.

All written comments, representations or objections should be submitted in writing to the Chief Executive Officer of the Karibib Town Council and Stewart Planning. Contact details are provided on page 3 of this report.

10. Summary

The following provides a summary of the application:

- QKR Namibia Navachab Gold Mine (Pty) Ltd, the owner of Erf 113 Karibib, has appointed Stewart Planning to apply for the rezoning of the site from “Single Residential” with a density of 1:900m² to “Single Residential” with a density of 1:300m² and subsequent subdivision into Portions 1, 2 and the Remainder of Erf 113 Karibib as indicated in Figure 6 on page 9.
- The purpose of this application is to obtain consent from the Karibib Town Council for the proposed subdivision and rezoning in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).
- The proposed subdivision/rezoning is part of the initiative by the QKR Navachab to give employees the opportunity of homeownership.
- Erf 113 Karibib is a “Single Residential” property containing two dwelling units and a workshop/office that are currently occupied by company employees. The workshop/office will be converted into a dwelling unit as in the long term.
- The company intends to sell the dwelling units to the respective employees and the proposed subdivision/rezoning will permit separate alienation of the dwelling units.
- The proposed development promotes spatial justice as the cadastral and legal status of the site will reflect the current status quo on-site.
- An endowment fee of 7.5% will be levied against Portion 1 and Portion 2 to compensate the Local Authority for the increased impact on services as discussed on page 11.
- Written comments, representations or objections to the proposed subdivision should be submitted to the CEO and Stewart Planning. Contact details are provided on page 3.

Due to the above reasons, the Karibib Town Council can favourably consider the proposed subdivision.

11. Recommendation

Application is hereby made to the Karibib Town Council for their consent for the following:

- [1] **Subdivision of Erf 113 Karibib into Portion 1 (450m²), Portion 2 (475m²) and the Remainder of Erf 113 Karibib (813m²)** in terms of Section 105(e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and its Regulations;
- [2] **Rezoning of Erf 113 Karibib from “Single Residential” with a density of 1:900m² to “Single Residential” with a density of 1:300m²** in terms of Section 105(a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and its Regulations;
- [3] That a 7.5% endowment fee be charged against Portion 1 (N\$2,355-00) and Portion 2 (N\$2,482-50) which shall be payable to the Local Authority prior to registration of the subdivided portions at the Deeds Office.
- [4] That no betterment fee be charged for the rezoning given that endowment will be levied.

I trust the above recommendation meets your favourable approval. Should you require any additional information, then please do not hesitate to contact me.

Yours faithfully,

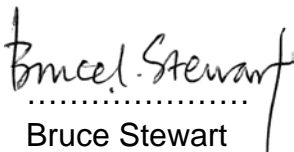


Johann Otto

Registered Town & Regional Planner in Training (NCTRP)



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Bruce Stewart

Registered Town & Regional Planner (NCTRP)



Tel: +264 64 280 770 | Email: bruce@sp.com.na

12. References

De Klerk, E. 2020. Navachab to sell 240 houses to workers. *New Era*, 10 Nov. <https://neweralive.na/posts/navachab-to-sell-240-houses-to-workers> Date of access: 2 Aug.

Karibib Town Council. 2012. Karibib Town Planning Scheme. December 2012.

Karibib Town Council. 2016. Karibib Urban Structure Plan 2016 to 2030 (draft). February 2016.

Karibib Town Council. 2020. Imagine Karibib 2030. Long Term Strategic Vision and Strategic Plan for 2020 – 2025. https://www.karibibtown.org/index_html_files/Karibib%20Strategic%20Plan.pdf Date of access: 30 Sep.

Mbathera, E. 2020. Navachab to sell houses to employees. *The Namibian*, 09 Nov. <https://www.namibian.com.na/206159/archive-read/Navachab-to-sell-houses-to-employees> Date of access: 2 Aug.

Mbathera, E. 2021. QKR explores exit from Navachab. *The Namibian*, 15 Oct. <https://www.namibian.com.na/106320/read/QKR-explores-exit-from-Navachab> Date of access: 18 Oct.

Namib Times. 2020. Mass home-ownership comes to Karibib. *Namib Times*, 13 Nov. https://issuu.com/namibtimes/docs/10_nov_namib_times_e-edition Date of access: 18 Oct.

Namibia. 2007. Environmental Management Act 7 of 2007.

Namibia. 2018. Urban and Regional Planning Act 5 of 2018.

FORM 8 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

APPLICATION FOR SUBDIVISION OR CONSOLIDATION OF LAND

NB: Applicants are requested to complete this application form carefully and give sufficient particulars, as failure to do so may lead to unnecessary correspondence which may delay the final decision on the application.

TO: **Chief Executive Officer
Karibib Town Council
P.O. Box 19
Karibib**

1. Full names and residential and postal address of applicant:

**Stewart Town Planning CC
84 Theo Ben Gurirab Avenue
P.O. Box 2095
Walvis Bay**

2. Land Owner

**QKR Namibia Navachab Gold Mine (Proprietary) Limited
Company Registration No: 85/102**

(Attach a power of attorney if land owner is not applying personally.)
See Annexure E

3. Registered name(s) and number(s) of the land:

Erf No. 113 Karibib

4. Approximate sizes of the land and new portions:

Portion 1 (a portion of Erf 113 Karibib):	450m²
Portion 2 (a portion of Erf 113 Karibib):	475m²
Remainder Erf 113 Karibib:	813m²
Total Size:	1738m²

5. Is the land situated within an approved local authority area or outside an approved local authority area:

Within the approved local authority area of Karibib.

6. The reasons for the proposed subdivision:

The Navachab Mine is selling their houses to employees. This property contain two houses and a workshop/office hence the need for a subdivision to allow for separate alienation.

7. If buildings are to be erected, for which purpose(s) will they be used?

The existing buildings, or any additions/extensions thereto, shall be used for residential purposes only.

8. In what manner, and by whom, will water, electricity, storm water drainage, streets and sewerage be supplied to the relevant portions of land?
The dwelling units are connected to existing services.
- 9.1 What is the *zoning (zoning scheme) /* land use (title conditions)?
The property is zoned “Single Residential” with a density of 1 dwelling unit per 900m² (i.e a minimum erf size of 900m²) in terms of the Karibib Zoning Scheme. The property will be rezoned to a density of 1:300m² to permit the proposed subdivision.
- 9.2 What is the proposed minimum building value of the main building, excluding the outbuildings, on each portion of land?
Four
10. If access is to be taken from a public road, has permission been obtained from the Roads Authority?
Yes ☐ No ☐ Not applicable ☒
11. Is any portion of the land situated within 100 metres from the median of a building or restriction road?
Yes ☐ No ☒
12. Is the consolidation with other portions of land intended?
Yes ☐ No ☒
13. Motivate the proposed new boundaries, in particular any unusual boundaries:
The proposed subdivision boundary will split the building into two dwelling units which will remain semi-detached. No unusual boundaries are proposed.
14. Motivate the size of the new erven or portions of land in relation to the surrounding areas:
The surrounding erf sizes range from 1127m² (Erf 393 Karibib) to as large as 1933m² (Erf 114 Karibib). It is desirable to increase residential densities to 1:300m² (or a minimum erf size of 300m²) in order to support established businesses in the CBD. Therefore, the proposed erf sizes of 450m², 475m² and 813m² will integrate well with the surrounding area.
15. If buildings will lie within 3 metres of a proposed boundary, submit the comments of the ~~authorised planning authority or other local authority or the Board~~* as well as proposals for a fire wall and fire prevention methods.
The existing building will be 0 metres from the proposed subdivision boundary, however, the Karibib Town Council may relax the requirements of the building lines if it is satisfied that no interference with the amenities of the neighbourhood will occur.
16. If a new street or portion of a street is created which is to be transferred to the authorised planning authority or other local authority, submit the comments of the ~~authorised planning authority or other local authority or the Board~~* regarding who will be responsible for the design and construction of the street.
No new street is created.

17. If any closure of a street or open space is involved, has all the necessary legal procedures been followed? Yes ☐ No ☐ Not applicable ☒



.....
Signature of applicant

* Delete whichever is not applicable.

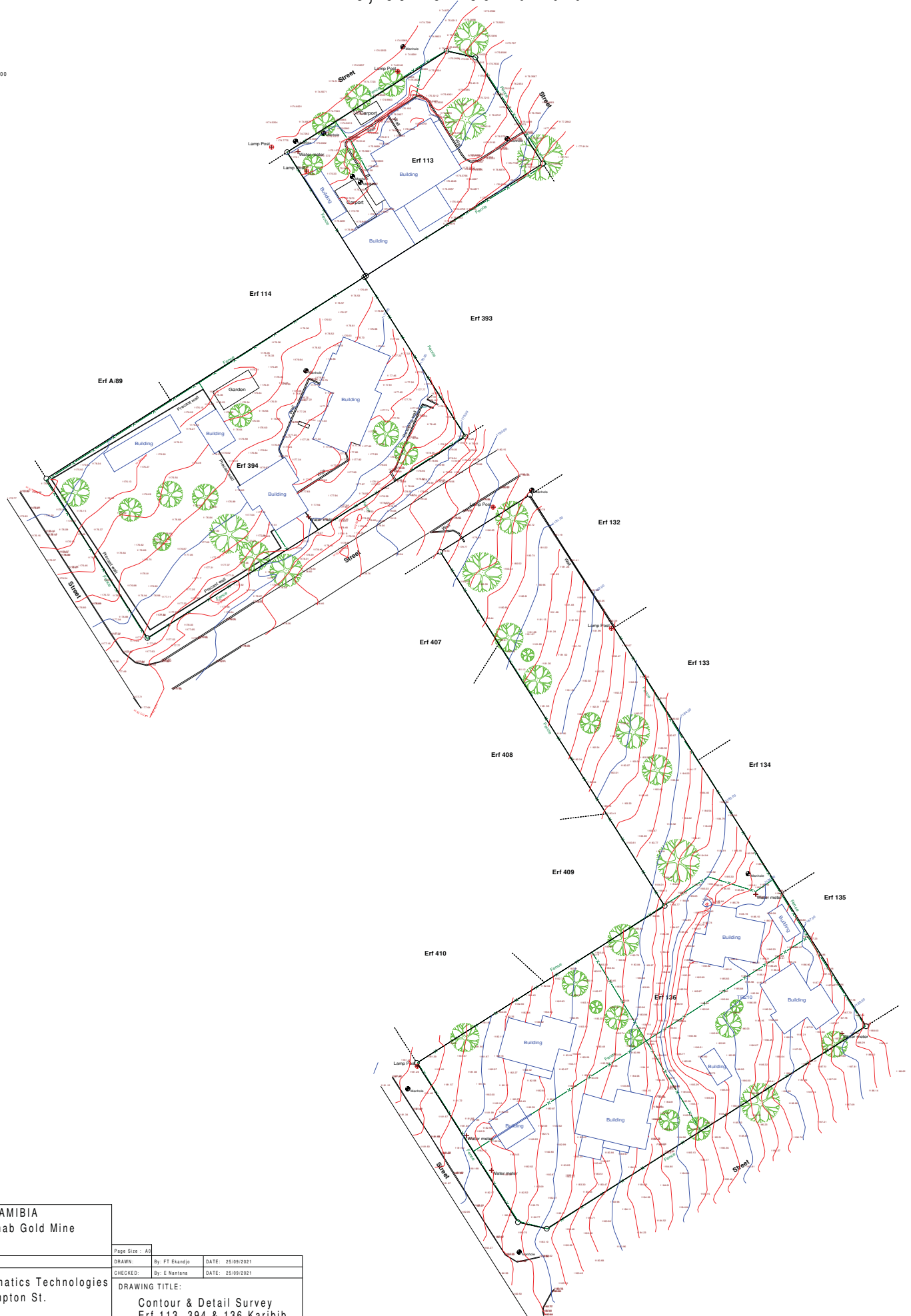
15 November 2021

.....
Date

Note: The final date for submission of this application form is the scheduled meeting day of the previous month.

Contour & Detail Survey Erf 113, 394 & 136 Karibib

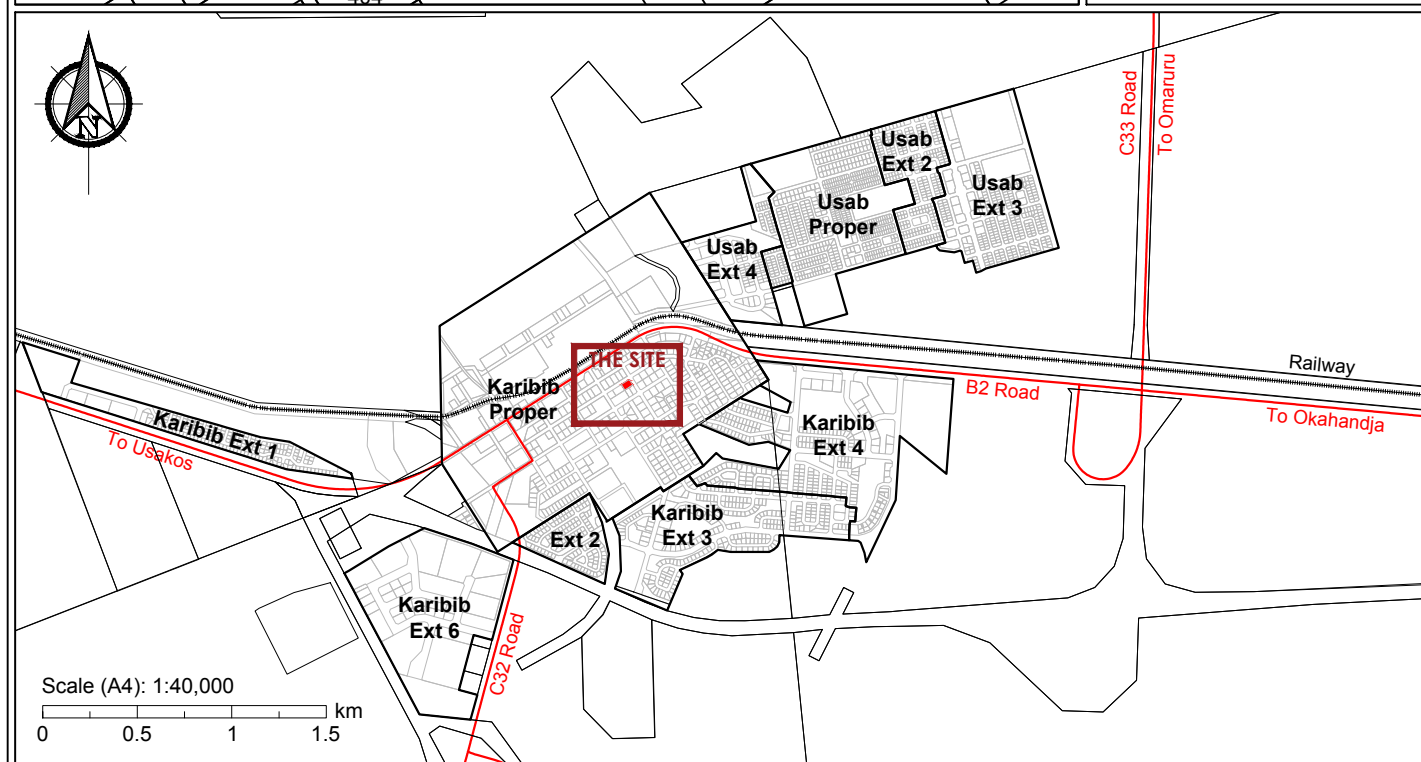
Annexure B



CLIENT: QKR NAMIBIA
Navachab Gold Mine

SURVEYOR:
Namibia Geomatics Technologies
2205 Southampton St.
Windhoek
081 124 7276

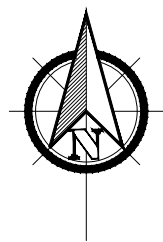
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	CHECKED: By: E Nantana	DATE: 25/09/2021
DRAWING TITLE:		
Contour & Detail Survey Erf 113, 394 & 136 Karibib		



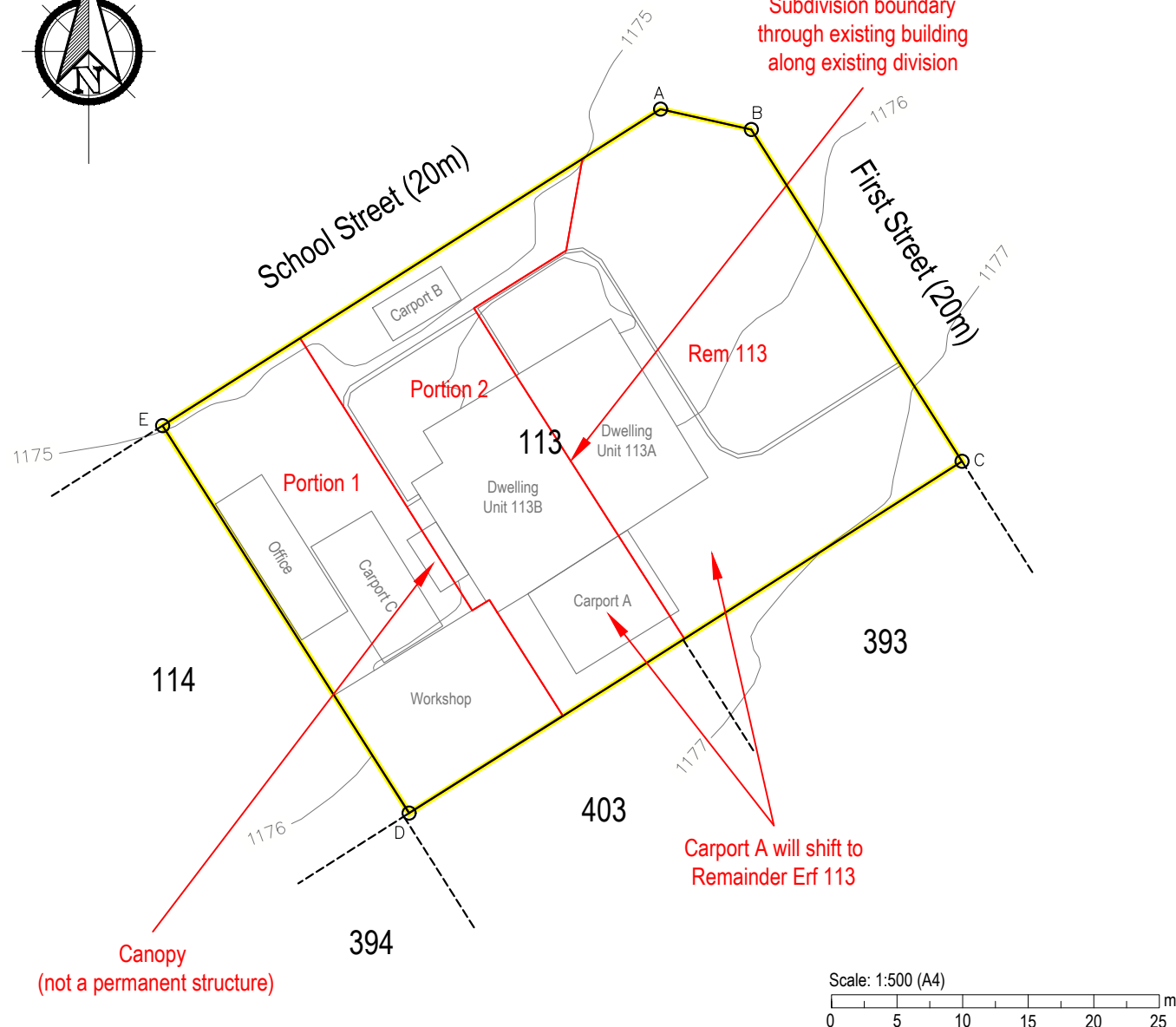
DWG NO:	228/03-113K-LP
DATE:	01 OCT 2021
SCALE:	AS SHOWN
DRAWN:	JN OTTO

TITLE:	LOCALITY PLAN: ERF 113 KARIBIB Corner of School and First Street		
Version: V1	otto@sp.com.na	064 280 773	

ERF 113 KARIBIB



Subdivision boundary
through existing building
along existing division

**PROPOSED SUBDIVISION:**

The figure: A B C D E represents Erf 113 Karibib measuring 1738m² in extent which is to be subdivided into 3 portions as set out in the schedule below:

SCHEDULE

Land Parcel	Improvements	Area (m ²)
Portion 1	Office + Workshop + Carport C	450
Portion 2	Dwelling Unit 113B + Carport B	475
Remainder Erf 113 Karibib	Dwelling Unit 113A + Carport A	813
Total		1738

EXPLANATORY NOTES

- Proposed subdivision is subject to the approval from the following relevant authorities:
 - Local Authority (Karibib Town Council)
 - Urban and Regional Planning Board
- Erf 113 Karibib is zoned "Single Residential" with a residential density of 1 dwelling unit per 900m² (1:900m²) in terms of the Karibib Zoning Scheme.
- Erf 113 Karibib will be rezoned to a density of 1:300m² to permit the proposed subdivision.
- Access will be taken directly from School Street and/or First Street.
- No panhandles are necessary.
- All measurements and sizes are approximate.
- Contours and existing improvements surveyed by Namib Geomatics Technologies CC.
- Contour interval: 1 metre.

DWG NO:	228/03-113K-SP
DATE:	11 NOV 2021
SCALE:	1:500 (A4)
DRAWN:	JN OTTO

TITLE:

SUBDIVISION PLAN: ERF 113 KARIBIB
Proposed subdivision into Portions 1, 2 and the
Remainder of Erf 113 Karibib.

Version: V5

otto@sp.com.na

064 280 773



STEWART PLANNING
TOWN & REGIONAL PLANNERS

CONDITIONS TO BE REGISTERED

It is recommended that the conditions registered against Erf 113 Karibib be cancelled and the following conditions be registered against Portion 1, Portion 2 and the Remainder of Erf 113 Karibib:

IN FAVOUR OF THE LOCAL AUTHORITY

- A. The erf must only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Karibib Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- B. The building value of the main building, excluding the outbuilding to be erected on the erf, shall be at least four times the prevailing valuation of the erf.

QKR NAMIBIA NAVACHAB GOLD MINE (PROPRIETARY) LIMITED
REGISTRATION NUMBER 85/102
(THE "COMPANY")

**WRITTEN RESOLUTIONS OF THE DIRECTORS OF THE COMPANY CONSTITUTING A MINUTE PURSUANT TO THE
PROVISIONS OF SECTION 250 (2) OF THE COMPANIES ACT, 2004**

1. RECORDAL

- 1.1 The Company owns various residential properties in Karibib which are occupied by employees. The Company is in the process of selling these houses to employees.
- 1.2 In October 2020, The Board of Directors resolved that management may proceed with the sale of the 146 company houses identified under Phase 1 and Phase 2 valued at N\$61,625,600 after applying a 20% discount.
- 1.3 The process is ongoing and most employees having submitted applications to the financial institutes for financing.
- 1.4 Of the 146 houses approved for the sale, 53 houses were built on 27 plots meaning that some cases 2 or more houses are built on one plot. These will require to be subdivided and be issued with separate or sectional titles before they can be transferred to the new buyer. The subdivision will result in 2 plots currently being used for maintenance and storage. A total of 55 sectional or separate titles will thus become available i.e. 53 houses and 2 plots.
- 1.5 A total of 116 employees out of the 146 houses have expressed interest in buying the houses where they currently reside. The total valuation value of the 116 houses is N\$ 47,363, 200.
- 1.6 The subdivision, consolidation and sectionalization will allow the completion of the sale process for the 53 houses as separate or sectional titles thus allowing transfer of title deeds to individual buyers. The 53 houses will be sold at a total price of N\$21,543,200 after applying the 20% discount compared to the Board approved valuation of N\$15,228,000 after applying the 20% discount.

- 1.7 The timelines for the subdivision process is highly dependent on the Deeds Office and can take between 3-6 months. Management expects the subdivision and sale process to be concluded on the first quarter of 2022.
- 1.8 As all houses belong to the company and there was no need for subdivisions. However, to proceed with the sale and to transfer the houses to the new owners, subdivision is now required. Some plots will require a rezoning to change the residential density to permit a subdivision.
- 1.9 The subdivision, consolidation and sectionalizing process would require the professional services of a Town & Regional Planner, a Land Surveyor, and a Conveyancer lawyer. The required scope of work for this process include.
- Town Planning
 - Land Survey
 - Conveyancer
 - Endowment and Betterment
 - Transfer/Stamp Duties:
- 1.10 The subdivisions, consolidation, and bulk rezoning application needs to be submitted to the Karibib Town Council and the Urban and Regional Planning Board in terms of the Urban and Regional Planning Act of 2018 (No.5 of 2018). Each subdivision/consolidation/rezoning will include the appointment of a land surveyor to survey and place pegs once approved and a conveyancer to register the subdivided plots.

Costs

- 1.11 Management received three quotations from three Town planning companies. These are summarized in the table below.

	Stewart Town Planning CC	Stubenrauch Planning Consultants	Dunamis Consulting (Pty) Ltd
Town Planning	N\$ 304,377.00	N\$ 310,500.00	N\$ 400,000.00
Land Survey	N\$687,499.05	N\$687,499.05	N\$687,499.05
Conveyance	N\$620,000.00	N\$620,000.00	N\$620,000.00
Endowment & Betterment	N\$190,372.26	N\$190,372.26	N\$190,372.26
Transfer/Stamp Duties	N\$57,700.00	N\$57,700.00	N\$57,700.00
Total	N\$ 1,859,948.31	N\$ 1,866,071.31	N\$ 1,955,571.31

- 1.12 Based on the cost provided Stewart Town Planning CC is the preferred service provider for subdivision, consolidation and sectionalization. Stewart Planning CC's prices are also consistent with rates gazetted and regulated by Government
- 1.13 Management recommends the appointment of Stewart Planning CC to complete the subdivision, consolidation and sectionalization of the 27 plots into 55 sectional or separate titles.
- 1.14 The Town planning services will be financed from the Company's cash reserves.

2. **RESOLVED THAT:**

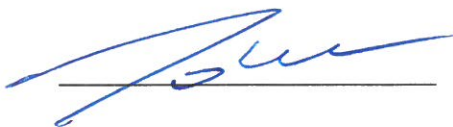
ORDINARY RESOLUTION NO 1: APPROVE THE APPOINTMENT OF A TOWN PLANNER FOR THE SUBDIVISION, CONSOLIDATION AND SECTIONALIZATION OF IDENTIFIED PLOTS.

It is resolved that Board of Directors approve the appointment of Stewart Town Planning CC as Town planners to for subdivision, consolidation and sectionalization of 27 identified plots into 55 separate or sectional titles at a cost of N\$1,859,948.31.

3. EFFECTIVENESS OF RESOLUTIONS

These resolutions shall become effective on the date on which all criteria for round-robin resolutions as stipulated in section 43.9 of the Articles of Association of the Company are met.

[Signature Page to follow]

Director	Signature	Date
DJ Jakubowicz (Chairperson)		<u>27/07/2021</u>
ST Kulczyk	_____	_____
U Utjavari	_____	_____
WS Stramski	_____	_____
A Al-Hajri	_____	_____
IH Schneider	_____	_____
G Botshiwe	_____	_____
E Kahuva	_____	_____

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Sections 224(2), 284, 328(1), 331(1) and 333(1)) (Regulation 46(1))

CM29

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Business and Intellectual
Property Authority -
Business Registration office
PO Box 185
WINDHOEK
NAMIBIA
Tel: +264 61 2994400
Email: info@bipa.na

Registration Number of Company

85/102

N\$ 20,00 fee payable in
terms of the Act and as
set out in the regulations

CMS-08
PO Box 185, Windhoek, Namibia
Tel: +264 61 299 4400
Fax: +264 61 401 051
Email: info@bipa.na Web: www.bipa.na
Registrars Office

Name and postal address of Company QKR NAMIBIA NAVACHAB GOLD MINE (PROPRIETARY) LIMITED

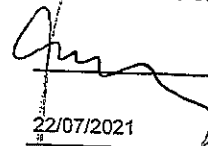
PRIVATE BAG 12012, AUSSPANNPLATZ, WINDHOEK, NAMIBIA

Return of particulars as at 22/07/2021

I, L AND B SECRETARIAL SERVICES CC

(name of director or officer)

state that, the written consent of the directors or officers whose names appear in this return have been obtained on a duly completed form CM 27, the directors or officers are not disqualified under section 225.

Signed  **L & B Secretarial Services cc**
cc / 2016 / 15344
Private Bag 12012 - Ausspammplatz
Windhoek - Namibia
Tel: +264 - 61 - 429850
Fax: +264 - 61 - 429855
VAT No.: 3622147015

Date 22/07/2021

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

1. Surname	KULCZYK									
2. Full forenames	SEBASTIAN TOMASZ									
3. Former surname and forenames	N/A									
4. Identity number or, if not, available, date of birth and Passport number	Year	Month	Day							
5. (a) Date of appointment	8	0	1	1	1	6				
(b) Designation	01/10/2015									
6. Residential address	DIRECTOR									
7. Business address	UL. PARKOWA 19/30, 00-759 WARSAW, POLAND									
8. Postal address	UL. KRUCZA 24/26, 00-526 WARSAW, POLAND									
9. Email address	UL. KRUCZA 24/26, 00-526 WARSAW, POLAND									
10. Contact number	silvia.kurz@lbcommserv.com									
11. Nationality (If not Namibian)	061-429850									
12. Occupation	POLISH									
13. Resident in Namibia (Yes or No)	ENTREPRENEUR									
14. Nature of change in 1 to 5 above and date	NO									
	NO CHANGE									

1.	UTJAVARI												
2.	UAAPI												
3.	N/A												
4.	Year		Month		Day								
	7	8	0	1	2	7	1	0	0	4	8		
5.(a)	01/03/2016												
(b)	DIRECTOR												
6.	298 VIRGIN ISLAND, ROCKY CREST, WINDHOEK, NAMIBIA												
7.	ALEXANDER FORBES HOUSE, 5TH FLOOR, NORTHERN BLOCK,												
8.	P O BOX 55022, WINDHOEK, NAMIBIA												
9.	silvia.kurz@lbcommserv.com												
10.	061-429850												
11.	NAMIBIAN												
12.	GEOLOGIST/ VP EXPLORATION: AFRICA REGION												
13.	YES												
14.	NO CHANGE												

1.	REDZINIAK												
2.	LUKASZ ANTONI												
3.	N/A												
4.	Year		Month		Day								
	6	8	0	1	2	6							
5.(a)	01/10/2015												
(b)	DIRECTOR												
6.	UL. KAZIMIERZOWSKA 46/48 M 12, 02-546 WARSAW, POLAND												
7.	UL. KRUCZA 24/26, 00-526 WARSAW, POLAND												
8.	UL. KRUCZA 24/26, 00-526 WARSAW, POLAND												
9.	silvia.kurz@lbcommserv.com												
10.	061-429850												
11.	POLISH												
12.	LAWYER												
13.	NO												
14.	NO CHANGE												

1.	SCHNEIDER												
2.	INGO HERBERT												
3.	N/A												
4.	Year		Month		Day								
	7	2	0	6	1	0	0	0	6	3	0		
5.(a)	22/06/2018												
(b)	DIRECTOR												
6.	ROBYN STREET 24, EROS PARK, WINDHOEK, NAMIBIA												
7.	FARM NAVACHAB, KARIBIB, NAMIBIA												
8.	P O BOX 22945, WINDHOEK, NAMIBIA												
9.	silvia.kurz@lbcommserv.com												
10.	061-429850												
11.	NAMIBIAN												
12.	CHARTERED ACCOUNTANT												
13.	YES												
14.	NO CHANGE												

1.	BOTSHIWE												
2.	GEORGE												
3.	N/A												
4.	Year		Month		Day								
	7	6	1	1	0	2							
5.(a)	01/11/2018												
(b)	DIRECTOR												
6.	HOUSE 394, SECOND STREET, KARIBIB, NAMIBIA												
7.	FARM NO.58, NAVACHAB, KARIBIB, NAMIBIA												
8.	P O BOX 150, KARIBIB, NAMIBIA												
9.	silvia.kurz@lbcommserv.com												
10.	061-429850												
11.	ZIMBABWE												
12.	MINING ENGINEER												
13.	NO												
14.	NO CHANGE												

1.	JAKUBOWICZ																										
2.	DAWID JAKUB																										
3.	N/A																										
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(b)	DIRECTOR																										
6.	LAGODNA 8/18, 02-654 WARSAW, POLAND																										
7.	KRUCZA 24/26, 00-526 WARSAW, POLAND																										
8.	KRUCZA 24/26, 00-526 WARSAW, POLAND																										
9.	silvia.kurz@lbcommserv.com																										
10.	061-429850																										
11.	POLISH																										
12.	BUSINESS ADMINISTRATOR																										
13.	NO																										
14.	NO CHANGE																										

1.	KAHUA																										
2.	ELIAS																										
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(b)	DIRECTOR																										
6.	ERF 180, SCHOOL STREET, KARIBIB, NAMIBIA																										
7.	FARM NO.58, NAVACHAB, KARIBIB, NAMIBIA																										
8.	P.O BOX 150, KARIBIB, NAMIBIA																										
9.	silvia.kurz@lbcommserv.com																										
10.	061-429850																										
11.	NAMIBIAN																										
12.	HUMAN RESOURCES DIRECTOR																										
13.	YES																										
14.	NO CHANGE																										

1.	STRAMSKI																										
2.	WOJCIECH STANISLAW																										
3.	N/A																										
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5.(a)	06/09/2019																										
(b)	DIRECTOR																										
6.	ULICA DAGLEZJOWA 1, 62-0010 STESZEWO, POLAND																										
7.	ULICA KRUCZA 24/26, 00-526 WARSAW, POLAND																										
8.	ULICA KRUCZA 24/26, 00-526 WARSAW, POLAND																										
9.	silvia.kurz@lbcommserv.com																										
10.	061-429850																										
11.	POLISH																										
12.	FINANCE																										
13.	NO																										
14.	NO CHANGE																										

1.	AL-HAJRI																										
2.	ABDULHADI ALI FA																										
3.	N/A																										
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(b)	DIRECTOR																										
6.	VILLA 27, AL NASSRIYA, QATAR																										
7.	OOREDOO TOWER, DIPLOMATIC AREA STREET, DOHA, QATAR																										
8.	P.O BOX 23224, DOHA, QATAR																										
9.	silvia.kurz@lbcommserv.com																										
10.	061-429850																										
11.	QATAR																										
12.	ASSOCIATE DIRECTOR - COMMODITIES DEPARTMENT																										
13.	NO																										
14.	NO CHANGE																										

1. AL-JALAHMA												
2. MOHAMMED KHALIFA M K												
3. N/A												
4.	Year	Month	Day									
	7	8	0	6	1	5						
5(a) 20 MAY 2021												
(b) DIRECTOR												
6. VILLA NO. 3, TUFAIL STREET, AL THUMAMA ZONE, DOHA, QATAR												
7. OOREDOO TOWER, AL DAFNA, AL DAFNA STREET, DOHA QATAR												
8. VILLA NO. 3, TUFAIL STREET, AL THUMAMA ZONE, DOHA, QATAR												
9. QATAR												
10. ENERGY DIRECTOR												
11. NO												
12. NEW APPOINTMENT - 20 MAY 2021												

1. DAVIS												
2. RICHARD JAMES PATRICK												
3. N/A												
4.	Year	Month	Day									
	6	7	0	3	0	2						
5 (a) 1 OCTOBER 2015												
5 (b) NON-EXECUTIVE DIRECTOR												
6. KEMPINSKI, WESTBAY, DOHA, QATAR												
7. QIA, OOREDOO TOWER, WESBAY, DOHA, QATAR												
8. P O BOX 23224, DOHA, QATAR												
9. UNITED KINGDOM												
10. PORTFOLIO MANAGER												
11. NO												
12. RESIGNATION - 18 APRIL 2021												

B. AUDITOR

1. Name ERNST AND YOUNG

2. Date of appointment 10 MAY 2001

3. Nature of change in 1 and 2 above and date.

NO CHANGE

Perforated

(To be completed by company)

Return of particulars of company's register of directors, auditors & officers

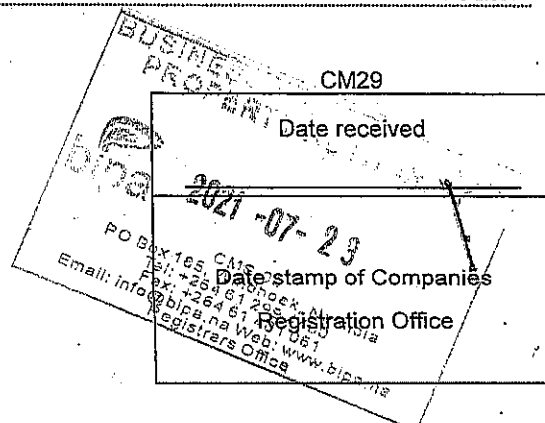
Dated 22 JULY 2021

Name of company QKR NAMIBIA NAVACHAB GOLD MINE (PTY) LTD

Postal address L&B PIGEON HOLE

WINDHOEK

NAMIBIA



C. Officers and Local Managers

Annexure F

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

Registration Number of Company
85/102

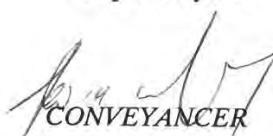
1. Surname	L AND B SECRETARIAL SERVICES CC												
2. Full forenames													
3. Former surname and forenames	L AND B SECRETARIAL SERVICES (PTY) LTD												
4. Identity number or, if not, available, date of birth and Passport number	Year			Month			Day						
	C	C	/	2	0	1	6	/	1	5	3	4	4
5. (a) Date of appointment	23/10/2019												
(b) Designation	SECRETARY												
6. Address of registered office, and registration number if officer is a corporate body	UNIT 3, 2ND FLOOR, AUSSPANN PLAZA, DR AGOSTINHO NETO ROAD, AUSSPANNPLATZ, WINDHOEK, NAMIBIA												
7. Residential address													
8. Business address	UNIT 3, 2ND FLOOR, DR AGOSTINHO NETO ROAD, WINDHOEK												
9. Postal address	PRIVATE BAG 12012, AUSSPANNPLATZ, WINDHOEK, NAMIBIA												
10. Email address	silvia.kurz@ibcommsserv.com												
11. Contact number	061-429850												
12. Nationality (If not Namibian)	Namibia												
13. Occupation	Company Secretary												
14. Resident in Namibia (Yes or No)	Yes												
15. Nature of change in 1 to 6 above and date	NO CHANGE												

FOR KEY TO PARTICULARS, SEE ABOVE

1.																		
2.																		
3.																		
4.	Year	Month	Day															
5.(a)																		
(b)																		
6.																		
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12.																		
13.																		
14.																		
15.																		

Prepared by me


CONVEYANCER
VAN DER MERWE C J W

LORENTZ & BONE
Attorneys, Notaries & Conveyancers
Standard Bank Chambers
P O Box 85, WINDHOEK

DEED OF TRANSFER

T	3534	/1989
---	------	-------

BE IT HEREBY MADE KNOWN:

THAT CAREL JACOBUS WICHARD VAN DER MERWE

appeared before me, Registrar of Deeds, at Windhoek, he the said Appearer, being duly authorised thereto by a Power of Attorney executed at KARIBIB on the 1st day of AUGUST 1989, by

GIDEON DANIEL RETIEF
Identity number : 290616 01 0037 8

(hereinafter styled the **TRANSFEROR**)

which power, witnessed in accordance with law, was exhibited to me on this day;



AND THAT APPEARER DECLARED THAT his said principal on the 1st August 1989 had truly and legally sold, and that he, in his capacity as Attorney aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

ERONGO MINING AND EXPLORATION COMPANY LIMITED

Company number : 85/102

(hereinafter styled the **TRANSFeree**)

Its Successors in Title or Assigns,

CERTAIN ERF NO. 113 (a portion of Erf No. 112), KARIBIB TOWNSHIP

SITUATE In the Municipality of Karibib
Registration Division "H"
South West Africa

EXTENT : 1738 (ONE SEVEN THREE EIGHT) square metres;

FIRST TRANSFERRED by Deed of Transfer No. T2353/1971 with Diagram No. A511/70 relating thereto and held by Deed of Transfer No. T3454/1986

- A. **SUBJECT** to the following conditions imposed by the Administrator for South West Africa in his Certificate dated 16 March 1955 issued by Section 22(7) of the Townships Ordinance 1928 (Ordinance No. 11 of 1928) and created in the said Deed of Transfer NO. T2353/1971, in the Afrikaans language, namely:-

TEN GUNSTE VAN DIE ADMINISTRATEUR:-

1. Buiten met die toestemming van die Administrateur en onderhewig aan sulke voorwaardes soos hy mag bepaal, mag hierdie erf nie verder onderverdeel word nie.

TEN GUNSTE VAN DIE MUNISIPALITEIT:-

2. Hierdie erf mag slegs vir woondoeleindes gebruik word.
3. Slegs een woonhuis met die nodige buitegeboue mag op hierdie erf opgerig word en die minimum bouwaarde van die woonhuis, uitgesonderd die buitegeboue, mag nie minder as R6 000,00 wees nie.
4. Die hoofgebou met voor of tergelykertyd met die buitgeboue opgerig word en die buitegeboue mag slegs deur die bona fide huisbediendes van die eienaar of die van sy huurder bewoon word.

5. Indien die Munisipaliteit te eniger tyd die straat sou aanlê teen 'n vlak wat verskil van die gemiddelde valk van die erf moet die eienaar op eie koste die nodige stutmure bou om te voorkom dat enige gedeelte van die erf in die straat val of omgekeerd. Die stutmure moet in beraadslaging met, en onderhewig aan die goedkeuring van die Munisipaliteit opgerig word.

B. **AND FURTHER SUBJECT to the following conditions imposed by the Council of the Municipality of Karibib for its own benefit and created in the said Deed of Transfer No. T2353/1971, in the Afrikaans language, namely:-**

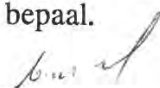
1. Tensy 'n hoofgebou en die nodige buitegeboue van ten minste R6 000,00 op die erf opgerig word binne twee jaar vanaf 5 Augustus 1970 het die Plaaslike Bestuur die reg om van die datum van verstryking van genoemde tydperk van twee jaar na sy goeddunke en in sy absolute diskresie van die eienaar jaarliks of half-jaarliks ooreenkomstig die bepalings van die Munisipale Ordonnansie (Ordonnansie 13 van 1963) betaling te eis van 'n bedrag gelykstaande aan die verbeteringsbelasting asof 'n hoofgebou en buitegeboue van gemelde waarde in werklikheid op die erf opgerig is.
2. Net een woonhuis vir een gesin tesame met die nodige buitegeboue mag op die erf opgerig word.
3. Geen skakelhuse of woonstelle mag op die erf opgerig word nie.
4. Die woonhuis op die erf mag nie deur meer as een gesin bewoon word nie.
5. Geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure of heinings, mag opgerig word nader as 5 meter van die straatlyn wat 'n grens van hierdie erf vorm nie of binne 3 meter van enige ander grense van die erf nie.
6. Buitegeboue en/of bediendekamers op die erf mag nie deur enigiemand bewoon word nie.
7. Op die erf mag nie na water geboor of gegrawe word nie.



8. Die natuurlike vloei van stormwater op die erf mag nie verlê of toegebou word sonder dat volmag daartoe vooraf van die Plaaslike Bestuur verkry is nie en dan slegs volgens sepsifikasie van die Stadsingenieur.
9. Geen melkery, huurstal, koeistal, abbatoir, varkhok of hinderlike bedryf hoegenaamd mag op die erf aangebring of bestuur word nie.

"Hinderlike bedryf" beteken 'n bedryf soos genoem in regulasie 1 (a) van Goewermentskennisgewing 141/1926 van 10 November 1926.

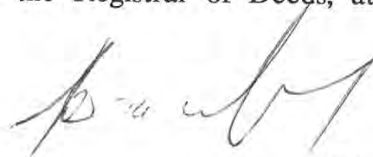
10. Geen beeste, varke, skape, bokke of trekdier mag op die erf aangehou word nie.
11. Die eienaar van hierdie erf is verplig om sonder enige vergoeding toe te laat dat waterpyple, stormwaterafvoerpype, rioolpype en bogrondse en ondergrondse elektriese kragtoevoerlyne oor die erf gelê of gespan word as dit nodig geag word deur die Plaaslike Bestuur en op so 'n wyse en in so 'n ligging soos daar van tyt tot tyd ooreengekom word, en om verder toe te laat dat materiaal wat uitgegrawe word gedurende konstruksie, instandhoudingswerk en verwydering van einge bovermelde materiaal tydelik op die aangrensende grond geplaas word. Dit sluit in die reg op toegang tot die erf te aale redelike tye vir die bovermelde doeleindes of vir verbandhoudende werk onderhewig daaraan dat die Plaaslike Bestuur vergoeding moet betaal vir enige skade wat aangebring word in die uitvoering van enige sodanige werk.
12. Behalwe om 'n gebou op te rig op die erf mag nóg die eienaar nóg enige ander persoon enige stene, teëls, erdepype of enige ander dergelike artikel op die erf vervaardig nie.
13. Die hoofgebou wat 'n voltooide gebou moet wees en nie een wat gedeeltelik opgerig is en eers later voltooi sal word nie, moet gelyktydig met of voor die buitgeboue opgerig word.
14. Indien 'n erf omhein of op 'n ander wyse toegemaak word, moet die omheining of ander omheiningsmateriaal opgerig en onderhou word tot bevrediging van die Plaaslike Bestuur.
15. Indien die erf aan meer as een straat front mag toegang tot die erf slegs verkry word vanaf die straat wat die Plaaslike Bestuur bepaal.



WHEREFORE the Appearer, renouncing all the Right and Title 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 TRANSFEREE, Its Successors in Title or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights; and finally acknowledging the TRANSFEROR to have been satisfactorily paid the whole of the purchase price amounting to the sum of R110 000,00.

IN WITNESS whereof I, the said Registrar, together with the Appearer, q.q.; have subscribed to these Presents, and have caused the Seal of Office to be affixed hereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds, at WINDHOEK, on 1989 -09- 27



q.q.

In my presence,



REGISTRAR OF DEEDS

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