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TOWN & REGIONAL PLANNERS

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Our reference: 228/07-456K

Date: 15 November 2021

ERVEN 456 TO 463 KARIBIB: SUBDIVISION AND REZONING APPLICATION

- Rezoning from "Single Residential" (1:600m²) to "Single Residential" (1:300m²).
- Subdivision of each erf into 2 portions (Portion 1 and the Remainder).

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
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- Annexure A: Prescribed form
- Annexure B: Topographic survey
- Annexure C: Locality and sketch plans
- Annexure D: Conditions to be registered
- Annexure E: Special power of attorney
- Annexure F: Copy of company particulars and company resolution
- Annexure H: Transfer agreement

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](https://www.google.com/maps/place/21°56'17.1\)

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.

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Town Planner
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Applicant

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1. Introduction

Erven 456 to 463 Karibib (the site) are “Single Residential” zoned plots situated between School Street and an unnamed street. Each erf contain two detached dwelling units 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 properties. It is therefore desirable to subdivide each erf into 2 portions, with each portion containing a dwelling unit. Rezoning is required to permit the proposed subdivisions in terms of the Karibib Zoning Scheme.

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

- [1] **Subdivision of Erven 456 to 463 Karibib, each erf into 2 portions (Portion 1 and the Remainder)** 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 Erven 456 to 463 Karibib from “Single Residential” with a density of 1:600m² 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 and;
- [3] That a 7.5% endowment fee be charged against new portions only (being Portion 1) of total amount N\$18,825-00 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.

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.

Erven 456 to 463 Karibib contain two (2) detached dwelling units on each erf that are occupied by two (2) different employees and their families. The intention is to subdivide each erf so that a total of sixteen (16) dwelling units can be sold separately.

3. Site description

Table 1 provides a description of Erven 456 to 463 Karibib in terms of its location, size, zoning and land use followed by site photos of the property.

Table 1: Erven 456 to 463 Karibib property description.

Registered Name(s)	Erven 456, 457, 458, 459, 460, 461, 462 and 463 Karibib
Size	Erf No. 456 = 1000m ² Erf No. 457 = 1000m ² Erf No. 458 = 1000m ² Erf No. 459 = 1150m ² Erf No. 460 = 1150m ² Erf No. 461 = 1000m ² Erf No. 462 = 1000m ² Erf No. 463 = 1000m ²
Street Address	Between School Street and an unnamed street
Location	See Locality Plan (<i>Annexure C</i>). GPS Co-ordinates: <u>21°56'14.1"S 15°51'39.4"E</u>
Current Zoning	Single Residential
Density	One dwelling unit per 600m ² (1:600m ²)
Bulk Factor	Not applicable
Land Use	Each erf contain 2x Dwelling Units
Local Authority Area	Karibib Town Council
Site Analysis	The site has a moderate downward slope to the North. All sites have a rectangular shape, making it easy and ideal to subdivide for housing.

The sites are situated in an established residential area in Karibib. The proposed rezoning and subdivision to create freehold title detached housing will not change the status quo of the sites, and therefore will not have a negative impact on the surrounding neighbours. With the proposed development, the residential character is strengthened by granting more

people access to home-ownership. Figure 1 and Figure 2 below show the locality and zoning of the erven.



Figure 1: Aerial view of Erven 456 to 463 Karibib (Date: 9 May 2021).

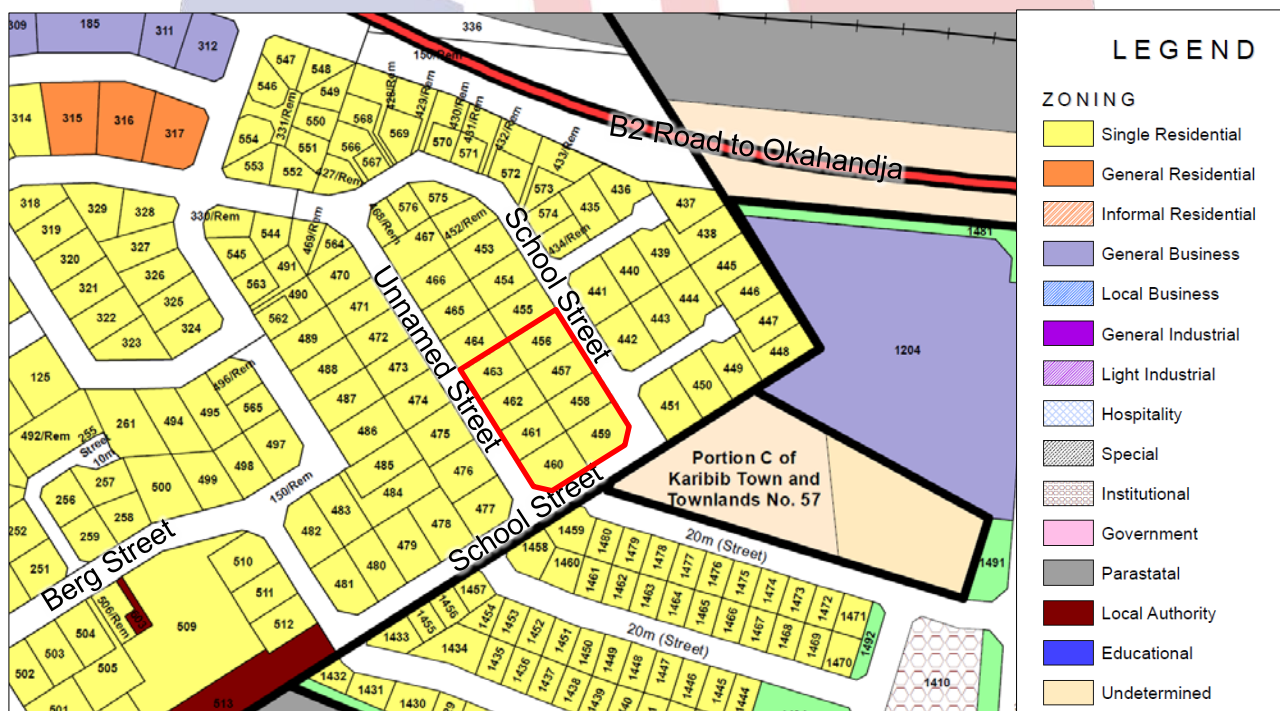


Figure 2: Zoning of Erven 456 to 463 Karibib and surrounding properties.

The sites were visited in August 2021. Table 2 and Table 3 contain site photo's of each erf and how the dwelling units receives access.

Table 2: Photo's of Erven 456 to 459 Karibib from the adjacent streets.







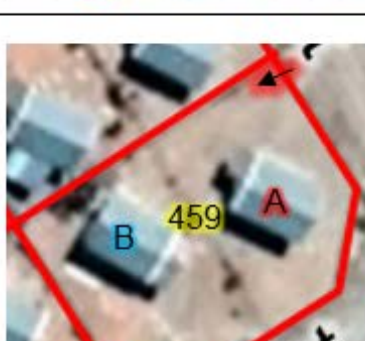








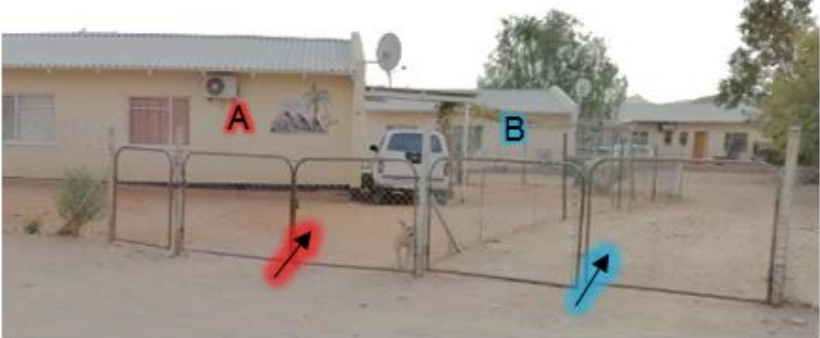
Aerial view of site	Photo's
	
	
	
	

Table 3: Photo's of Erven 460 to 463 Karibib from the adjacent streets.

Aerial view of site	Photo's of the site from the adjacent street
	
	
	
	

From the photos above, it can be seen that all dwelling units are detached and that sufficient access is given to the sixteen (16) dwelling units situated on Erven 456 to 463 Karibib. The shape of the erven and placement of the dwelling units, make the erven easy and viable to rezone and subdivide in order to achieve minimum erf sizes of 300m².

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)

Erven 456 to 463 Karibib was included in a 2004 transfer agreement between AngloGold Namibia (Pty) Ltd (85/102) and the Karibib Town Council (**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 subdivisions/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 12).
 - The creation of additional erven will increase the monthly income from rates, taxes and service charges.

In conclusion, the proposed subdivisions/rezoning are 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 subdivisions are based on a topographic survey of the site as provided in **Annexure B**. It is recommended to subdivide each erf into Portion 1 and the Remainder as shown in Figure 3 and **Annexure C**. The proposed new portion sizes of each erf are provided in Table 1 to Table 11.

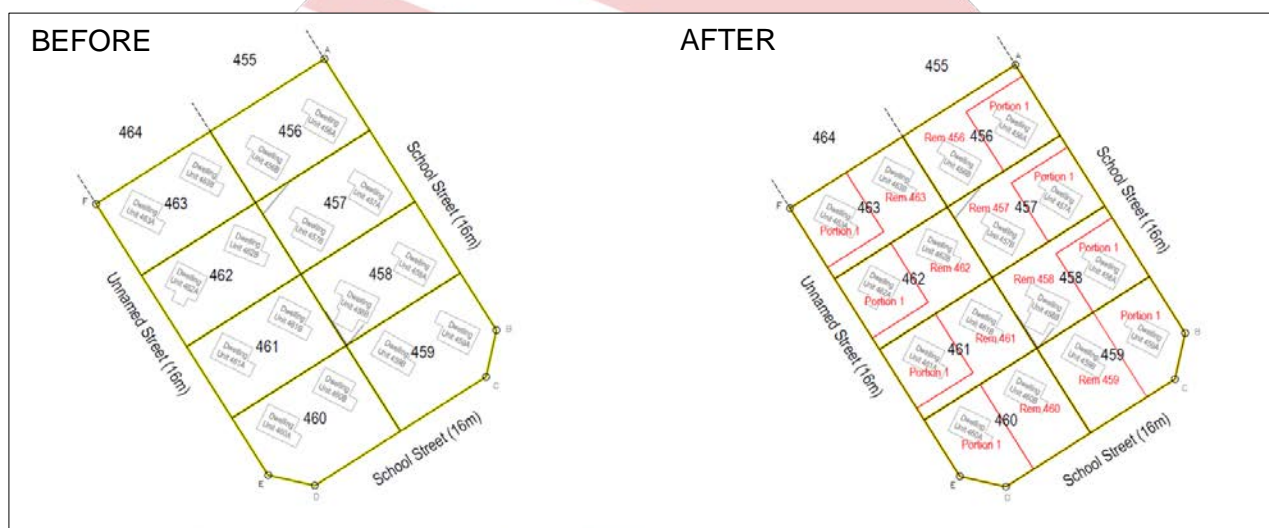


Figure 3: Erven 456 to 463 Karibib before and after the proposed subdivision.

Table 4: Erf 456 Karibib proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1 (a portion of Erf 456)	Dwelling Unit 456A	420m ²
Remainder Erf 456 Karibib	Dwelling Unit 456B	580m ²
Total	-	1000m²

Table 5: Erf 457 Karibib proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1 (a portion of Erf 457)	Dwelling Unit 457A	417m ²
Remainder Erf 457 Karibib	Dwelling Unit 457B	583m ²
Total	-	1000m²

Table 6: Erf 458 Karibib proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1 (a portion of Erf 458)	Dwelling Unit 458A	416m ²
Remainder Erf 458 Karibib	Dwelling Unit 458B	584m ²
Total	-	1000m²

Table 7: Erf 459 Karibib proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1 (a portion of Erf 459)	Dwelling Unit 459A	548m ²
Remainder Erf 459 Karibib	Dwelling Unit 459B	602m ²
Total	-	1150m²

Table 8: Erf 460 Karibib proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1 (a portion of Erf 460)	Dwelling Unit 460A	545m ²
Remainder Erf 460 Karibib	Dwelling Unit 460B	605m ²
Total	-	1150m²

Table 9: Erf 461 Karibib proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1 (a portion of Erf 461)	Dwelling Unit 461A	416m ²
Remainder Erf 461 Karibib	Dwelling Unit 461B	584m ²
Total	-	1000m²

Table 10: Erf 462 Karibib proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1 (a portion of Erf 462)	Dwelling Unit 462A	418m ²
Remainder Erf 462 Karibib	Dwelling Unit 462B	582m ²
Total	-	1000m²

Table 11: Erf 463 Karibib proposed subdivision schedule.

Land Parcel	Improvements	Area
Portion 1 (a portion of Erf 463)	Dwelling Unit 463A	418m ²
Remainder Erf 463 Karibib	Dwelling Unit 463B	582m ²
Total	-	1000m²

The main purpose of the development is to allow the current tenants (employed by Navachab Mine) to take transfer of the individual freehold erven in order to become homeowners. Rezoning the site will justify current and future residential land uses on minimum

300m² sized erven and the subdivision is achievable as each site is large enough to be subdivided to create Portion 1 and Remainder.

With regards to traffic generation and access, the status quo on-site remains the same. No additional trip generation is created as the only change is to formalise the sites so that their spatial and legal status reflects the status quo on site.

All parking requirements will be provided on-site in terms of the Karibib Zoning Scheme.

There are existing services on-site for all dwelling units. Navachab Mine will make suitable arrangements with the Local Authority and Erongo RED if the relocation of on-site services and connections are necessary. The payment of a once-off 7.5% endowment fee is applicable to compensate for the provision of services to more than one dwelling unit.

In conclusion, the proposed subdivision/rezoning is considered achievable.

7. Legislation Overview

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

- Karibib Zoning Scheme (see page 12);
- Urban and Regional Planning Act of 2018 (see page 12);
- Endowment Fee (see page 12);
- Betterment Fee (see page 13);
- Environmental Management Act of 2007 (see page 14).

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 all new portions (being Portion 1).

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 12: Determination of endowment payable to the Karibib Town Council.

Land Parcel	Area	Municipal Land Value ¹	7.5% Endowment Fee ²
Portion 1 (a portion of Erf 456)	420m ²	N\$29,300-00	N\$2,197-50
Portion 1 (a portion of Erf 457)	417m ²	N\$29,100-00	N\$2,182-50
Portion 1 (a portion of Erf 458)	416m ²	N\$29,000-00	N\$2,175-00
Portion 1 (a portion of Erf 459)	548m ²	N\$38,200-00	N\$2,865-00
Portion 1 (a portion of Erf 460)	545m ²	N\$38,000-00	N\$2,850-00
Portion 1 (a portion of Erf 461)	416m ²	N\$29,000-00	N\$2,175-00
Portion 1 (a portion of Erf 462)	418m ²	N\$29,200-00	N\$2,190-00
Portion 1 (a portion of Erf 463)	418m ²	N\$29,200-00	N\$2,190-00
Total	3598m²	N\$251,000-00	N\$18,825-00

All Remainder portions are exempt from endowment.

In conclusion, it is recommended that the Karibib Town Council charges a 7.5% endowment against all new portions (being Portion 1) which amounts to a total of **N\$18,825-00**. This amount becomes payable prior to registration of Portion 1 at the Deeds Office.

7.4. Betterment Fee

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

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.

7.5. 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 subdivisions/rezoning will be evaluated in terms of the following policies/guidelines:

- Karibib Strategic Plan (see page 14);
- Draft Karibib Urban Structure Plan (see page 15);
- ALAN Panhandle Guidelines (see page 15);
- Ministerial Town Planning Standards and Urban Design Guidelines (see page 15).

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 13 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 13: 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.
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 outside the extended CBD which support residential densities of 1:450m² (KTC, 2016:54). The proposed subdivision will generally meet this residential density as the erven contain two dwelling units on areas ranging between 1000m² to 1150m² so a theoretical density of 1:450m² can be achieved.

However, due to the location of the existing buildings and the need to create a panhandle, some portions will be less than 450m² in area, hence the need to rezone to a density of 1:300m² to permit the proposed subdivision.

Generally, the plan calls for the overall densification of the town, therefore, the proposed subdivision/rezoning will generally meet this spatial objective.

8.3. ALAN Panhandle Guidelines

With the subdivision of Erven 456 to 463 Karibib, six (6) Remainder portions will be accessed via panhandles, while the two (2) corner properties' Remainder portions will be accessed directly from the street. Thus, the ALAN Panhandle Guidelines apply to Erven 456, 457, 458, 461, 462 and 463.

The ALAN Panhandle Guidelines was adopted as policy guidelines for panhandle widths in residential subdivisions. Proposed minimum widths are recommended to avoid a situation where a panhandle is too narrow to accommodate a vehicle. The proposed widths are provided in Table 14

Table 14: Proposed width of panhandles versus distance and number of dwelling units.

	Dwelling Units			
Distance	1	2	≥3 to 6	≥7
≤30 m	4 m	4 m	5 m	6 m

In this case, the panhandles are ±20 metres in length and serve 1 dwelling unit each, and therefore a panhandle width of 4 metres complies with the ALAN Panhandle Guidelines.

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 15.

Table 15: 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.

Policy Directives	Evaluation
2. Street Layout and Street Widths	Not applicable. The proposed subdivision/rezoning does not create a street. The existing road reserve is wide enough (16 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.
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 each erf.
- Regulation 12(b): Notice at the Local Authority.
- Regulation 10(4): Notice to neighbouring landowners as illustrated in Figure 4 below.

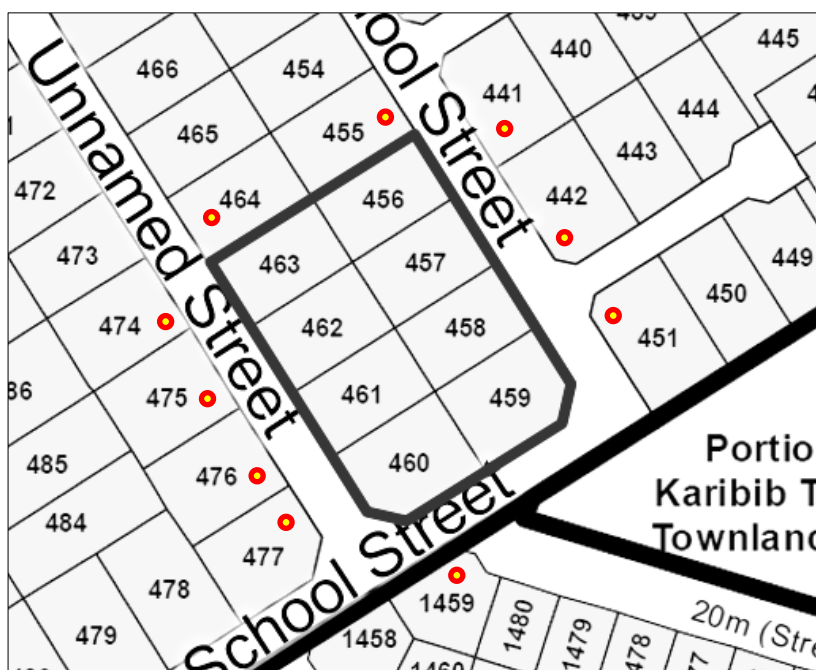


Figure 4: Neighbouring landowners to be notified.

The occupants of Erven 456 to 463 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 Erven 456 to 463 Karibib, has appointed Stewart Planning to apply for the rezoning of the erven from “Single Residential” with a density of 1:600m² to “Single Residential” with a density of 1:300m² and subsequent subdivision of each erf into 2 portions (Portion 1 and the Remainder) as indicated in Figure 3 on page 10.
- 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.
- Erven 456 to 463 Karibib are “Single Residential” plots each containing two (2) detached dwelling units that are currently occupied by company employees.
- 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 new portions only (being Portion 1) to compensate the Local Authority for the increased impact on services as discussed on page 12.
- 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 Erven 456 to 463 Karibib, each erf into 2 portions (Portion 1 and the Remainder)** 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 Erven 456 to 463 Karibib from “Single Residential” with a density of 1:600m² 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 and;
- [3] That a 7.5% endowment fee be charged against new portions only (being Portion 1) of total amount N\$18,825-00 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.

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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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.

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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. 456 Karibib
Erf No. 457 Karibib
Erf No. 458 Karibib
Erf No. 459 Karibib
Erf No. 460 Karibib
Erf No. 461 Karibib
Erf No. 462 Karibib
Erf No. 463 Karibib**

4. Approximate sizes of the land and new portions:
Each erf to be subdivided into 2 portions:

Portion 1 (a portion of Erf 456 Karibib):	420m²
Remainder Erf 456 Karibib:	580m²
Total Size:	1000m²

Portion 1 (a portion of Erf 457 Karibib):	417m²
Remainder Erf 457 Karibib:	583m²
Total Size:	1000m²

Portion 1 (a portion of Erf 458 Karibib): 416m²
Remainder Erf 458 Karibib: 584m²
Total Size: 1000m²

Portion 1 (a portion of Erf 459 Karibib): 548m²
Remainder Erf 459 Karibib: 602m²
Total Size: 1150m²

Portion 1 (a portion of Erf 460 Karibib): 545m²
Remainder Erf 460 Karibib: 605m²
Total Size: 1150m²

Portion 1 (a portion of Erf 461 Karibib): 416m²
Remainder Erf 461 Karibib: 584m²
Total Size: 1000m²

Portion 1 (a portion of Erf 462 Karibib): 418m²
Remainder Erf 462 Karibib: 582m²
Total Size: 1000m²

Portion 1 (a portion of Erf 463 Karibib): 418m²
Remainder Erf 463 Karibib: 582m²
Total Size: 1000m²

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 sixteen houses or dwelling units on eight erven 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 erven are zoned "Single Residential" with a density of 1 dwelling unit per 600m² (i.e a minimum erf size of 600m²) in terms of the Karibib Zoning Scheme. The erven will be rezoned to a density of 1:300m² to permit the subdivisions.
- 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 boundaries create panhandle access and follow the existing fence boundaries.
14. Motivate the size of the new erven or portions of land in relation to the surrounding areas:
Many erven in this neighbourhood contain two houses, therefore, the proposed subdivision will formalise this existing situation. The subdivision is not expected to negatively affect neighbourhood amenity.
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.
Some buildings will be within 3 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

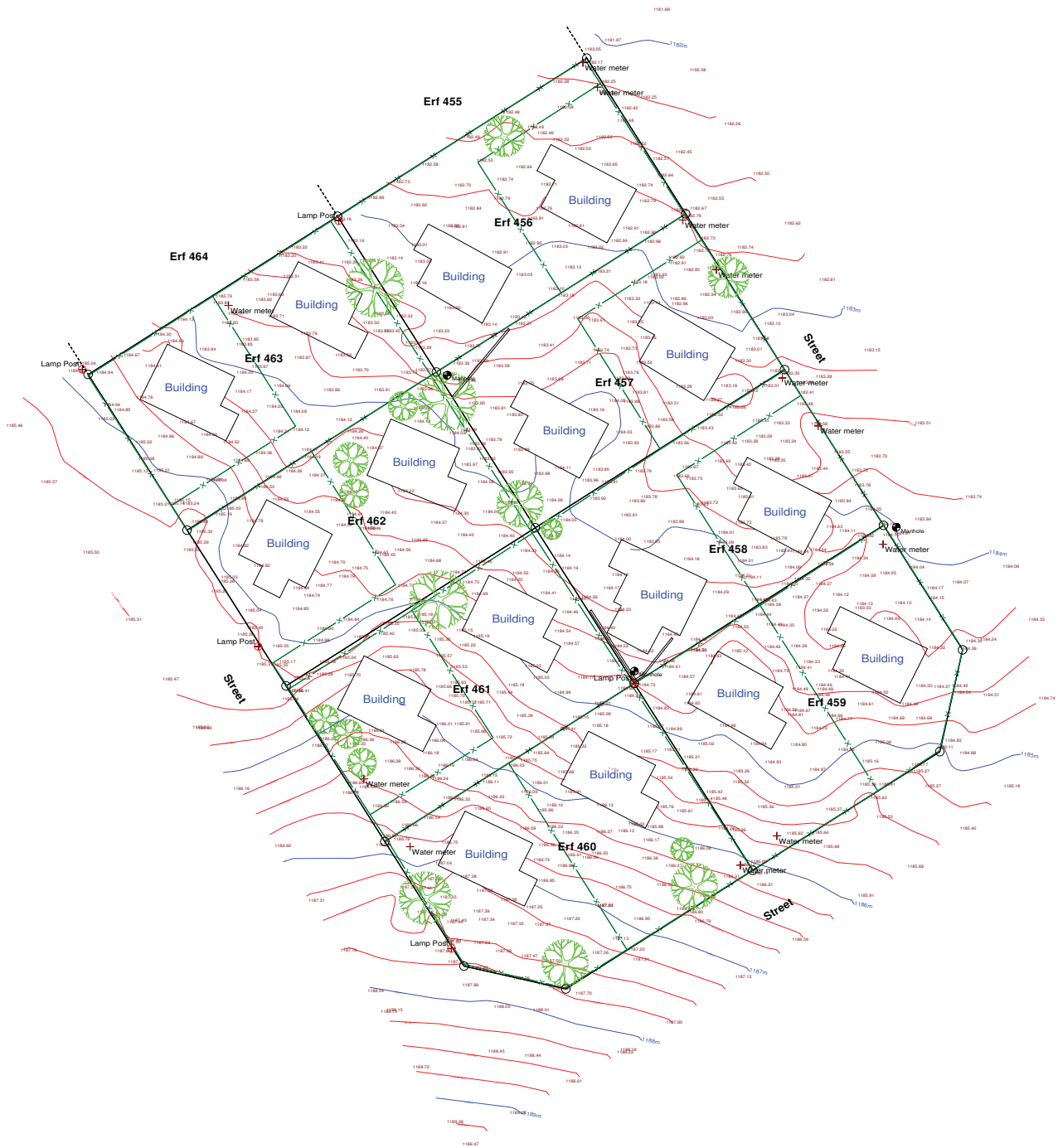
* Delete whichever is not applicable.

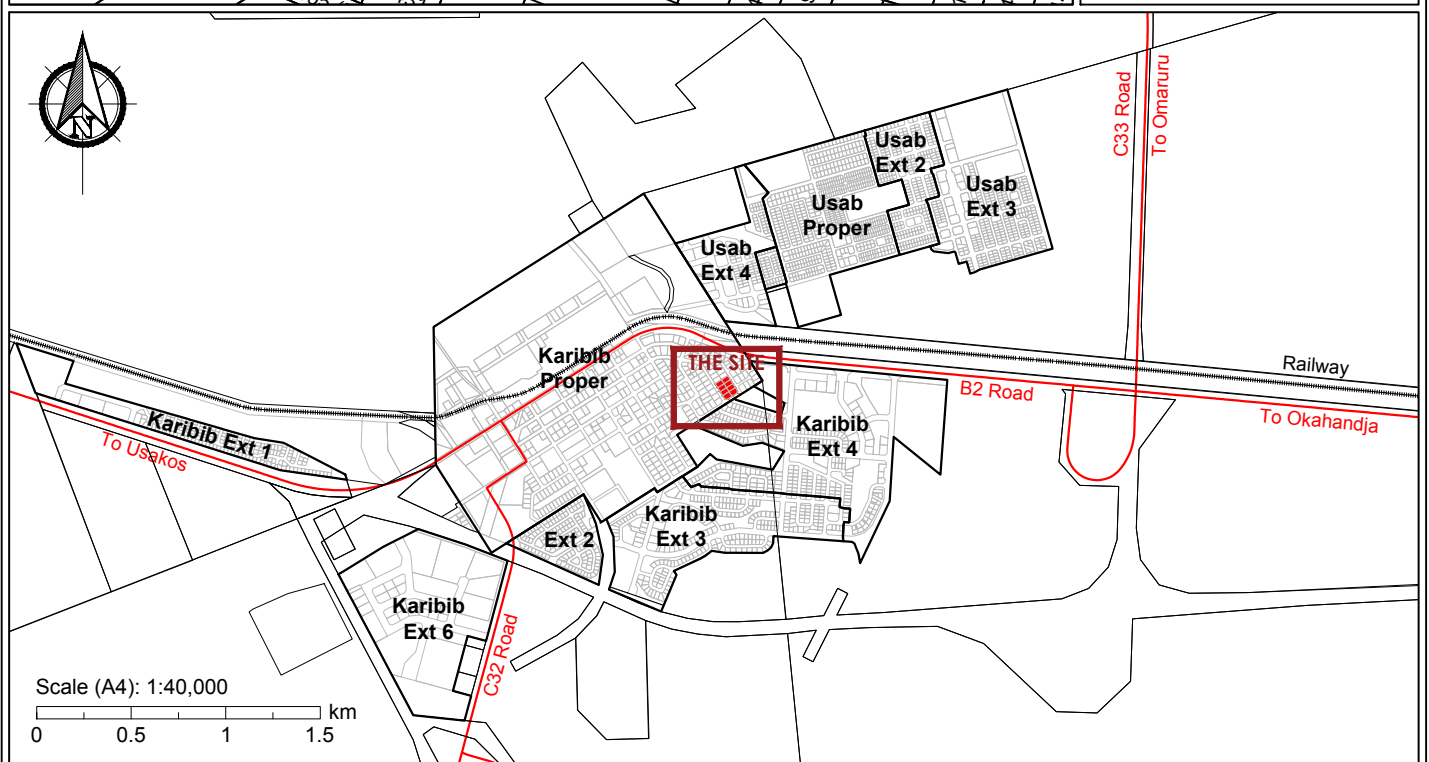
15 November 2021

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Date

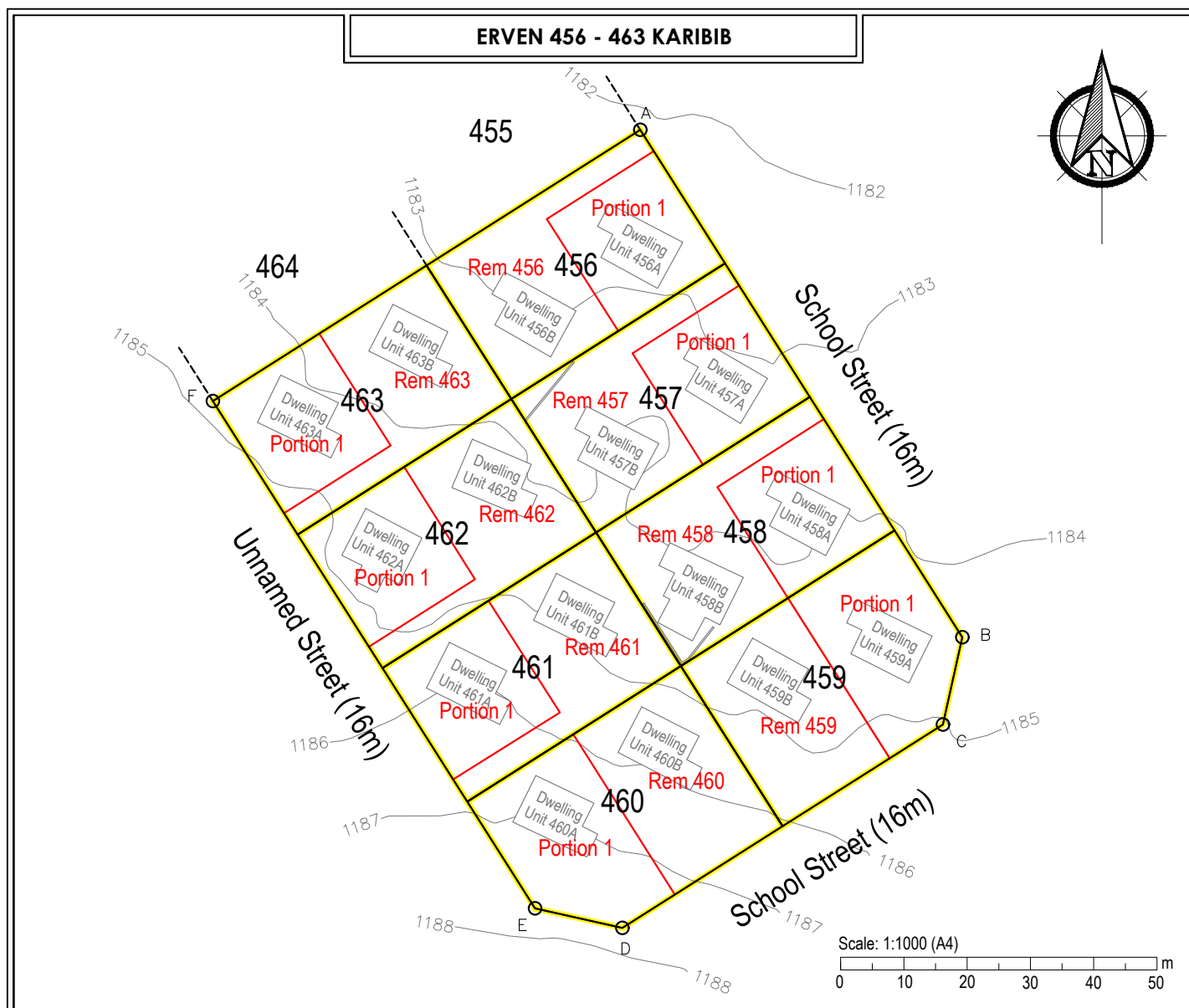
Note: The final date for submission of this application form is the scheduled meeting day of the previous month.

Contour & Detail Survey
Erf 456 - 563 Karibib





DWG NO:	228/07-456K-LP	TITLE:	LOCALITY PLAN: ERVEN 456 - 463 KARIBIB		
DATE:	01 OCT 2021		Situated between School and an Unnamed Street		
SCALE:	AS SHOWN				
DRAWN:	JN OTTO	Version: V1	otto@sp.com.na	064 280 773	 STEWART PLANNING TOWN & REGIONAL PLANNERS

**PROPOSED SUBDIVISIONS (x8):**

The figure: A B C D E F represents erven numbered 456 to 463 Karibib, each to be subdivided into 2 portions as set out in the schedule below:

SCHEDULE		
Land Parcel	Improvements	Area (m ²)
Portion 1 (a portion of Erf 456)	Dwelling Unit 456A	420
Remainder Erf 456 Karibib	Dwelling Unit 456B	580
Portion 1 (a portion of Erf 457)	Dwelling Unit 457A	417
Remainder Erf 457 Karibib	Dwelling Unit 457B	583
Portion 1 (a portion of Erf 458)	Dwelling Unit 458A	416
Remainder Erf 458 Karibib	Dwelling Unit 458B	584
Portion 1 (a portion of Erf 459)	Dwelling Unit 459A	548
Remainder Erf 459 Karibib	Dwelling Unit 459B	602
Portion 1 (a portion of Erf 460)	Dwelling Unit 460A	545
Remainder Erf 460 Karibib	Dwelling Unit 460B	605
Portion 1 (a portion of Erf 461)	Dwelling Unit 461A	416
Remainder Erf 461 Karibib	Dwelling Unit 461B	584
Portion 1 (a portion of Erf 462)	Dwelling Unit 462A	418
Remainder Erf 462 Karibib	Dwelling Unit 462B	582
Portion 1 (a portion of Erf 463)	Dwelling Unit 463A	418
Remainder Erf 463 Karibib	Dwelling Unit 463B	582

EXPLANATORY NOTES

- Proposed subdivisions are subject to the approval from the following relevant authorities:
 - Local Authority (Karibib Town Council)
 - Urban and Regional Planning Board
- Erven 457 to 463 Karibib are zoned "Single Residential" with a residential density of 1 dwelling unit per 600m² (1:600m²) in terms of the Karibib Zoning Scheme.
- Erven 457 to 463 Karibib will be rezoned to a density of 1:300m² to permit the proposed subdivisions.
- All land parcels are at least 300m² in size.
- Access will be taken from School Street and/or an Unnamed Street either directly or via a panhandle.
- All panhandles are at least 4 metres wide.
- All measurements and sizes are approximate.
- Contours and existing improvements surveyed by Namib Geomatics Technologies CC.
- Contour interval: 1 metre.

DWG NO:	228/07-456K-SP
DATE:	19 OCT 2021
SCALE:	1:1000 (A4)
DRAWN:	JN OTTO

TITLE:	SUBDIVISION PLAN: ERVEN 456-463 KARIBIB Proposed 8x subdivisions, each into 2 portions		
Version: V3	otto@sp.com.na	064 280 773	

CONDITIONS TO BE REGISTERED

It is recommended that the conditions registered against Erven 456 to 463 Karibib be cancelled and the following conditions be registered against all Portion 1 and the Remainders:

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:**

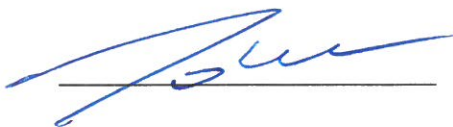
ORDINARY RESOLUTION NO 1: APPROVE THE APPOINTMENT OF A TOWN PLANNER FOR THE SUBDIVISION, CONSOLIDATION AND SECTIONALIZATION OF IDENTIFIED PLOTS.

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 - BIPACOMPANIES 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

Date 22/07/2021

Tel: +264 - 61 - 429850

Fax: +264 - 61 - 429855

VAT No.: 3622147015

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								
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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												
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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																													
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7.	KRUCZA 24/26, 00-526 WARSAW, POLAND																													
8.	KRUCZA 24/26, 00-526 WARSAW, POLAND																													
9.	silvia.kurz@lbcommsserv.com																													
10.	061-429850																													
11.	POLISH																													
12.	BUSINESS ADMINISTRATOR																													
13.	NO																													
14.	NO CHANGE																													

1.	KAHUA																													
2.	ELIAS																													
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(b)	DIRECTOR																													
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7.	FARM NO.58, NAVACHAB, KARIBIB, NAMIBIA																													
8.	P.O BOX 150, KARIBIB, NAMIBIA																													
9.	silvia.kurz@lbcommsserv.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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(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@lbcommsserv.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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5.(a)	18/10/2019																													
(b)	DIRECTOR																													
6.	VILLA 27, AL NASSRIYA, QATAR																													
7.	QOREDOO TOWER, DIPLOMATIC AREA STREET, DOHA, QATAR																													
8.	P.O BOX 23224, DOHA, QATAR																													
9.	silvia.kurz@lbcommsserv.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

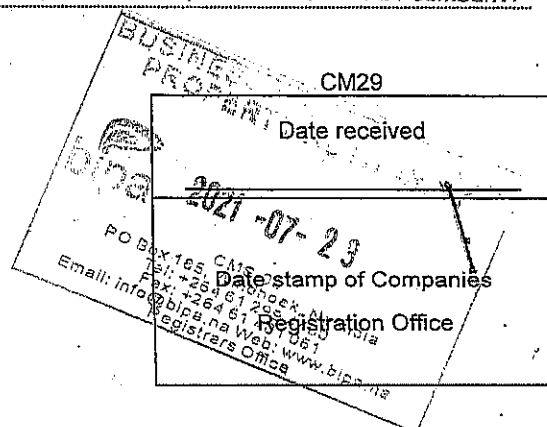
Dated 22 JULY 2021

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.															
7.															
8.															
9.															
10.															
11.															
12.															
13.															
14.															
15.															

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

LORENTZ & BONE

LEGAL PRACTITIONERS, NOTARIES PUBLIC AND CONVEYANCERS

12th & 13th FLOORS FRANS INDONGO
GARDENS
BÜLOW STREET
WINDHOEK
NAMIBIA



TELEPHONE (+264)(061) 273-600
WRITER'S TELEPHONE 273-636
FACSIMILE (+264)(061) 22-4529
P.O. BOX 85, WINDHOEK
NAMIBIA

Writer's E-Mail : mcc@lorentz.com.na

YOUR REF.

OUR REF.

MC/wh/S04437

13 July 2004

THE MUNICIPAL COUNCIL OF KARIBIB
PO BOX 19
KARIBIB

Dear Sirs,

RE: TRANSFER : MUN COUNCIL OF KARIBIB / ANGLOGOLD NAMIBIA (PTY) LTD

PROPERTY : 29 ERVEN IN KARIBIB

We refer to the above matter and hereto annex the following documents for signature by the authorised persons, as indicated.

POWER OF ATTORNEY
DECLARATION BY SELLER
APPLICATION ITO SECTION 43(1)
APPLICATION ITO SECTION 31B

Kindly return the signed documents to us in due course.

Yours faithfully,
LORENTZ & BONE

COLEMAN, M. (MRS)

PARTNERS: GJ HINRICHSSEN, HFE RUPPEL, EHT ANGULA, CJW VAN DER MERWE, HD BOSSAU, M COLEMAN,
E VISSER, GF KOPPLINGER, EM ANGULA, M BOTTGER, WD WOHLERS
ASSOCIATES: CHJ VISSER
CONSULTANT: JS KIRKPATRICK, S.C.

PLEASE ADDRESS ALL CORRESPONDENCE TO P.O. BOX 85, WINDHOEK, NAMIBIA
GENERAL E-MAIL ADDRESS - mailin@lorentz.com.na

Prepared by me

CONVEYANCER
COLEMAN, M.**POWER OF ATTORNEY TO MAKE TRANSFER**

I/We, the undersigned,

FRANS !AOXAMUB and LOURENS HOESEB in our respective capacities as Mayor and Chief Executive Officer and duly authorised by the Municipal Council of Karibib in terms of Section 30(4) and 31(1) of the Local Authorities Act 1992 (Act 23 of 1992)

do hereby appoint

CLAUS JÜRGEN HINRICHSSEN and/or CAREL JACOBUS WICHARD VAN DER MERWE and/or MARINDA COLEMAN and/or ELIZE MUTALENI ANGULA and/or ELMARIE VISSER

with power of substitution to be my/our true and lawful attorney and agent to appear before the **REGISTRAR OF DEEDS at WINDHOEK** and there to make transfer to

ANGLOGOLD NAMIBIA (PROPRIETARY) LIMITED
COMPANY NUMBER : 85/102

- | | | | |
|----|------------------|---|---|
| 1. | CERTAIN | : | ERF No. 136 (a Portion of Erf No. 112), KARIBIB |
| | SITUATE | : | In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION |
| | IN EXTENT | : | 7275 (Seven Thousand Two Hundred and Seventy Five) Square metres |
| | HELD BY | : | Certificate of Amended Title on Consolidation No. T. 1157/1955 |
| 2. | CERTAIN | : | ERF No. 456 (a Portion of Remaining Extent of Erf No. 150), KARIBIB |
| | SITUATE | : | In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION |
| | IN EXTENT | : | 1000 (One Thousand) Square metres |
| | HELD BY | : | Certificate of Substituted Title No. T. 1154/1955 |

3. CERTAIN : ERF No. 457 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1000 (One Thousand) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
4. CERTAIN : ERF No. 458 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1000 (One Thousand) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
5. CERTAIN : ERF No. 459 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1150 (One Thousand One Hundred and Fifty) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
6. CERTAIN : ERF No. 460 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1150 (One Thousand One Hundred and Fifty) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955

7. CERTAIN : ERF No. 461 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1000 (One Thousand) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
8. CERTAIN : ERF No. 462 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1000 (One Thousand) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
9. CERTAIN : ERF No. 463 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1000 (One Thousand) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
10. CERTAIN : ERF No. 466 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1000 (One Thousand) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955

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11. CERTAIN : ERF No. 474 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1057 (One Thousand and Fifty Seven) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
12. CERTAIN : ERF No. 475 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1133 (One Thousand One Hundred and Thirty Three) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
13. CERTAIN : ERF No. 476 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1133 (One Thousand One Hundred and Thirty Three) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
14. CERTAIN : ERF No. 477 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1083 (One Thousand and Eighty Three) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955

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15. CERTAIN : ERF No. 478 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1250 (One Thousand Two Hundred and Fifty) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
16. CERTAIN : ERF No. 479 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1250 (One Thousand Two Hundred and Fifty) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
17. CERTAIN : ERF No. 480 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1066 (One Thousand and Sixty Six) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
18. CERTAIN : ERF No. 481 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1210 (One Thousand Two Hundred and Ten) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955

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19. CERTAIN : ERF No. 482 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1210 (One Thousand Two Hundred and Ten) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
20. CERTAIN : ERF No. 483 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1066 (One Thousand and Sixty Six) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
21. CERTAIN : ERF No. 484 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1337 (One Thousand Three Hundred and Thirty Seven) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
22. CERTAIN : ERF No. 485 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1163 (One Thousand One Hundred and Sixty Three) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955

23. CERTAIN : ERF No. 486 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1276 (One Thousand Two Hundred and Seventy Six) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
24. CERTAIN : ERF No. 487 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1139 (One Thousand One Hundred and Thirty Nine) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
25. CERTAIN : ERF No. 510 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1163 (One Thousand One Hundred and Sixty Three) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955
26. CERTAIN : ERF No. 511 (a Portion of Remaining Extent of Erf No. 150), KARIBIB
- SITUATE : In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION
- IN EXTENT : 1000 (One Thousand) Square metres
- HELD BY : Certificate of Substituted Tile No. T. 1154/1955

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27. **CERTAIN** : **ERF No. 512 (a Portion of Remaining Extent of Erf No. 150), KARIBIB**
- SITUATE** : **In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION**
- IN EXTENT** : **1000 (One Thousand) Square metres**
- HELD BY** : **Certificate of Substituted Tile No. T. 1154/1955**
-
28. **CERTAIN** : **ERF No. 513 (a Portion of Remaining Extent of Erf No. 150), KARIBIB**
- SITUATE** : **In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION**
- IN EXTENT** : **1040 (One Thousand and Forty) Square metres**
- HELD BY** : **Certificate of Substituted Tile No. T. 1154/1955**
-
29. **CERTAIN** : **ERF No. 575 (a Portion of Erf No. 452), KARIBIB**
- SITUATE** : **In the Municipality of KARIBIB
Registration Division "H"
ERONGO REGION**
- IN EXTENT** : **597 (Five Hundred and Ninety Seven) Square metres**
- HELD BY** : **Certificate of Registered Title still to be registered ***

Which properties were sold on the 28th MAY 2004 for the total amount of N\$41 500,00 and to transfer the said properties in full and free property to the said purchaser/s and to renounce all the right, title and interest which the Transferor theretofore had in and to the said properties, to do whatsoever shall be necessary as effectively and I/we could do if personally present and hereby promising to ratify and confirm all that my/our attorney shall lawfully do by virtue hereof.

SIGNED at KARIBIB on this 29 day of September 2004;

AS WITNESSES:

1.



2.



