

Municipality of Grootfontein



C.E.O's
Office

15/4/4/2

Ref. No.

P.O Box 23
Tel: (067) 243101
Fax: (067) 242930
Grootfontein
Namibia

Enquiries: Mr. Lungameni

27 May 2019

Ministry of Urban and Rural Development
Private Bag 13289
Windhoek,
Namibia

Dear Sir/Madam

SUBDIVISION OF ERF R/901 OMULUNGA EXTENSION 2 INTO PORTION A AND THE REMAINDER. REZONING OF ERF R/901 OMULUNGA EXTENSION 2 BE REZONED FROM PUBLIC OPEN SPACE TO BUSINESS REZONING

This letter serves to inform you on the outcome of the Council meeting held on 27th March 2018, MC/M 27/02/2018 (**item No: 27**). After deliberations the Council resolved:

- ❖ *Subdivision of Erf R/901 into Portion A and the Remainder (Portion A to be reserved for Public Open Space) be approved; (NB: R901 will be changed to business)*
- ❖ *Rezoning of Erf R/901 Omulunga be rezoned from Public open space to business be approved and for*
- ❖ *Ritta Khiba Planning Consultant to launch all the necessary environmental and town planning applications on behalf of the Ephraim Simson, client of Grootfontein Municipality*

For further enquiries please do not hesitate to contact the Town Planning Office.

Faithfully yours,

A.G. Ameb
Acting Chief Executive Officer



CC: Ritta Khiba Planning Consultant cc
P.O. Box 22543
Windhoek, Namibia

All official correspondences must be addressed to the Chief Executive Officer

MUNICIPALITY OF GROOTFONTEIN

MINUTES OF AN ORDINARY COUNCIL MEETING SCHEDULED FOR TUESDAY, 27
FEBRUARY 2018 AT 10:00 HELD ON TUESDAY, 27
MARCH 2018 IN THE COUNCIL CHAMBER.

PRESENT:

COUNCILLORS:

1. Hon. A. Haimene (Chairperson)
2. Hon. E. Tsanigab
3. Hon. ME. Shinyemba
4. Hon. Councillor. O. Tjikuua
5. Hon. Councillor. V.M. Hausiku
6. Hon. E. Taukuheke
7. Hon. P. Gaweses

PERSONNEL:

SE'S

1. Mr. CK. Kariko (Chief Executive Officer)
2. Mr. A. Ameb (Properties)
3. Mr. I. Hainghumbi (Finance & Information Technology)
4. Mr. M. Le Roux (Technical Services & Town Planning)
5. Ms. K. Mize (Environment Health)
6. Ms. Sarie Hangara (HR & CC)

PRO: Mr. L. Salomo

ABSENT:

There were no absenteeism

COPY TYPIST:

Ms. I. Roodt

26. **A BY-LAW TO LICENCE AND REGULATE TAXI OWNERS AND OPERATORS IN THE GROOTFONTEIN MUNICIPAL COUNCIL "SUBMISSION FROM THE LED COMMITTEE:** **17/3/6**

It was

RESOLVED

1. that the Technical Department put up the Road sign for taxi entry in consultation with the traffic department.
2. that Taxi's operators should be informed of the latest development.
3. that any taxi found to be violating the regulation / outside the law will be liable for a fine as per the Road Traffic and Transport Regulation 2001 (GN 53 of 2001). The enforcement agency is the traffic officer.
4. that the Traffic department be invited by the office of the CEO for a discussion about the new development regarding Taxi.

(Municipal Council Meeting 2018/02/27)

27. **SUBDIVISION OF ERF R/901 OMULUNGA EXTENSIO 2 INTO PORTION A AND THE REMAINDER:** **15/4/4/2**

REZONING OF ERF R/901 OMULUNGA EXTENSION 2 BE REZONED FROM PUBLIC OPEN SPACE TO BUSINESS REZONING:

It was

RESOLVED

1. that Subdivision of Erf R/901 into Portion A and the Remainder;
2. that Rezoning of Erf R/901 Omulunga be rezoned from Public open space to business and for Ritta Khiba Planning Consultant to launch all the necessary environmental and town planning applications on behalf of the Ephraim Simson, client of Grootfontein Municipality.

(Municipal Council Meeting 2018/02/27)

28. **REZONING OF ERVEN 988 TO 998.1012 TO 1017,1020 TO 1029 AND 1031 TO 1036 GROOTFONTEIN EXTENSION 5, FROM "INDUSTRIAL 1 "TO "BUSINESS" WITH A BULK OF 2.0:**

CONSENT TO COMMENCE WOTH THE CONSTRUCTION OF A "BUSINESS" BUILDING ON ERVEN 988, TO 998.1012 TO 1020 TO 1029 AND 1031 TO 1036 GROOTFONTEIN EXTENSION 5 WHILE REONING IS IN PROCESS: **15/3/2/2**

SOK Print Masters Design & Construction is further stating that five (5) hectares to be reserved for Council at no cost will be serviced at an estimated cost of about 10 million Namibia Dollar and they urge Council to take into account that the planned development is for low cost housing.

It is against the above mentioned background that SOK Masters Design & Construction is proposing to buy the 15 hectares for not more than N\$ 300 000.00 (taking into account reserved N\$ 10 million worth of serviced land) for the fifteen (15) hectares offered by Council.

It was

RESOLVED

1. that Council take note that SOK Print Masters Design & Construction request is not in the best interest of the Council given its current unfavourable financial standing.
2. that SOK Print Masters Design & Construction pays the prevailing tariff per square meter for the land which is N\$ 9.50 per square meter.
3. that the applicant be notified of the outcome.

(Municipal Council Meeting 2018/02/27)


CLOSURE

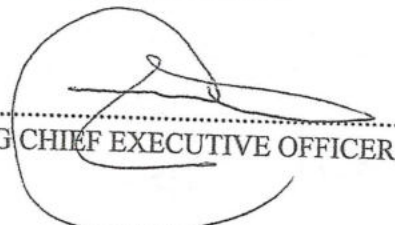
21h00

(Municipal Council Meeting 2018/02/27)

DATE APPROVED:




.....
CHAIRPERSON


.....
ACTING CHIEF EXECUTIVE OFFICER

Municipality of Grootfontein



C.E.O's
Office

8/1/B

Ref. No.

P.O Box 23
Tel: (067) 243101
Fax: (067) 242930
Grootfontein
Namibia

Enquiries: Mr. Lungameni

23 October 2017

Ministry of Environment and Tourism
Private Bag 13306
Windhoek,
Namibia

Att: Dear Sir/ Madam


**CLOSURE OF ERF REMAINDER 901 OMULUNGA EXTENSION 2 TO BE
REZONED FROM PUBLIC OPEN SPACE TO BUSINESS FOR A SHOPPING
COMPLEX**

With reference to the above afore- subject matter

The Council as the owner of the Public Open Space concerned would like to inform the Ministry of Environment and Tourism, that it does not have any objection against the closure of erf Remainder 901 Omulunga Extension 2 and subsequent rezoning from Public Open Space to Business to develop a shopping complex.

For further enquiries please do not hesitate to contact the Town Planning Office.

Faithfully yours,


CEO (Mr. C.K. Kariko) 10- 2017
ITL/



Please address all official correspondence to the Chief Executive Officer



REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT AND TOURISM

Tel: (00 26461) 284 2111
Fax: (00 26461) 232 057

Cnr Robert Mugabe &
Dr Kenneth Kaunda Street
Private Bag 13306
Windhoek
Namibia

E-mail: mwaka.sinchembe@met.gov.na

Enquiries: Ms. Mwaka Lushetile

23 October 2018

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

Chief Executive Officer
Grootfontein Town Council
P.O. Box 23
Grootfontein
Namibia

Dear Sir or Madam,

SUBJECT: ENVIRONMENTAL CLEARANCE CERTIFICATE FOR PROPOSED PERMANENT CLOSURE AND REZONING OF PORTION A OF ERF R/901 OMULUNGA, EXTENSION 2, FROM 'PUBLIC OPEN SPACE' TO 'BUSINESS', OTJOZONDJUPA REGION

The Environmental Scoping Report and Environmental Management Plan submitted are sufficient as it made provisions of the environmental management concerning the project's activities. From this perspective regular environmental monitoring and evaluations should be conducted. Targets for improvements should be established and monitored from time to time.

This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project.

On the basis of the above, this letter serves as an Environmental Clearance Certificate for the project to commence. However, this clearance letter does not in any way hold the Ministry of Environment and Tourism accountable for misleading information, nor any adverse effects that may arise from this project activity. Instead, full accountability rests with Grootfontein Town Council and their consultants.

This Environmental Clearance Certificate is valid for a period of 3 (three) years, from the date of initially issue (19 December 2017) unless withdrawn by this office.

Yours sincerely,


Teofilus Nghitila
ENVIRONMENTAL COMMISSIONER



“Stop the poaching of our rhinos”

All official correspondence must be addressed to the Permanent Secretary





Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: R. Booyesen
Tel: (+264+61) 297-5231
Fax: (+264+61) 297-5305
Email: rbooyesen@murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 17/4/1/G3/1 Ext 2
Your Ref.:

Date: 11 July 2019

Ritta Khiba Planning Consultants
Town and Regional Planners
P.O Box 22543
WINDHOEK

Dear Madam,

SUBJECT: OMULUNGA EXTENSION 2: SUBDIVISION AND PERMANENT CLOSURE OF A PORTION OF THE REMAINDER OF ERF 901 (PUBLIC OPEN SPACE)

1. The attached Townships Board Resolution Item 246/2018 dated 11 June 2019 has been approved.
2. Attached please find the Original Subdivision Certificate for registration purposes.

Yours faithfully



TOWNSHIPS BOARD SECRETARIAT



REPUBLIC OF NAMIBIA
MINISTRY URBAN AND RURAL DEVELOPMENT
Township and Division of Land Ordinance, 1963

CERTIFICATE

I hereby certify, in terms of section 19 (7) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) that I have approved the subdivision of:

the Remainder of Erf 901 (public open space)

in the Township of

Omulunga Extension 2

Into **two portions**

designated.

Erf 3471 (formerly public open space) and the Remainder of Erf 901 (public open space, free of conditions), Omulunga Extension 2.

Please Note: This subdivision certificate is only valid for two years from date of notification in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto: Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to enable registration.




.....
Acting Deputy Director
Division Planning

Item

Date

RB

246/2018
17/4/1/G3/1 Ext 2

11 June 2019

OMULUNGA EXTENSION 2: SUBDIVISION AND PERMANENT CLOSURE OF A PORTION OF THE REMAINDER OF ERF 901 (PUBLIC OPEN SPACE) (RITTA KHIBA PLANNING CONSULTANTS) (Omu.A/2-PH-5AC-W5)

The Board recommended that-

- a) the permanent closure of a portion of the Remainder of Erf 901 (public open space), Omulunga Extension 2 as approved by the Municipal Council of Grootfontein is confirmed;
- b) the Remainder of Erf 901 (public open space), Omulunga Extension 2 be subdivided into Erf 3471 (formerly public open space) and the Remainder of Erf 901 (public open space, free of conditions), Omulunga Extension 2 on condition that no erf be lodged for registration at the Deeds Registry unless written proof is submitted under the hand of the Minister that the rezoning has been approved; and
- c) the conditions (if any) registered against the Remainder of Erf 901 (public open space), Omulunga Extension 2 be cancelled and the following conditions be registered against Erf 3471, Omulunga Extension 2.

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 Grootfontein Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
- B. The building value of the main building, excluding the outbuildings to be erected on the erf shall be at least **four** times the prevailing valuation of the erf.

RB

