

## MUNICIPALITY OF OKAHANDJA

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65 Martin Neib Avenue



Office of the CEO  
P.O.Box 15  
Okahandja

Enq: T. N. Shikongo

11/July/2019

Urban Dynamics Africa  
PO Box 20837, Windhoek

Dear Sir/Madam,

### **PROPOSED SUBDIVISION OF PORTION 1 OF THE FARM ONGOMBEOMURIU NO. 56 INTO PORTION "A" PLUS REMAINDER**

This letter serves to confirm that your application was discussed by Council on 11 June 2019 and the following resolution was passed, Council resolution number **CM13.5/11/06/2019**

- (1) That approval is granted for the subdivision of Portion 1 of the Farm Ongombeomuriu No. 56 into Portion A of 4.6996 hectares and Remainder of 48.5233 hectares;
- (2) That approval is granted for zoning of Portion A of Portion 1 of the Farm Ongombeomuriu No. 56 for "General Industrial" purposes as per Okahandja Town Planning Scheme;
- (3) That approval is granted for zoning of the Remainder of Portion 1 of the Farm Ongombeomuriu No. 56 as "Undetermined" as per Okahandja Town Planning Scheme;
- (4) That approval is granted for the inclusion of the above new zonings into the next Amendment Scheme to be submitted by or on behalf of Okahandja Municipality;
- (5) That applicant is to furnish Council with engineering services design of existing water and sewerage reticulation;
- (6) That Endowment fees of 7.5 % be paid to Council upon approval.

Yours sincerely,

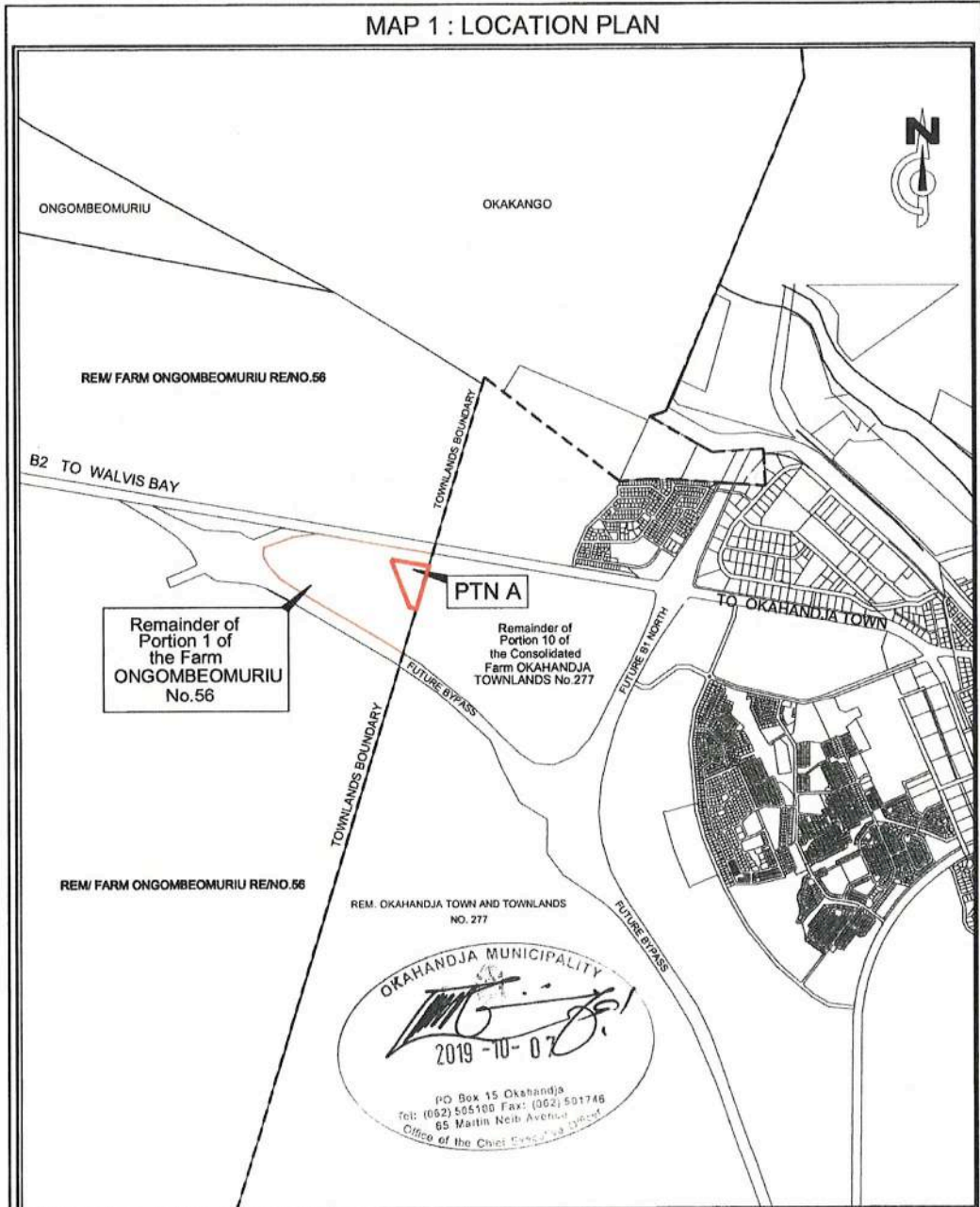
  
**Martha Mutilifa**  
Chief Executive Officer



All official correspondence to be addressed to the Chief Executive Officer

THE GARDEN TOWN OF NAMIBIA

MAP 1 : LOCATION PLAN



OKAHANDJA MUNICIPALITY  
 2019-10-07  
 PO Box 15 Okahandja  
 Tel: (062) 505100 Fax: (062) 501746  
 65 Martin Ntsho Avenue  
 Office of the Chief Executive Officer

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DESIGN	URBAN DYNAMICS	DATE	FEB 2010
DRAWN	URBAN DYNAMICS	DATE	
REVISION		DATE	
JET 1096/FEB 2010 LOCALITY			
SCALE	1 : 30 000	DRAWING NAME	LOCALITY

LEGEND

LOCALITY PLAN  
 OF PORTION A OF PORTION 1 OF FARM  
 ONGOMBEOMURIU NO 56  
 OKAHANDJA

PREPARED BY: 45 NELSON MANDELA AVE  
 KLEIN WINDHOEK, NAMIBIA

town and regional planners

P.O. BOX 20017  
 WINDHOEK  
 Namibia





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**MAP 2 : SUBDIVISION PLAN**

PROPOSED SUBDIVISION OF  
 PORTION 1 OF THE FARM  
 ONGOMBEOMURU No. 56  
 INTO PORTION A AND REMAINDER

**LEGEND**

-  TOWNLANDS BOUNDARY
-  60m BUILDING RESTRICTION LINE
-  EXISTING POWERLINE
-  5m CONTOURS

NON-BUILDABLE ZONE  
 REMAINDER OF PORTION 1 OF  
 THE FARM ONGOMBEOMURU No. 56  
 IN FAVOUR OF PORTION A

2019-10-01  
 PO Box 44, Gungahlin  
 Tel: (062) 505144 Fax: (062) 5051746  
 65 Mathin Hill Avenue  
 Office of the Chief Executive Officer

PREPARED BY  
 45 NELSON MANDELA AVE  
 KLERIN WINDHOEK, NAMIBIA

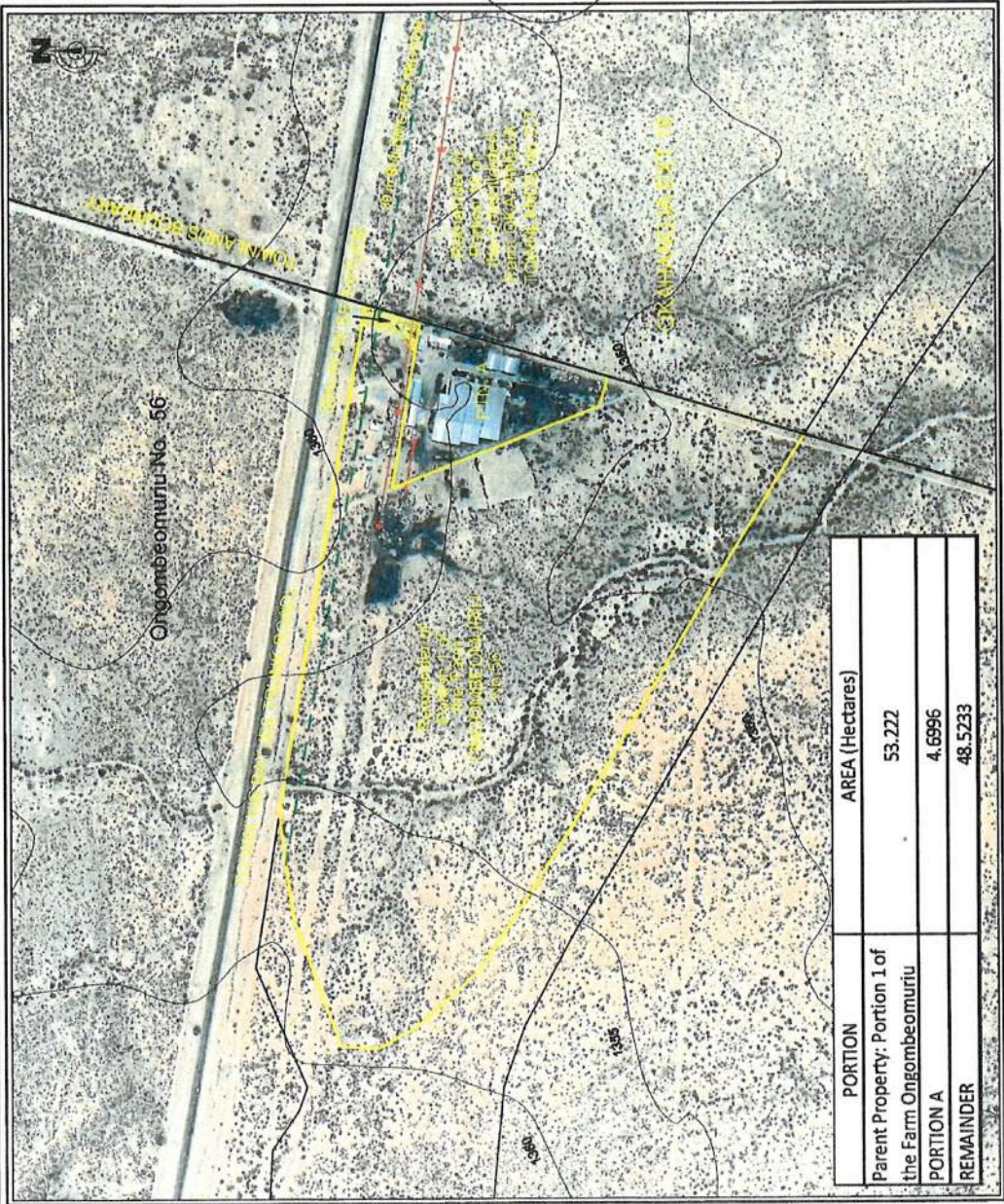


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DESIGN	URBAN DYNAMICS	DATE
DRAWN	URBAN DYNAMICS	DATE
REVISION		DATE

JET: PROJECT NUMBER DRAWING NAME  
 SCALE: 1:8000 MPN CHANGING NAME  
 DRAWN: FINAL/PTH



PORTION	AREA (Hectares)
Parent Property: Portion 1 of the Farm Ongombeomuru	53.222
PORTION A	4.6996
REMAINDER	48.5233





SAFE ROADS TO PROSPERITY

Our Ref.: RA14/19/2/7/1

Your Ref.:

ROADS AUTHORITY  
Private Bag 12030  
Ausspännplatz  
Windhoek  
NAMIBIA

Enquiries: EAM de Paauw

Telephone: 061-284 7027

Fax: 061-284 7151

E-mail: [depaauwe@ra.org.na](mailto:depaauwe@ra.org.na)

15 October 2019

Messrs Urban Dynamics Town and Regional Planners  
PO Box 20837  
Windhoek  
10005

Attention: Mr T Rudd

Gentlemen

**TRUNK ROAD T0701 (B2): PROPOSED SUBDIVISION OF PORTION 1 OF THE FARM ONGOMBEOMURIU No 56 INTO PORTION A (JUMBO CHARCOAL) PLUS REMAINDER: ACCESS TO PORTION A (JUMBO CHARCOAL)**

Your e-mail of 15 October 2019 and attachments have reference.

Note is taken that the existing access from Portion A (Jumbo Charcoal) onto the B2 was deemed not to be a safe access point by the Roads Authority in its letter of 07 March 2008 to Urban Dynamics and that the Roads Authority had requested that every effort should be taken to include the Portion into the Townlands of Okahandja so that an internal access via Nau Aib could serve the development.

It is further noted that Portion 1 has now been incorporated into the Townlands, that the establishment of Okahandja Extension 18 has been approved and that accordingly, as soon as the relevant streets for Okahandja Extension 18 have been constructed, the official access to Portion A (Jumbo Charcoal) can be moved and the current access onto the B2 closed.

Permission is herewith granted that the current access from Portion A (Jumbo Charcoal) onto the B2 trunk road be retained until the above arrangements have materialized. We see no need for the registering of a right of way servitude in favour of Portion A as an interim measure.

Yours sincerely

EAM DE PAAUW  
ROADS LEGISLATION COMPLIANCE