



Ondangwa

Town Council

Enquiries: RNT Naukushu

ONDANGWA TOWN COUNCIL

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07 December 2022

The Secretary

Urban and Regional Planning Board

Ministry of Urban and Rural Development

Private Bag 13289

Windhoek

Att: Mr. Tobias Newaya

Dear Sir

RE: PROPOSED REZONING OF ERF 1204, ONDANGWA EXTENSION 3 FROM "BUSINESS" WITH A BULK FACTOR OF 3.0 TO "SINGLY RESIDENTIAL" WITH A DENSITY OF "1:100" AND SUBSEQUENT SUBDIVISION ONTO 8 UNDEVELOPED ERVEN AND REMINDER

The Ondangwa Town Council has considered the above application and recommend it to the Urban and Regional Planning Board in terms of Section 109(2)(a) for consideration by the Board and approval by the Minister.

Attached please find

- i. the application and its accompanying documents (maps etc.);
- ii. proof of notice referred to in Section 107(1).
- iii. objection (if any, decision taken)
- iv. Council's recommendation (supported by a Full Council Resolution)

We count on your usual assistance and prompt action.

Yours faithfully,



"Your Ideal Investment Destination"

07 December 2022

Toya Urban Planning Consultants cc
P O Box 99294
Windhoek

Dear Mr S Shinguto

RE: PROPOSED REZONING OF ERF 1204, ONDANGWA EXTENSION 3 FROM "BUSINESS" WITH A BULK FACTOR OF 3.0 TO "SINGLY RESIDENTIAL" WITH A DENSITY OF "1:100" AND SUBSEQUENT SUBDIVISION ONTO 8 UNDEVELOPED ERVEN AND REMINDER

Ondangwa Town Council would like to acknowledge receipt of your application letter dated 23rd July 2022 regarding the above-mentioned subject.

Ondangwa Town Council resolved at its ordinary meeting held on 6th October 2022 with Council Resolution Number (CR221-2022] 06/10/2022/7thOCM2022) to recommend the following procedures.

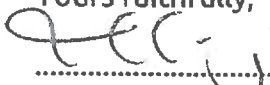
- **PROPOSED REZONING OF ERF 1204, ONDANGWA EXTENSION 3 FROM "BUSINESS" WITH A BULK FACTOR OF 3.0 TO "SINGLE RESIDENTIAL" WITH A DENSITY OF "1:100"**
- **SUBDIVISION OF ERF 1204, ONDANGWA EXTENSION 3 INTO 8 UNDEVELOPED ERVEN AND REMAINDER.**

The application is recommended, subject to the following conditions:

- **That an endowment fee of 7.5% of the value of the additional Erf, created by the subdivision, be paid to the Town Council of Ondangwa**
- **That the Registrar of Deeds be requested not to register any Erf before confirmation has been received from the Town Council of Ondangwa that the required endowment has been paid.**

Kindly proceed to submit the application to the Urban and Regional Planning Board and keep the Council updated on the outcome of the application.

Yours faithfully,


Ismael Ileni Namgongo
Chief Executive Officer





Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Ms. M. Annulungu
Tel: (+264+61) 297-5199
Fax: (+264+61) 297-5305

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 1/1/
Your Ref.:

Mr. Simon Shinguto
TOYA Urban Planning Consultants cc
P.O Box 99294
WINDHOEK

Dear Mr. Shinguto,

SUBJECT: REQUEST FOR APPROVAL FOR CREATION OF ERVEN LESS THAN 300M² INLINE WITH THE NATIONAL HOUSING POLICY, 2009

Your application for the creation of erven measuring less than 300m² refers.

The Minister has, on 12th August 2022, approved your application for the creation of erven less than 300 m² as indicated in the table below.

Erf Number	Size (m ²)	Zoning	Density
Erf 1/1204	252	Residential	1:100
Erf 2/1204	227	Residential	1:100
Erf 3/1204	254	Residential	1:100
Erf 4/1204	379	Residential	1:100
Erf 5/1204	424	Residential	1:100
Erf 6/1204	287	Residential	1:100
Erf 7/1204	247	Residential	1:100
Erf 8/1204	236	Residential	1:100
Remainder /1204	492	Street	
TOTAL	2798		

Yours sincerely,


NGH DINUA DANIEL
EXECUTIVE DIRECTOR



All official correspondence must be addressed to the Executive Director