



MUNICIPALITY OF SWAKOPMUND

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Ref No: E 5848

Enquiries: JT Heita

6 June 2023

Van der Westhuizen Town Planning & Properties
P O Box 1598
SWAKOPMUND
13001
Namibia

 andrew@vdwtp.com

Dear Sir,

**REZONING OF ERF 5848, SWAKOPMUND EXTENSION 18 FROM "GENERAL BUSINESS" WITH A BULK OF 2 TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:300M² AND SUBSEQUENT SUBDIVISION OF ERF 5848, SWAKOPMUND EXTENSION 18 INTO SEVEN (7) PORTIONS AND REMAINDER
(C/M 2023/04/27 - E 5848)**

The Municipal Council of Swakopmund at its meeting held on 27th April 2023 resolved as follows:

"RESOLVED:

- (a) That the Erf 5848, Swakopmund, Extension 18 be rezoned from "General Business" with a bulk of 2 to "Single Residential" with a density of 1:300m² instead of one per erf initially requested by the applicant.
- (b) That the Erf 5848, Swakopmund, Extension 18 be subdivided into seven (7) portions and Remainder (street) as per subdivision plan submitted by the applicant.
- (c) That the following conditions be registered against the newly created portions:
 - (i) *That the Erf shall be used or occupied for the 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 Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018),*
 - (ii) *The building value of the main building, excluding the outbuilding to be erected on the Erf shall be at least four times the municipal valuation of the Erf.*
- (d) That no betterment fee payable.
- (e) That the subdivision of Erf 5848, Swakopmund be subject to an endowment fee in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) as well as the Municipality of Swakopmund Property Policy.
- (f) That the applicant be responsible for all costs involved for the construction and installation of services.

All correspondence must be addressed to Chief Executive Officer

- (g) That an Environmental Clearance Certificate be obtained before submission of the rezoning application to the Urban and Regional Planning Board is made.
- (h) That the construction and installation of bulk supply pipelines such as water, sewer, electrical and other infrastructure to the newly created portions be to the account of the applicant to the satisfaction of the General Manager: Engineering and Planning Services.
- (i) That the applicant submits service designs for approval of the General Manager: Engineering and Planning Services.
- (j) That the applicant be informed of Council's decision and that they may appeal to the Minister against Council's Resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.

In terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) you have the right to appeal to the Minister of Urban and Rural Development against Council's decision within 21 days from the date of this notice, as set out by Section 129.

Original appeal document should be addressed to:

The Secretary
Appeals Committee
Ministry of Urban and Rural Development
Private Bag 13289
WINDHOEK
10005
Namibia


Attention: Ms. T. Kamati

Email address: tkamati@murd.gov.na

Should you wish to follow this route please ensure that copies of the written notice of such intent and appeal documentation are submitted to the office of the Chief Executive Officer within the said period before/on **5th July 2023**.

Your appeal, however, must be submitted directly to the office of the Minister.

Should you have any queries, please do not hesitate to contact the Manager: Town Planning, Mr. J Heita, at telephone number (064) 410 4403 or email at jheita@swkmun.com.na.

Swakopmund Municipality
Yours faithfully,

2023-06-07
General Manager
C McClune
Engineering & Planning Services
GENERAL MANAGER: ENGINEERING & PLANNING SERVICES