

Enq: H. Hamata
Tel: 290 2375

Ref: L/381/48/BW
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IDC Town and Regional Planning Consultants
P. O. Box 2325
Windhoek

**PROPOSED REZONING OF PORTION 381 OF FARM BRAKWATER NO. 48
FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5 HECTARE TO 'RESTRICTED
BUSINESS' WITH A BULK OF 0.5**

In accordance with the delegation of authority assigned to the Strategic Executive: Urban and Transport Planning as resolved per Council Resolution No. 190/09/2017, the rezoning is approved for submission to the Namibian Planning Advisory Board subject to the following conditions:

1. That application to the rezone of Portion 381 of Farm Brakwater No. 48 from 'residential' with a density of 1:5 hectare to 'Restricted Business' with a bulk of 0.5, not be supported.
2. That instead, Portion 381 of Farm Brakwater No. 48 be rezoned from 'residential' with a density of 1:5 hectare to 'Industrial with a bulk of 0.1.
3. That consent for free residential bulk not be granted until the necessarily Bulk water and Waste Water infrastructures are in place and water situation is resolved.
4. That the owner agree in writing to pay a betterment fee of N\$ 225 000.00 for rezoning of Portion 381 of Farm Brakwater No. 48, being 40 % of the increase in value of the rezoned property excluding VAT, subject to Ministerial approval, prior to the incorporation of the rezoning in an Amendment Scheme and submission for approval of the Namibia Planning and Advisory Board (NAMPAB).
5. That a deposit equivalent to the proposed betterment fee as per paragraph 4 above, be paid into Account 5000132050085, created by the Strategic Executive: Finance and Customer Service for this purpose.
6. That, once the betterment fee has been approved by the Minister of Urban and Rural Development, this amount be taken from the suspense account and any excess be repaid to the applicant-owner, or in the event of a refusal of the Amendment Scheme or the rezoning, the deposit be refunded.
7. That the applicant takes note that neither the payment of the deposit, or the consent use, should create the expectation or would bind the Minister of Urban and Rural Development to consider and approve the Amendment Scheme and that provisions of the Town Planning Ordinance 18 of 1954 still apply.

included) of all water and sewer services, including the professional fees for planning, design and supervision, and the construction costs.

12.13 That the applicant be informed that the existing electrical reticulations in the area belong to and is operated by NamPower, therefore the applicant is advised to approach NamPower for power supply connection.

12.14 That the applicant, electrical engineering representative should approach the Strategic Executive: Electricity for advice and approval prior to design of internal reticulations, and all other related design drawings.

12.15 That an environmental clearance certificate be obtained from the Environmental Commissioner under Government Notice 29 of 2012 as promulgated under the Environment Management Act 7 of 2007.

12.16 That no building plan be approved and rezoning be included in the Amendment Scheme until all conditions as stipulated in paragraphs 1 to 12.15 are met.

12.17 That the applicant be informed of Council's decision and if aggrieved, lodge an appeal to the Minister of Urban and Rural Development, against Council's decision within twenty eight (28) days from the date of this notice.

12.18 That the applicant, if satisfied, accept this Council Resolution in writing and complete the Form of Acknowledgement of Liability and Undertaking to pay