

**Department of Urban, Planning  
and Property Management**

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WINDHOEK, NAMIBIA



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**Enq:** Mr H Rust  
**Tel:** 290 2378

**Ref:** L/s/WTTL31  
**Date:** 13 December 2012

Messrs.Elmarie Du Toit Town Planning Consultant  
P. O. Box 6871  
Ausspannplatz

Dear Madam,

**CONSENT TO USE PORTION S OF THE FARM WINDHOEK TOWN AND  
TOWNLANDS NO. 31 FOR A WASTE MANAGEMENT PLANT,  
INCLUDING OFFICES**

Your application in the above regard refers.

Attached please find Council Resolution **377/10/2012** stipulating the conditions concerning the consent use application.

You are requested to accept these conditions in writing.

Yours faithfully,

  
Urban Planner



[Municipal Council Minutes: 2012-10-24]

**8.3.10 HEW.1 [PLA] CONSENT TO USE PORTION S  
OF THE FARM WINDHOEK TOWN  
AND TOWNLANDS NO. 31 FOR A  
WASTE MANAGEMENT PLANT,  
INCLUDING OFFICES  
(L/S/T&TL/31)**

On proposal by Councillor M Shiikwa, it was

**RESOLVED**

- 1 That consent be granted to Rent-a-Drum to use Portion S of Windhoek Town and Town Lands No. 31 for a waste management plant to include related offices, sorting, recycling and baling of waste recyclables, parking, cleaning and servicing of related vehicles and trucks.
- 2 That, under the new Environmental Management Act, 2007 (Act 7 of 2007), read with the Promulgated Regulations under Government Notice 29 of 2012, paragraph 5.1, a waste management plant is a listed activity for which an Environmental Management Clearance Certificate be obtained as it is a pre-requisite from the Environmental Commissioner.
- 3 That an alternative access be created from the existing Tony Rust Race Track access from the MR52 (C28/Daan Viljoen Road) over the Windhoek Town and Townlands No. 31 to Portion S, to the standards and conditions of the City.
- 4 That the existing access onto the MR52 (C28/Daan Viljoen Road) be closed and the existing access to the Tony Rust Racing Track be utilised.
- 5 That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
  - 5.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
    - The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
    - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
  - 5.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
  - 5.3 That prior approval be obtained from the Strategic Executive: Infrastructure, Water and Technical Services if the accommodation of the stormwater on the erf is contemplated.
  - 5.4 That engineering drawings on how the stormwater would be accommodated to



- 5.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.
- 5.6 That no building plans be approved until the stormwater conditions are met.
- 6 That no further developments take place in the 1:50 year flood line of the Aub River.
- 7 That engineering drawings be submitted on the accommodation of the 1:50 year flood line and the accommodation of the flood line for the existing structures that are within the 1:50 year flood line.
- 8 That the applicant take note that no municipal services are available.
- 9 That a professional consultant be appointed to propose an acceptable waste water disposal system, subject to the following conditions:
  - 9.1 That no pollution of ground water occur.
  - 9.2 That there be no health risk to the users and the surrounding residents.
  - 9.3 That the possibility to re-use the purified effluent be addressed.
  - 9.4 That the costs involved be for the applicant's own account.
  - 9.5 That details on the proposed sewer system and treatment of waste water be submitted and approved by the Strategic Executive: Infrastructure, Water and Technical Services, before approval of any building plans.
- 10 That the applicant further note that the City of Windhoek is subject to the issuing of a wastewater discharge permit and that the applicant have to observe all conditions applicable to the application of such permit.
- 11 That only full waterborne waste water systems be accepted.
- 12 That all service standards comply with the City of Windhoek standards.
- 13 That a waste water treatment plant form part of the development.
  - 13.1 That the operation and maintenance of such a plant be the responsibility of the developer for a period of five (5) years.
- 14 That the proponent be made aware of the fact that the land is lying on or abutting the groundwater protection zone and that the Town Planning Scheme limitations on this type of land use activities, and limitations on storage of hazardous materials, be applicable to areas within the protection zone.

**RESOLUTION 377/10/2012**

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