



Municipality of Walvis Bay

Civic Centre • Nangolo Mbumba Drive • Private Bag 5017 • Walvis Bay • Namibia
Phone +264 (0)64 201 3111 • Fax +264 (0)64 204 528 • www.walvisbaycc.org.na

Dunamis Consulting (Pty) Ltd
P.O Box 81108
Olympia
Windhoek

Enquiries	Jamie-Lee Lawrence
Phone	+264 (0)64 201 3229
Fax	+264 (0)64 206135
Cell	
E-mail	jlawrence@walvisbaycc.org.na
Date	23 May 2023

Dear Sir/Madam

Subject: REZONING OF ERF 7881 KUISEBMOND EXTENSION 10 FROM "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:300m² TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:300m², AND THE SUBSEQUENT SUBDIVISION OF ERF 7881 KUISEBMOND EXTENSION 10, INTO PORTIONS 1 TO 8 AND REMAINDER ERF 7781 KUISEBMOND, EXTENSION 10.

Ref. No.: 7881 K

I refer to the abovementioned.

You are hereby informed that the Municipal Council, at its meeting held on 09 May 2023 (item 11.9), as indicated by the attached signed minutes has resolved as follows:

- (1) That the Municipal Council recommends for approval the application for the rezoning of Erf 7881 Kuisebmond Extension 10 from "General Residential 1" with a density of 1:300 to "Single Residential" with a density of 1:300, in accordance with Section 56(1)(b)(2), Section 88(1)(b)(2) and Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (2) That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the subdivision of Erf 7881 Kuisebmond, Extension 10 into Portions 1 to 8 and Remainder Erf 7881 Kuisebmond, Extension 10, as generally shown on sketch plan No.: 7881Kmond10/2022 dated December 2022, subject to the following conditions:
 - (a) That the following conditions be registered against New Portions 1 to 8 and the Remainder of Erf 7881 Kuisebmond Extension 10:
 - (i) The erven shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subjected to, the provision of the Walvis Bay Town Planning Scheme (Zoning Scheme) prepared and approved in terms of the *Urban and Regional Planning Act, 2018 (Act No.5 of 2018)*.



- (ii) The minimum 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.
- (b) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (c) That a 6-meter-wide Right of Way Servitude be registered in favour of the proposed Portions 1, 2, and 3, as generally shown on the Subdivision Layout Plan dated December 2022 that bears the Municipal Council stamp.
- (d) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erf.
- (e) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erven.
- (f) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (g) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (h) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (i) That the applicant pays a 7.5% Endowment Fee for the proposed New Portions 1 to 8 (Portions of Erf 7881 Kuisebmond Extension 10), in terms of Clause 35.3 of the Walvis Bay Town Planning (Zoning) Scheme and Section 66(1)(k) of the *Urban and Regional Planning Act, 2018* (Act No. 5 of 2018), prior to the registration/transfer of the proposed New Portions 1 to 8.
- (j) That all cost regarding the above be borne by the applicant.

That all cost regarding the above be borne by the applicant. For any queries that you might have please do not hesitate to send an e-mail to townplanning@walvisbaycc.org.na.

Yours faithfully



John Esterhuizen
General Manager
Roads and Building Control



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