



Republic of Namibia

Ministry of Urban and Rural Development

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Our Ref.: 17/1/1/K7
Your Ref.:

Mr. Johann Opperman
Urban Dynamics Africa
Private Bag 20837
WINDHOEK

Dear Mr. Opperman,

SUBJECT: ITEM 135/2022: BRUKHAROS: SUBDIVISION OF THE REMAINDER OF THE FARM KEETMANSHOOP TOWN AND TOWNLANDS NO. 150 INTO PORTIONS 177 TO 178 AND THE REMAINDER AND SUBSEQUENT ESTABLISHMENT OF THE TOWNSHIP AND LAYOUT APPROVAL ON PORTION 177 OF THE FARM KEETMANSHOOP TOWN AND TOWNLANDS NO. 150 (TO BE KNOWN AS BRUKAHROS)

1. Your letter dated 08 November 2022 has reference.
2. Approval has been granted in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for permission to establish the township **Brukharos** on Portion 177 of the Farm Keetmanshoop Town and Townlands No. 150 under the attached Urban and Regional Planning Board Resolution Item 135/2022 dated 13 December 2022.
3. Attached please find the original subdivision certificate for registration purposes.

Yours faithfully,

**SECRETARIAT
URBAN AND REGIONAL PLANNING BOARD**





REPUBLIC OF NAMIBIA

MINISTRY URBAN AND RURAL DEVELOPMENT

Urban and Regional Planning Act, 2018

CERTIFICATE

I hereby certify, in terms of section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that I have approved the subdivision of:

**REMAINDER OF THE FARM KEETMANSHOOP TOWN AND
TOWNLANDS NO. 150**

in the Township of / Registration Division T

into 3 portions designated

PORTIONS 177 TO 178 AND THE REMAINDER

Please Note: This subdivision certificate is only valid for twelve months from date of notification in terms of section 91(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) subject to the conditions as attached hereto: Application may be made for extension of time within this twelve month period, after which this permission shall lapse and re-application shall be required to enable registration.



.....
Date

.....
Deputy Director
Division Planning

Item

Date

135/2022
17/1/1/K7

13 December 2022

BRUKHAROS: SUBDIVISION OF THE REMAINDER OF THE FARM KEETMANSHOOP TOWN AND TOWNLANDS NO. 150 INTO PORTIONS 177 TO 178 AND THE REMAINDER AND SUBSEQUENT ESTABLISHMENT OF THE TOWNSHIP AND LAYOUT APPROVAL ON PORTION 177 OF THE FARM KEETMANSHOOP TOWN AND TOWNLANDS NO. 150 (TO BE KNOWN AS BRUKAHROS) (MUNICIPAL COUNCIL OF KEETMANSHOOP / URBAN DYNAMICS) (Bruk.A/IH-5AD-X2-Y2)

The Board recommended that –

- a) the subdivision of the Remainder of the Farm Keetmanshoop Town and Townlands No. 150 into Portions 177 to 178 and the Remainder be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018);
- b) the establishment of the township on Portion 177 of the Farm Keetmanshoop Town and Townlands No. 150 (to be known as Brukharos) be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) on condition that at least 10 % to 15 % public open spaces and all other Cabinet directives be provided for and complied with in the new layout plan in accordance with the design standards and guidelines as approved by the Minister;
- c) the layout plan of the to be established township of **Brukharos** be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) on condition that no residential erf be smaller than 300m²;
- d) the conditions currently registered against the Remainder of the Farm Keetmanshoop Town and Townlands No. 150 be retained and registered against the Remainder;
- e) the conditions registered against Portions 177 and 178 be cancelled;
- f) no conditions be registered against Portions 177 and 178;
- g) the General Plan shall be **T 159**;
- h) a 6 metre wide water pipeline servitude be surveyed and registered over Portion 177 of the Farm Keetmanshoop Town and Townlands No. 150 in favour of the Local Authority;
- i) 2 x 5 metre wide sewer line servitudes be surveyed and registered over Portion 177 of the Farm Keetmanshoop Town and Townlands No. 150 in favour of the Local Authority;
- j) the panhandles must be at least 4 metres wide;



BJP

- k) Urban and Regional Planning Board Resolution Item 136/2022 dated 18 May 2022 be registered simultaneously with this Resolution; and
- l) the following conditions of establishment be approved.

SCHEDULE

1. Name of Township:

The township shall be called **Brukharos**.

2. Composition of Township:

The township comprises 319 erven numbered 1 to 319 and the remainder street as indicated on General Plan T 159.

3. Reservation of Erven:

The following erven are reserved for the Local Authority:

- for general administrative purposes: Erven 1, 2, 8, 22, 24, 36, 44, 57, 100, 115, 144, 176 and 304
- for public open space purposes: Erven 305 to 319

4. Conditions of Title:

The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven except the erven referred to in paragraph 3:

The erf must 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 subject to the provisions of the Keetmanshoop Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

The minimum building value of the main building, excluding the outbuildings to be erected on the erf shall be at least **two** times the prevailing valuation of the erf.