

Item

Date

91/2024
17/3/1/B2 & 17/3/5/B2

14 August 2024

BRAKWATER: SUBDIVISION OF PORTION 345 (A PORTION OF PORTION 65) OF THE FARM BRAKWATER NO. 48 AND SUBSEQUENT REZONINGS (MUNICIPAL COUNCIL OF WINDHOEK / PLAN AFRICA CONSULTING CC)

The Board recommended that –

- a) Portion 345 (a portion of Portion 65) of the Farm Brakwater No. 48 be subdivided into Portion 550 (street, free of conditions), Portions 551 to 554 and the Remainder in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018);
- b) the rezoning of Portions 551 to 553 and the Remainder of Portion 345 (a portion of Portion 65) of the Farm Brakwater No. 48 from “residential” with a density of 1:5 Ha to “business” with a bulk of 0,5 according to the Windhoek Zoning Scheme be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018);
- c) the rezoning of Portion 554 (a portion of Portion 345) of the Farm Brakwater No. 48 from “residential” with a density of 1:5 Ha to “industrial” with a bulk of 0,5 according to the Windhoek Zoning Scheme be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018);
- d) condition C registered against Portion 345 (a portion of Portion 65) of the Farm Brakwater No. 48 be cancelled while conditions A and B (electrical powerlines) be retained and the following conditions be registered additionally against Portions 551 to 553 and the Remainder of Portion 345 (a portion of Portion 65) of the Farm Brakwater No. 48;

IN FAVOUR OF THE LOCAL AUTHORITY

- A. The portion must only be used or occupied for purposes which are in accordance with and the use or occupation of the portion shall at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
 - B. The minimum building value of the main building, excluding the outbuildings to be erected on the portion shall be at least **four** times the prevailing valuation of the portion.
- e) the following conditions be registered additionally against Portion 554;

47

IN FAVOUR OF THE LOCAL AUTHORITY

- A. The portion must only be used or occupied for purposes which are in accordance with and the use or occupation of the portion shall at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- B. The minimum building value of the main building, excluding the outbuildings to be erected on the portion shall be at least **four** times the prevailing valuation of the portion.