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WINDHOEK, NAMIBIA

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Enq: Ms S Bachler
Tel: 290 2332

Ref: L/BlockL/W
Date: 14 March 2022

Stubenrauch Planning Consultants
P O Box 22543
Windhoek

Dear Madam,

NOTICE IN TERMS OF SECTION 109 (3) OF THE URBAN AND REGIONAL PLANNING ACT, 5 OF 2018

CONSENT FOR A BUSINESS BUILDING TO OPERATE CONFERENCE CENTRE AND CHURCH RELATED DAYTIME FUNCTIONS AND EVENTS FROM THE REMAINDER OF BLOCK L c/o DR KULZ AND BISMARCK STREET, WINDHOEK

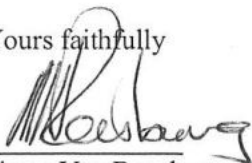
Please take note that the Municipal Council of Windhoek approves the above consent application as per Delegated Authority in terms of Council Resolution 257/10/2017:

The consent for a business building to operate conference centre and church related daytime functions and events from the Remainder of Block L c/o Dr Kulz and Bismark Street, Windhoek is approved subject to the following conditions:

1. That the parking is demarcated as per Drawing No: W20003 and that no parking activities will be allowed to spill over into the road reserve. (Attached as Annexure A)
2. That surface stormwater runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
 - (a) 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
 - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
3. That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
4. That only one (1) service connection from the municipal electrical network will be allowed per Erf.

5. That only one additional meter point will be allowed for an approved flat on erven that is zoned "Single Residential". For more meter points, the Erf must be rezoned to "General Residential".
6. That for Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and a service connection larger than 3 x 60 Amp is required, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
7. That a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges".
8. That for Erven that are rezoned to "General Residential", "Business", "Office", "Institutional" or "Industrial", the applicant/owner or his/her registered electrical contractor must contact the SE: Electricity to determine whether the existing metering installation complies to Council's Metering Policy for the specific type of zoning.
9. That a water and sewer connection is available, and that any additional requirements with regard to water and sewer services will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
10. That the applicant ensures that third parties that will be utilizing the facility for social events adhere to Council Noise Control Regulations by applying for Sound Broadcasting Permits at the Health and Environment Services Division.
11. That the applicant accepts the conditions of this Delegated Authority approval in writing
12. That in terms of Section 110 of the Urban and Regional Planning Act, 5 of 2018 any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister. Notice of the appeal and the grounds for the appeal must be lodged within 21 days from the date of this Notice to the Minister and Local Authority whose decision is the subject of the appeal.

Yours faithfully



Pierre Van Rensburg

STRATEGIC EXECUTIVE: URBAN AND TRANSPORT PLANNING