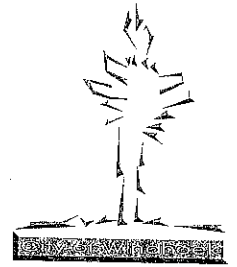


Department of Urban & Transport Planning



☒ 59

80 Independence Avenue

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • www.cityofwindhoek.org.na

Enq: Ms S Bachler
Tel: 290 2332

Ref: L/87/BW
Date: 6 June 2022

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

Dear Madam,

SUBDIVISION OF PORTION 87 (A PORTION OF PORTION H) OF THE FARM BRAKWATER NO. 48 INTO 9 PORTIONS AND REMAINDER (STREET)

In accordance with the delegation of authority assigned to the Strategic Executive: Urban and Transport Planning to approve subdivision applications as resolved per Council Resolution 283/11/2017, it was resolved that Portion 87 (a portion of Portion H) of the Farm Brakwater No. 48 into be subdivided in Portion 1 ($\pm 1,0665$ ha), Portion 2 ($\pm 1,2431$ ha), Portion 3 ($\pm 2,5057$ ha), Portion 4 ($\pm 2,5275$ ha), Portion 5 ($\pm 3,9961$ ha), Portion 6 ($\pm 3,0966$ ha), Portion 7 ($\pm 3,2383$ ha), Portion 8 ($\pm 2,3238$ ha), Portion 9 ($\pm 1,7112$ ha)(Street), and Remainder 87/H/48 ($\pm 3,2963$ ha) subject to the following :

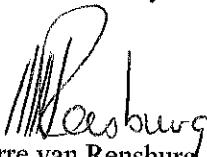
1. That access to Farm 87/H/48 Brakwater be as per Drawing No. 19010700-C-SP-03 Rev. B dated 13 October 2021 attached as Annexure A and provided building restriction must be registered over the proposed collector road alignment.
2. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating: 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 the City of Windhoek does not have electrical network infrastructure in the area at this stage and provision of electricity in the Brakwater area is currently supplied by NamPower including this portion applied for.

All official correspondence must be addressed to the Chief Executive Officer

4. The applicant and/or their professional electrical engineering consultant must approach NamPower for upgrade of existing electrical supply point, when required; and the applicant/developers will be responsible for all cost related thereto.
5. That the design of the MV and LV reticulation must adhere to all Namibian Standards, in particular NamPower, City of Windhoek – and ECB distribution and township development standards.
6. That the applicant and/or consulting engineers are advised to approach Nampower well in advance; before any layout and building plans are approved to allow them ample time to determine whether the existing network will be able to handle any additional loading as a result of the new development.
7. That where MV/HV overhead lines are in close proximity and servitudes have not been registered, the following horizontal clearing width applies for allowing access to the line and for safety reasons:
 - a. 220/132 kV - 25 metres either side of the overhead line structure
 - b. 66/33/22/19/11 kV – 11 metres either side of the overhead line structure; and therefore no permanent structure is being erected within the stipulated area.
 - c. No permanent structures should be erected within any powerline servitude area.
 - d. A minimum vertical working clearance of 4.3 metres from ground and horizontal working clearance of 2.9 metres from body center line needs to be maintained at all times, possible during road construction parallel or perpendicular to the line or crossing underneath the line with machineries/ trucks etc.
 - e. Encroaching these clearances will result in electric shocks and hence fatalities.
8. That it be noted that no existing bulk Water and Sewer Services are available.
9. That it be noted that Council conducted a bulk Water and Sewer Reticulation Master Plan for the entire Brakwater area during 2010, and the bulk services requirements anticipated for the area is specified in the said document.
10. That the supply of Bulk Water and Sanitation/Sewerage Services should be if feasible for the applicant, be executed in-line with the bulk services framework established for the entire area.
11. That all cost for the provision of bulk and internal services shall be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.
12. That all new water and sewer infrastructure requirements have to comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtain from Infrastructure, Engineering Services Division.
13. That the applicant appoints a Registered Professional Engineer to design the water-supply reticulation and sewer reticulation to the applicable municipal standards and subject to approval by the Chief Engineer: Infrastructure, Engineering Services Division, before construction commences.

14. That the applicant has to provide its own water storage for the erf with a storage capacity of 48 hours.
15. That it be noted that the City of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorates in case of boreholes.
16. That the applicant appoints a registered professional engineer to propose an acceptable wastewater disposal system subject to the condition that no pollution of the ground water occurs and further provide that there will be no health risks to the users and surrounding residents. The possibility to re-use the purified effluent should be addressed. Final effluent shall at all times comply with applicable legislation.
17. That the sewer system and proposed treatment of wastewater be submitted to the Chief Engineer: Infrastructure, Engineering Services Division for approval prior to approval of any building plans. The issuing of the wastewater discharge permit must be subject to the adherence of all conditions pertaining to such permit.
18. That only full waterborne waste systems should be utilized and all Windhoek service standards should apply.
19. That final effluent from any treatment facilities shall comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.
20. That the operation and maintenance of all water and sewer infrastructure shall be the responsibility of the applicant.
21. That the design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at http://www.csir.co.za/Built_environment/RedBook/.
22. That the applicant accepts the conditions of this Delegated Authority approval in writing.
23. 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

Annexure A

