



# KARIBIB TOWN COUNCIL

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Our Ref: Sub & Rez/136 Karibib Proper  
Date: 10 October 2025

## Stewart Planning Consultant (Town and Regional Planners)

P.O Box 2095

Walvis Bay

Tel: 064-280773

Email: [otto@sp.com.na](mailto:otto@sp.com.na)

Dear Mr. Stewart,

### SUBJECT: SUBDIVISION AND REZONING OF ERF 136 IN KARIBIB PROPER

The Council at an Ordinary meeting held on **23<sup>rd</sup> July 2025** resolved as per Council Resolution: **CM/0091/23/07/2025** to approve the application for the Subdivision of erf 136 in Karibib Proper into portions 1 to 4 and the remainder of erf 136 and rezoning of portions 1 to 4 (portions of Erf 136) from "Single Residential" with a density of 1:900m<sup>2</sup> to "Single Residential" with a density of 1:450m<sup>2</sup> on the below conditions:

- That Council Resolutions CM/0025/24/02/2022 of 24 February 2022, CM/0061/06/06/2023 of 06 June 2023, and CM/0152/23/11/2023 of 23 November 2023 be rescinded in total and be replaced by this resolution **CM/0091/23/07/2025**.
- That the subdivision of Erf 136 Karibib into Portion 1 (1227m<sup>2</sup>), Portion 2 (1210m<sup>2</sup>), Portion 3 (1172m<sup>2</sup>), Portion 4 (1474m<sup>2</sup>), and the Remainder of Erf 136 Karibib (2192m<sup>2</sup>) be recommended for approval in terms of the Urban and Regional Planning Act of 2018.
- That the rezoning of Portions 1 to 4 from "Single Residential" with a density of 1:900 to "Single Residential" (1:450) and rezoning of the Remainder of Erf 136 Karibib from "Single Residential" (1:900) to "Street" be approved in terms of the Urban and Regional Planning Act of 2018.
- That a 7.5% endowment fee be charged against Portion 1 (N\$6,420-00), Portion 2 (N\$6,330-00), Portion 3 (N\$6,127-50), and Portion 4 (N\$7,710-00) shall be payable to the Local Authority prior to registration of subdivided portions at the Deeds Office.
- That the property owner be exempted from paying betterment / compensation fee for the rezoning given that endowment will be levied.
- That the applicant, prior to submission of the application to the Urban and Regional Planning Board, provide confirmation from the Environmental Commissioner of the Ministry of Environment, Forestry and Tourism whether an Environmental Clearance Certificate is required for the Remainder of Erf 136 Karibib (Street) or to provide the Environmental Clearance Certificate if required.



- That the portions may only be used for the purposes which are in accordance with, and the use or occupation of the portion shall at all times be subjected to the provision of the Karibib Town Planning Scheme.

The signed Council Minutes are hereto attached and please do not hesitate to contact our Town Planning Office, Mrs. Selma Mutota at 064-550016 email: [townplanner@karibibtown.org](mailto:townplanner@karibibtown.org) , should you require any additional information regarding the subject matter.

Yours Truly,

SAARA ILOVU-CHEN (MRS.)  
**ACTING CHIEF EXECUTIVE OFFICER**

