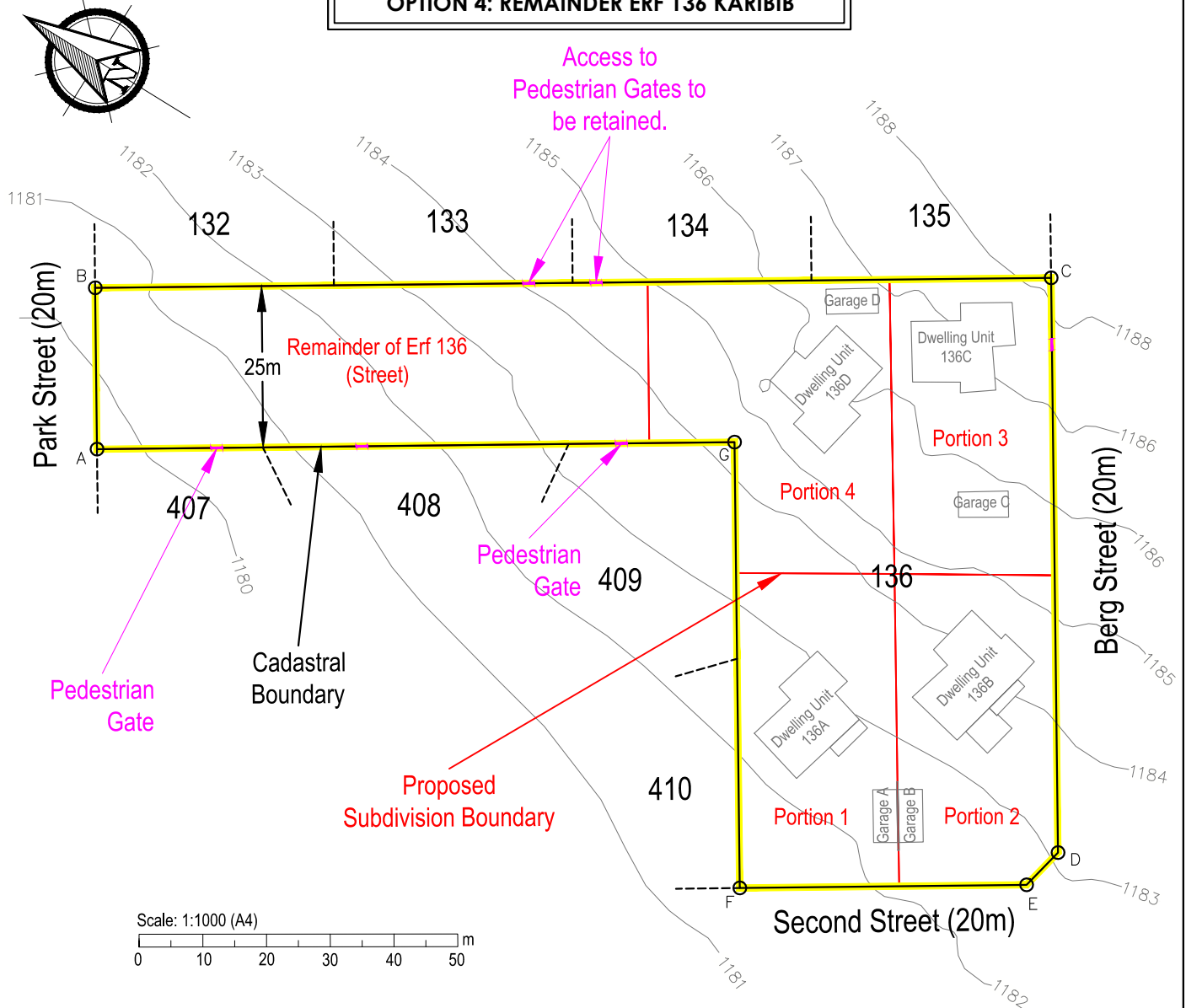


DWG NO:	228/04-136K-LP	TITLE:	
DATE:	01 OCT 2021	<b>LOCALITY PLAN: ERF 136 KARIBIB</b>	
SCALE:	AS SHOWN	Situated between First, Second, Berg and Park Streets	
DRAWN:	JN OTTO	Version: V1	otto@sp.com.na 064 280 773



**STEWART PLANNING**  
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# OPTION 4: REMAINDER ERF 136 KARIBIB



Scale: 1:1000 (A4)  
0 10 20 30 40 50 m

## PROPOSED SUBDIVISION:

The figure: A B C D E F G represents Remainder Erf 136 Karibib measuring 7275m<sup>2</sup> in extent which is to be subdivided into 4 Portions and the Remainder as set out in the schedule below:

SCHEDULE		
Land Parcel	Improvements	Area (m <sup>2</sup> )
Portion 1	Dwelling Unit 136A + Garage A	1227
Portion 2	Dwelling Unit 136B + Garage B	1210
Portion 3	Dwelling Unit 136C + Garage C	1172
Portion 4	Dwelling Unit 136D + Garage D	1474
Remainder Erf 136 Karibib	Services and informal gravel road	2192
<b>Total</b>		<b>7275</b>

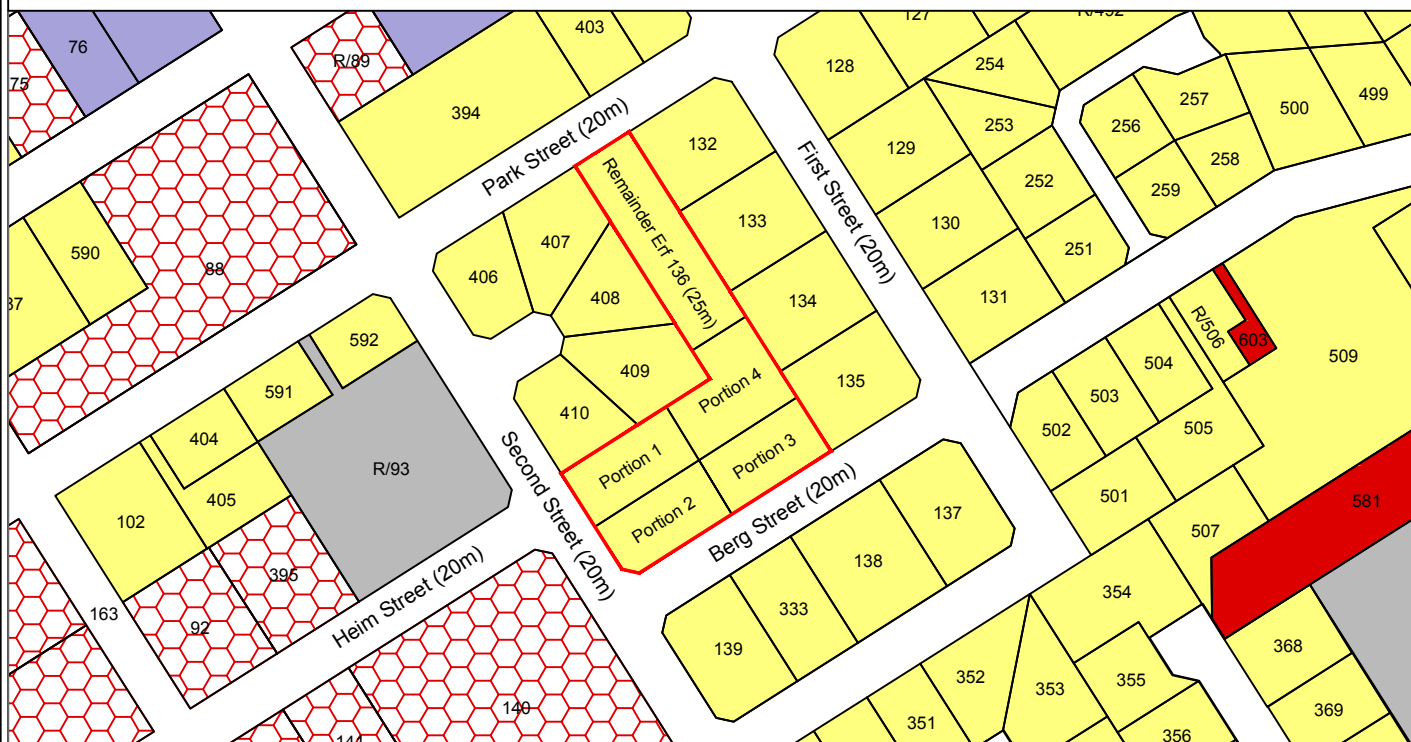
## EXPLANATORY NOTES

- Proposed rezoning/subdivision are subject to the approval from the following relevant authorities:
  - Local Authority (Karibib Town Council)
  - Urban and Regional Planning Board
- Erf 136 Karibib is zoned "Single Residential" with a residential density of 1 dwelling unit per 900m<sup>2</sup> (1:900m<sup>2</sup>) in terms of the Karibib Zoning Scheme and Portions 1 to 4 will be rezoned to "Single Residential" (1:450) to permit the proposed subdivision.
- The Remainder of Erf 136 Karibib will be rezoned to "Street" 25 metres wide as this area is currently used as a public place and informal gravel road lending access to Portion 4 and pedestrian gates from adjacent erven. The creation of 300m<sup>2</sup> erven was previously not supported nor the creation of a right of way servitude due to a rates and taxes issue.
- Direct access will be taken from Berg, Second, Park Street and via the Remainder of Erf 136 Karibib (Street).
- Contours and existing improvements surveyed by Namib Geomatics Technologies CC.
- Contour interval: 1 metre.

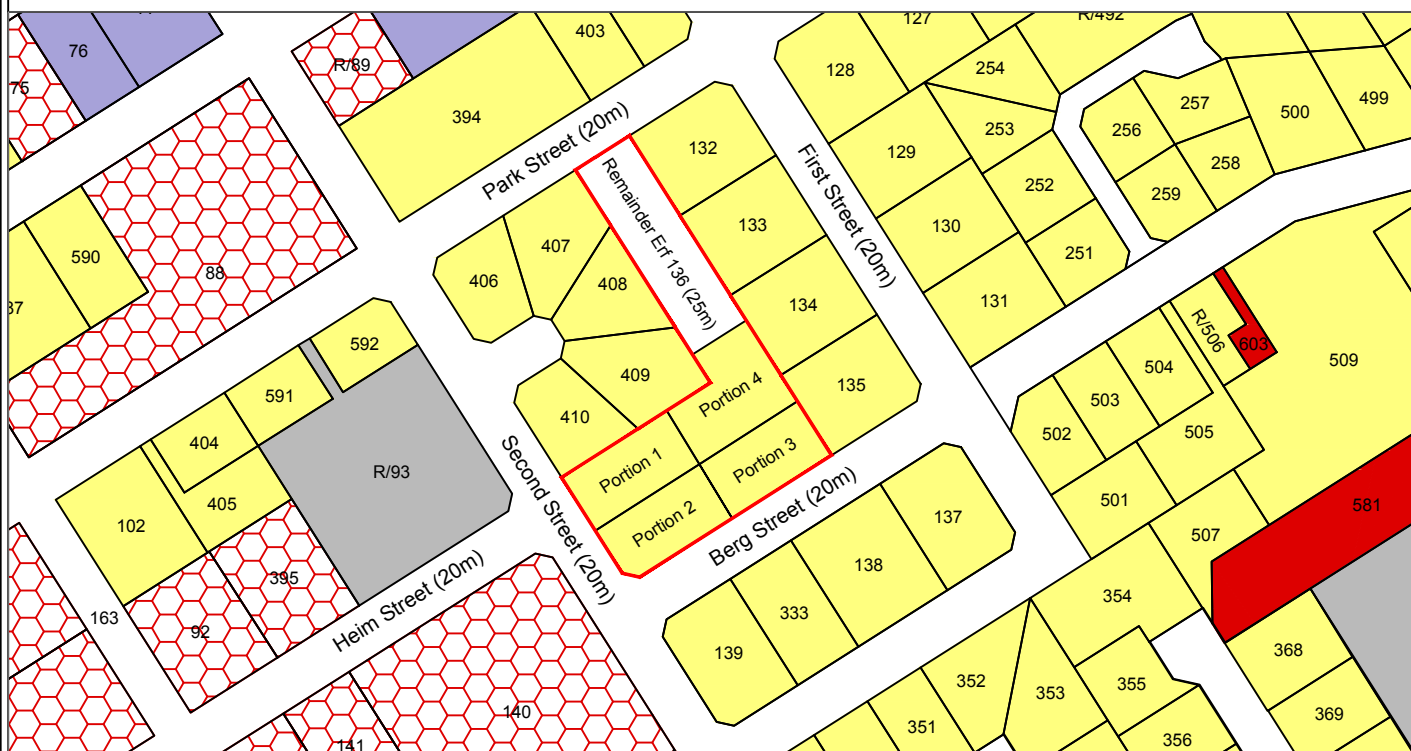
DWG NO:	228/04-136K-SP
DATE:	25 MAR 2025
SCALE:	1:1000 (A4)
DRAWN:	JN OTTO

<b>OPTION 4: REMAINDER ERF 136 KARIBIB</b> Proposed subdivision into Portions 1, 2, 3 and 4 and the Remainder of Erf 136 Karibib (Street).		
Version: V5	otto@sp.com.na	064 280 773

# **CURRENT ZONING: PORTIONS 1-4 & REMAINDER ERF 136 KARIBIB: SINGLE RESIDENTIAL (1:900)**



# **PROPOSED ZONING: PORTIONS 1-4: SINGLE RESIDENTIAL (1:450) & REMAINDER ERF 136 KARIBIB: STREET**



## **LEGEND:**

### **ZONING**

	Single Residential		Parastatal
	General Residential		Institutional
	General Business		Local Authority
	Local Business		Private Open Space
	Government		Street



## **TITLE:**

### **ZONING PLAN: REMAINDER ERF 136 KARIBIB**

Proposed rezoning of Portions 1 to 4 from "Single Residential" (1:900m<sup>2</sup>) to "Single Residential" (1:450m<sup>2</sup>) and rezoning of Remainder Erf 136 Karibib from "Single Residential" (1:900m<sup>2</sup>) to "Street" (25m wide).

DWG NO:	228/04-136K-ZP
DATE:	25 MAR 2025
SCALE:	1:3000 (A4)
DRAWN:	JN OTTO



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