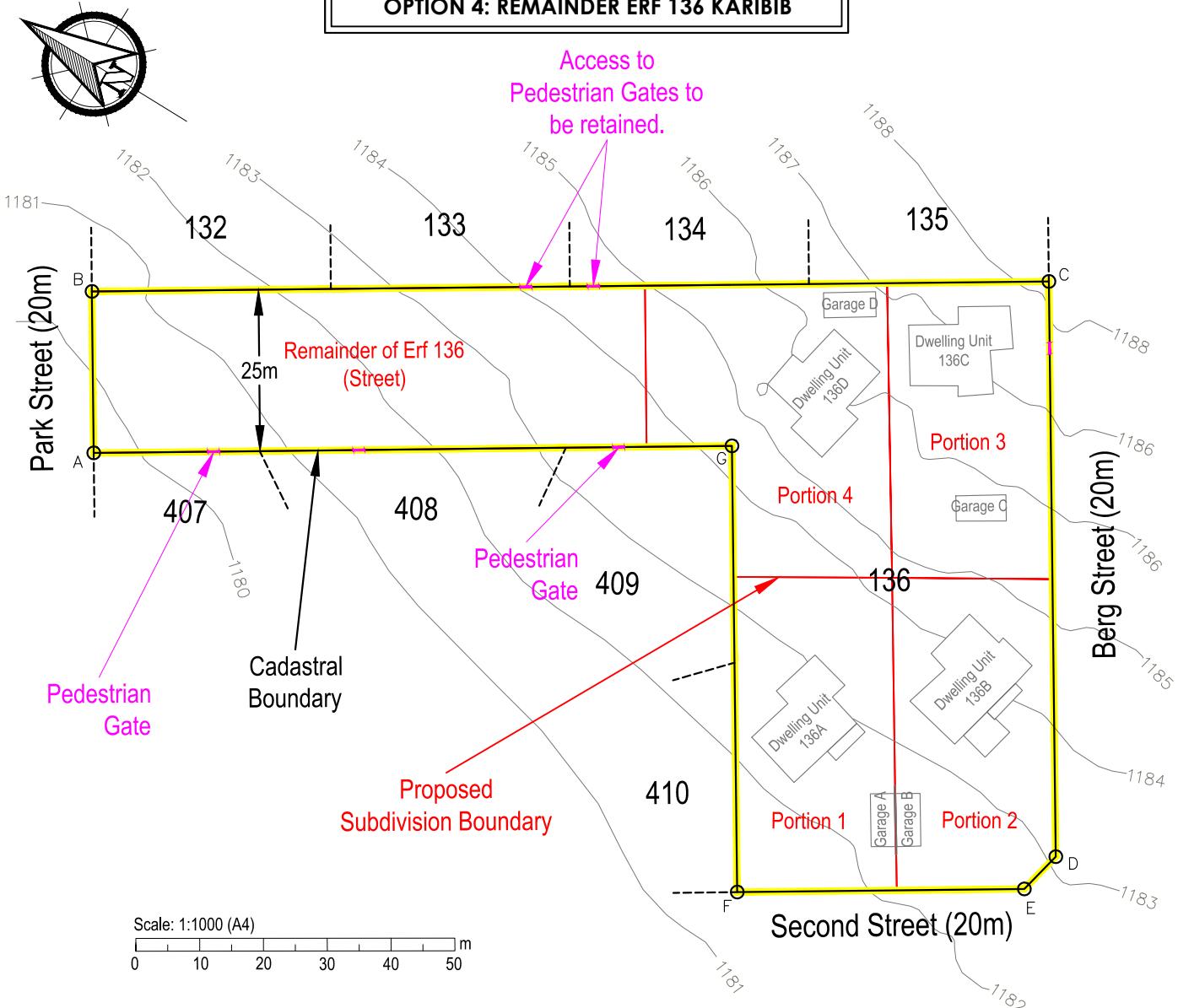


DWG NO:	228/04-136K-LP	
DATE:	01 OCT 2021	
SCALE:	AS SHOWN	
DRAWN:	JN OTTO	
TITLE:	LOCALITY PLAN: ERF 136 KARIBIB Situated between First, Second, Berg and Park Streets	
Version: V1	otto@sp.com.na	064 280 773
		STEWART PLANNING TOWN & REGIONAL PLANNERS

OPTION 4: REMAINDER ERF 136 KARIBIB



PROPOSED SUBDIVISION:

The figure: A B C D E F G represents Remainder Erf 136 Karibib measuring 7275m² 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 ²)
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
Total		7275

EXPLANATORY NOTES

1. Proposed rezoning/subdivision are subject to the approval from the following relevant authorities:
 - a. Local Authority (Karibib Town Council)
 - b. Urban and Regional Planning Board
2. Erf 136 Karibib is zoned "Single Residential" with a residential density of 1 dwelling unit per 900m² (1:900m²) 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.
3. 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 300m² erven was previously not supported nor the creation of a right of way servitude due to a rates and taxes issue.
4. Direct access will be taken from Berg, Second, Park Street and via the Remainder of Erf 136 Karibib (Street).
5. Contours and existing improvements surveyed by Namib Geomatics Technologies CC.
6. Contour interval: 1 metre.

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

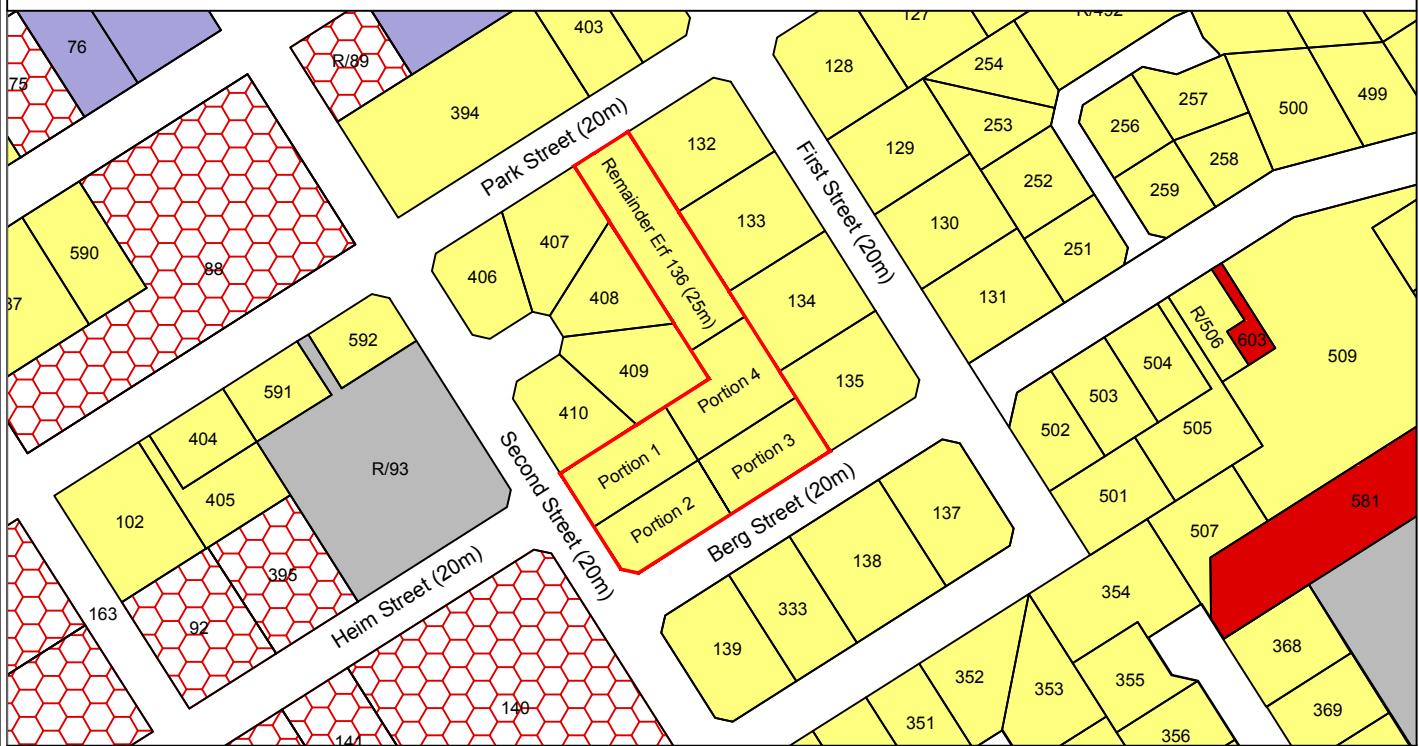
TITLE:
OPTION 4: REMAINDER ERF 136 KARIBIB
Proposed subdivision into Portions 1, 2, 3 and 4 and the
Remainder of Erf 136 Karibib (Street).

Version: V5 otto@sp.com.na 064 280 773



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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" (1:900m²) to "Single Residential" (1:450m²) and rezoning of Remainder Erf 136 Karibib from "Single Residential" (1:900m²) to "Street" (25m wide).

DWG NO: 228/04-136K-7P

DATE: 25 MAR 2025

25 MAR 2020

DRAWN: IN OTTO



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