



Municipality of Walvis Bay

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Date	12 October 2023

Dear Sir/Madam

Subject: SUBDIVISION OF ERF 295 NARRAVILLE INTO PORTION 1 AND REMAINDER, PERMANENT CLOSURE OF PORTION 1 AS PUBLIC OPEN SPACE AND REZONING OF ERF PORTION 1 FROM "PUBLIC OPEN SPACE" TO "UTILITY SERVICES"

Ref. No.: 295 N

I refer to the abovementioned.

You are hereby informed that the Municipal Council, at its meeting held on 15 June 2023, resolved as follows:

That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the subdivision of Erf 295 Narraville into Portion 1 and Remainder, and Permanent Closure of Portion 1 from Public Open Space to Utility Services as generally shown on sketch plan 295/N/ZP dated 24 February 2023 that bears a Municipal Council stamp and subject to the following conditions:

- 1 That in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5, 2018)*, the Municipal Council recommends to the Urban and Regional Planning Board the application for the Subdivision of Erf 295 Narraville into Portion 1 and Remainder, as generally shown on sketch plan 295_N/SP, dated 22 February 2022.
- 2 That the following conditions be registered against the proposed Portion 1 (a Portion of Remainder Erf 295 Narraville), in favour of the Municipal Council:
 - (a) The portion shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).
 - (b) The minimum value of the main building, excluding the outbuilding to be erected on the portions shall be equal the municipal valuation of the portion.



3 That, in terms of Section 50 of the Local Authorities Act (Act No.23, 1992), as amended, the Municipal Council grants approval for the Permanent Closure of Portion 1 (a Portion of Remainder Erf 295 Narraville), measuring approximately 166m², as "Public Open Space" as generally shown on drawing number 295_N/SP dated 22 February 2023, subject to the following condition:

- (a) That the Town Planning Division issues the Closure Certificate to the offices of the Registrar of Deeds and Surveyor General.
- 4 That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the Rezoning of Portion 1(Portion of Remainder Erf 295 Narraville), from Public Open Space to Utility, in accordance with Section 105(1)(a) of the *Urban and Regional Planning Act (Act No. 5, 2018)*, as generally shown on drawing number 295/N/ZP dated 24 February 2023.
- 5 That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.

For any queries that you might have please do not hesitate to send an e-mail to townplanning@walvisbaycc.org.na.

Yours faithfully



Othniel Kakero
Town Planner
Roads and Building Control

