



Municipality of Walvis Bay

Civic Centre • Nangolo Mbumba Drive • Private Bag 5017 • Walvis Bay • Namibia
Phone +264 (0)64 201 3111 • Fax +264 (0)64 204 528 • www.walvisbaycc.org.na

Stewart Planning
Town & Reginal Planners
P.O Box 2095
Walvis Bay

Enquiries	Jamie-Lee Lawrence
Phone	+264 (0)64 201 3229
Fax	+264 (0)64 206135
Cell	
E-mail	jlawrence@walvisbaycc.org.na
Date	15 May 2024

Dear Sir/Madam

Subject: SUBDIVISION OF ERF 2799 Walvis Bay Extension 8 INTO PORTION 1 AND THE REMAINDER, PERMANENT CLOSURE OF PORTION 1 AS PUBLIC OPEN SPACE, REZONING OF PORTION 1 TO UTILITY SERVIES

Ref. No.: 2799 W

I refer to the abovementioned.

You are hereby informed that the Municipal Council, at its meeting held on 07 May 2024, resolved as follows:

- (1) That in accordance with Section 105 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 2799 Walvis Bay Extension 8 into Portion 1 and Remainder, as generally shown on sketch plan 2799_WB/SP, dated 13 December 2023.
- (2) 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.
- (3) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 105(1)(e) of the *Urban and Regional Planning Act* (Act No. 5 of 2018).
- (4) That the following conditions be registered against the proposed Portion 1 (a Portion of Remainder Erf 2799 Walvis Bay Extension 8), 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.
- (5) 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 A (a Portion of Erf 2799 Walvis Bay Extension 8), measuring approximately 131m², as "Public Open Space" as generally shown on drawing number 2799_WB/SP dated 13 December 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.
- (6) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the Rezoning of Portion 1 (Portion of Erf 2799 Walvis Bay Extension 8), from Public Open Space to Utility Services, in accordance with Section 105(1)(a) of the *Urban and Regional Planning Act (Act No. 5, 2018)*, as generally shown on drawing number 2799 /WB/ZP dated 13 December 2023.
- (a) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
- (b) That the rezoning of Portion 1 (a portion of Erf 2799 Walvis Bay Extension 8) be proclaimed in the Government Gazette.
- (7) That all costs regarding the above be borne by the applicant.

For your information and purposes, the confirmed and signed minutes of the Municipal Council are attached. For any queries that you might have please do not hesitate to send an e-mail to townplanning@walvisbaycc.org.na.

Yours faithfully


Otniel Kakero

Town Planner
Roads and Building Control



11.10 **Subdivision of Erf 2799 Walvis Bay Extension 8 into Portion 1 and the Remainder, permanent closure of Portion 1 as Public Open Space, rezoning of Portion 1 to Utility Services** (Add. No. 11; M/C Meeting 25/04/2024; File: 2799 W)

RESOLVED:

- (1) That in accordance with Section 105 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 2799 Walvis Bay Extension 8 into Portion 1 and Remainder, as generally shown on sketch plan 2799_WB/SP, dated 13 December 2023.
- (2) 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.
- (3) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 105(1)(e) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (4) That the following conditions be registered against the proposed Portion 1 (a Portion of Remainder Erf 2799 Walvis Bay Extension 8), 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.
- (5) 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 A (a Portion of Erf 2799 Walvis Bay Extension 8), measuring approximately 131m², as "Public Open Space" as generally shown on drawing number 2799_WB/SP dated 13 December 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.
- (6) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the Rezoning of Portion 1 (Portion of Erf 2799 Walvis Bay Extension 8), from Public Open Space to Utility Services, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5, 2018), as generally shown on drawing number 2799 /WB/ZP dated 13 December 2023.
 - (a) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
 - (b) That the rezoning of Portion 1 (a portion of Erf 2799 Walvis Bay Extension 8) be proclaimed in the Government Gazette.
- (7) That all costs regarding the above be borne by the applicant