

Name: SEM I KATOMA
Address: PO BOX 75
Telephone: 0812562979

(Please indicate with "X" in appropriate box)



NOT object



DO object

If objecting, please state reasons thereof on a separate sheet:

S. Katoma
Signature

03/08/2022
Date

Name: JAMALO HELVI NAKASHUPI

Address: Box 176

Telephone: 081 331 7084

(Please indicate with "X" in appropriate box)



NOT object



DO object

If objecting, please state reasons thereof on a separate sheet:

Jamalo
Signature

03-08-2022
Date

Name: Mekurya Joel Hango

Address: P.O. Box 23

Telephone: 081 28 532 49

(Please indicate with "X" in appropriate box)



NOT object



DO object

If objecting, please state reasons thereof on a separate sheet:

Mekurya Joel Hango
Signature

03-08-2022
Date

MUNICIPALITY OF OKAHANDJA

Tel: (062) 50 5100
Fax: (062) 50 1746
Email: info@okahandja.org.na
65 Martin Neib Avenue



NAMIBIA

Office of the CEO
P O BOX 15
OKAHANDJA

MINUTES

of an **Ordinary Council meeting** held in the Council Chambers, Municipal Head Office, Okahandja on **Tuesday, 31 August 2021 at 18:00**

COUNCILLORS PRESENT:

Cllr. N. Brinkman	:	Mayor / Chairperson of Council
Cllr. V. Kariseb	:	Deputy Mayor
Cllr. C. Coetzee	:	Chairperson of the Management Committee
Cllr. I. Katuuu	:	Member of Management Committee
Cllr. K. Phillemon	:	Member of Management Committee
Cllr. A. Apindi	:	Member of Council

OFFICIALS:

Mr. G. Mwazi	:	Acting Chief Executive Officer
Mr. P. Nunda	:	SE: Finance, IT and Assets Management
Mr. P. Haraseb	:	Manager: Engineering Services
Mr. F. Hendjala	:	Manager: Town Planning & Housing Development
Ms. T. Shikongo	:	Council Support Officer

ALSO PRESENT:

Also present were members of the Public

1. **OPENING BY PRAYER, IF SO DESIRED**

The Chairperson welcomed all members present at the 7th Ordinary Council meeting. Ms. Belinda Goroos member of the public opened the meeting with a prayer.

2. **ATTENDANCE LIST**

Attendance book was circulated for signature to all Council members present.

3. **ADOPTION OF THE AGENDA OF THE COUNCIL**

On proposal of Councillor C. Coetzee and seconded by Councillor I. Katuuu it was:

- Applicant could not provide proof that it had served the owner of Erven 1074,823, 833, 820, 1097, 1099, 1101, 1103, 1104, 1105, 1109 with a notice of application.
 - Applicant to furnish Council with Density Map and a DWG format soft copy of the newly proposed Osona Village Extension 16.
- Kindly Note:** This item should be included within the next Amendment Scheme of Okahandja at the applicants own cost.

COUNCIL RESOLUTION

RESOLVED: CR13.2.2/31/08/2021

That the application complied with Section 107 of the Urban and Regional Planning Act No. 5 of 2018, together with Section 10 of the Regulations of the Urban and Regional Planning Act No. 5 of 2018.

"That Council accepted the recommendations for the application to comply with the following conditions:

- Proposed zoning of erven to comply with the stipulations of the Okahandja Town Planning Scheme No. 5 with regard to Coverage; Building Height; Building Lines; Parking Requirements, Outbuilding(s); Bulk Factor and Density.
- All electrical infrastructure to be consulted with Cenored- Okahandja JV.
- Endowment Fee of 7.5% per erf is payable for subdivision of Erf 834 as new erven are being created.
- The provision of Bulk services for water and sewerage must be consulted with the Manager for Engineering Services from the Municipality of Okahandja.
- Applicant should submit to Council the Environmental Clearance Certificate together with the Environmental Management Plan that gives provision for the subdivision of Erf 834 with street creation.
- Applicant could not provide proof that it had served the owner of Erven 1074,823, 833, 820, 1097, 1099, 1101, 1103, 1104, 1105, 1109 with a notice of application.
- Applicant to furnish Council with Density Map and a DWG format soft copy of the newly proposed Osona Village Extension 16.

Kindly Note: This item should be included within the next Amendment Scheme of Okahandja at the applicants own cost.

13.2.3 PROPOSED REZONING OF ERF 237 MARTIN NEIB AVENUE OKAHANDJA FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900 TO "GENERAL BUSINESS" WITH A BULK OF 1.2 FOR A HOTEL PENSION OF MORE THAN 10 LEASABLE ROOMS

An application was received from Dunamis Consulting (Pty) Ltd on behalf of the registered owners Mr. Dean and Mrs. Lizelle Grassow for the following:

- Rezoning of Erf 237 Martin Neib Avenue Okahandja from "Single Residential" with a density of 1:900 to "General Business" with a Bulk of 1.2 for a Hotel Pension of more than 10 Leasable Rooms.

STAFF MANAGEMENT RECOMMENDATIONS TO THE MANAGEMENT COMMITTEE

RECOMMENDATIONS: SMR13.2.3/16/08/2021

"That The application complied with Section 107 of the Urban and Regional Planning Act No. 5 of 2018, together with Section 10 of the Regulations of the Urban and Regional Planning Act No. 5 of 2018.

"Therefore we recommend for the application to comply with the following stipulations:

- Applicant to conduct a Beacon Relocation at their own cost before building plans can be submitted.
- Applicant to furnish Council with a draft building plan in order for Council to better consider this application with regard to Parking requirements and infrastructure services provision.
- Applicant to submit to Council the approval of the Board and Government Gazette.
- According to the Okahandja Town Planning Scheme No. 5 the bulk factor for Hotel and residential building under the General Business zone is 1.2
- Only 70% coverage is applicable in the intended zoning
- Parking Requirements are as follows: 1 bay room plus 1 visitor parking bay per 4 rooms
- Height Control requirements: 3 storeys or a height of 10m, whichever is the most restrictive
- A Betterment Fee of 25% should be paid once rezoning have been approved by the Board.
- Council does not permit any structure to be erected on the street boundary. All structures should be erected 1.5m away from any street boundary. Rear and side building lines should comply with the Okahandja Town Planning Amendment Scheme No. 5
- Council will not permit the applicant to commence with any proposed development while the rezoning is in process.

Kindly Note: This item should be included within the next Amendment Scheme of Okahandja at the applicants own cost.

- Infrastructure Services: Services are accessible on Erf 237. Applicant to liaise with Manager: Engineering Services before commencement of services installation.

MANAGEMENT COMMITTEE RECOMMENDATIONS TO COUNCIL

RECOMMENDED: MCR13.2.3/23/08/2021

"That The application complied with Section 107 of the Urban and Regional Planning Act No. 5 of 2018, together with Section 10 of the Regulations of the Urban and Regional Planning Act No. 5 of 2018.

"That the Management Committee recommend for the application to comply with the following stipulations:

- Applicant to conduct a Beacon Relocation at their own cost before building plans can be submitted.
- Applicant to furnish Council with a draft building plan in order for Council to better consider this application with regard to Parking requirements and infrastructure services provision.
- Applicant to submit to Council the approval of the Board and Government Gazette.
- According to the Okahandja Town Planning Scheme No. 5 the bulk factor for Hotel and residential building under the General Business zone is 1.2
- Only 70% coverage is applicable in the intended zoning
- Parking Requirements are as follows: 1 bay room plus 1 visitor parking bay per 4 rooms
- Height Control requirements: 3 storeys or a height of 10m, whichever is the most restrictive
- A Betterment Fee of 25% should be paid once rezoning have been approved by the Board.
- Council does not permit any structure to be erected on the street boundary. All structures should be erected 1.5m away from any street boundary. Rear and side building lines should comply with the Okahandja Town Planning Amendment Scheme No. 5
- Council will not permit the applicant to commence with any proposed development while the rezoning is in process.

Kindly Note: This item should be included within the next Amendment Scheme of Okahandja at the applicants own cost.

Infrastructure Services: Services are accessible on Erf 237. Applicant to liaise with Manager: Engineering Services before commencement of services installation.

COUNCIL RESOLUTION

RESOLVED: CR13.2.3/31/08/2021

"That The application complied with Section 107 of the Urban and Regional Planning Act No. 5 of 2018, together with Section 10 of the Regulations of the Urban and Regional Planning Act No. 5 of 2018.

"That Council accepted the recommendations for the application to comply with the following conditions:

- Applicant to conduct a Beacon Relocation at their own cost before building plans can be submitted.
- Applicant to furnish Council with a draft building plan in order for Council to better consider this application with regard to Parking requirements and infrastructure services provision.
- Applicant to submit to Council the approval of the Board and Government Gazette.

- According to the Okahandja Town Planning Scheme No. 5 the bulk factor for Hotel and residential building under the General Business zone is 1.2
- Only 70% coverage is applicable in the intended zoning
- Parking Requirements are as follows: 1 bay room plus 1 visitor parking bay per 4 rooms
- Height Control requirements: 3 storeys or a height of 10m, whichever is the most restrictive
- A Betterment Fee of 25% should be paid once rezoning have been approved by the Board.
- Council does not permit any structure to be erected on the street boundary. All structures should be erected 1.5m away from any street boundary. Rear and side building lines should comply with the Okahandja Town Planning Amendment Scheme No. 5
- Council will not permit the applicant to commence with any proposed development while the rezoning is in process.

Kindly Note: This item should be included within the next Amendment Scheme of Okahandja at the applicants own cost.

Infrastructure Services: Services are accessible on Erf 237. Applicant to liaise with Manager: Engineering Services before commencement of services installation.

13.2.4 REPLACEMENT OF ALLOCATED ERF 1623 IN SAAMSTAAN WITH ERF 1841 IN EKUNDE EXTENSION 5

An application was received from Ms. Belinda Garoes requesting the council to replace the allocation of Erf. 1623 in Saamstaan with erf no. 1841 in Ekunde extension 5.

STAFF MANAGEMENT RECOMMENDATIONS TO THE MANAGEMENT COMMITTEE

RECOMMENDATIONS: SMR13.2.4/16/08/2021

"That the applicant does not have any proof of ownership on the mentioned erven.

"That the application to exchanged be declined as there is no Title Deed submitted to proof ownership erf 1623.

MANAGEMENT COMMITTEE RECOMMENDATIONS TO COUNCIL

RECOMMENDED: MCR13.2.4/23/08/2021

"That the applicant does not have any proof of ownership on the mentioned erven.

"That the application to exchanged be declined as there is no Title Deed submitted to proof ownership erf 1623.

COUNCIL RESOLUTION

RESOLVED: CR13.2.4/31/08/2021

"That the applicant does not have any proof of ownership on the mentioned erven.

COUNCIL RESOLUTION

RESOLVED: CR 13.2.10.3/31/08/2021

That Council take note of the management committee's decision.

14. REPORTS AND RECOMMENDATIONS OF COMMITTEES OR THE CHIEF EXECUTIVE OFFICER (Annexure F)

None

15. DRAFT REGULATIONS AND TARIFFS, IF ANY

None.

Minutes of the Ordinary Council meeting held on 31 August 2021 is confirmed on 4 October 2021;

The meeting adjourned at 20:00.


.....
Mr. George Mwazi
Acting Chief Executive Officer

07/10/2021
.....
Date


.....
Cllr. Natasha Brinkman
Chairperson of Council

07/10/2021
.....
Date