



MINUTES

OF AN ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS, REHOBOTH TOWN COUNCIL, REHOBOTH ON MONDAY, 28 OCTOBER 2024 AT 10H00

PRESENT:

Cllr. J. J. Coetzee : Deputy Mayor
Cllr. A. J. Hammerslacht : Chairperson of the Management Committee
Cllr. C.A. Klazen : Member of Management Committee
Cllr. L. Uiras : Member of Management Committee
Cllr. M. Beukes : Ordinary Council Member
Cllr. J.J. Khariseb : Ordinary Council Member

IN ATTENDANCE:

Mr. R.L. Muhembo : Manager: Infrastructure, Town Planning & Technical Services
Mr. Z. Theron : Finance Manager
Ms. S.J.D. Pieters : Public Relations Officer
Mrs. D. Mwandangi : Administrative Officer (Secretariat)
Mrs. S. Moller : Council Support Officer

RL *[Signature]*

3. That the subdivision adheres to the zoning of "Single Residential" and density of 1:500 as per the Rehoboth Zoning Scheme;
4. Approval is subject to the adherence to legal requirements as contained in The Urban and Regional Planning Act, Act 5 of 2018;
5. That the approval is subject to payment of Endowment fees as prescribed.
6. The applicant be responsible for the town planning cadastral procedures and the cost involved;
7. All cost for municipal infrastructure (roads, sewer, water, electricity and storm water drainage), be on the cost of the owner/ applicant;
8. That the applicant be responsible for any additional charges on Electricity Network Contribution that may be brought about as results of the rezoning and subdivision.
9. Refer to Council

Council

RESOLVED:

RTC19/28/10/2024/8th OCM

1. Consideration is given for a need and desirability for the subdivision of Erf No. Rehoboth Block A 806 and subdivided into Portion and the Remainder;
2. Approval is granted for the subdivision of Erf No. Rehoboth Block A 806 and be subdivided into Portion and the Remainder;
3. That the subdivision adheres to the zoning of "Single Residential" and density of 1:500 as per the Rehoboth Zoning Scheme;
4. Approval is subject to the adherence to legal requirements as contained in The Urban and Regional Planning Act, Act 5 of 2018;
5. That the approval is subject to payment of Endowment fees as prescribed.
6. The applicant be responsible for the town planning cadastral procedures and the cost involved;
7. All cost for municipal infrastructure (roads, sewer, water, electricity and storm water drainage), be on the cost of the owner/ applicant;
8. That the applicant be responsible for any additional charges on Electricity Network Contribution that may be brought about as results of the rezoning and subdivision.

Proposed: Cllr. A. J. Hammerslacht

Seconded: Cllr. V.A. Klazen

1.5.14 SUBDIVISION OF PORTION 34 OF REHOBOTH TOWN AND TOWNLANDS NO.302 INTO 42 PORTIONS AND THE REMAINDER

1. Introduction and Purpose of Submission

Harmonic Town Planning Consultants was appointed by the **Karoo – Ochse (Central) (PTY) LTD. REG. NO. 2001/365** to obtain statutory approval for the subdivision of Portion 34 of Rehoboth Town and Townlands No.302 into 42 Portions and the Remainder.

2. Discussion

Portion 34 of Rehoboth Town and Townlands No.302 is located North West of Rehoboth south of the Oanob road in the Hardap Region. Portion 34 of Rehoboth Town and Townlands No. 302 measures approximately 200 hectares in extent. The land is traditionally used for auction, livestock husbandry and for small-scale agricultural activities. It has no major geographical or geological constraints, and it is safe to state that it is relatively flat therefore making it developable for intensive small-scale agriculture. Portion 34 Town and Townlands No.302 is owned by **Karoo – Ochse (Central) (PTY) LTD. REG. NO. 2001/365**.



There is no title deed restriction on the proposed development of the townlands. The client intends to subdivide Portion 34 of Rehoboth Town and Townlands No.302 into 42 Portions and the Remainder; 42 portions of primarily 1, 2-, 3-, 5- and 10-hectare plots with the remainder measuring just more than 115 hectares and the total being 199.6524 hectares. Portion 34 accommodates the current auction pens and related facilities.

Portion 34 of Town and Townlands No.302	Size of the Area (Ha):
Portion 1-42	83.3667
Rem	115.9786
Re/Street	
Public Open Space	
Total Area	199.6524

Table 1

3. Town Planning Scheme Requirements

Portion 34 of Rehoboth Town and Townlands No.302 measures approximately 200 Hectares in extent and according to the Rehoboth Amendment Scheme No.14 is zoned 'Undetermined'. The cost for Town Planning will be borne by the applicant.

4. Legal Implications

The applicant will be required, at their own cost, to execute the required functions of completing the whole Town Planning processes which are guided by and must conform to all the requirements as contained in the Urban and Regional Planning Act, Act 5 of 2018 and the proclaimed Regulations and The Environmental Management Act, 2007 (Act No.7 of 2007) requires that an Environmental Impact Assessment (EIA) be conducted for the approval of the creation of a street.

5. Financial implications

Council will benefit from payment required fees (Endowment Fess). Further benefits will culminate from the provision of services as may be required by the applicant.

Recommendation:

It is hereby recommended that:

1. Consideration be given for a need and desirability for the subdivision of Portion 34 of Rehoboth Town and Townlands No.302 and subdivided into Portion 1- 42 and the Remainder;
2. Approval be granted for the subdivision of Portion 34 of Rehoboth Town and Townlands No.302 and subdivided into Portion 1 - 42 and the Remainder;
3. Approval is subject to the adherence to legal requirements as contained in The Urban and Regional Planning Act, Act 5 of 2018;
4. That the approval of the development be subject to an Environmental Impact Assessment as prescribe in the Environment Management Act, Act 27 of 2007;
5. That the approval is subject to payment of Endowment fees as prescribed.
6. The applicant be responsible for the town planning cadastral procedures and the cost involved;
7. All cost for municipal infrastructure (roads, sewer, water, electricity and storm water drainage), be on the cost of the owner/ applicant;
8. That the applicant be responsible for any additional charges on Electricity Network Contribution that may be brought about as results of the rezoning and subdivision;

RLH

ADMINISTRATIVE MANAGEMENT RECOMMENDED THAT:

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MANAGEMENT COMMITTEE RECOMMENDED THAT:

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9. Refer to Council.

Council

RESOLVED:

RTC20/28/10/2024/8th OCM

1. Consideration is given for a need and desirability for the subdivision of Portion 34 of Rehoboth Town and Townlands No.302 and subdivided into Portion 1- 42 and the Remainder;
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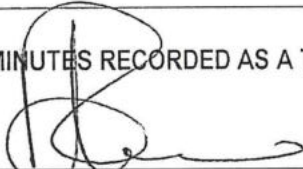
13. DRAFT REGULATIONS AND TARIFFS, IF ANY

None

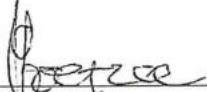
15. CLOSURE

Meeting closed at 18h03

MINUTES RECORDED AS A TRUE REFLECTION OF PROCEEDINGS



CHIEF EXECUTIVE OFFICER



CHAIRPERSON

29. 09. 2025

DATE