

19 June 2025

**Enquiries: A.Amwaama**

The Chief Executive Officer  
Outapi Town Council  
P O Box 853  
Outapi

ATTENTION: MRS. S. IILONGA

**Dear Mr. Nashilongo**

**TOWN PLANNING APPLICATION**

- **Rezoning of Erf 661 Outapi, Extension 1 from “Residential” with a density of 1:500 to “Business” with a bulk of 1.0.**
- **Consent to commence with the operation of a Medical Practice on Erf 661, Outapi Extension 1, while the Rezoning is being finalised.**
- **Consent to use a portion of the Erf for dwelling purposes (Residential use) in terms of the Outapi Zoning Scheme.**

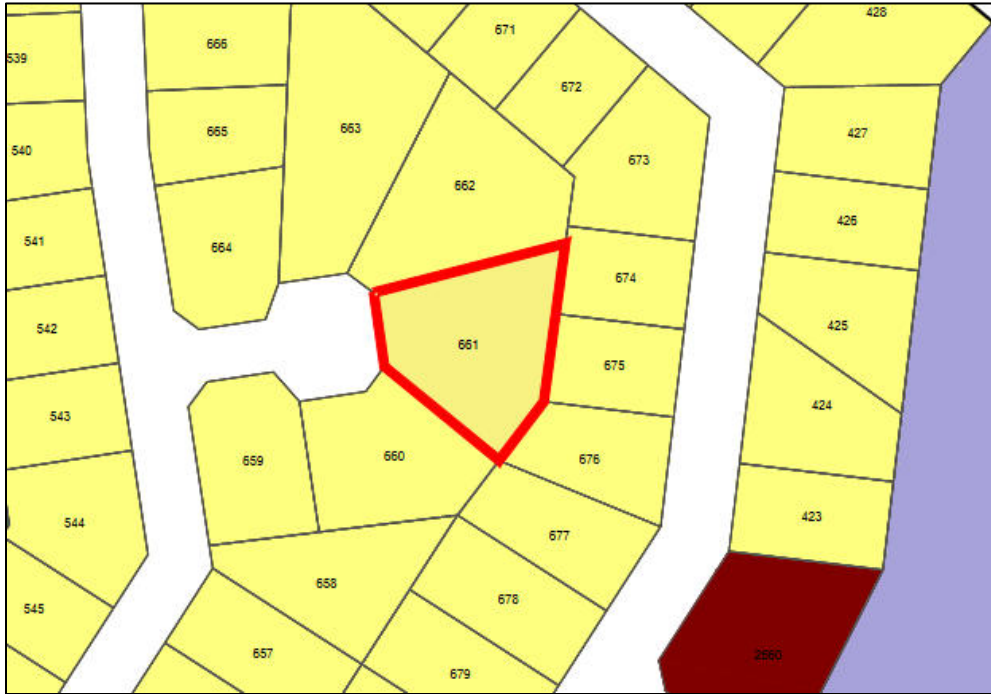
**1. Application**

**Nghivelwa Planning Consultants**, duly authorised by the registered owner, Mr. Afro-Latin S. Namakalu, herewith submits an application to the Outapi Town Council for the rezoning of Erf 661, Outapi Extension 1, from “Residential” with a density of 1:500 to “Business” with a bulk of 1.0, Consent to commence with the operation of a Medical Practice on Erf 661, Outapi Extension 1, while the Rezoning is being finalised, and Consent to use a portion of the subject erf for dwelling purposes (Residential use) in terms of the Outapi Zoning Scheme .

**2. Ownership and Erf Particulars**

According to Deed of Transfer T-2835/2022, ownership of Erf 661, Outapi Extension 1, vests with Mr. Afro-Latin S. Namakalu.

The erf is currently zoned “Residential” with a density of 1:500 and accommodates an existing dwelling unit (See figure 1 and 2 below). Additionally, the subject erf measures 1315 square metres in extent. The owner intends to convert the site into a Medical Practice, with partial residential occupation.



**Figure 1:** Land Use Clip



**Figure 2:** Aerial Photo Clip

### **3. Development Proposal**

The applicant intends to establish a medical practice and related medical facilities on Erf 661, Outapi Extension 1. To enable this, an application is hereby submitted for the rezoning of the subject erf from “Residential” with a density of 1:500 to “Business” with a bulk factor of 1.0, to align the land use rights with the intended medical use.

Pending finalisation of the rezoning process, the applicant further seeks Council’s consent to commence with the operation of a medical practice on the erf, in accordance with the provisions of the Outapi Zoning Scheme which allows such use with the necessary approval.

In addition, consent is also requested to utilise a portion of the erf for residential purposes. This will allow for partial occupation of the premises by the owner or staff, ensuring on-site presence and operational continuity, in line with the provisions of the Zoning Scheme.

### **4. Motivation**

The owner of Erf 661, Outapi Extension 1, intends to establish and formalize the operation of a Medical Practice and associated healthcare facilities on the subject erf. To achieve this, an application is submitted for the rezoning of the erf from “Residential” with a density of 1:500 to “Business” with a bulk of 1.0, along with consent to commence medical operations during the rezoning process, and consent to use a portion of the erf for residential purposes in terms of the Outapi Zoning Scheme.

The proposed Medical Practice will accommodate a range of health-related services including doctors’ consulting rooms, dental rooms, minor surgical rooms, and other supporting facilities. These services are aimed at providing accessible and affordable primary healthcare to the residents of Outapi and its surroundings, reducing the burden on public hospitals by serving as a decentralized point for non-critical consultations.

The intended use is compatible with the character of the area and the purpose of the proposed Business zoning. The nature of such a facility, low intensity, daytime operation, structured appointments, and a professional environment, ensures minimal disruption to the surrounding residential environment. Furthermore, the proposed mixed-use component, allowing partial residential occupation of the erf, supports efficient use of land, improves facility oversight, and enhances safety through a constant on-site presence.

The continued operation of the medical practice during the rezoning process is necessary to avoid disruption of healthcare services and is permissible under the provisions of the Outapi Zoning

Scheme through Council consent. These types of small-scale medical services are typically located within or near residential neighbourhoods to serve local demand effectively.

Moreover, the introduction of such a practice into the area will increase daytime activity and visibility, which may contribute to improved local security and community presence. The operations will be confined to normal business hours, thereby not interfering with the residential peace of the surrounding properties.

In light of the above, the proposed rezoning and consent uses are consistent with sound planning principles and support the goals of integrated, accessible, and sustainable urban development. The application is therefore submitted for Council's favourable consideration and approval.

## **5. The Advertising Procedure**

The application for consent use on Erf 661, Outapi Extension 1 was advertised in full compliance with the requirements of the Outapi Zoning Scheme. Public notices were published in the *Confidente* and *New Era* newspapers on 20 and 27 June 2025, thereby notifying the general public of the proposed land use.

In addition, physical notices were displayed on the official notice board of the Outapi Town Council and on-site at Erf 661, Outapi Extension 1, ensuring visibility to affected and interested parties (refer to attached annexures for proof of placement).

By the time the formal objection period lapsed on 25 July 2025, no objections had been received by our office.

Given the above, we respectfully submit that all advertising procedures were properly undertaken and that no further re-advertisement is necessary. We kindly request Council to acknowledge compliance and proceed with consideration of the application.

## **7. Conclusion**

Our office hereby applies to the Outapi Town Council for approval of the following:

- **Rezoning of Erf 661, Outapi Extension 1** from "Residential" with a density of 1:500 to "Business" with a bulk of 1.0.
- **Consent to commence** with the operation of a Medical Practice on the erf while the rezoning process is being finalized; and
- **Consent to utilise a portion** of the erf for residential (dwelling) purposes, in accordance with the Outapi Zoning Scheme.

The proposed Medical Practice, which includes doctors' consulting rooms, dental and surgical facilities, is intended to serve the surrounding community by enhancing access to local healthcare. The application complies with the relevant zoning provisions and advertising procedures, and no objections were received. We therefore respectfully request Council's favourable consideration and approval of this application.

## **8. Annexures**

Kindly find attached the following documentation in support of this application.

**Annexure 1:** Relevant maps:

- Location Plan
- Existing Zoning

**Annexure 2:** Town Planning Certificate

**Annexure 3:** Erf Diagram

**Annexure 4:** Proof of Advertisements

**Annexure 5:** Proof of Neighbour Notices

**Annexure 6:** Proof of Site Notice

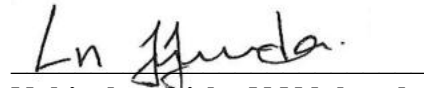
**Annexure 7:** Proof of Notice on LA Notice Board

**Annexure 8:** Title Deed

Should Council support the above-mentioned application, please provide our office with a formal Council Resolution approving the proposed consent use application.

I trust that you will consider the application favourably. Should you have any further enquiries please do not hesitate to contact our office.

Yours sincerely,



**Nghivewashisho N Ndakunda (TRP)**  
**MANAGING MEMBER**