

WRITTEN NOTICE TO OWNERS & OCCUPIERS OF LAND ADJACENT TO THE SITE:

Ptn 87 BW


Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, June 24, 2024 3:54 PM
To: 'koka@iway.na'
Subject: Neighbour notification: Subdivision of Rem/PtnH/48 -Ptn 87 of Farm Brakwater No. 48
Attachments: Sub Re Ptn H_Letter to neighbours _ Ptn 87 BW.pdf

Dear Mr Kok,

Trust you are doing well. Kindly find attached a letter for your information regarding the subdivision we are doing on the Remainder of Portion H for Eckhardt. Please do not hesitate to contact me should you require any further information.

Kind Regards
Dorette



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: planner1@dutoitplan.com

Dorette Opperman
Mobile: +264 81 835 2021

Re/Ptn 18/49


Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, June 24, 2024 3:48 PM
To: 'Eggs Waldschmidtegg's'
Subject: Neighbour notification: Subdivision of Rem/PtnH/48 - Re/Ptn 18 of Farm Dobra No. 49
Attachments: Sub Re Ptn H_Letter to neighbours _ RePtn18of 49.pdf

Dear Eckhardt,

As confirmed today, kindly find attached letter for your attention as owner of Re/Ptn 18.

Kind Regards
Dorette



1st floor Bridgeview Offices & Apartments No. 4
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Farm 401 - Transnamib

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, June 24, 2024 3:55 PM
To: Alynsia.Platt@transnamib.com.na
Subject: Neighbour notification: Subdivision of Rem/PtnH/48 - Transnamib - Farm 401
Attachments: Sub Re Ptn H_Letter to neighbours _ Transnamib.pdf

Dear Alynsia,

Trust you are doing well. Kindly find attached a letter for your information regarding the subdivision we are doing on the Remainder of Portion H of Farm Brakwater No. 48. Please do not hesitate to contact me should you require any further information.

Kind Regards
Dorette



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Ptn 511/451/48

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, June 25, 2024 12:50 PM
To: 'David Barnard'
Subject: FW: Neighbour notification: Subdivision of Rem/PtnH/48 -Ptn 551/451/48
Attachments: Sub Re Ptn H_Letter to neighbours _ Ptn 511.pdf; H BRAK48_MAY 2024_SCALE 10 000 PTN 511 photo.pdf

| Tracking: | Recipient | Read |
|-----------|-----------------|--------------------------|
| | 'David Barnard' | |
| | David Barnard | Read: 6/25/2024 12:57 PM |

Dear Mr Barnard,

Our telephone conversation regarding the intended subdivision has reference. Kindly find attached the letter for your attention as owner of Ptn 551(a portion of Ptn 451) of the Farm Brakwater No. 48. I also attached a separate plan giving a better indication of the proposed subdivision in relation to your portion.

Please do not hesitate to contact me should you require any further information.

Kind Regards
Dorette



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Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Ptn Re/H/BW_Let

Transnamib
Farm 401
Brakwater
WINDHOEK

24 June 2024

Per email : Ms. A. Platt Alynsia.Platt@transnamib.com.na

Dear Madam

REVISED SUBDIVISION OF THE REMAINING EXTENT OF PORTION H OF THE FARM BRAKWATER NO. 48 INTO 21 PORTIONS AND REMAINDER

Our office is currently applying on behalf of the owner of Remainder of Portion H of the Farm Brakwater, to the City of Windhoek and the Urban and Regional Planning Board for the:

- Cancellation of the subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into 11 portions and Remainder as approved in the letter dated 2 August 2018
- The subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into Portions A to U (Street) and the Remainder
- Rezoning of Remainder Portion H of the Farm Brakwater No. 48 from 'residential' with a density of 1:5ha to 'industrial' with bulk factors as approved in the letter dated 2 August 2018 to remain
- Rezoning and new subdivision to be completed simultaneously at the Urban and Regional Planning Board

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of an adjacent portion are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **19 July 2024**.

The Remainder of Portion H of the Farm Brakwater No. 48 is located east of the B1 Windhoek to Okahandja dual-carriage road and west of the Klein Windhoek River. The well-known Gallina Motocross track, Waldschmidt Eggs and Ingo Storage containers are some of the well-known businesses on the Remainder of Portion H of the Farm Brakwater No. 48.

A previous application was submitted in February 2012 for the rezoning of the Remainder of Portion H of the Farm Brakwater No. 48 from 'residential' 1:5ha to 'industrial' with a bulk of 0.75 as well as for the need and desirability to subdivide the portion in 11 or more undeveloped portions. The application for the subdivision and rezoning to 'industrial' with bulk factors ranging from 0.5 to 1.0 was approved in

2018. The application was not finalised and the further development of the Remainder of Portion H of the Farm Brakwater No. 48 revived after the Covid-19 pandemic. The owner wanted to create more portions to organise the different existing activities on Remainder of Portion H of the Farm Brakwater No. 48 according to cadastral boundaries. The Remainder of Portion is too large (36 hectare) to be develop as a single property.

The intention with the application is thus to subdivide the Remainder of Portion H of Farm Brakwater No. 48 into 21 portions ranging in size from $\pm 9000\text{m}^2$ to 3,9 hectares. The zoning will be 'Industrial' with bulk factors ranging from 0.75 to 1.0. The subdivision plan attached show the proposed subdivision. Portion U is part of the new collector road to be transferred to the City of Windhoek. Internal access to the portions will be from the 20m Right of Way Servitude to be registered as per the subdivision plan.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **19 July 2024**, we would assume you do not have any objection.

Please do not hesitate to contact our office if you require any further information.

Kind regards



Dorette Opperman