

Department of Planning, Urbanisation
and Environment

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Enq: Ms H Hamata
Tel: 290 2375

Ref: L/██/KW
Date: 15 November 2012

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Town Planning Consultant
P.O. Box 20837
Windhoek

Dear Sir,

APPLICATION FOR REZONING OF ERF █, STEIN STREET, KLEIN WINDHOEK

Your application for the rezoning of Erf █, Stein Street, Klein Windhoek from 'residential' with a density of 1:900m² to 'residential' with a density of 1:500 m² 'refers.

Attached please find a copy of Council Resolution No. **288/08/2012** stipulating the conditions concerning the rezoning of Erf █, Stein Street, Klein Windhoek from 'residential' with a density of 1:900m² to 'residential' with a density of 1:500 m².


When a rezoning is granted for a property, a betterment fee (being a percentage of the increase in land value) is payable by the owner of such property according to article 34 (1) of the Town Planning Ordinance of 1954.

You are requested to complete the attached form for acknowledgement of liability and undertaking to pay betterment fee (tax) as stipulated in Council Resolution **288/08/2012**, and accept the Council Resolution in writing within 28 days as of date of this letter.

Council policy requires that a deposit be made to the City to cover the amount of the betterment fee before a rezoning will be included in an amendment scheme. However, consent to start with the construction on a density of 1:500m², while the rezoning is on process can be granted provided that the betterment fee has been fully paid.

The deposit for the betterment fees (tax) should be paid into Account Number 900000/2/05/0425. Please liaise with Ms. P. Moongela at Town House 5th Floor, Room 515 for the payment of the betterment fees. A copy of the deposit slip should then be attached to the "acknowledgement of liability and undertaking to pay" form and delivered to Room 515.

Yours faithfully,


SECTION PLANNER
URBAN POLICY

[Municipal Council Minutes: 2012-08-30]

APPLICATION FOR REZONING OF ERF [REDACTED], STEIN STREET KLEINWINDHOEK

On proposal by Councillor Ms AM Kafula, it was

RESOLVED

That Erf [REDACTED], Stein Street, Klein Windhoek be rezoned from 'residential' with a density of 1:900 m² to 'residential' with a density of 1:500 m², subject to the following conditions:

- 1 That the owner agree in writing to pay a betterment fee of N\$51 940.00, being 20 % of the increase in value of the rezoned property, subject to Ministerial approval, prior to the incorporation of the rezoning in an Amendment Scheme and submission for approval of the Namibia Planning and Advisory Board (NAMPAB).
 - 1.1 That a deposit equivalent to the proposed betterment fee be paid to the City.
 - 1.2 That the betterment fee as per paragraphs 1 and 1.1 above, be paid into Account 9000/00/2/05/0425, created by the Strategic Executive: Finance for this purpose.
 - 1.3 That the applicant take note that the payment of the deposit should not create the expectation or would bind the Minister of regional and Local Government, Housing and Rural Development to consider and approve the Amendment Scheme and that provisions of the Town Planning Ordinance 18 of 1954 still apply.
- 2 That one (1) parking bay be provided per dwelling unit with three (3) or less bedrooms and also two (2) parking bays be provided per dwelling unit with four (4) or more bedrooms.
- 3 That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - 3.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
 - The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - 3.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 4 That the applicant accept this Council Resolution in writing and complete the Form of Acknowledgement of Liability and Undertaking to pay betterment fees (tax) within twenty eight (28) days from receipt of this Council Resolution.

RESOLUTION 288/08/2012