

MINUTES

of an **Ordinary Council Meeting** held in the Council Chambers, Municipal Head Office, Swakopmund on **Thursday, 27 May 2021** at **09:00**.

PRESENT:

Councillor L N Kativa	:	Mayor
Councillor D Am-!Gabeb	:	Deputy Mayor
Councillor W O Groenewald	:	Chairperson of MC
Councillor C-W Goldbeck	:	Alternate Chairperson of MC
Councillor P N Shimhanda	:	Member of Management Committee
Councillor B R Goraseb	:	Member of Management Committee
Councillor M Henrichsen	:	Alternate Member of MC
Councillor E Shitana	:	Member of Council
Councillor S Kautondokwa	:	Member of Council
Councillor H H Nghidipaya	:	Member of Council

OFFICIALS:

Mr A Benjamin	:	Chief Executive Officer
Mr M P C Swarts	:	GM: Corporate Service &HC
Mr C McClune	:	GM: Engineering and Planning Services
Mr H !Naruseb	:	GM: Finance
Ms L N Mutenda	:	Acting GM: Health Services & SWM
Mr M Cloete	:	Acting GM: Economic Development Services

ALSO PRESENT:

Also present was one (1) member of the Media and nine (9) members of the public.

1. **SCRIPTURE READING AND OPENING BY PRAYER**

Reverend Seibeb opened the meeting with a scripture reading and prayer.

2. **ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL**

On proposal of Councillor C-W Goldbeck seconded by Councillor W O Groenewald , it was:

RESOLVED:

That the agenda be adopted.

CO: A
GM: CS&HC



3. **APPLICATIONS FOR LEAVE OF ABSENCE AND DECLARATION OF INTEREST BY MEMBERS OF COUNCIL**

3.1 Application for leave of absence:

None.

3.2 Declaration of interest:

None.

4. **CONFIRMATION OF MINUTES**
(C/M 2021/04/29 - A 2/3/5)

4.1 **MINUTES OF AN ORDINARY COUNCIL MEETING HELD ON 29 APRIL 2021**

On proposal of Councillor W O Groenewald seconded by Councillor M Heinrichsen, it was:

RESOLVED:

CO: A
GM: CS&HC

That the minutes of the Ordinary Council Meeting held on 29 April 2021, be confirmed as correct.

5. **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS**
(C/M 2021/04/29 - A 2/3/5)

Honourable Councillors, Apostle V Siebeb, The Chief Executive Officer, Mr Alfeus Benjamin, General Managers, Members Of The Community, Members Of The Media, Ladies And Gentlemen, All Protocol Observed

Good Morning And Welcome To The Council Meeting And Announcements For The Month Of May.

Ladies and Gentlemen

During This Month, Council Participated at the Following Activities:

- 1. Presentation On The Step Up Affordable Land Provision Concept Proposal / discussions On Future Development Plans For Swakopmund*
- 2. Public Consultations: Mole Parks Beach Jetty Regulations*
- 3. National Anti-Corruption Strategic And Action Plan 2021-2025*
- 4. Public Meetings*

Honourable Councilors, Ladies and Gentlemen,

During This Month, Council Held Public Meetings In Various Suburbs Of Swakopmund; These Included Mondesa, DRC, Matutura, Tamariskia And The CBD. The Swakopmund Management Presented the Overview Of Its Strategic Plan As Well As The Overall Functions Of Its Different Departments.

During these Meetings, The CEO provided the Community Members With Future Development Plans Of Council. Council Has Taken Note Of The Various Challenges Raised By The Residents And Hereby Wish To Reassure Them Of Our Commitment To Provide Quality Service.

Honourable Councillors, Ladies and Gentlemen

We Will Now Continue with Our Deliberations.

*Thank You.
Louisa Kativa
Mayor*

6. INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF COUNCIL

- 6.1 The Mayor presented Long Service and Retirement Awards to the staff members.

7. PETITIONS

None.

8. MOTIONS OF MEMBERS

None.

9. ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN

None.

10. REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT

11. RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETINGS HELD ON 11 AND 18 MAY 2021

10. REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY PREVIOUS MANAGEMENT COMMITTEE MEETING HELD DURING APRIL AND MAY 2021

11. RECOMMENDATIONS BY THE MANAGEMENT COMMITTEE

11.1 MANAGEMENT COMMITTEE MEETING HELD ON 11 AND 18 MAY 2021

11.1.1 RECTIFICATION OF THE COUNCIL RESOLUTION: ITEM 11.1.12 OF 24 SEPTEMBER 2020

(C/M 2021/05/27 - 19.03.08.9733, 9734, E 9733, E 9734)

RESOLVED:

GM: EPS

- (a) That the Council Resolution (C/M 2020/09/24 19.03.08.9733, 9734) under Item 11.1.12 be revoked and replaced with this Council Decision.
- (b) That the subdivision of Erf 9733, Swakopmund, Extension 39 into Portion B and Remainder be approved.
- (c) That the rezoning of Portion B of Erf 9733, Swakopmund, Extension 39 from "Single Residential" to "Public Open Space" be approved.
- (d) That the subdivision of Erf 9734, Swakopmund Extension 39 into Portion C and Remainder be approved,
- (e) That the rezoning of Portion C of Erf 9734, Swakopmund Extension 39 from "Single Residential" to "Public Open Space" be approved.

- (f) That the rezoning of Portions B and C be included in the next Swakopmund Amendment Scheme.
- (g) That the consolidation of Portion B and C into consolidated Erf X (Portion 1) be approved.
- (h) That the current title deed conditions registered against Erf 9733, Swakopmund, Extension 39 be retained and be registered against the Reminder of Erf 9733, Swakopmund.
- (i) That the current title deed conditions registered against Erf 9734, Swakopmund, Extension 39 be retained and be registered against the Reminder of Erf 9734, Swakopmund.

11.1.2 **COST ESTIMATE FOR THE REPLACEMENT OF THE SEPTIC TANK TOILETS IN DRC INFORMAL SETTLEMENT**

(C/M 2021/05/27 - 14/2/8/2)

GM: F
GM: EDS

RESOLVED:

- (a) That Council accepts the use of panel materials to replace the 434 septic tank toilets with water borne systems in DRC informal settlement.
- (b) That the General Manager: Finance makes provision in the 2021/2022 budget to the amount of N\$2 561 450.64 to replace the current septic tank with water borne system (panel toilet).

11.1.3 **PROGRESS UPDATE AND REQUEST FOR ADDITIONAL FUNDS FOR THE INTEGRATED INFRASTRUCTURE MASTER PLAN**

(C/M 2021/05/27 - 2/1/2/1)

GM: F
GM: EPS

RESOLVED:

- (a) That in order for Council to obtain the full benefit of the Integrated Infrastructure Master Plan, that funding be availed to complete the entire Phase 01, as this will provide Council with the complete municipal services asset register, as well as recommendations that will bring the current infrastructure to an acceptable standard.
- (b) That the General Manager: Finance source for the additional funds of N\$2 821 282.00.

11.1.4 APPLICATION FOR AN INTERIM EXEMPTION FROM THE PROVISION OF SECTION 128(4) OF THE URBAN AND REGIONAL PLANNING ACT, 2018 (ACT NO. 5 OF 2018) IN TERMS OF SECTION 127

(C/M 2021/05/27 - 16/1/4/1/4/3)

CEO
GM: EDS

RESOLVED:

- (a) That in order to ensure operational continuity, the Chief Executive Officer be authorized to apply to the Minister of Urban and Rural Development in terms of Section 127 for an interim exemption from the provisions of Section 128(4) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) to allow for the delegation of powers by Council as per provisions of Section 31 of the Local Authorities Act, 1992, (Act 23 of 1992) as amended, until the Swakopmund Structure Plan 2020 - 2040 is approved or Authorized Planning Authority is granted.
- (b) That in addition, the Chief Executive Officer be authorized to apply for an interim exemption for the approval of the following activities and procedures:
 - *Building.*
 - *Consent uses in terms of Council policies provision, namely; resident occupations.*
 - *Consent use in terms of Table B of the Swakopmund Zoning Scheme.*
 - *Subdivision into less than 11 portions.*
 - *Consolidations of erven.*

11.1.5 PRESENTATION: CONCEPT DESIGN: UPGRADING OF KAVITA PARK ART & CRAFT MARKET

(C/M 2021/05/27 - 14/1/3/1)

CO: A
GM: F
GM: EPS

RESOLVED:

- (a) That Council approves the concept design for Kavita Art and Craft market as designed by Messrs Barnad Mutua Architects.
- (b) That Council approves an additional funds of N\$ 500 000 for the completion of Phase 1A of Kavita Art and Craft market project within.
- (c) That Budgetary provision of approximately N\$ 5 million be made in the next financial year 2022 / 2023 to cater for Phase 1B of the Kavita Art and Craft market project.
- (d) That Phase 2 of Kavita Art and Craft market be budgeted for in future after completion of Phase 1 of the project.
- (e) That provision for food stalls be made at Kativa Art and Craft Market.
- (f) That taxi drop-off points be provided at the Market Place.

11.1.6

UPDATE ON ROAD AND INTERSECTION PROGRAM

(C/M 2021/05/27 - 16/1/6/1)

GM: F
GM: EPS**RESOLVED:**

- (a) That in order for Council to successfully implement the upgrade of the high priority roads and intersection, that additional funds be availed.
- (b) That the General Manager of Finance source for additional funds of N\$2 471 216.20.

11.1.7

BUSINESS PROPOSALS RECEIVED IN RESPECT OF THE LEASE OF BUSINESS UNITS AND THE RESTAURANT AT THE MULTIPURPOSE CENTRE

(C/M 2021/05/27 - M 4348)

GM: EDS

RESOLVED:

- (a) That Council takes note of the business proposals received from businesses under notice 10/2021.
- (b) That Messrs CBH Consulting Services being the only one who have submitted the proposal to lease the restaurant give a presentation to the Management Committee at the date to be determined in order provide their detailed business plan.
- (c) That Council approves the allocation of unit No. 2 & 4 to Messrs Menon the Side of the Road (MSR) and Turnkey Building and Engineering Consultant respectively because their business activities are in line with the Council's objectives.
- (d) That the leasing for a hair salon at the Germina Shitaleni Multipurpose centre be re-advertised and proposals be submitted to Council for approval.
- (e) That proposal from Messrs Johny Charles Gamatham for CEEMES not be considered, the applicant be advised to visit the Economic Development Services SME Administration office to apply for a business unit at the SME Park.

11.1.8

ALLOCATION OF ERF 3342, EXTENSION 9, SWAKOPMUND TO A QUALIFYING INSTITUTION THROUGH DEVELOPMENT PROPOSALS RECEIVED

(C/M 2021/05/27 - E 3342)

CO: P
GM: CS&HC**RESOLVED:**

- (a) That Council approves the allocation of Erf 3342, Extension 9, Swakopmund to Messrs Welwitchia Health Training Centre (Pty) Ltd for the development and management of a tertiary institution measuring approximately 32 500m² and

at a development cost of approximately N\$977 355 000.00; as per their development proposal received on 26 March 2021.

- (b) That Messrs Welwitchia Health Training Centre (Pty) Ltd presents their Project Plan to the Management Committee, on a date to be determined by the Chief Executive Officer.
- (c) That the purchase price be confirmed as N\$4 929 760.00, less 15% incentive, should the project be completed within the projected timelines.
- (d) That the conditions of sale be as per the invitation for development proposals under Notice 08/2021.
- (e) That approval be given that the 3 faculty buildings and 1 student accommodation building be completed by 30 June 2027.
- (f) That Welwitchia Health Training Centre (Pty) Ltd submits layout / building plans of the entire project to Engineering and Planning Services Department for approval as required within 90 days of the approval of the sale by the Ministry of Urban & Rural Development.
- (g) That the proposals received from the following applicants not be considered as they did not submit their development proposals on time:

- ① AfriSay Vocational Training Centre
- ② Ndatara Survey (Pty) Ltd (Swakopmund Institution of Technology)

11.1.9 REQUEST FOR EXTENSION OF TIME TO SECURE THE PURCHASE PRICE FOR ERF 607, MATUTURA, EXTENSION 2
(C/M 2021/05/27 - M 607)

CO: P
GM: CS&HC

RESOLVED:

- (a) That Council takes note of the third application for an extension of time by Ms Hilma Kepale Hakko.
- (b) That Council takes note that Ms Hilma Hakko did not pay the outstanding rates and taxes on 26 March 2021 in terms of point (a) of Council's resolution passed on 19 November 2020 under item 11.1.18, which payment was a condition for the extension of time granted to perform by 30 September 2020.
- (c) That the transaction be cancelled and Ms Hilma Hakko be refunded the balance of the sum of N\$120 000.00 less the rates and taxes as well as the deposit which must be forfeited.
- (d) That subject to point (b) above, Erf 607, Matutura is offered to the next qualifying bidder in the waiting list.



11.1.10 REZONING OF PORTION 48 (A PORTION OF PORTION 24) OF THE FARM NO 163 FROM "AGRICULTURAL" TO "GENERAL BUSINESS"

(C/M 2021/05/27 - 19.03.01.PTN48)

GM: EPS

RESOLVED:

- (a) That the request for consent for the tourist establishment or facility be turned down and Council uphold its previous decision on condition that the betterment fee percentage be set to not more than 30%.
- (b) That the owner of Portion 48 (a Portion of Portion 24) of the Farm No 163, Swakopmund be requested to specify the type and nature of the desired tourist establishment or facility.
- (c) That alternatively, the owners of Portion 48 (a Portion of Portion 24) of the Farm No 163, Swakopmund, wish to operate an establishment or facility similar to the Municipal Bungalows, the portion be rezoned from "Agriculture" to "Special" for a tourist establishment or facility and the type and nature of activities envisaged be specified before application to the Urban and Regional Planning Board is made.
- (d) That the rezoning of Portion 48 (a Portion of Portion 24) of the Farm No. 163, Swakopmund be subject to a betterment fee calculated according to the betterment fee policy of 2009, at a maximum of 30% and be paid by the applicant before any submission of building plans to the Engineering and Planning Services Department for approval.
- (e) That Council condone the construction of the illegal units and the owner of Portion 48 (a Portion of Portion 24) of the Farm No 163, Swakopmund be fined an amount of N\$355 320.00 for the construction of the illegal structures as opposed to the initial suggested amount of N\$1 021 020.00.
- (f) That the Engineering and Planning Services Department issue a penalty of N\$355 320.00 to the owners of Portion 48 (a Portion of Portion 24) of the Farm No. 163, Swakopmund, to be paid within a period of ninety days (90) days from the date of notification.
- (g) That upon receipt of the penalty payment, subject to the certification of a structural engineer, the applicant be allowed to submit as-built drawings for the illegally constructed structures for approval.
- (h) That upon successful compliance with the provisions of the Council decision and Clause 6 of the Swakopmund Zoning Scheme, the tourist establishment or facility be registered with both Health Services and Tourism Board.



- (i) That all the parking be provided on-site in line with the Swakopmund Town Planning Scheme.
- (j) That all costs emanating from the development on Portion 48 (a Portion of Portion 24) of the Farm No 163, Swakopmund be for the applicant's account.
- (k) That the applicant responds in writing accepting Council's resolution and conditions of its approval before any further action is taken.
- (l) That the objectors be informed of this Council decision.
- (m) That both the applicant and objectors be informed that they may appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-eight (28) days from the date of the decision in accordance with clause 8 of the Swakopmund Zoning Scheme.

11.1.11 TRANSFER OF FUNDS

(C/M 2021/05/27 - 3/1/1/1/1, 3/18/1)

CO: A
GM: CS&HC

RESOLVED:

That permission be granted to the General Manager: Finance to transfer the saving of N\$117 789.34 from Vote: 150531000200 - File Tracking System where N\$117 789.34 is available to Vote: (To be allocated by GM: Finance) - High Density Cabinets Phase 1.

11.1.12 NAMING OF STREETS, PUBLIC PLACES, TOWNSHIPS AND COUNCIL OWNED BUILDINGS / FACILITIES ADVISORY COMMITTEE

(C/M 2021/05/27 - 5/2/3/1/1)

CEO
GM: EPS

RESOLVED:

That Council approves the following representatives of political parties / associations to serve on the Naming of Streets, Public Places, Townships and Council Owned Buildings / Facilities Advisory Committee, including the Mayor and the Manager: Planning:

<i>Political Party / Association</i>	<i>Representative</i>
<i>Independent Patriots for Change (IPC)</i>	1. L N Kativa 2. C-W Goldbeck 3. P N Shimhanda
<i>Landless People's Movement (LPM)</i>	1. Tangeni Musheko
<i>Swakopmund Residents Association (SRA)</i>	1. M Heinrichsen 2. W O Groenewald
<i>SWAPO Party</i>	1. Elizabeth Manga 2. Kleopas Ngwena 3. Katrina Garises
<i>United Democratic Party (UDF)</i>	1. Gerhard Gurirab

11.1.13 AREAS AVAILABLE FOR LOW COST HOUSING DEVELOPMENT
(C/M 2021/05/27 - 16/1/4/2/1/15)

CO: H
GM: EPS
GM: CS&HC

RESOLVED:

- (a) That the report of the current and future available land for low cost housing development, be noted.
- (b) That Council expedites servicing of the unserviced residential townships and relocation of excess informal households so as to enhance both current and future land for housing delivery and increased formal housing ownership.

11.1.14 REQUEST FOR INDIVIDUAL WATER AND ELECTRICITY SERVICE CONNECTIONS TO THE DWELLING UNITS ON ERF 3217, MONDESA EXTENSION 4

(C/M 2021/05/27 - 19.03.02.3217)

GM: CS&HC
GM: EPS

RESOLVED:

- (a) That the actions of both General Manager: Corporate Services & Human Capital and Engineering and Planning Services be condoned.
- (b) That the request for individual water and electricity connection to dwelling units on Erf 3217, Mondesa Extension 4, as appears on the building plan approved in 2011 be approved.
- (c) That the connection of the electricity be subject to Erongo RED required standards.
- (d) That all required upgrades in terms of sewer and water connections be done in consultation with and to the satisfaction of the General Manager: Engineering and Planning Services.
- (e) That upon coming into operation of the Swakopmund Zoning Scheme Number 71, Erf 3217 be rezoned from "Residential" with a density of one dwelling unit per 100m² to "General Residential" with a density of one dwelling unit per 50m².
- (f) That all costs to be incurred including connection fees be for the account of the applicant.
- (g) That the owner of Erf 3217, Mondesa, indicate in writing acceptance of these conditions before an approval letter is issued.
- (h) That because Mondesa Extension 4 was all single quarters, and falls under "Special Designation Area" it be Council policy that any other similar instances may come up should all be rezoned to "General Residential" with a density of one dwelling unit per 50m².

11.1.15 **APPLICATION TO HOST SWAKOPMUND FOOD FESTIVAL AT THE AMPHITHEATER**

(C/M 2021/05/27 - 14/1/3/3)

CO: P
GM: EDS
GM: CS&HC

RESOLVED:

- (a) That permission be granted to Ms Dalene Stephanus to host a mid-annual Swakopmund Food Festival on 28th-29th May 2021 at palm garden Thomas Hamunyela Amphitheatre between 08 am and 8pm subject to the following conditions:
- (i) That the following rental be charged:
 - Refundable Deposit = N\$724.00
 - Rental Fees x 2 day = N\$2 160.57 (i.e. N\$ 939.38 X 2 plus 15% VAT)
 - (ii) That noise be restricted to the immediate surrounding area (i.e. 85 Decibels) and upon any complaints of noise pollution or misbehaviour, the approval be terminated.
 - (iii) That the applicant indemnifies Council against all and any claims in respect of damage to property and / or bodily injury to / loss of life of people that may arise from the utilization of the property
 - (iv) That the applicant ensures that there is security during the event, and that the site is restored to its original state after use.
 - (v) That the applicant restores the area to its normal state after the event.
 - (vi) That the applicant ensures that all health protocols related to COVID-19 pandemic, are adhered to.
 - (vii) That the applicant must indicate whether refuse bins will be required and has to pay for the lease thereof as well as the removal afterwards (N\$32.00) per bin and N\$786.00 per truck load for the removal {15% VAT excluded} as per approved budget for 2019 / 2020.
- (b) That Ms Stephanus ensures that that there is sufficient power supply for the event, and should additional electricity be required, it be supplied at their own cost.
- (c) That Ms Stephanus be responsible for sourcing for additional ablution facilities if required at their own costs.
- (d) That Council approves the utilization of the Palm garden Thomas Hamunyela Amphitheatre for other activities such as flea / car boot sale markets, festivals and related events at the daily rate of N\$0.26 per m².

11.1.16 **HANGAR 40: APPLICATION TO SUB-LEASE: SCHLUSCHE INVESTMENTS (PTY) LTD**

(C/M 2021/05/27 - Hangar 40, 18/1/1/2)

CO: P
GM: CS&HC

RESOLVED:

- (a) That Council approves the application from Schlusche Investments (Pty) Ltd to sublease Hangar site 40 in terms of clause 6.6 of the lease agreement.
- (b) That the sublease agreement between Schlusche Investments (Pty) Ltd and Namibia Base Aviation CC be subject to the conditions of the lease agreement between Council and Schlusche Investments (Pty) Ltd.

- (c) That an addendum to the lease agreement be entered into with Schlusche Investments (Pty) Ltd recording the approval granted to sublease to a third party.
- (d) That the approval for the sublease to the third party be subject to the lease and services account of Schlusche Investments (Pty) Ltd being paid up to date (Finance confirmed that the account is paid up to date at the time of submission - 28 April 2021).

11.1.17 APPLICATION FOR RELAXATION OF BUILDING LINE ON THE REMAINDER OF ERF 5614, SWAKOPMUND, EXTENSION 17

(C/M 2021/05/27 - 19.03.08.5614)

GM: EPS

RESOLVED:

- (a) That the application for consent to relax the building line on the Remainder of Erf 5614, Swakopmund, Extension 17 from three (3) metres to zero (0) metres of the lateral boundary to Erf 10041, Swakopmund Extension 17 be granted, on condition that the boundary wall, between the garage and the street boundary, height be reduced to 1.2m.
- (b) That the applicant revise and submits amended drawings with the new boundary wall height provisions or erection of the mirror.
- (c) That the owner of Erf 10041, Swakopmund, Extension 17 be informed to conform with the approved building plans.
- (d) That the applicant be informed of his rights to appeal to the Minister against Council's Resolution in respect of resolution (a, b & c) above in terms of Clause 8.7 of the Swakopmund Zoning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
- (e) That the objector be informed of his rights to appeal to the Minister against Council's Resolution in respect of resolution (a) above in terms of Clause 8.7 of the Swakopmund Zoning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.

11.1.18 SUBDIVISION OF THE REMAINDER OF PORTION B OF THE SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41 INTO PORTION 184 AND REMAINDER AND THE TOWNSHIP ESTABLISHMENT ON PORTION 184

(C/M 2021/05/27 - 16/1/4/1/4)

RESOLVED:

GM: EPS



- (a) That the Remainder of Portion of Portion B of the Swakopmund Town and Townlands Number 41 be subdivided into Portion 184 (approximately 17. 6805.01 ha) and Remainder in terms of Section 87 of the Urban and Regional Planning Act (Act 5 of 2018), free of conditions.
- (b) That the Need and Desirability for the township establishment on Portion 184 of Swakopmund Town and Townlands Number 41 be approved.
- (c) That approval be granted for application to be made in terms of Section 63 of the Urban and Regional Planning Act (Act 5 of 2018) for the establishment of an extension of Swakopmund on Portion 184 as shown on the attached subdivisional layout plan.
- (d) That the zoning shown on the layout plan tabled at the meeting be approved.
- (e) That the conditions of Establishment be as follows:

The following conditions shall be registered against the title deeds of all erven except those reserved as "Public Open Space":

The erf must only be used or occupied for purposes which are in accordance with and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- (i) *The following conditions shall be registered against the title deeds of "Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf.

- (ii) *The following conditions shall be registered **against the title deeds of Institutional zoned** erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf.

- (f) That the Engineering and Planning Services Department proceed with the necessary statutory processes to have the portion created and township.
- (g) That the Engineering and Planning Services Department be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary.

11.1.19 SUBDIVISION OF THE REMAINDER OF PORTION B OF THE SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41 INTO PORTION 183 AND REMAINDER AND THE TOWNSHIP ESTABLISHMENT ON PORTION 183

RESOLVED:

- (a) That the Remainder of Portion of Portion B of the Swakopmund Town and Townlands Number 41 be subdivided into Portion 183 (approximately 18. 9231 ha) and Remainder in terms of Section 87 of the Urban and Regional Planning Act (Act 5 of 2018), free of conditions.
- (b) That the Need and Desirability for the township establishment on Portion 183 of Swakopmund Town and Townlands Number 41 be approved.
- (c) That approval be granted for application to be made in terms of Section 63 of the Urban and Regional Planning Act (Act 5 of 2018) for the establishment of an extension of Swakopmund on Portion 183 as shown on the attached subdivisional layout plan.
- (d) That the zoning shown on the layout plan tabled at the meeting be approved.
- (e) That the conditions of Establishment be as follows:
 - (i) *The following conditions shall be registered against the title deeds of all erven except those reserved as "Public Open Space" and those zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).
 - (ii) *The following conditions shall be registered against the title deeds of "Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf.
 - (iii) *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf.
- (f) That the Engineering and Planning Services Department proceed with the necessary statutory processes to have the portion created and township.
- (g) That the Engineering and Planning Services Department be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary.



11.1.20 SUBDIVISION OF THE REMAINDER OF PORTION B OF FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41 INTO FOURTEEN (14) PORTIONS AND REMAINDER
(C/M 2021/05/27 - 16/1/4/1/6)

RESOLVED:

GM: EPS

- (a) That Council Resolution C/M 2018/11/22, under Item Number 11.1.24 be revoked and replaced with this Council Resolution.
- (b) That the Need and Desirability for the subdivision of Remainder of Portion B of Farm Swakopmund Town and Townlands No. 41 into fourteen (14) portions and Remainder be approved.
- (c) That the subdivision of the Remainder of Portion B of Farm Swakopmund Town and Townlands No. 41 into fourteen (14) Portions and Remainder as shown on the subdivision layout plan Annexure D (on file), be approved.
- (d) That the Engineering & Planning Services Department proceed with the necessary statutory processes to have the portions created.
- (e) That all costs involved be defrayed from the Vote No: 500031001100, where sufficient funds are available.
- (f) That the Engineering & Planning Services Department be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions or meet Townships Board and NAMPAB requirements should it be necessary.

11.1.21 SUBDIVISION OF ERF 4893, SWAKOPMUND EXTENSION 10 INTO PORTION A AND REMAINDER
(C/M 2021/05/27 - 19.03.08.4893)

RESOLVED:

GM: EPS

- (a) That the subdivision of Erf 4893, Swakopmund Extension 10 into Portion A and Remainder (2 925.5m² in extent each) be approved.
- (b) That the current title deed conditions registered against Erf 4893, Swakopmund, Extension 10 be cancelled.
- (c) That the following conditions be registered against the title deed of the newly created Erf "X" and the Remainder of Erf 4893, Swakopmund:
 - (i) *The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*



- (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.*

11.1.22 **TRANSFER OF RIGHTS: HANGAR 51**
(C/M 2021/05/27 - Hangar 51)

RESOLVED:

CO: P
GM: CS&HC


- (a) That Council approves the transfer of the rights of Hangar 51 from MJM du Plessis Family Trust to Northern Fuel Distributors CC, subject to the standard lease conditions for hangars at the aerodrome.
- (b) That the approval be subject to MJM du Plessis Family Trust's lease accounts are up to date.

13. **DRAFT REGULATIONS AND TARIFFS, IF ANY**

None.

The meeting adjourned: 09:49.

Minutes to be confirmed on: 24 June 2021


Councillor L N Kativa
MAYOR


A Benjamin
CHIEF EXECUTIVE OFFICER