



"MEDIA RELEASE"

INVITATION TO ALL LAND-OWNERS OF BUSINESS, GENERAL RESIDENTIAL, OFFICE AND INSTITUTIONAL LAND

In a letter dated 31st July, 2016, to WINPLAN Town and Regional Planning Consultants, the Minister of Urban and Rural Development informed the Consultants that the Swakopmund Town Planning Amendment Scheme Number 30 would be approved on condition that the Scheme was amended by the removal of a maximum bulk restriction on all buildings in the following zones:

- General Residential 1 and 2
- General Business and Local Business
- Institutional
- Office

No prior public comment was invited on this instruction.

The Swakopmund Municipality is currently reviewing its Town Planning Scheme and has complied with the Ministerial directive by the inclusion of an option of a "no bulk factor" restriction into a table in the draft revised scheme. The Municipality invites any affected and interested land-owners who wish to take advantage of this new option to undertake the rezoning process as set out in Municipal and Government Regulations and the Town Planning Ordinance No.18 of 1954, including the advertising for objections and comments on the rezoning from the existing applicable bulk zone to a "no bulk factor" zone.

Please be informed that a rezoning to the new "no bulk factor" zone does not involve any change in the land-use or density zones, and coverage and building lines will be fixed.

The Municipality is also considering increasing the bulk zone options to include bulk zones of 3 and 4. Comments may be submitted directly to the Municipality on the advisability of these and higher bulk zones before end of November 2019.

As with all applications for rezoning, in terms of Section 34(1) of the Town Planning Ordinance 18 of 1954, a betterment fee will be requested to cover additional capital costs to the Municipality arising from increased costs for upgrading and supply of infrastructure due to development.

There is no time restriction on when application for rezoning may be made, however if application is made to the Municipality before the 20th January 2020, the rezoning application will be included in the amendment scheme currently being reviewed. Until such time as a rezoning application is made, the existing bulk factors will remain unchanged.

All applications should be forwarded during working hours at the Swakopmund Municipality: Town Planning Division. Contact Person: JT Heita Tel: 410 4403 (Manager: Town Planning).

NOTICE NO: 50/2019

A Benjamin
Chief Executive Officer