



Republic of Namibia

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## Ministry of Urban and Rural Development

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Harmonic Town & Regional Planning Consultants  
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**NAMIBIA**

Dear Mr. Kisting

**SUBJECT: ONGOS EXTENSION 11: ESTABLISHMENT OF THE TOWNSHIP AND LAYOUT APPROVAL ON THE REMAINDER OF PORTION 3 OF THE FARM ONGOS NO. 38 (TO BE KNOWN AS ONGOS EXTENSION 11)**

1. Your letter dated 03 August 2021 has reference.
2. Approval has been granted in terms of section 64(2) and 66(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for permission to establish the township **Ongos Extension 11** on the Remainder of Portion 3 of the Farm Ongos No. 38, under the attached Urban and Regional Planning Board Resolution Item 200/2021 dated 15 September 2021.

Yours faithfully

**SECRETARIAT  
URBAN AND REGIONAL PLANNING BOARD**



**Item****Date**

200/2021

15 September 2021

17/2/2/W3/27 Ext 11

**ONGOS EXTENSION 11: ESTABLISHMENT OF THE TOWNSHIP AND LAYOUT APPROVAL ON THE REMAINDER OF PORTION 3 OF THE FARM ONGOS NO. 38 (TO BE KNOWN AS ONGOS EXTENSION 11) (HARMONIC TOWN PLANNING CONSULTANTS CC) (Ongos.A/11-MF-N)**

The Board recommended that –

- a) the establishment of the township on the Remainder of Portion 3 of the Farm Ongos No. 38 be approved in terms of section 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) on condition that at least 10 % to 15 % public open spaces and all other Cabinet directives be provided and complied with in the new layout plan in accordance with the design standards and guidelines as approved by the Minister;
- b) the layout plan for the township of **Ongos Extension 11** be approved in terms of Section 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) on condition that no residential erf be smaller than 300m<sup>2</sup>;
- c) the General Plan will be **K 532**;
- d) the original need and desirability certificate of NAMPAB Item No. 83/2014 dated 27 November 2014 must be lodged with the Registrar of Deeds simultaneously with the opening of the townships register;
- e) the panhandles must be at least 4 metres wide; and
- f) the following conditions of establishment be approved

**SCHEDULE**

**1. Name of Township:**

The township shall be called **Ongos Extension 11**.

**2. Composition of Township:**

The township comprises 169 erven numbered 1546 to 1714 and the remainder streets as indicated on General Plan **K 532**.

**3. Reservation of Erven:**

The following erven are reserved for the Local Authority:

- for public open space purposes: Erven 1704 to 1712



- for street purposes:

Erven 1713 and 1714

#### 4. Conditions of Title:

The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven except the erven referred to in paragraph 3:

The erf must 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 Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Act, 2018 (Act No. 5 of 2018).

The minimum building value of the main building, excluding the outbuildings to be erected on the erf shall be at least **two** times the prevailing valuation of the erf.

#### Office note:

Guidelines given by the Cabinet through the Ministry with regards to proper streets to accommodate non-motorised modes of transport and pedestrians must adhere to in all layouts.



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