



**OMARURU MUNICIPALITY**  
**Office of the Chief Executive Officer**

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Enquiries: Valentinus M Sindongo.

Our Ref:

Date: 06 October 2025

Nghivelwa Planning Consultants  
P.O.Box 40900, Aussannplatz  
Windhoek  
[natangwe@nghivelwa.com.na](mailto:natangwe@nghivelwa.com.na)

Dear Mr. Nghivelwa Ndakunda

**RE: APPLICATION FOR CONSOLIDATION AND REZONING OF ERF 127 AND 128, OMARURU FROM "SINGLE RESIDENTIAL" (Density 1:600) to GENERAL BUSINESS (Density 1:0)**

This letter serves to communicate to you, that the council had an ordinary council meeting held on the 24 July 2025 at the Omaruru Municipality Chamber. The council has perusal on your matter and deliberated on it and resolved with resolution number **ODCM11.3/08/07/2025/4<sup>th</sup> ODCM 2025** as follow:

- I. That the application be approved
- II. That neighbouring landowners be notified of the intention to consolidate and rezone the subject erven
- III. That the general public be informed of the proposed rezoning through notices published in two widely circulated newspapers and the Government Gazette, in accordance with statutory requirements
- IV. That commencement of the proposed development be subject to the payment of the betterment fees in amount of N\$ 105,815.10 to the municipality of Omaruru, calculated as follows:

Erf Sizes (m <sup>2</sup> ) 127 and 128	Current total Value of Erven 127 and 128 (N\$)	Current Value/m <sup>2</sup> of Erven 127 and 128 (N\$)	Value of Neighbouring General Business erven in Omaruru/m <sup>2</sup>	Value after rezoning to General Business (N\$)	Change in Value for erven 127 & 128	7.5% of the Change in Value (N\$)	Payable Betterment Fee (N\$)
6323 m <sup>2</sup> and 2484 m <sup>2</sup> respectively	871,300.00 and 342,300.00 respectively totalling to 1,213,600.00	137.80	298	2,624,468.03	1,410,868.03	105,815.10	105,815.10

Please kindly acknowledge the receipt of this letter and reply with the letter of acceptance for this offer within 7 days of receipt of this letter

Yours Sincerely

Mr. Valentinus Sindongo  
**Chief Executive Officer**

