



Republic of Namibia

---

## Ministry of Urban and Rural Development

---

Enquiries: R. Booysen  
Tel: (+264+61) 297-5231  
Fax: (+264+61) 297-5305  
Email: [rbooyesen@murd.gov.na](mailto:rbooyesen@murd.gov.na)

Government Office Park  
Luther Street

Private Bag 13289  
Windhoek, 10001  
Namibia

Our Ref.: 17/1/1/O41  
Your Ref.:

Stubenrauch Planning Consultants CC  
P.O.Box 13289  
Windhoek  
NAMIBIA

Dear Mr. G. Stubenrauch,

**SUBJECT: ITEM 139/2023: CLOUD NINE: SUBDIVISION OF THE REMAINDER OF THE FARM OMARURU TOWN AND TOWNLANDS NO. 85 INTO PORTION 184 AND THE REMAINDER; REZONING AND SUBSEQUENT ESTABLISHMENT OF THE TOWNSHIP AND LAYOUT APPROVAL ON PORTION 184 (TO BE KNOWN AS CLOUD NINE)**

1. Your letter dated 31 May 2023 has reference.
2. You are hereby informed that the Minister of Urban and Rural Development has on **25 July 2023** granted approval for the subject application in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
3. Attached please find the original Urban and Regional Planning Board Resolution Item No. 139/2023 dated 14 June 2023.

Yours faithfully

**SECRETARIAT  
URBAN AND REGIONAL PLANNING BOARD**





REPUBLIC OF NAMIBIA

MINISTRY URBAN AND RURAL DEVELOPMENT

Urban and Regional Planning Act, 2018

# CERTIFICATE

I hereby certify, in terms of section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that I have approved the subdivision of:

**THE REMAINDER OF THE FARM OMARURU TOWN AND  
TOWNLANDS NO. 85**

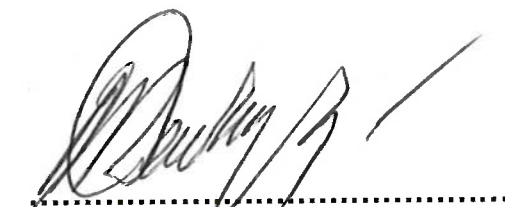
in the Township of / Registration Division C

into 2 portions designated

**PORTION 184 AND THE REMAINDER OF THE FARM OMARURU  
TOWN AND TOWNLANDS NO. 85**

**Please Note: This subdivision certificate is only valid for twelve months from date of notification in terms of section 91(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) subject to the conditions as attached hereto: Application may be made for extension of time within this twelve month period, after which this permission shall lapse and re-application shall be required to enable registration.**



  
.....  
Deputy Director  
Division Planning



Item

139/2023  
17/3/1/O2

Date

14 June 2023

**CLOUD NINE: SUBDIVISION OF THE REMAINDER OF THE FARM OMARURU TOWN AND TOWNLANDS NO. 85 INTO PORTION 184 AND THE REMAINDER; REZONING AND SUBSEQUENT ESTABLISHMENT OF THE TOWNSHIP AND LAYOUT APPROVAL ON PORTION 184 (TO BE KNOWN AS CLOUD NINE) (MUNICIPAL COUNCIL OF OMARURU / STUBENRAUCH PLANNING CONSULTANTS) (CL.N.A-NE-4DB)**

The Board recommended that –

- a) the Remainder of the Farm Omaruru Town and Townlands No. 85 be subdivided into Portion 184 and the Remainder in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018),
- b) the conditions registered against the Remainder of the Farm Omaruru Town and Townlands No. 85 be retained and registered against the Remainder;
- c) no conditions be registered against Portion 184 of the Farm Omaruru Town and Townlands No. 85;
- d) the rezoning of Portion 184 of the Farm Omaruru Town and Townlands No. 85 from “agriculture” to “undetermined” according to the Omaruru Zoning Scheme be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018);
- e) the establishment of the township on Portion 184 of the Farm Omaruru Town and Townlands No. 85 (to be known as Cloud Nine) be approved in terms of Section 113(1)(a) 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 for and complied with in the new layout plan in accordance with the design standards and guidelines as approved by the Minister;
- f) the layout plan of the to be established township of **Cloud Nine** be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018);
- g) the General Plan shall be **C 84**;
- h) the panhandles must be at least 4 metres wide;
- i) a 15 metre wide water pipeline servitude be surveyed and registered over Portion 184 of the Farm Omaruru Town and Townlands No. 85 in favour of the Local Authority;
- j) the following conditions of establishment be approved; and

## SCHEDULE

### 1. Name of Township:

The township shall be called **Cloud Nine**.

### 2. Composition of Township:

The township comprises 143 erven numbered 1 to 143 and the remainder streets as indicated on General Plan C 84.

### 3. Reservation of Erven:

The following erven are reserved for the Local Authority:

- for public open space purposes: Erven 137 to 142
- for street purposes: Erf 143

### 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 Omaruru Zoning Scheme prepared and approved in terms of the Urban and Regional Planning 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.

- k) the Secretary of the Board must publish a notice in the *Gazette* in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5 year Zoning Scheme.



Two handwritten signatures in black ink, one on the left and one on the right, located at the bottom right of the page.