

The Environmental Commissioner  
Ministry of Environment, Forestry and Tourism  
Private Bag 13346  
Windhoek

10 July 2023

Dear Mr Mufeti

**PROPOSED SUBDIVISION OF ERF 4171 KUISEBMOND INTO PORTIONS 1-26 AND REMAINDER (STREET) AND REZONING OF PORTIONS 1-26 OF ERF 4171 KUISEBMOND, WALVIS BAY, ERONGO REGION**

The Municipality of Walvis Bay is carrying out the above activity in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and in accordance with the Local Authorities Act, 1992 (Act No. 23 of 1992), as amended and recommended to the Urban and Regional Planning Board in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (the Act), for consideration by the Board and approval by the Minister of Urban and Rural Development, who is the identified Competent Authority.

It is a requirement by the Urban and Regional Planning Board that the applicant should have obtained an Environmental Clearance Certificate before they may approve the application. The Municipality is thus not in a position to obtain a consent letter from the Competent Authority in advance.

We trust that you will find this in order.

Yours faithfully,



**Colin P Namene**  
**Managing Director**

Ref. No. 4171 K

**SUBDIVISION OF ERF 4171 KUISEBMOND INTO PORTIONS 1-26 AND REMAINDER (STREET) AND REZONING OF PORTIONS 1-26 OF ERF 4171 KUISEBMOND.**

**1. PURPOSE OF THE REPORT**

The purpose of the report is to obtain the approval of the Municipal Council for the following:

- (a) subdivision of Erf 4171 Kuisebmond, into Portions 1-26 and Remainder (Street) and
- (b) rezoning of proposed Portions 1-26 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "Light Industrial", "General Business", "Local Business", "Office" (for Municipal Purposes), "Institutional" and "Public Open Space".

**2. BACKGROUND**

**2.1 Location**

Erf 4171 Kuisebmond is located along Sam Nujoma Avenue between the Kuisebmond suburb and the Walvis Bay Industrial Area. The locality plan is demonstrated by **Annexure A**.

**2.2 Existing Zoning**

Erf 4171 Kuisebmond is currently zoned as "Undetermined" in terms of the Walvis Bay Town Planning Scheme.

**2.3 Size**

Erf 4171 Kuisebmond measures about 21 hectares (i.e. 209,751m<sup>2</sup>) in extent.

**2.4 Land Uses**

Erf 4171 Kuisebmond comprises of the Fire Station, powerlines and some illegal (unregistered) businesses (i.e. carwashes, informal traders, etc.).

**2.5 Topography**

The site is flat.

**3. COMPONENTS OF THE APPLICATION**

The application is made up of two components, being the subdivision and rezoning.

**3.1 Subdivision Component**

The **first** part of the application is for the subdivision of Erf 4171 Kuisebmond into Portions 1-26 and Remainder (Street) and is made in terms of the Urban and Regional Planning Act (Act No.5, 2018).

The subdivision will be in accordance with the plan shown by **Annexure B** and the following table.

PORTION NUMBER	SIZE (M <sup>2</sup> )	ZONING/ LAND RESERVATION	DENSITY
Portion 1	±19,749	Undetermined	N/A
Portion 2	±1,620	Undetermined	N/A
Portion 3	±7,865	Undetermined	N/A
Portion 4	±16,133	Undetermined	N/A
Portion 5	±8,214	Undetermined	N/A
Portion 6	±5,516	Undetermined	N/A
Portion 7	±3,267	Undetermined	N/A
Portion 8	±3,821	Undetermined	N/A
Portion 9	±5,949	Undetermined	N/A
Portion 10	±5,860	Undetermined	N/A
Portion 11	±6,343	Undetermined	N/A
Portion 12	±4,807	Undetermined	N/A
Portion 13	±4,331	Undetermined	N/A
Portion 14	±1,133	Undetermined	N/A
Portion 15	±1,208	Undetermined	N/A
Portion 16	±1,965	Undetermined	N/A
Portion 17	±10,909	Undetermined	N/A
Portion 18	±17,294	Undetermined	N/A
Portion 19	±6,866	Undetermined	N/A
Portion 20	±8,483	Undetermined	N/A
Portion 21	±10,515	Undetermined	N/A
Portion 22	±1,724	Undetermined	N/A
Portion 23	±300	Undetermined	N/A
Portion 24	±1,290	Undetermined	N/A
Portion 25	±240	Undetermined	N/A
Portion 26	±430	Undetermined	N/A
Remainder of Erf 4171 Kuisebmond	±53,919	Undetermined	N/A

*Please Note: Portions 1-26 are further proposed to be rezoned – see section 3.2 of this report.*

### 3.2 Rezoning Component

The **second** part of the application is for the rezoning of the following:

- (a) Portions 1 and 5-9 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "Light Industrial",
- (b) Portions 2 and 3 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "Offices" (to be reserved for Municipal Purposes),
- (c) Portion 4 (Portion of Erf 4171) Kuisebmond from "Undetermined" to "General Business" (to be reserved for Municipal Purposes),
- (d) Portions 10-13 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "General Business",
- (e) Portions 14-16 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "Local Business",
- (f) Portion 17 (Portion of Erf 4171) Kuisebmond from "Undetermined" to "Institutional" and
- (g) Portions 18-26 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "Public Open Space".

The rezoning will be in accordance with the plan shown by **Annexure B**.

## 4. PUBLIC CONSULTATION

The rezoning was advertised for in the Namib Times, New Era and Government Gazette. Rezoning and closure notices were also displayed on the site and on the Municipality of Walvis Bay's notice board. Furthermore, adjacent landowners were notified about the subdivision application. The closing date for objections was on 09 January 2022. No objections were received.

## 5. DISCUSSION

The application for the subdivision and rezoning has been evaluated from the town planning point of view based on conformity of the proposed development with the Town Planning Scheme and Integrated Urban Spatial Development Framework.

### 5.1 Conformity with the Walvis Bay Integrated Urban Spatial Development Framework (IUSDF)

According to the IUSDF, the site is indicated as Combined Land Use. Please see **Figure 1** for the IUSDF proposals. The proposed subdivision and rezoning are for a mixed (combined) land uses such as, Light Industrial, Local Business, General Business, Office (to be reserved for Municipal Purposes) and Institutional.

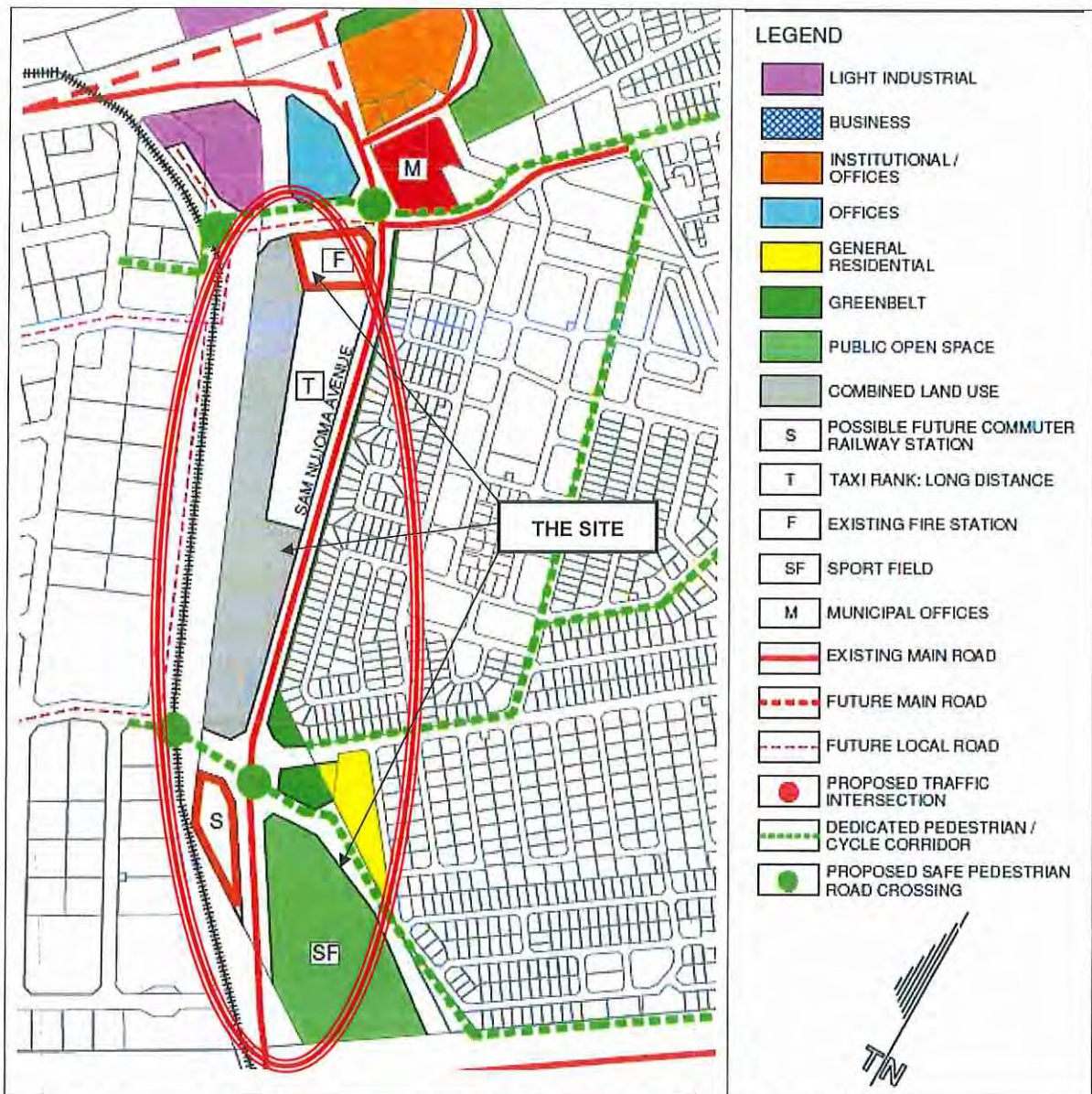


Figure 1: Proposed Land Uses as per the IUSDF (Adopted from the Walvis Bay IUSDF)

## 5.2 Conformity with the Walvis Bay Town Planning Scheme (TPS)

The minimum size of all light industrial erven that will be used for industrial purposes is 1000m<sup>2</sup> and thus complies with Clause 20.2.5.1 of the Walvis Bay Town Planning Scheme. Furthermore, the minimum size of all General Business, Local Business, Offices (to be reserved for Municipal Purposes) and Institutional erven is 1500m<sup>2</sup> and thus complies with Clauses 17.2.5.1, 18.2.5.1 and 23.2.5.1 of the Walvis Bay Town Planning Scheme.

## 6. MOTIVATION FOR THE SUBDIVISION AND REZONING

From the Town Planning Point of view, the subdivision and rezoning is supported based on the following:

- (a) Erf 4171 Kuisebmond is zoned as Undetermined to allow for future expansion and zoning of the site.
- (b) The site is occupied by the Fire Station and Taxi Rank. The proposed uses compliment these existing uses.
- (c) The proposed site has high potential to be developed to integrate the Kuisebmond suburb with the Walvis Bay Township.
- (d) The proposed subdivision and rezoning will address colonial planning that focused on segregating townships - by creating opportunities for development on the "buffer area".
- (e) The proposed subdivision and rezoning will create opportunities for SME's by creating Light Industrial and Local Business erven.
- (f) The subdivision will allow for the connectivity of Kabeljou Street to link with Hidipo Hamutenya Road in the Light Industrial area.
- (g) The subdivision and rezoning will enable residents and other potential buyers to acquire legal ownership of these erven.
- (h) The proposed subdivision of Erf 4171 Kuisebmond will improve the walkability between the Kuisebmond and Light Industrial area of Walvis Bay.
- (i) The proposed subdivision and rezoning will allow for infill development which in turn will prevent urban spawl.
- (j) The subdivision and rezoning will not conflict with the Walvis Bay Town Planning Scheme.
- (k) The sizes of the proposed erven resulting from the subdivision (Portions 1-26 of Erf 4171 Kuisebmond) are large enough to accommodate the proposed activities.
- (l) The proposed subdivision and rezoning will not negatively affect the amenity of the area.
- (m) The creation of the proposed portions will in the future generate revenue for Council in terms of rates and taxes.
- (n) No objections were received against the subdivision, closure and rezoning.

## 7. RECOMMENDATIONS

- (1) That in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5, 2018)*, the Municipal Council recommends to the Urban and Regional Planning Board the application for the subdivision of Erf 4171 Kuisebmond into Portions 1-26 and Remainder (Street, free of conditions), as generally shown on sketch plan R4171K/SUB dated 25 August 2021, subject to the following conditions:
- (a) That the following conditions be registered against the proposed Portions 1, 5-9 and 10-16 of Erf 4171 Kuisebmond in favour of the Municipal Council:
    - (i) The portions 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 Walvis Bay Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).
    - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the portions shall be at least two times the municipal valuation of the portions.
- (2) That in accordance with Sections 56(2) and 109(2)(a) of the *Urban and Regional Planning Act (Act No. 5, 2018)*, as generally shown on drawing number R4171K/SUB dated 25 August 2021 the Municipal Council recommends to the Urban and Regional Planning Board, the application for the rezoning of:
- (a) Portions 1 and 5-9 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "Light Industrial",
  - (b) Portions 2-4 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "Offices" (for Municipal Purposes),
  - (c) Portions 10-13 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "General Business",
  - (d) Portions 14-16 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "Local Business"
  - (e) Portion 17 (a Portion of Erf 4171) Kuisebmond from "Undetermined" to "Institutional" and
  - (f) Portions 18-26 (Portions of Erf 4171) Kuisebmond from "Undetermined" to "Public Open Space".
- (3) That Portions 2-4 of Erf 4171 Kuisebmond be reserved for a Local Authority for Municipal Purposes.
- (4) That Portions 18-26 of Erf 4171 Kuisebmond be reserved for Local Authority for Public Open Space purposes.
- (5) That the subdivision and rezoning application be submitted to the Minister of Urban and Rural Development (through the Urban and Regional Planning Board) for approval.

  
Town Planner:

Roads and Building Control

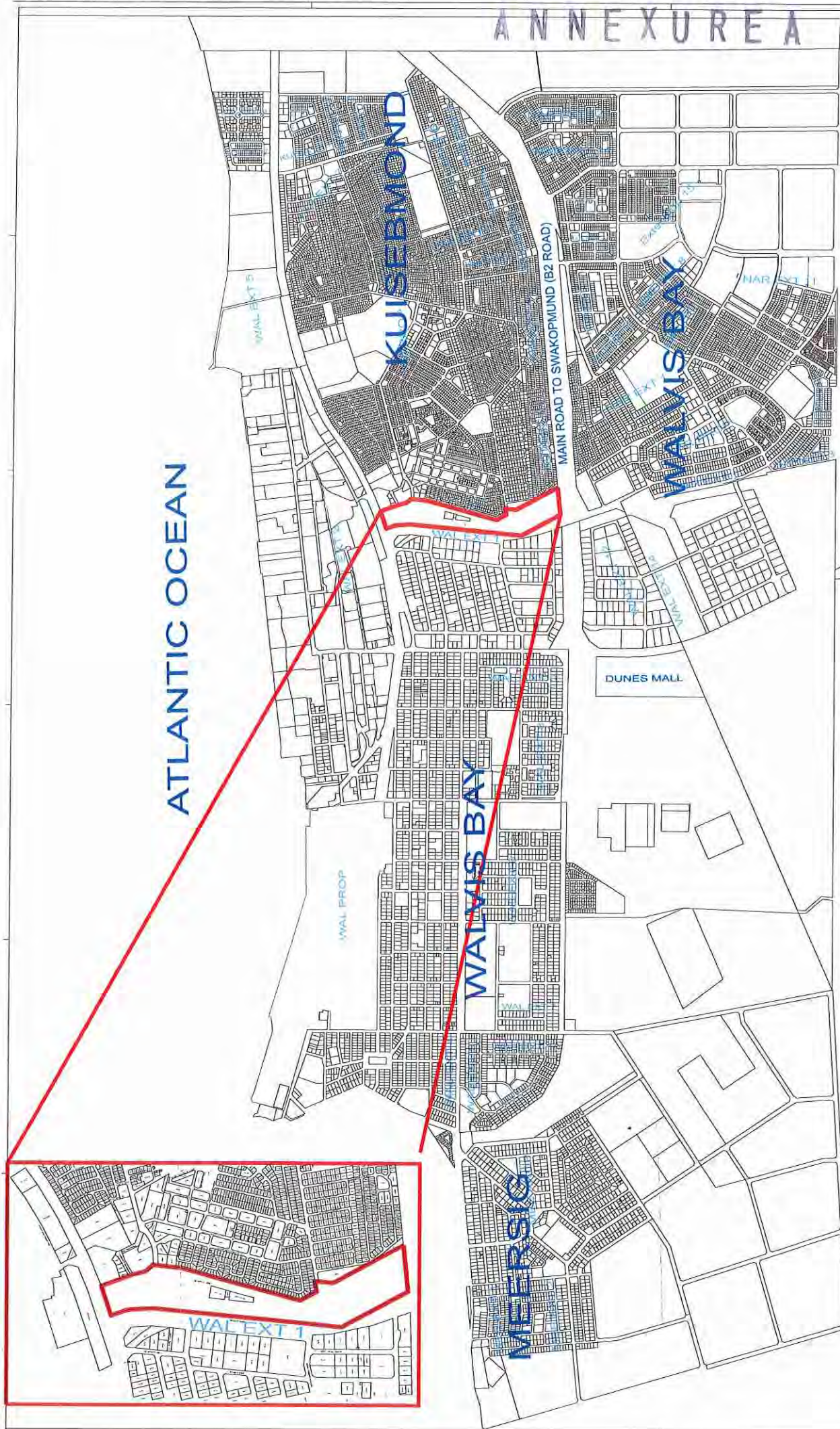
  
General Manager:

Roads and Building Control

Acting Chief Executive Officer

# ANNEXURE A

ATLANTIC OCEAN



TITLE:



Locality Map of Proposed Subdivision of Remainder Erf 4171 Kuisebmond into 28 Erven and Remainder (Street)

DATE CREATED 2021/07/09

DRAWN J. LAWRENCE

CHECKED K. ASINO

STANDARD SCALE 1:25000

DRAWING NUMBER LDCR/17/1K

MUNICIPALITY OF WALVISBAY  
DEPARTMENT OF HOUSING AND BUILDING CONTROL  
PRIVATE BAG 5017  
WALVIS BAY  
NAMIBIA  
TEL: +264-64-201-2311  
FAX: +264-64-206-135





Subdivision of Remainder Erf 4171 Kuisbeemd into 26 Portions and Remainder Street

Erf No.:	ZONING/LAND RESERVATION	Erf size	Erf No.:	ZONING/LAND RESERVATION	Erf Size	Erf No.:	ZONING/LAND RESERVATION	Erf Size
1	Light Industrial	19749	9	Light Industrial	5949	17	INSTITUTIONAL	10909
2	MUNICIPAL	1620	10	GENERAL BUSINESS	5860	18	POS	17294
3	MUNICIPAL	7865	11	GENERAL BUSINESS	6343	19	POS	6866
4	MUNICIPAL	16133	12	GENERAL BUSINESS	4807	20	POS	8483
5	Light Industrial	8214	13	GENERAL BUSINESS	4331	21	POS	10515
6	Light Industrial	5516	14	LOCAL BUSINESS	1133	22	POS	1724
7	Light Industrial	3267	15	LOCAL BUSINESS	1208	23	POS	300
8	Light Industrial	3821	16	LOCAL BUSINESS	1965	24	POS	1290
						25	POS	240
						26	POS	430
							REM. STREET	53919

DATE CREATED: 2021/08/25  
 DRAWN: J. LAWRENCE  
 CHECKED: K. ASINO  
 STANDARD SCALE: 1:3500  
 DRAWING NUMBER: R4171KSUB

TITLE: Subdivision of Remainder Erf 4171 Kuisbeemd into Portions 1 - 26 and Remainder Street



MUNICIPALITY OF WALVISBAY  
 DEPARTMENT OF HOUSING AND BUILDING CONTROL  
 PRIVATE BAG 2017  
 WATKINS BAY  
 NAMIBIA  
 TEL: +264-64-206 3241  
 FAX: +264-64-206 3245