



ENQ: M. Kuhanga

REF: Venus Township

DATE: 26 July 2019

**The Secretary  
Townships Board  
Ministry of Urban and Rural Development,  
Private Bag 13289  
WINDHOEK**

Dear Sir/Madam

## APPLICATION

**APPLICATION FOR THE LAYOUT APPROVAL FOR TOWNSHIP ESTABLISHMENT ON PORTION 323, A PORTION OF THE REMAINDER OF PORTION B, OF THE FARM WINDHOEK TOWN AND TOWNLANDS NO.31 TO BE KNOWN AS VENUS.**

## INTRODUCTION

The purpose of this submission is to seek approval for the Township Establishment layout on Portion 323 a Portion of the Remainder of Portion B, of the Farm Windhoek Town and Town lands No.31 to be known as Venus. Portion 323 (Venus) was created as per the approved subdivision of the Remainder of Portion B of the Farm Windhoek Town and Town lands No.31 into Portions 323 to 329 and the Remainder.

The Need and Desirability for township establishment on Portion 323 of the Remainder of Portion B of the Farm Windhoek Town and Townlands No.31 was already approved through Council Resolution (135/07/2016) and Nampab Item No 89/2017 **attached annexure ... to the agenda.**

The proposed project incites the dire need to develop land in order to address the escalating demand of urban housing and related amenities hence it is regarded to be in line with the anticipated spatial growth and transformation of the city.

## LOCALITY, ZONING AND SIZE

Venus is located south of the current Western Bypass and West of the Prosperity Industrial Township. The area is bounded by a newly created road on the West for future connections to Hosea Kutako International Airport, proposed future portion 327 in the East and Venus Extensions 1 & 2 on the South. The portion measures approximately thirty eight hectare ( $\pm 38.07$  Ha) in total and is currently zoned undetermined. The Locality Plan is attached **as annexure, to the agenda.**

## OWNERSHIP

Ownership of the land is held by the Municipal Council of Windhoek by way of Certificate of Registered Title No. T/676/1922 **annexure ... to the agenda.**

## NEED AND DESIRABILITY

The City of Windhoek considers the proposed area to be ideal for development due to the accessibility of the site to other suburbs and the overall integration within the current setting. The area is ideally located for residential development as it has easy access to the City Centre and the Northern and South Western Suburbs. There is a dire need for middle income residential erven with the present demand exceeding the supply of available erven.

There are many reasons for the increase in the demand versus the supply but a few reasons known to the City are:

- High Urbanization rate (people moving to the City in search of better livelihood)
- Slow decentralization process (people not being able to move out of the City due to lack of livelihood elsewhere)
- The realization of the potential there is of investing in fixed property

It is on this basis that the City considers it appropriate to establish a new township which will cater for all income brackets and address the housing backlog.

The vision for the proposed development is to produce a diversity of land uses that can contribute towards fully functional Township. The tables below indicate the total number of erven created and Proposed Land Uses.

## PROPOSED DEVELOPMENT

**Table 1: Proposed land uses for Venus.**

<i>Land use categories</i>	<i>Total Number of Erven</i>	<i>Total potential Number of housing units</i>	<i>Total Area (approx.)</i>	<i>Percentage</i>	
Residential with a density of 1:300m <sup>2</sup>	115	115	44016.42 m <sup>2</sup>	11.56%	
General Residential with density 1: 150m <sup>2</sup>	15	547	82108.65 m <sup>2</sup>	17.05%	
Business with a bulk of 0.75	3		15539.04 m <sup>2</sup>	4.08%	
Office with a bulk of 0.75	1		2916 m <sup>2</sup>	0.77%	
Institutional	2		36203.98 m <sup>2</sup>	5.2%	
Municipal	6		23129.47 m <sup>2</sup>	6.08%	
Private Open Space	1		3333.84 m <sup>2</sup>	0.88%	
Public Open Space	9		60527.65m <sup>2</sup>	15.90%	
Street (Remainder)	1		130109.97 m <sup>2</sup>	34.18%	
<b>TOTAL</b>	<b>153</b>			<b>380700. m<sup>2</sup></b>	<b>100%</b>

The proposed development will be predominantly providing residential land use with an opportunity of 662 housing units in total. It would yield middle income residential needs to ensure that it seamlessly integrates with the surrounding natural and built environments, but a few complimentary land uses will be provided within the proposed development. There will be erven that accommodate storm water run-offs and these erven will be sold with storm water conditions.

**Table 2: Land uses for Venus Township**

LANDUSE TABLE											
ERVEN NO	ZONINGS	± SIZE (M²)	ERVEN NO	ZONINGS	± SIZE (M²)	ERVEN NO	ZONINGS	± SIZE (M²)	ERVEN NO	ZONINGS	± SIZE (M²)
1	PRI.O.S	3333.84	40	RES	441.93	79	RES	368	118	RES	400.68
2	GEN RES	3556.46	41	RES	400.03	80	RES	368	119	RES	403
3	GEN RES	3730.58	42	RES	400.03	81	RES	379.74	120	RES	404
4	GEN RES	4489.98	43	RES	347.04	82	RES	376.61	121	RES	406.14
5	GEN RES	5408	44	RES	307.98	83	RES	368	122	RES	397.38
6	BUS	7854.62	45	RES	400	84	RES	368	123	RES	392.53
7	OFFICE	2916	46	RES	400	85	RES	368	124	RES	393.87
8	BUS	4540.56	47	RES	400	86	RES	368	125	RES	395.89
9	BUS	3143.86	48	RES	400	87	RES	368	126	RES	397
10	INST	2567.56	49	RES	400	88	RES	368	127	RES	399.33
11	RES	461.56	50	RES	398.42	89	RES	368	128	RES	406.16
12	RES	449.74	51	RES	396.42	90	RES	368	129	RES	409.88
13	RES	330.88	52	RES	400	91	RES	510.42	130	RES	301.53
14	RES	529.35	53	RES	400	92	RES	380.87	131	RES	307.03
15	RES	378.08	54	RES	400	93	RES	364	132	RES	304.67
16	RES	579.72	55	RES	400	94	RES	363.86	133	RES	323.13
17	RES	380.2	56	RES	400	95	RES	363.11	134	RES	353.22
18	RES	577.6	57	RES	302.53	96	RES	362.35	135	GEN RES	1826.07
19	RES	378.08	58	RES	342.43	97	RES	361.6	136	GEN RES	2215.47
20	RES	597.72	59	RES	349.41	98	RES	360.85	137	MUN	527.83
21	GEN RES	2080.34	60	RES	400	99	RES	360.07	138	MUN	18
22	GEN RES	2461	61	RES	400	100	RES	359.28	139	MUN	18.12
23	GEN RES	2511.58	62	RES	400	101	RES	358.49	140	MUN	22582.36
24	GEN RES	3355.92	63	RES	400	102	RES	340.86	141	MUN	18.49
25	GEN RES	4474.49	64	RES	398.42	103	RES	305.47	142	MUN	18.67
26	GEN RES	6511.23	65	RES	398.42	104	RES	325.18	143	INST	33636.42
27	GEN RES	4404.04	66	RES	400	105	RES	368.84	144	P.O.S	1192.61
28	GEN RES	4216.52	67	RES	400	106	RES	374.44	145	P.O.S	4079.41
29	GEN RES	13681.95	68	RES	400	107	RES	368.26	146	P.O.S	17245.47
30	RES	336.44	69	RES	400	108	RES	362.08	147	P.O.S	7288.03
31	RES	389	70	RES	349.41	109	RES	355.9	148	P.O.S	3753.13
32	RES	391.88	71	RES	335.4	110	RES	349.73	149	P.O.S	8674.82
33	RES	433.86	72	RES	516.57	111	RES	343.55	150	P.O.S	5038.76
34	RES	354.26	73	RES	368	112	RES	337.55	151	P.O.S	3295
35	RES	325.43	74	RES	368	113	RES	311.2	152	P.O.S	9960.42
36	RES	327.25	75	RES	368	114	RES	325.03	RE/323	STREET	130 109.97
37	RES	368.11	76	RES	368	115	RES	324.28			
38	RES	375	77	RES	368	116	RES	402.47			
39	RES	387.32	78	RES	368	117	RES	398.85			

**RESIDENTIAL LAND**

A total of one hundred and fifteen (115) Residential erven with an approximately 115 housing units. The minimum densities for all residential erven will be 300m² The Residential erven will accommodate the needs of those who desire to live in a low density environment as an individual homeowner.

**GENERAL RESIDENTIAL LAND**

A total of fifteen (15) General Residential erven will be provided, with a density of 1:150 m². The high density General Residential even are provided with the intention of maximizing housing opportunities towards solving the housing needs that can be expected from our very diverse Windhoek populace. Access to the General Residential development will be obtained from internal access streets in Venus and no access

will be obtained from the newly proposed Southern Bypass Road. The high density housing envisaged on these erven are ideal to cater for rental accommodation especially for those that are just starting out their careers and cannot afford to or simply do not want to purchase their own property. Furthermore, the high density housing will also create sufficient thresholds to support the envisaged Business Centre.

## **BUSINESS LAND USE**

Provision has been made for a total of three (3) Business zoned erven with a bulk of 0.75. An additional commercial node is planned south of the portion. The strategic location as well as ease of access of this area makes it ideal for the proposed Business node. The proposed business node will cater for the entire Venus Township, Cimbebasia, Academia and the proposed Universitas Townships. There will be no direct access to the business nodes be allowed from the south-eastern side of the RE/ 323 roads.

## **INSTITUTIONAL LAND**

The Township layout makes provision for two (2) Institutional zoned erven. These erven are expected to accommodate future pre-primary school, a crèche/kindergarten.

## **OFFICE LAND**

One (1) office zoned erf with a bulk of 0.75 will be provided. Future needs for office purposes will be accommodated on business zoned erven under a consent use in accordance with the Windhoek Town Planning Scheme.

## **PUBLIC OPEN SPACE**

The Venus layout design was molded by the natural environment as the City of Windhoek acknowledges that the natural environment is a fundamental part of any spatial development plan for a city. A total of nine (9) Public Open Spaces erven will be provided to actively serve as areas where storm water can be accommodated. One communal park has been reserved in close proximity to the northern business node, whilst one play park has been strategically located in close proximity to the institutional zoned Erf.

Given the abovementioned importance of the natural system it ought to be well managed by a set of clearly defined principles. The following principles informed the planning process in the Venus Area:

- Specifically attractive natural features were left as such and incorporated into the open space system; less notable features could be enhanced to play a role too.
- Natural spaces should be considered as part of an interlinking open space system in which biodiversity preservation is encouraged.
- Natural Open Spaces of no distinct ecological sensitivity are to be developed to play multifunctional roles.

## **PRIVATE OPEN SPACE**

Venus Township will make provision of one (1) Private Open Space zoned erf. This erf is located immediately at the northern entrance of the development bordering the Proposed International Convention Centre and is expected to accommodate the private recreation facilities and also support the International Convention Centre (ICC) activities.

## **MUNICIPAL LAND**

The Proposed development makes provision for Six (6) Municipal erven; one municipal erf along the western outskirts boundary of Venus Township will serve as a buffer to discourage future development in close proximity to the proposed Southern Bypass Road connecting to the Hosea Kutako International

Airport. The erf will be a green buffer of about 20 meters wide which will also serve as a social networking area for the residents.

## **MUNICIPAL SERVICES (PROPOSED INFRASTRUCTURE AND SERVICES)**

A full service level six (6) will be provided to the new Proposed Venus Township. This service level implies full service delivery, i.e. Street Lights, Water and Sewer reticulation, Solid Waste Management Services, electricity with individual connections fully designed and constructed. The proposed Township will be accessed from the extension of Hendrik Witbooi street extension under the current Western Bypass from the northern side and Michelle Mclean Street from the East. In addition, the entire Venus area will be provided with a road network with streets ranging between thirteen (13) and twenty five (25) metres in widths to enable the provision of municipal services within the road reserves.

It should further be noted that the Division of Land Delivery, Strategic Executive (Housing, Property Management and Human Settlement Department) is to facilitate the provision of municipal infrastructures via the Township Development Programmed (TDP). A full mixed land use development of the area will only be realized once all Venus extensions are fully developed.

## **PUBLIC TRANSPORT**

Non-motorized transport is one of the most important form of transport in the City As indicated by Road Planning, Design and Traffic Flow the 25 m road reserves for collector roads is sufficient to accommodate Non-Motorized Transport needs.

## **ENVIRONMENTAL CLEARANCE**

In line with Namibia's Environmental Management Act, Act No.7 of 2007 a request to conduct a full Environmental Impact Assessment has been forwarded to the Environmental Management Division to clear all environmental concerns that may result from the proposed new township development in general and an Environmental Clearance Certificate will be obtained as a pre-requisite for the intended townships and subsequent infrastructural development.

## **CONDITIONS OF ESTABLISHMENT**

The City of Windhoek's standard conditions for establishment for Venus Township will be:registered against new erven . All erven shall be subject to the reservation by the Municipal Council of Windhoek of the right of access and use without compensation of the area three (3) meters parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the rights to place on such erf temporarily any material that may be excavated or used during such operations on the erf or any adjacent erf.

The minimum building values shall be four (4) times the municipal valuation for all residential erven.

## **CONCLUSION**

In conclusion; the proposed layout for the upcoming development be approved as it is deemed necessary to address the urgent need to provide land for housing to the City's residents. Approval for the Need and Desirability to establish Venus Township has been obtained from both Council and NAMPAB by ways of Council resolution (135/07/2016) and Nampab resolution dated 09/05/2018. The approvals are hereto **attached as annexure, to the agenda.**

Furthermore, the proposed development will support the Sustainable Urban Transport Master Plan (SUTMP). The development provides four accesses through collector's road of 25meter wide that will provide enough space for taxi stops and ranks as well as bus stops. Thus, the proposed development supports all other vulnerable road users. The commencement of the proposed development is dependent on the approval of this proposed layout.

**DOCUMENTS ATTACHED**

The following documents are attached for further clarity.

- a) Application Form
- b) Proof of Payment
- c) Council Approval
- d) Locality Plans
- e) Proposed layout
- f) Conditions to be registered
- g) NAMPAB Approval
- h) Certificate of Registered Title

I trust that this meet with your requirements, but should you have other outstanding requirements, please do not hesitate to contact the Sustainable Development Division.

Your favourable consideration will be appreciated.

Yours faithfully

**V Endjala**

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Manager: Sustainable Development  
Department of Urban and Transport Planning