Department of Urban and Transport Planning

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DATE: 18 April 2018

The Secretary
NAMPAB
Ministry of Urban and Rural Development,
Private Bag 13289
WINDHOEK

Dear Sir/Madam

1. Application

 Need and desirability for Subdivision of Portion B (Erf 6666) into 166 Erven and the remainder street, in terms of Section 5(5)(a)(i) of the Township and Division of Land Ordinance, Ordinance 11 of 1963, as amended.

Introduction

The City of Windhoek hereby applies for Need and Desirability for the subdivision of Portions B into 166 Erven and the remainder street, in terms of Section 5(5)(a)(i) of the Township and Division of Land Ordinance, Ordinance 11 of 1963, as amended.

Erven 5490 and 5491 Khomasdal, Extension 16, were consolidated into Portion A and a subsequent subdivision of Portion A into Portion B and Remainder of Portion A was undertaken. The locality plans and site maps are attached as annexure to this application.

The main objective of the development proposal is to establish two (2) new townships on portions that are developable. The proposed townships will yield ± 390 erven in total and Remainder streets.

Sustainable Development sees the need to:

- a) To establish two (2) new townships on portions which are developable.
- b) To provide a range of mixed land uses in support of the fast growing demand for land.

The purpose of this item is therefore to seek approval for the Need and Desirability for subdivision of Portions B into 166 Erven and remainder street, in terms of Section 5(5)(a)(i) of the Township and Division of Land Ordinance, Ordinance 11 of 1963, as amended.

Background

1.1 Locality and Site

The Erven 5490 and 5491 are located in Khomasdal Extension 16, in close proximity of Sam Nujoma and Otjomuise Road. Khomasdal is one of the townships found in the north western parts of Windhoek. The erven are undeveloped, though the surrounding is built up with formal structures.

1.2 Ownership and Size

The site is comprised of Two (2) Erven (5490 and 5491) with an area of \pm 436, 871m². The ownership of these Erven is currently held by the City of Windhoek as follows:

- Erf 5490 of Khomasdal Extension 16; Title Deed No: T3930/1993, measuring ±407075 m²
- Erf 5491 of Khomasdal Extension 16; Title Deed No: T3930/1993, measuring ±29795m²

In order to respond to the growing population in the city, and to ensure the availability of housing for Windhoek citizens, a Need and Desirability for subdivision of Portions B into 166 Erven and the Remainder street, in terms of Section 5(5)(a)(i) of the Township and Division of Land Ordinance, Ordinance 11 of 1963, as amended must be undertaken.

The proposed consolidations of the Erven 5490 and 5491 into Portion A and subsequent Subdivision of Portion A into Portion B and Remainder of Portion A, Khomasdal will be followed by subdivision of the said Portions into a total of 390 Erven and the Remainder streets.

1.3 Land Use Zoning

The Erven 5490 and 5491 are zoned 'Undetermined'. The aforementioned erven need to be consolidated and subdivided with the aim of creating erven with a density of 1:150m² (General Residential) and 1:300m² (Residential).

Proposed Layout

The proposed development's main aim is to provide mixed land use development to cater for the high demand of land especially residential erven in the city. The layout is informed by the following:

- The existing need to provide a mixed use development and provide municipal services.
- Connectivity and urban integration of the development in the broader Windhoek Municipal area.

As indicated on the layout plan, emphasis is placed on residential developments due to high demand of land housing needs. As a result, the following land uses are provided:

- One hundred and fifty one (151) erven are zoned "Residential" and ten (10) erven are zoned "General Residential". The residential erven provided in the proposed layout have a density of one dwelling per 300m². In order to enhance the potential for the erf to its maximum, "General Residential" erven will have a density of one dwelling per 1:150m².
- There is one (1) "Businesses" and one (1) "Restricted Business" zoned erven provided in the area to cater for the needs of the local community and the immediate surroundings. However, small scale business opportunities such as home shops and home occupation consents will be allowed and supported through relevant council policies.
- One (1) "Institutional" zoned erven to accommodate institutional activities for the purpose of schools and serving social needs of the residence in the Township has been provided.
- Two (2) "Public Open Space" zoned erven are provided to accommodate parks, storm water runoff and river courses. The space can also be used as a playground during dry seasons and other recreational activities.
- The Remainder Streets were created to facilitate ease of access to all newly created erven.

Table below indicates the proposed subdivision of Portion B (Erf 6666)

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Municipal Services

Municipal services such as water, waste water, roads and power infrastructure can be extended from the surrounding area. Bulk services such as water, sewerage, electricity are in close proximity of the area.

Water

There is an existing water line on Erf 5490 and a reservoir on Erf 2131. In order to facilitate access to water, water connections can be extended from the existing water lines. The existing water line passing through the edge of Erf 5490 will need to be realigned to allow creation of new erven.

Sewer

There are sewer lines on the western part of the area. Extensions of the sewer network to enable individual connections can be established from existing sewer lines.

Streets

Well-developed internal road network has been designed, with three main accesses from Plover and Chat Street. An extension of Groenkwarts street has been proposed. The number of General Residential is equally linked to the street frontage. Internal access ranging between 13 and 15m wide roads has also been provided.

Electrical services

There is a power line running through the south and south western part of the area. Electrical connections can be linked to the existing substations in the surrounding area and provide access to individual connections for the proposed development.

Solid waste dump

There is an existing dump site located within the south eastern part of Erf 5491. The dump is used for building materials and garden waste. The dump is well situated at the edge of the erf. Provisions has been made that once the dumping site has been closed, the level/infill area created will become available for development of school grounds.

Environmental Clearance

An Environmental Clearance for the proposed development will be obtained from the Ministry of Environment and Tourism.

Need

Erven 5490 and 5491 are located in Khomasdal Extension 16, five (5) kilometres away from the Central Business District. The area is fast developing with new housing developments in the surrounding. High population growth has been experienced in the surrounding townships. The proposed subdivision is necessary due to the fact that there is a demand for land especially residential erven in the city. The high influx of people from various regions in Namibian contributes to the housing problem in Windhoek.

In order to respond to the growing population in the city, and to ensure the availability of housing for Windhoek citizens, Erven 5490 and 5491 has therefore been identified suitable for consolidation, subdivision and further townships development on most of the developable portions.

The layout provides a Portion which is to be subdivided into more than eleven (11) portions, with different zonings. The new township will provide erven of various land uses in line with the Municipal Council's objectives and general Town Planning requirement.

Considering the long term shortage of developable land in the City, the Windhoek Structure Plan promotes high density residential development, which will satisfy the growing demand of houses.

Desirability

Township Establishment is desirable and would not have any negative impact on the urban structure because of the following:

- The terrain is suitable for a township development and, the soil conditions are common in Windhoek and will be considered during the construction of buildings and development of infrastructure.
- The site contains sparse vegetation as some of the areas in the surrounding are already inhabited.
- The Erven have no specific environmental or historical features that need to be preserved and could therefore be used for urban development but a detailed environmental study will be carried out before development.
- Electrical, sewage and water services are already available in the surrounding.
- Portion B (Erf 6666) is easily accessible.

DOCUMENTS ATTACHED

The following documents are attached for further clarity.

- a. Application Form
- b. Proof of Payment
- c. Council Approval
- d. Locality Plans
- e. Subdivision sketch Plans
- f. Proposed layout
- g. Conditions to be registered
- 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

Manager: Sustainable Development

Department of Urban and Transport Planning