

Department of Urban and Transport Planning

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REF: Khomasdal, KD Ext 16 /1/2/3

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 $\pm 436, 871\text{m}^2$. 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 $\pm 407075\text{m}^2$*
- *Erf 5491 of Khomasdal Extension 16; Title Deed No: T3930/1993, measuring $\pm 29795\text{m}^2$*

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)

PORTION B (ERF 6666)											
ERF NO	SIZE m ²	ZONING	DENSITY/BULK	ERF NO	SIZE m ²	ZONING	DENSITY/BULK	ERF NO	SIZE m ²	ZONING	DENSITY/BULK
1	689	RESIDENTIAL	1:300	59	315	RESIDENTIAL	1:300	117	626	RESIDENTIAL	1:300
2	609	RESIDENTIAL	1:300	60	323	RESIDENTIAL	1:300	118	578	RESIDENTIAL	1:300
3	605	RESIDENTIAL	1:300	61	315	RESIDENTIAL	1:300	119	420	RESIDENTIAL	1:300
4	558	RESIDENTIAL	1:300	62	323	RESIDENTIAL	1:300	120	467	RESIDENTIAL	1:300
5	537	RESIDENTIAL	1:300	63	443	RESIDENTIAL	1:300	121	466	RESIDENTIAL	1:300
6	423	RESIDENTIAL	1:300	64	484	RESIDENTIAL	1:300	122	409	RESIDENTIAL	1:300
7	400	RESIDENTIAL	1:300	65	477	RESIDENTIAL	1:300	123	4302	GENERAL RESIDENTIAL	1:150
8	373	RESIDENTIAL	1:300	66	468	RESIDENTIAL	1:300	124	325	RESIDENTIAL	1:300
9	419	RESIDENTIAL	1:300	67	458	RESIDENTIAL	1:300	125	440	RESIDENTIAL	1:300
10	425	RESIDENTIAL	1:300	68	466	RESIDENTIAL	1:300	126	440	RESIDENTIAL	1:300
11	425	RESIDENTIAL	1:300	69	657	RESIDENTIAL	1:300	127	325	RESIDENTIAL	1:300
12	475	RESIDENTIAL	1:300	70	427	RESIDENTIAL	1:300	128	325	RESIDENTIAL	1:300
13	526	RESIDENTIAL	1:300	71	397	RESIDENTIAL	1:300	129	440	RESIDENTIAL	1:300
14	375	RESIDENTIAL	1:300	72	354	RESIDENTIAL	1:300	130	440	RESIDENTIAL	1:300
15	381	RESIDENTIAL	1:300	73	313	RESIDENTIAL	1:300	131	325	RESIDENTIAL	1:300
16	372	RESIDENTIAL	1:300	74	377	RESIDENTIAL	1:300	132	325	RESIDENTIAL	1:300
17	550	RESIDENTIAL	1:300	75	317	RESIDENTIAL	1:300	133	440	RESIDENTIAL	1:300
18	425	RESIDENTIAL	1:300	76	495	RESIDENTIAL	1:300	134	440	RESIDENTIAL	1:300
19	425	RESIDENTIAL	1:300	77	494	RESIDENTIAL	1:300	135	325	RESIDENTIAL	1:300
20	437	RESIDENTIAL	1:300	78	494	RESIDENTIAL	1:300	136	325	RESIDENTIAL	1:300
21	391	RESIDENTIAL	1:300	79	494	RESIDENTIAL	1:300	137	440	RESIDENTIAL	1:300
22	503	RESIDENTIAL	1:300	80	494	RESIDENTIAL	1:300	138	459	RESIDENTIAL	1:300
23	400	RESIDENTIAL	1:300	81	494	RESIDENTIAL	1:300	139	349	RESIDENTIAL	1:300
24	400	RESIDENTIAL	1:300	82	494	RESIDENTIAL	1:300	140	574	RESIDENTIAL	1:300
25	399	RESIDENTIAL	1:300	83	494	RESIDENTIAL	1:300	141	492	RESIDENTIAL	1:300
26	468	RESIDENTIAL	1:300	84	494	RESIDENTIAL	1:300	142	2804	BUSINESS	1
27	411	RESIDENTIAL	1:300	85	494	RESIDENTIAL	1:300	143	2706	RESIDENTIAL	1:300
28	458	RESIDENTIAL	1:300	86	494	RESIDENTIAL	1:300	144	361	RESIDENTIAL	1:300
29	413	RESIDENTIAL	1:300	87	514	RESIDENTIAL	1:300	145	405	RESIDENTIAL	1:300
30	437	RESIDENTIAL	1:300	88	535	RESIDENTIAL	1:300	146	346	RESIDENTIAL	1:300
31	456	RESIDENTIAL	1:300	89	540	RESIDENTIAL	1:300	147	307	RESIDENTIAL	1:300
32	452	RESIDENTIAL	1:300	90	507	RESIDENTIAL	1:300	148	358	RESIDENTIAL	1:300
33	440	RESIDENTIAL	1:300	91	509	RESIDENTIAL	1:300	149	360	RESIDENTIAL	1:300
34	463	RESIDENTIAL	1:300	92	507	RESIDENTIAL	1:300	150	434	RESIDENTIAL	1:300
35	371	RESIDENTIAL	1:300	93	477	RESIDENTIAL	1:300	151	481	RESIDENTIAL	1:300
36	347	RESIDENTIAL	1:300	94	504	RESIDENTIAL	1:300	152	382	RESIDENTIAL	1:300
37	342	RESIDENTIAL	1:300	95	509	RESIDENTIAL	1:300	153	312	RESIDENTIAL	1:300
38	404	RESIDENTIAL	1:300	96	509	RESIDENTIAL	1:300	154	315	RESIDENTIAL	1:300
39	375	RESIDENTIAL	1:300	97	510	RESIDENTIAL	1:300	155	381	RESIDENTIAL	1:300
40	375	RESIDENTIAL	1:300	98	506	RESIDENTIAL	1:300	156	367	RESIDENTIAL	1:300
41	375	RESIDENTIAL	1:300	99	549	RESIDENTIAL	1:300	157	326	RESIDENTIAL	1:300
42	420	RESIDENTIAL	1:300	100	476	RESIDENTIAL	1:300	158	337	RESIDENTIAL	1:300
43	509	RESIDENTIAL	1:300	101	508	RESIDENTIAL	1:300	159	377	RESIDENTIAL	1:300
44	377	RESIDENTIAL	1:300	102	520	RESIDENTIAL	1:300	160	307	RESIDENTIAL	1:300
45	331	RESIDENTIAL	1:300	103	530	RESIDENTIAL	1:300	161	371	RESIDENTIAL	1:300
46	338	RESIDENTIAL	1:300	104	487	RESIDENTIAL	1:300	162	3847	RESIDENTIAL	1:300
47	340	RESIDENTIAL	1:300	105	477	RESIDENTIAL	1:300	163	312	RESIDENTIAL	1:300
48	3798	GENERAL RESIDENTIAL	1:150	106	477	RESIDENTIAL	1:300	164	904	GENERAL RESIDENTIAL	1:150
49	2675	GENERAL RESIDENTIAL	1:150	107	635	RESIDENTIAL	1:300	165	904	GENERAL RESIDENTIAL	1:150
50	3329	GENERAL RESIDENTIAL	1:150	108	3058	GENERAL RESIDENTIAL	1:150	166	6255	RV	
51	1341	GENERAL RESIDENTIAL	1:150	109	405	RESIDENTIAL	1:300	167	93156	RV	
52	3496	GENERAL RESIDENTIAL	1:150	110	462	RESIDENTIAL	1:300	168	30113	STREET	
53	1949	GENERAL RESIDENTIAL	1:150	111	462	RESIDENTIAL	1:300				
54	4257	RESIDENTIAL	1	112	402	RESIDENTIAL	1:300				
55	330	RESIDENTIAL	1:300	113	523	RESIDENTIAL	1:300				
56	329	RESIDENTIAL	1:300	114	523	RESIDENTIAL	1:300				
57	315	RESIDENTIAL	1:300	115	523	RESIDENTIAL	1:300				
58	323	RESIDENTIAL	1:300	116	544	RESIDENTIAL	1:300				

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

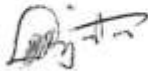
The following documents are attached for further clarity.

- 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