



2025

Engineering the built environment

Rezoning and Subdivision Application Report for Erf 155, Karibib

NAMLAND CONSULTANTS

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PUBLIC NOTICE: EIA FOR THE PROPOSED EXPLORATION ACTIVITIES ON EPL NO: 10141 OKAHANDJA, OTJOZONDJUPA REGION.

In accordance with the Environmental Management Act no. 7 of 2007 and its 2012 EIA regulations, the proposed exploration activities on EPL no 10141 require an Environmental Clearance Certificate before commencement.

The proponent, **Ludi Namibia Mining and Investment (PTY) LTD.**, is proposing to conduct exploration activities on EPL no: 10141 in Okahandja district, Otjozondjupa region.

Consultant: Kalahari Geological and Environmental Solutions

Members of the public are invited to register as I&AP's for comments/inputs in order to receive further information on the EIA process on, and before the 28th of March 2025 at kalaharigeoenviro@gmail.com

For more information please contact:
Mr Joseph Kawina
Mobile: +264 813597277
Email: kalaharigeoenviro@gmail.com

NOTICE: REZONING OF ERF 155 KARIBIB

A notice is hereby given in terms of Section 107 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that **Namland Town and Regional Planning & Environmental Management Consultants**, on behalf of the prospective owner of **erf 155, Karibib** intends to apply to the Karibib Town Council and subsequently to the Urban and Regional Planning for:

- **Rezoning of Erf 155, Karibib Proper from "Undetermined" to "General Business" with a bulk of 2.0.**
- **Subdivision of Erf 155 Karibib proper into erf 155A, 155B and Reminder**

The application will allow the prospective owner to construct a shopping complex in accordance with the requirements of the Karibib Zoning Scheme.

Note that the locality plan of the erf lies for inspection on the Town Planning Notice Board at Karibib Town Council Office.

Further take note that any person objecting to the proposed use of land set out above may lodge such objection, together with the grounds therefore, with the Karibib Town Council and with the applicant in writing within 14 days after the appearance of the last notice (final date for objections is **25 April 2025**).

NamLand Town and Regional Planning & Environmental Management Consultants
PO Box 98234
Pelican Square, Windhoek
Contact details:
Cell:
0812343637/0812795499



NOTICE OF INTENTION TO ESTABLISH TOWNSHIPS & CALL FOR PUBLIC PARTICIPATION

TOWNSHIP ESTABLISHMENT APPLICATIONS

Urban Dynamics Africa (Pty) Ltd. (UDA) intends to apply to the relevant local authorities and the Urban and Regional Planning Board for consent to establish seven (7) new townships:

Project Location	Proponent
Erf 91 of Ongwa Proper and Ptn 9 Of Ongwa Town and Townlands No.1309	Oshana Regional Council
Ptn 96 of the Rem.	

1. Application Details

Namland Town and Regional Planning & Environmental Management Consultants has been appointed by the owner of Erf 155 Karibib Proper. The evidence is within the power of attorney (See annexure A) granted by the owner, to the firm, for all planning related matters of the erf.

Hence this document serves as an application on behalf of our client, for the following: In respect of the Urban and Regional Planning Act No. 5 of 2018, Section 105

- **Rezoning of Erf 155, Karibib Proper from “Undetermined” to “General Business” with a bulk of 2.0.**
- **Subdivision of Erf 155 Karibib proper into erf 155A, 155B and Reminder (See annexure B)**
- **Consent to start with the construction of the development whilst the rezoning process is ongoing.**

Furthermore, this application will undergo a comprehensive review by the council, as mandated by the Urban and Regional Planning Act No. 5 of 2018. This process is essential for our office to secure the necessary approval from the Urban and Regional Planning Board.

2. Site Details

2.1 Property Description:

Erf 155 is situated on B2 roads located next to the Police Station opposite the Marble factory across the road). This expansive plot offers panoramic views of the surrounding.

2.2 Size:

Erf 155 has an area of 1 Hacter

2.3 Ownership:

Erf 155 is currently owned by **Mr Genshui Kang** (See annexure C Deed of Sale) and falls under the jurisdiction of the **Karibib Town Council**.

2.4 Location:

The land is situated south of the Namibia Police Station, marking the southernmost point along B2 roads that lead to the coastline. (See annexure D Locality map)

2.5 Zoning:

Erf 155 is currently zoned as "undetermined " according to the Karibib Zoning Scheme. (See annexure E Current zoning map)

2.6 Current & Surrounding Land Uses:

The proposed erf is along the southern Karibib proper next Namibia Police Station , directly bordering the Reminder of 155. It is currently undeveloped, featuring rocky terrain with no existing structures and an untouched natural landscape.

To the north and northeast, the site borders B2 main road, a planned residential neighbourhood with formally subdivided erven, some developed and others vacant. The township extension boundary, marked in blue on the locality map, separates this residential area from the proposed erf.

To the west and south is the road that lead to Navachab Gold Mine, while to the east, a small sandy area transitions between the residential zone and the agricultural plots

2.7 Access

The proposed site can be accessed primarily via B2 road, which extends from the existing residential area and passes through the site's boundary. B2 roads functions as a collector road, facilitating movement between the residential zones and the coastline, ensuring connectivity to Karibib's broader road network. Additionally, The road to the mine located south of the site, provides access to key facilities such as the agricultural plots and links to other internal roads within Karibib. These roads enhance accessibility to the site and support potential future development.

2.8 Municipal services

The proposed site is largely undeveloped, with minimal to no existing bulk infrastructure. Essential services such as electricity and water supply would need to be extended to support any future development. The nearest electrical connection, a 400V underground line, is located nearby and would require an extension to the site. Similarly, the water supply connection point is situated towards the east, necessitating the development of new bulk services to ensure adequate provision of potable water

2.9 Topography

The site is relatively flat with small bushes

3. Title Deed/ Registration Conditions

An examination of the Title Deed for Erf 155 reveals no restrictive conditions that would impede the proposed rezoning of the erf, which falls under the jurisdiction of the KaribibTown Council, assigned land rights to Mr **Genshui Kang**. With the approval of the proposed rezoning, the current conditions stated by the title deed will be nullified. (See annexure C Title Deed)

4. Proposed Development

The proposed development involves the rezoning of Erf 155, Karibib Proper, from “Undetermined” to “General Business” with a bulk factor of 2.0, as well as the subdivision of the erf into Erf 155A, Erf 155B, and the Remainder.

5. Need and Desirability Assessment/Motivation

The primary motivation for this proposal is to unlock the development potential of the land, which is currently underutilized due to its undetermined zoning status. Rezoning to “General Business” will allow for a broader range of commercial activities, attracting investment and stimulating economic growth in the area. Furthermore, the subdivision of the erf into smaller, more manageable portions will support phased development, improve land management, and enhance accessibility for different business uses or ownership models. This initiative is aligned with the broader goal of promoting urban development and maximizing the economic value of strategically located land within Karibib.

6. Conditions to be Registered

6.1 Bulk Factor (Floor Area Ratio - FAR)

- Bulk Factor of 2.0
- A **bulk factor of 2.0** means the **total floor area** of the building(s) on the erf may be up to **twice the area of the erf**.

6.2 Coverage:

- 60 -70% Coverage
- This ensures that a portion of the land remains available for landscaping, parking, and supporting infrastructure, promoting both functionality and aesthetic appeal.

6.3 Building Height:

- According to the Karibib Town Planning Schemes, the Maximum height can go up to 6m high

6.4 Setbacks:

- **Front:** 5m – 10m to maintain an aesthetically appealing entrance and public space.
- **Side and Rear:** 3m – 5m to ensure adequate circulation, privacy, and integration with adjacent land uses.

6.5 Parking

Parking will be provided in accordance with the requirements of the **Lüderitz** Town Planning Scheme.

7. Public Consultation Procedures

The public consultation for the proposed **rezoning and development of Erf 155, Karibib** was conducted in accordance with **Section 107 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)** and the Karibib Town Council's public consultation policy. Notices were published in **The Namibian and New Era newspapers** on **the 30th of April 2025**, inviting the public to submit objections by **14th May 2025**. Additionally, notices were placed at

the **Karibib Town Council offices**, on the **Town Planning Notice Board**, and at the site itself to ensure visibility to all affected parties.

8. Conclusion and Recommendations

The proposed rezoning and subdivision of Erf 155, Karibib Proper, present a valuable opportunity to optimize land use and support economic development within the town. By rezoning the property from “Undetermined” to “General Business” with a bulk factor of 2.0, the land will be unlocked for a variety of commercial uses, encouraging investment and job creation. The subdivision into Erf 155A, 155B, and the Remainder allows for more flexible planning and phased development, making the property more manageable and appealing to potential developers or investors. Overall, the proposal aligns with the town’s growth objectives and contributes positively to urban planning efforts by promoting efficient land utilization, economic diversification, and improved access to services and amenities in Karibib. We trust that the above application is in order for evaluation and that the supporting evidence provided is sufficient for approval.

Recommendations

- **Karibib Town Council** should approve the **rezoning** and **Subdivision of Erf 155**
- **Bulk infrastructure** (water, electricity, sewage) must be prioritized for the development, ensuring **sustainability** and long-term service provision.
- **Road infrastructure** should be **upgraded or extended** to enhance **accessibility** and **reduce traffic congestion**, incorporating **on-site parking** to meet requirements.
- The construction of **On-site parking**

Yours faithfully,



David Shikoyeni

Town Planner in Training (NCPRP) (Msc.URP, BSc. Honours Sp, M.Sc. EM)

I **Jane Gold** , Registration Number **011** hereby verified the application for rezoning and subdivision of Erf 155, Karibib Proper, have been checked and certified by me as Professional Town Planner and mentor of David Shikoyeni registered as Town Planner in Training and Registered Number: **TPT1282019**

9. Annexures

ANNEXURE A: POWER OF ATTORNEY

SPECIAL POWER OF ATTORNEY

I **Genshui Kang**..... (name) the undersigned **821003**..... (ID)

In our capacity as **Owner of KSDSTONE Qualitech Investment cc** (*capacity with property*)

Hereby nominate, constitute and appoint

Namland Consultant cc
P O Box 98234
Rock Crest

with power of substitution, to be our lawful Attorney and Agent in our name, place and stead, to make the necessary application to the Karibib Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- **REZONING AND SUBDIVISION OF ERF 155A INTO PORTION 155A AND REMAINDER**
- **CONSENT TO COMMENCE WITH DEVELOPMENT WHILE THE PROCESS IS IN PROGRES**

at the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite as fully and effectually, for all intents and purposes we might or could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever our said Attorney and agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED at this day of2025 in the presence of the undersigned witnesses.

OWNER

1. 
KSD Qualitech Investment cc

2.

WITNESSES:

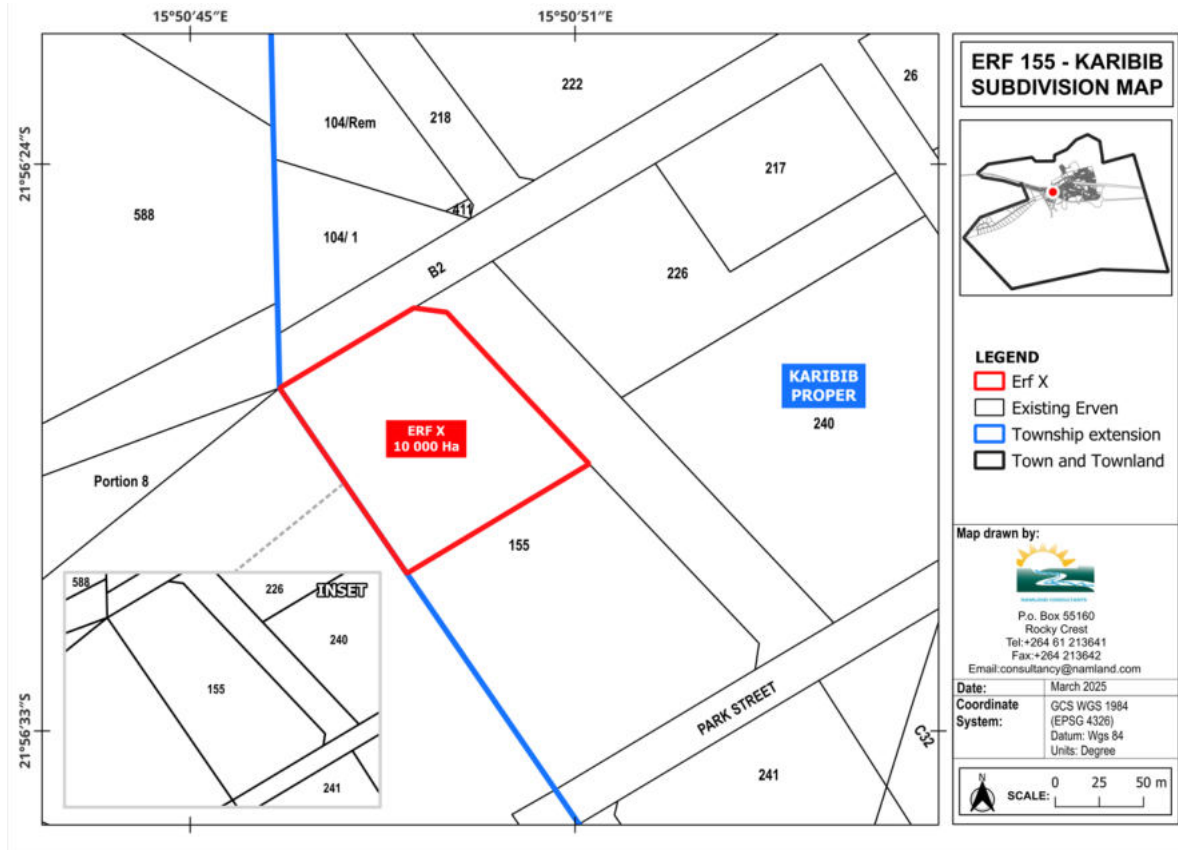


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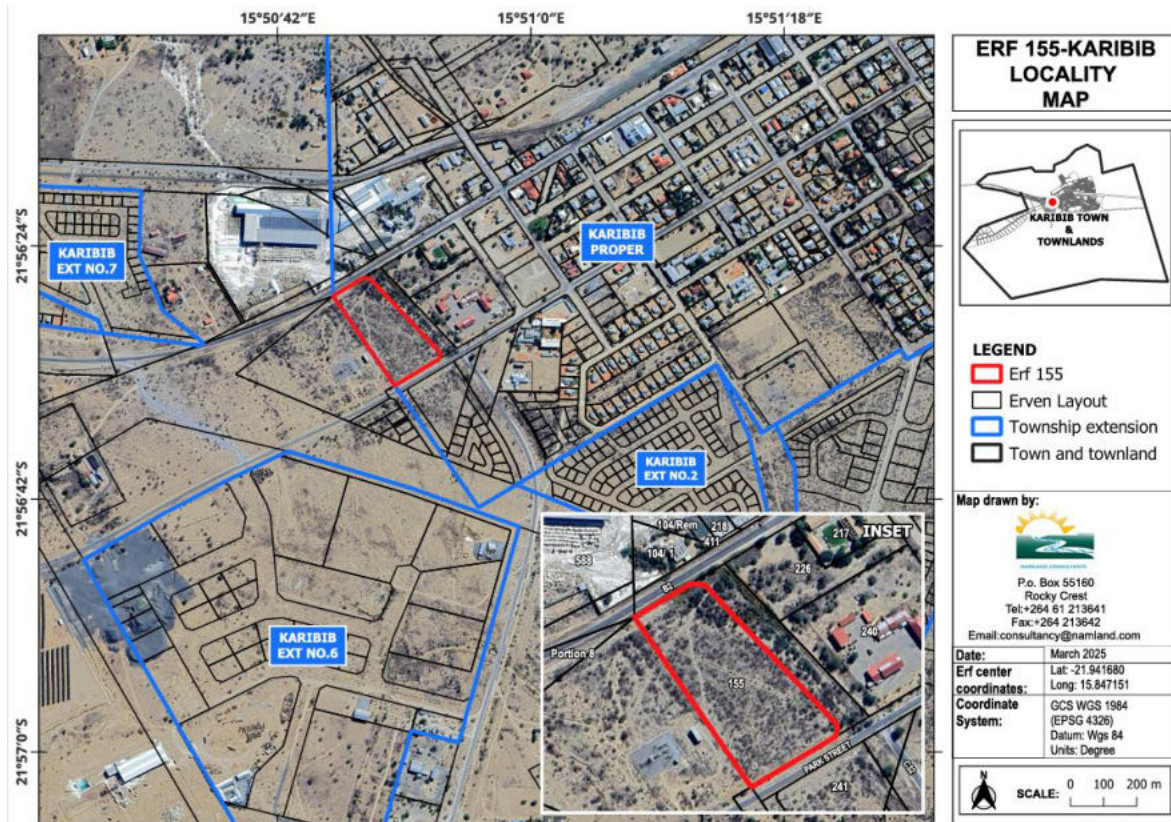
2.

For
Namland Consultant

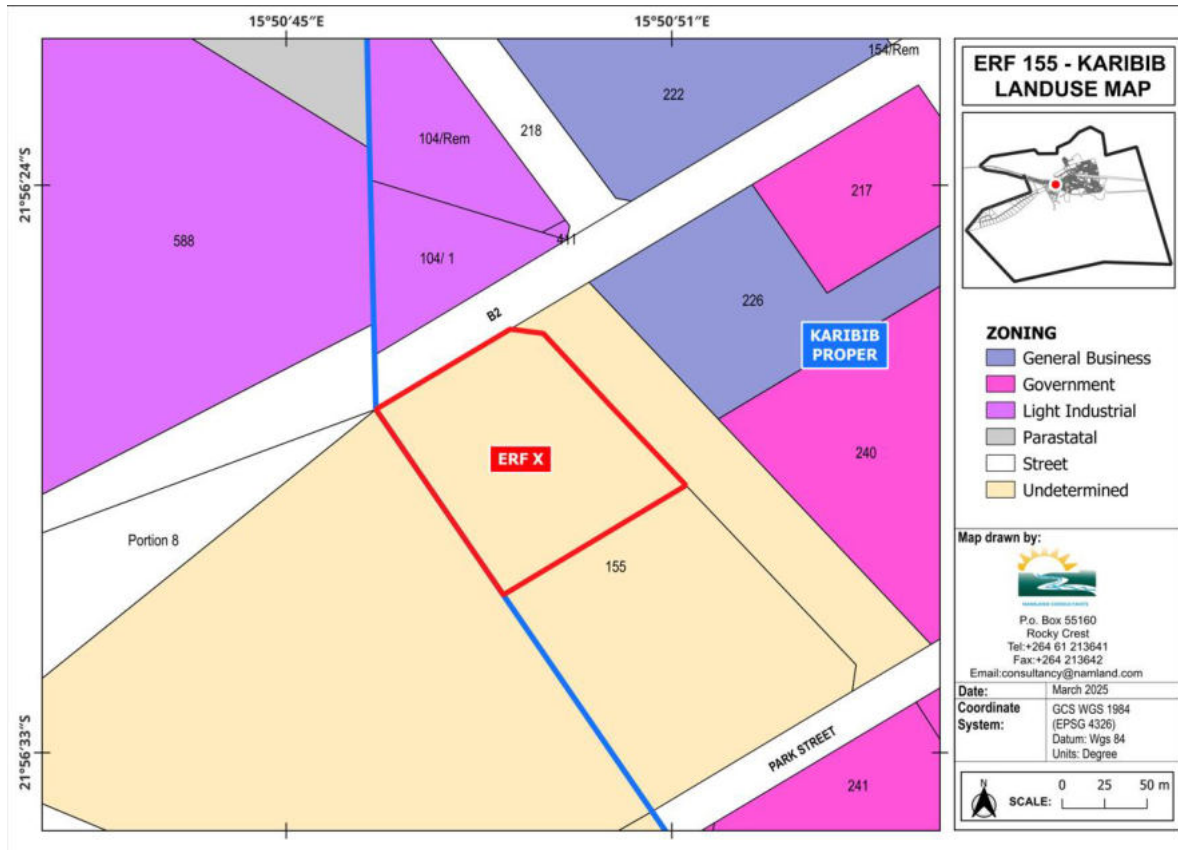
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ANNEXURE C: LOCALITY MAP



ANNEXURE D: CURRENT AND PROPOSED ZONING MAP



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David 12 Government Gazette 30 April 2025 86??
No. 23 2025

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Applicant: NamLand Town and Regional Planning and
Environmental Management Consultants
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