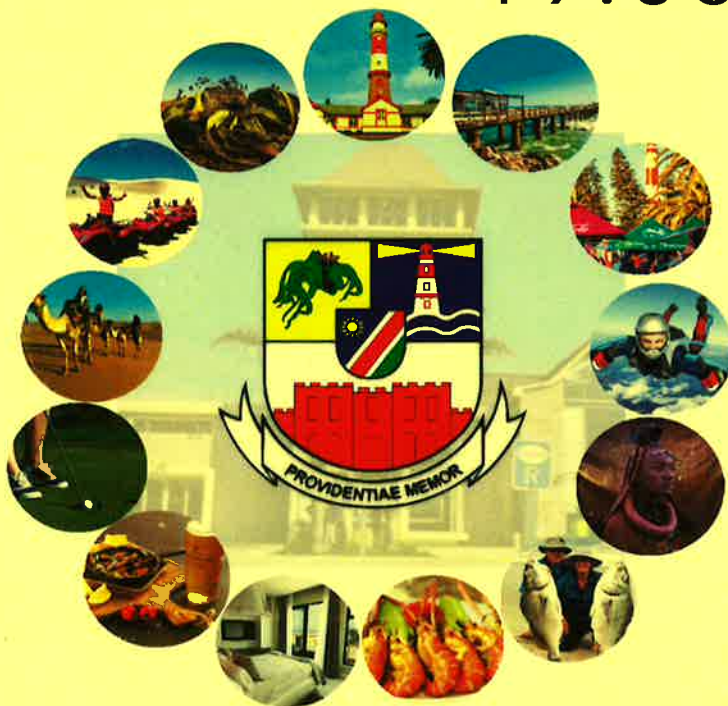


Municipality of Swakopmund

AGENDA ORDINARY COUNCIL MEETING

ON
TUESDAY
03 SEPTEMBER 2024

AT
19:00



CONTACT US:

Telephone: +264 64 410 4206

Email: akahuika@swkmun.com.na

Website: www.swkmun.com.na



+264 64 410 4206 | akahuika@swkmun.com.na | P O Box 53, Swakopmund, Namibia

Ref No: **5/2/1/1/2**

Enquiries: **Ms A Kahuika**

20 August 2024

The Chairperson and Members
of the Municipal Council
Municipality
SWAKOPMUND

Dear Sir / Madam

NOTICE: ORDINARY COUNCIL MEETING

Notice is hereby given in terms of Section 14 (1) (c) of the Local Authority Act, Act 23 of 1992 as amended, of an **ORDINARY COUNCIL MEETING** to be held:

DATE : TUESDAY, 03 SEPTEMBER 2024

**VENUE : COUNCIL CHAMBERS, MUNICIPAL
OFFICE BUILDING, C/O RAKOTOKA STREET AND
DANIEL KAMHO AVENUE, SWAKOPMUND**

TIME : 19:00


A Benjamin
CHIEF EXECUTIVE OFFICER
AK/-



INDEX

1.	<u>OPENING BY PRAYER, IF SO DESIRED</u>	
2.	<u>ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL</u>	
3.	<u>APPLICATIONS FOR LEAVE OF ABSENCE BY MEMBERS OF COUNCIL</u>	
4.	<u>CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING OF COUNCIL</u> (C/M 2024/09/03 - 5/2/1/1/2)	
4.1	Minutes of the Ordinary Council Meeting held on 08 August 2024. (pp 93/2024 - 109/2024)	
5.	<u>INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF A COUNCIL</u>	
	None.	
6.	<u>PETITIONS</u>	
	None.	
7.	<u>MOTIONS OF MEMBERS</u>	
	None.	
8.	<u>ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN</u>	
	None.	
9.	<u>OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS</u>	
10.	<u>REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1)(E) OF THE ACT</u>	
10.1	<u>REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING AUGUST 2024</u>	
		PAGE
	10. (A) Minutes of the Management Committee Meeting held on 14 August 2024	22

11. **RECOMMENDATION OF THE MANAGEMENT COMMITTEE**11.1 **MANAGEMENT COMMITTEE MEETING HELD ON 14 AUGUST 2024**

ITEM NO	SUBJECT	REF NO	PAGE
11.1.1	The Naming Of Streets, Public Places, Natural Areas, And Council-Owned Buildings/Facilities Advisory Committee Of Swakopmund	11/1/4/28, 16/1/4/1/5	26
11.1.2	Determination Of The Size Of The Portion Of Erf 2747, Swakopmund For Sale And Exchange By The Estate of Late Van Biljon	E 384, RE/ ERF 2747	27
11.1.3	Ecobond Services Namibia Cc: Land For A Dryport - Cancellation Of Transaction	16/1/4/2/1/13	34
11.1.4	40/40 (Credit-Link) Housing Project: Donation Of Erf 1104, Matutura, Extension 6 Back To Council - Mr Andreas Fillipus	E 1104 M	41
11.1.5	Erf 7891, Extension 29, Swakopmund: Transfer Of Lease And Offer To Purchase From Eagle Christian Centre To The Joint Compassion Keepers (JCK)	E 7891	47
11.1.6	Possible Twinning Cooperation Between Freiberg, Germany And The Municipality Of Swakopmund	5/2/4/5	53
11.1.7	Township Establishment On Portion 176 (A Portion Of Portion B) Of The Farm Swakopmund Town And Townlands Number 41	16/1/4/1/4	56
11.1.8	Township Establishment On Portion 175 (A Portion Of Portion B) Of The Farm Swakopmund Town And Townlands Number 41	16/1/4/1/4	66
11.1.9	Township Establishment On Portion 170 (A Portion Of Portion B) Of The Farm Swakopmund Town And Townlands Number 41	16/1/4/1/4	75
11.1.10	Township Establishment On Portion 172 (A Portion Of Portion B) Of The Farm Swakopmund Town And Townlands Number 41	16/1/4/1/4	85
11.1.11	Township Establishment On Portion 173 (A Portion Of Portion B) Of The Farm Swakopmund Town And Townlands Number 41	16/1/4/1/4	93
11.1.12	Subdivision Of Portion 174 (A Portion Of Portion B) Of The Farm Swakopmund Town And Townlands Number 41 Into Portion 188 And Remainder And Township Establishment On The Remainder Of Portion 174, Swakopmund And Portion 188, Swakopmund	16/1/4/1/4	103
11.1.13	Township Establishment On Portion 168 (A Portion Of Portion B) Of The Farm Swakopmund Town And Townlands Number 41	16/1/4/1/4	116
11.1.14	Subdivision Of Portion 169, Swakopmund (A Portion Of Portion B) Of The Farm Swakopmund Town And Townlands Number 41 Into Portion 187 And Remainder And Township Establishment On The Remainder Of Portion 169, Swakopmund And Portion 187, Swakopmund	16/1/4/1/4	127
11.1.15	Township Establishment On Portion 167 (A Portion Of Portion B) Of The Farm Swakopmund Town And Townlands Number 41	16/1/4/1/4	139

12. **REPORTS AND RECOMMENDATIONS OF COMMITTEES OR THE CHIEF EXECUTIVE OFFICER**

None.

13. **DRAFT REGULATIONS AND TARIFFS, IF ANY**

None.

93 / 2024

MINUTES

of an **Ordinary Council Meeting** held in the Council Chambers, Municipal Head Office, Swakopmund on **Thursday, 08 August 2024** at **19:00**.

PRESENT:

Councillor D Am-!Gabeb	:	Deputy Mayor
Councillor B R !Goraseb	:	Chairperson of MC
Councillor W O Groenewald	:	Alternate Chairperson of the Management Committee
Councillor P Shimhandu	:	Member of the Management Committee
Councillor C-W Goldbeck	:	Alternate Member of the Management Committee
Councillor H H Nghidipaya	:	Member of Council

OFFICIALS:

Mr A Benjamin	:	Chief Executive Officer
Mr C McClune	:	General Manager of Engineering and Planning Services
Mr H !Naruseb	:	General Manager of Finance
Ms L N Mutenda	:	General Manager of Health Services and SWM
Mr A Plaatjie	:	General Manager of Corporate Services & HC (Acting)
Ms L Mupupa	:	Public Relations Officer
Mr U Tjiurutue	:	Corporate Officer of Administration
Ms A Kahuika	:	Administrative Officer of Administration

ALSO PRESENT:

Ten (10) Members of the public and one member of the Media.

1. OPENING BY PRAYER

Pastor Heno opened the meeting with scripture reading and prayer.

2. ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL

(C/M 2024/08/08 - 5/2/1/1/2)

On the proposal of Councillor B R !Goraseb seconded by Councillor H H Nghidipaya, it was:

RESOLVED:

That the agenda be adopted.

94 / 2024

3. **APPLICATIONS FOR LEAVE OF ABSENCE AND DECLARATION OF INTEREST BY MEMBERS OF COUNCIL**

3.1 Application for leave of absence:

Councillor D Namubes	:	Approved
Councillor M Henrichsen	:	Approved
Councillor S M Kautondokwa	:	Approved
Councillor E Shitana	:	Approved

3.2 Declaration of interest:

None.

4. **CONFIRMATION OF MINUTES**

(C/M 2024/08/08 - 5/2/1/1/2)

4.1 **MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 27 JUNE 2024**

(C/M 2024/08/08 - 5/2/1/1/2)

On the proposal of Councillor B R !Goraseb seconded by Councillor W O Groenewald, it was:

RESOLVED:

That the minutes of the Ordinary Council Meeting held on 27 June 2024, be confirmed as correct, with the amendment to item 11.1.19, that the application for a build-together loan for Erf 7184 , Extension 26 by Ms Haeses be declined.

5. **INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF A COUNCIL**

None.

6. **PETITIONS**

None.

7. **MOTIONS OF MEMBERS**

None.

8. **ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN**

None.

9. **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS**

(C/M 2024/08/08 - 5/5/2)

Honourable Councillors, The Chief Executive Officer, Mr. Alfeus Benjamin, General managers, Managers and officials of Council, Pastor, Members of the Junior Town Council, Members of the community, Members of the media, Ladies and gentlemen

95 / 2024

Good evening once again.

On behalf of the Council, I am pleased to provide an update on the activities for July.

Honourable Councillors, Ladies and gentlemen

1. Housing and development

On the 11 of July 2024, the Ministry of Urban and Rural Development launched the national housing policy. This policy is aimed at addressing the housing needs in our country. As council, we are indeed pleased with the efforts made by our line ministry in addressing the housing needs of our community members.

The Municipality of Swakopmund has been working tirelessly in prioritizing the provision of housing in our town. Recently, in partnership with the Namibia Housing enterprise, we held a community engagement with the residents who have received erven from the Council. These community members will be assisted by NHE with affordable loans to build their homes.

It is indeed worth mentioning that we are geared in the right direction as we continuously strive towards the socio-economic of our community members.

In the same vein, I am pleased to inform you that on 26 July 2024, the Quintessential housing developer in partnership with the Municipality of Swakopmund held a groundbreaking ceremony to construct 143 houses in the Matutura Proper. This is the result of a joint venture between the Council and the developer to provide quality housing for middle-income earners in our town.

2. Safety and security

On the second of July, we celebrated the groundbreaking for the Donation of Erf 8443, Extension 31 DRC where Rossing will build a police station for the Namibian Police station for the DRC and Matutura community. Crime is a major concern in our community, impacting the safety and well-being of our residents.

In our efforts to combat crime, the Municipality of Swakopmund has been diligently working towards creating a safer environment for the residents and visitors through various programs and interventions. Therefore, we are grateful for the ongoing partnership with the Namibian police.

The Namibian police held a public meeting in Mondesa to address the community members on the recent spike in crime. Furthermore, they also held a meeting with shebeen and bar owners to address the illegal trading of alcohol as well as operating beyond the regulated hours.

3. Community projects

On the 29th of July, the Mayor inaugurated the official opening of the Medicity Medical practice in Tamariskia.

Honourable Councillors

Other events attended by the Office of the Mayor include:

- The official opening of the Swakopmund International Tourism Expo.
- Anti-corruption Media briefing
- Namibia National Mayors Forum Exco meeting
- I-Care Graduation ceremony
- ASEZWAO Clean-up campaign

96 / 2024

- Visit to the Logos Hope.
- Regional and Local Economic Development White Paper Policy Review Consultations
- 3RD Annual Women's Conference
- Commemoration of the world day against trafficking in person (TIP)

Ladies and gentlemen

We will now move on with the agenda and the deliberations. I wish to request With that said, may we move on to the agenda points.

Thank you for your attention, and I look forward to our continued collaboration.

DEPUTY MAYOR

10. **REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1)(E) OF THE ACT**

10.1 **REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING JULY 2024**

(C/M 2024/08/08 - 5/2/1/1/2)

RESOLVED:

That the report to Council on the resolutions taken by Management Committee meetings held on 16 July 2024 be noted.

11. **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETING HELD DURING JULY 2024**

11.1.1.1 **MANAGEMENT COMMITTEE MEETING HELD ON 16 JULY 2024**

11.1.1 **FRONGO RED BOARD OF DIRECTORS // APPOINTMENT OF AN ALTERNATE MEMBER**

(C/M 2024/08/08 - 11/1/4/17)

RESOLVED:

That this item be referred back to the Management Committee.

11.1.2 **REQUEST FOR THE SUSPENSION OF THE REHABILITATION LEVY BY ONGANJA MINING COMPANY (PTY) LTD**

(C/M 2024/08/08 - 13/3/1/5)

RESOLVED:

- (a) That the Council takes note of the application from Onganja Mining Company (Pty) Ltd trading as Quarry Ventures requesting Council for the suspension of the rehabilitation levy in term of clause 8.4.3. of the lease agreement.
- (b) That Onganja Mining Company be informed that Council can only attend to the suspension of the payment of the rehabilitation levy after an assessment is conducted by the Engineering & Planning Services Department to confirm if the amount paid is sufficient to rehabilitate the site upon termination.

97 / 2024

- (c) That it be noted that clause 1.1.6 of the lease agreement incorrectly states the expiry date as 31 May 2026, whereas 01 July 2017 plus 9 (nine) years and 11 (eleven) months is 31 May 2027.
- (d) That the General Manager of Corporate Services & HC submits an explanation/definition of Rehabilitation to the Management Committee.

11.1.3 **APPLICATION BY MESSRS ANDREAS HAMUNYELA LEGAL PRACTITIONERS TO APPROVE THE EVICTION PROCEEDINGS AGAINST MR AND MRS NARIB OF ERF 2283 MATUTURA, EXTENSION 10**
(C/M 2024/08/08 - E 2283)

RESOLVED:

That the matter be referred to NHE to negotiate for an affordable instalment with the affected party as a last resort.

11.1.4 **HOSTING OF THE 2024 MATUTURA CULTURAL FESTIVAL**
(C/M 2024/08/08 - 9/3/1/2)

RESOLVED:

- (a) That Council approves the third Matutura Cultural Festival to be held on 6 to 7 September 2024 at erf 2349, Extension 11, Matutura.
- (b) That Council take note of the upcoming Cultural Fashion Show to be held on 23 August 2024 to raise funds to purchase consumes and artisanal handicraft for their group.
 - (i) That Council approve the sponsorship of the Multipurpose Centre Hall for the Cultural Fashion show.
 - (ii) That the Fashion Show Preparatory Committee must indemnify the Council against any claims that may result from the organization of this event.
- (c) That security be beefed up during the festival period.
- (d) That reasonable mobile sanitation facilities be provided during the festival period.
- (e) That, in future, marketing banners be placed at additional strategic locations around Swakopmund to market all events.

98 / 2024

11.1.5 **DEVELOPMENT WORKSHOP OF NAMIBIA (DWN) REQUEST APPROVAL FOR TWO SIGNATORIES FOR MANAGING OF A JOINT REVOLVING FUND BANK ACCOUNT**

(C/M 2024/08/08 - 14/2/1/2)

RESOLVED:

- (a) That Council approves the appointment of the two following signatories to manage the FNB joint bank account:
1. *Mr Mipasi Haingura in his capacity as General Manager of Corporate Services and Human Capital.*
 2. *Mr Hellao !Naruseb in his capacity as General Manager of Finance.*
- (b) To represent the Council in the management of the joint revolving bank account, with the 2 signatories of the Development Workshop of Namibia (DWN):
1. *Mr Beat Weber in his capacity as Executive Director of Development Workshop of Namibia.*
 2. *Ms Ester Tuwilika Veiko in her capacity as Programme Manager of Development Workshop of Namibia.*

11.1.6 **ACCEPTANCE LETTER: PARTNERSHIP BETWEEN SWAKOPMUND MUNICIPALITY AND THE ZANZIBAR URBAN MUNICIPAL COUNCIL (TANZANIA)**

(C/M 2024/08/08 - 5/2/4/5)

RESOLVED:

- (a) That it be noted that the Zanzibar Urban Municipal Council has approved the collaboration with the Swakopmund Municipality.
- (b) That the draft Memorandum of Understanding (MoU) from Zanzibar Urban Municipal Council be considered and amended where applicable.
- (c) That the Office of the Mayor liaises with the Zanzibar Urban Municipal Council through the Ministry of International Relations and Cooperation.
- (d) That the Memorandum of Understanding (MoU) be signed in Swakopmund, after it is approved by both parties.
- (e) That a plan of action based on the areas of interest below be agreed on with the Zanzibar Urban Municipal Council:
1. *Revenue Collection*
 2. *Investment*
 3. *Training for Capacity Building*
 4. *Town Planning*
 5. *Economic Activities*
 6. *Culture*
 7. *Waste Management*

99 / 2024

11.1.7 **SUBDIVISION OF ERF 113, VINETA PROPER INTO PORTION A AND REMAINDER AND SUBSEQUENT REZONING OF PORTION A FROM LOCAL BUSINESS TO PARASTATAL AND REGISTRATION OF A 4M RIGHT OF WAY SERVITUDE**

(C/M 2024/08/08 - V 113)

RESOLVED:

That the Council Resolution Number 11.1.7 (M/C 2024/04/25-V113) be revoked and be replaced with the following:

- (a) That the subdivision of Erf 113, Vineta Proper into Portion A and Remainder be approved.
- (b) That the rezoning of Portion A from "Local Business" to "Parastatal" be approved.
- (c) That a 4m right of way servitude be registered over the Erf 113, Vineta Proper in favour of Portion A and Erf 31, Vineta Proper.
- (d) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated before submission of any business registration and / or building plans to the Engineering and Planning Services Department for approval,
- (e) That the title deed conditions registered against Erf 113, Vineta Proper be retained for the Remainder of Erf 113, Vineta Proper, as follows:
 - (i) *The erf 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 Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018); and*
 - (ii) *That a 4m right of way servitude be registered over the Erf 113, Vineta Proper in favour of Portion A.*
- (f) That upon completion of all the statutory procedures, the newly created erf be transferred to Erongo Regional Electrical Distributor.

11.1.8 **APPLICATION FOR THE SUBDIVISION OF ERF 4666, SWAKOPMUND, EXTENSION 9 INTO PORTIONS A, B AND REMAINDER**

(C/M 2024/08/08 - E 4666)

RESOLVED:

- (a) That Erf 4666, Swakopmund Extension 9 be subdivided into Portion A, B and Remainder.
- (b) That the current title deed conditions registered against Erf 4666, Swakopmund Extension 9 be retained, and the following title deed conditions be registered against the title deeds of Portion A, B and the Remainder of Erf 4666, Swakopmund Extension 9:
 - (i) *The erf 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 Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*

100 / 2024

- (ll) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.*
- (c) The costs involved be defrayed from Vote Number 5000-3-10-143-00 where an amount of N\$1 400 000. 00, is available.
- (d) That the subdivision of Erf 4666, Swakopmund Extension 9 into Portion A, B and Remainder be subject to a 7.5% subject to a compensation fee with respect to Endowment calculated according to Section 9 (b) of Regulations relating to the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) in conjunction with the Swakopmund Municipality Property Policy.

11.1.9

EXEMPTION FROM PAYMENT OF ASSESSMENT RATES

(C/M 2024/08/08 - 3/4/1/2)

RESOLVED:

- (a) That exemption from payment of assessment rates in terms of Section 75 of the Local Authorities Act, Act 23 of 1992 (as amended), be granted in respect of the following properties:

Erf Number	Organisation / Body	Purpose for which the Erf is Used
Erf 3388, Swk	Palm Court Retirement Village	Retirement Village
Erven 4264 & 1729	Swakopmund Baptist Church	Place of Worship
Erven 1772 & 1774	Private School Swakopmund	Educational
Erf 8159 & 9104,	DRC School Project and Community/ Tangeni Shilongo Namibia	Educational
Ext 21, Erven 4235, 4236 & 4237	Pro-Ed Akademie	Educational
Erf 1613	Scientific Society Swakopmund	Scientific Development & Educational
Erf 183	Evangelical Luth Gemeinde	Church
1111	Evangelical Mission	Church
Erven 614 & 567, 5088,	A F M Tamariskia	Place of Worship
Erf 449	Owate Parish	Place of Worship
Erf 4680	Stepping Stone School	Educational
Erf 8680	A O S Filadelfia Swakopmund	Place of Worship
Erf 782, T	Jehovah's Witnesses	Place of Worship
Erf 3534 & 4234	Deutsche Pfadfinder	Youth Organisation
Erven 236 & 612	Full Gospel Church of God	Place of Worship
Erven 723, 724, 725, 726 & 726	Deutscher Schulverein Swk	Hostel
Erf 2781, 801 & 4200	Wp13 Lions Old Age Home	Old Age Home
Erf 763	New Apostolic Church	Place of Worship
Erf 4324	Happy Du Children Charity Organisation	Welfare Purposes
Erven 3668 & 3669	Antonius Residence Trust	Old Age Home
Erf 356 A	Prinzessin Rupprecht Heim Foundation	A retirement Home & Frail Care Centre
Erf 63	Mendesa Youth Opportunities Trust	Educational
Erven 198 & 196 A, 5063, 5064 & 5065	The Mission Benedictine Sister's	Sisters Living Quatros
Erven 308, 588, 800 & 801	United Reformed Church	Place of Worship
Erf 2709	Vineta Seventh-day Adventist Church	Place of Worship
Erf 5158	Nederdutch Hervormdkerk van Afrika	Place of Worship
Erf 6645	DRC Women's Community Project	Welfare Purposes

101 / 2024

Erf Number	Organisation / Body	Purpose for which the Erf is Used
Erf 4347 M,1544	Swakopmund COSDEC	Institutional Training Centre
1544 Mondesa	Mahetago Cosdef	Educational
Erf 508	Ned Oerf Kerk Swakopmund	Place of worship
Erf 1514	Swakopmund Christian Academy	Educational
Erf 5229	Promiseland Trust	Educational & School Hostel
1239 Tamariskia	Namibia Training Foundation	Educational
4268 Mondesa	Back to Christ Movement Church	Church
604 Mondesa	Anglikaanse Kerk (ST. RAPHAEL)	Church
2709	SDA Church Yiveta	Church
4369	Morewag Church of Namibia	Church
5845	Believer Fellowship Church	Church
42 Dr Libertina Amadhila	Destiny Life Church	Church
776,787 Mondesa	African Methodist Episcopal Church	Church
949,24,284	Holly Rosary	Church
455	St Boniface Anglican Church	Church
3572	Reiterverein Swakopmund	Church
783,622	Rhenish Church in Namibia	Church
4368	Ebenezer Christian Church	Church
5824	Shofar Christian Swakopmund	Church

- (b) That the exemption of payment of assessment rates be credited with effect 1 July 2024 where applicable.

11.1.10

APPLICATION FOR THE BUILD TOGETHER LOAN OF ERF 6965, EXTENSION 26, SWAKOPMUND: MR HELSTER GAWANAB

(C/M 2024/08/08 - E 6965)

RESOLVED:

- (a) That Council take note that the Build Together Committee approved the application of Mr Gawanab the surviving spouse of the late Ms Renathe Uiras who was allocated Erf 6965, Ext 26, Swakopmund through the Build Together Programme (Phase III) to obtain the Build Together loan to complete the construction of the house on the said erf.
- (b) That Council take note of the passing of the late Ms Renate Uiras on 19 November 2018.
- (c) That Council takes note that the surviving spouse is the rightful heir of Erf 6965, Ext 26 Swakopmund as per the letter of Authority from the Master of the High Court.
- (d) That Council approves the allocation of the Build Together loan of N\$80,000.00 as per the other beneficiaries of Build Together Phase III for Mr Helster Gawanab to complete the construction of the house on Erf 6965 Extension 26, Swakopmund.
- (e) That the land purchase price of N\$9 200.00 must be deducted from the loan amount.

102 / 2024

11.1.11 **BUILD TOGETHER PROGRAMME (PHASE III): BENEFICIARIES WITH SERVICES ACCOUNTS IN ARREARS**

(C/M 2024/08/08 - 14/2/1/1)

RESOLVED:

- (a) That Council take note that there are 27 beneficiaries of Build Together Phase III who are in arrears with their services accounts, who have not made payment arrangements with the Finance Department.
- (b) That it be noted that 29 letters of demand were issued to the Build Together beneficiaries who are in arrears and requested to show their commitment towards settling the debt in a timeframe of not less than 3 (three) consecutive months before they can be considered for a Build Together loan and construction of a house.
- (c) That beneficiaries who made payment arrangements before 19 April 2024 have until 19 July 2024 to perform according to their arrangements.
- (d) That the following beneficiaries who have not performed according to their payment arrangements before 19 July 2024, be referred to NHE for debt consolidation and possible access to building loan facility for the construction of their houses:

NO	ERF	SURNAME	NAME	NO	ERF	SURNAME	NAME
1	5255	Wasserfall	Benny Aventura	14	7071	Aron	Filemon
2	3322	Francis	Henly Bartlomeus	15	7073	Pienaar	Gerhard
3	3632	Hosseb	Ignatius	16	7076	Katukui	Steele
4	3718	Jakonia	Sylvia	17	7082	Tjilkaravize	Hosaa U
5	3843	Kazeundja	Andrew	18	7084	Richter	Ingrid
6	3848	Stoffel	Anna Maria	19	7091	Kameya	Karel Kangandi
7	3863	Tjornita	Engenesia	20	7093	Gomusas	Kronieko Dolly
8	3880	Muheua	Guiney Muheua	21	7097	Araes	Liselotho
9	3892	Hilfilwa	Denesius	22	7098	Nawases	Dina
10	3918	Thomas	Gabriel	23	7100	Nashia	David N
11	3923	Eino	Abisai	24	7125	Dandu	Haneloro Ritha
12	4024	Kaumbi	Lucrecia	25	7218	Oaeb	Simson
13	7005	Hosseb	Alberth	27	7219	Richter	Simson

11.1.12 **ALLOCATION OF ERVEN TO DISTANT RELATIVES IN DRC**

(C/M 2024/08/08 - 14/2/1/2)

RESOLVED:

- (a) That Council takes note that no direct relative responded after the placement of the advert in the newspapers of 15 April and 19 April 2024.
- (b) That Council approves the allocation of the erven to distant relatives who reside on the erven with a household income of N\$2 600.00 as per the table below:

103 / 2024

No.	BRF	NAME OF DECEASED	NAME & SURNAME OF APPLICANT	RELATIONS HIP TO THE DECEASED	SUPPORTING DOCUMENTS	CURRENT RESIDENCE	MASTER WAITING LIST: Y/N	ANNE XURE
1	137	Jesaya Uule	Johannes Angwala Shilumbi	Brother	Death cert, ID copy, sworn declaration, letter of residence	E 137 DRC	No	B
2	322	Steven Aikab	Michael Eigab	Brother	Death cert, ID copy, Full birth cert, letter of residence	E 322 DRC	No	C
3	508	Naital Mwaninga nge Shakella	Nelson Tweulongelw e Eliaer	Brother	Death cert, ID copy, sworn declaration, letter of residence	E 508 DRC	Yes	D
4	527	Matheus Namolo	Matheus Hamadila	Cousin	Death cert, ID copy, sworn declaration, letter of residence	E 527 DRC	Yes	E
5	546	Djonielu Malisafinu	Jonas Shihepo Hangula	Cousin	Death cert, ID copy, sworn declaration, letter of residence	E 546 DRC	Yes	F
6	618	Alexander Nghialle	Herman Hatutale Al'ou	Nephew	Death cert, ID copy, Full Birth cert, letter of residence	E 618 DRC	No	G
7	733	Josef Henog	Lydia Magano	Niece	Death cert, ID copy, sworn declaration, letter of residence	E 733 DRC	No	H
8	979	Paulus Kamuheni se	Mercia Ochurus	Niece	Death cert, ID copy, sworn declaration by spouse, letter of residence	E 979 DRC	Yes	I
9	1051	Lukas Japhet	Shangelao Kaulinge	Nephew	Death cert, ID copy, sworn declaration, letter of residence	E 1051 DRC	Yes	J
10	1054	Malweond o Mankondo	Hilma Nangula Kangudo	Niece	Death cert, ID copy, sworn declaration, letter of residence	E 1054 DRC	No	K
11	1149	Sanna Hames	Matias Hanab	Cousin	Death cert, ID copy, sworn declaration, letter of residence	E 1149 DRC	No	L
12	1264	Malegie Taniseb	Alberth Gowaseb	Nephew	Death cert, ID copy, sworn declaration, letter of residence	E 1264 DRC	Yes	M
13	68	Adelheid Kavendji	Johannes Kavendji	Nephew	Death cert, ID copy, sworn declaration, letter of residence	E 68 DRC	Yes	N
14	637	Petrus Lungamen i Simon	Teofelus Weyulu Shafsheke	Brother	Death cert, ID copy, sworn declaration, letter of residence	E 637 DRC	Yes	O

- (c) That the applicants be informed that should they fail to occupy the erven for six (6) consecutive months these erven be re-allocated to other residents in need of settlement.
- (d) That the distant relatives earning below N\$2 600.00 be requested to sign the lease agreement once the draft is finalized.
- (e) That the lease amount of N\$ 150.00 inclusive of VAT be payable per month by distant relatives earning below N\$ 2 600.00.

104 / 2024

- (f) That the following distant relatives who have been occupying the erven for many years be approved to continue residing on the erven:

INCOME OF DISTANT RELATIVES

NO.	ERV NO.	NAME & SURNAME OF APPLICANT	SALARY / INCOME	AFFORDABLE	TOTAL QUALIFICATION
1	137	Johannes Angwala Shiimbi	-	-	-
2	322	Michael Eigab	N\$ 19 873.36	N\$ 4 968.32	N\$ 752 825.49
3	508	Nelson Tweulongelwa Eliaser	N\$ 4 400.00	N\$ 1 100.00	N\$ 166 677.84
4	527	Matheus Hamadila	N\$ 3 762.08	N\$ 980.51	N\$ 142 511.45
5	546	Jonas Shihepo Hangula	N\$ 6 345.00	N\$ 1 586.25	N\$ 240 387.03
6	618	Herman Matutale Alfous	N\$ 3 700.00	N\$ 925.00	N\$ 140 160.91
7	733	Lydia Magano	N\$ 3 900.00	N\$ 875.00	N\$ 131 584.65
8	979	Mersia Ochurus	N\$ 3 900.00	N\$ 975.00	N\$ 147 737.18
9	1051	Shangelao Kaulinge	N\$ 3 064.86	N\$ 766.22	N\$ 116 100.97
10	1054	Hilma Nangula Kangude	N\$ 4 930.30	N\$ 1 232.58	N\$ 186 766.31
11	1149	Matias Hanab	N\$ 6 443.22	N\$ 1 670.81	N\$ 244 077.73
12	1264	Alberth Gowoseb	N\$ 3 434.42	N\$ 858.61	N\$ 130 100.39
13	66	Johannes Kavendji	N\$ 3 745.00	N\$ 936.23	N\$ 141 865.37
14	637	Teofelus Woyuku Shafohoko	N\$ 3 730.00	N\$ 937.50	N\$ 142 054.98

- (g) That Mr Johannes Angwala Shiimbi's income affordability assessment be carried out for re-consideration by the Council.
- (h) That Council approves that a standard condition of 3 months' notice be sent to renew the lease period for another 5 years, should the lessee be interested.

11.1.13

PROPOSAL TO ISSUE CARD PERMITS TO AERODROME HANGAR TENANTS AT A FEE AND REQUEST FOR AFTER-HOURS FLIGHT OPERATION

(C/M 2024/08/08 - 18/1/1/1)

RESOLVED:

- (a) **Cardholder Permit System:**
- (i) Implement a cardholder permit system with a fee of N\$ 200.00 per card.
 - (ii) Implement the cardholder system as the mode of entry for anyone using the airport, including staff, with color-coded cards to indicate authorized access areas.
 - (iii) Require all permit holders to provide passport photos for inclusion on their laminated permits to prevent misuse.
- (b) **After-Hours Flight Operation Fees:**
- (i) Implement after-hour flight operations.
 - (ii) A recommended fee of N\$2 000.00 per hour to be charged for an after-hour flight operation.
 - (iii) Applicant must complete an after-hour flight operation form at the apron office on or before 16h00 each day to ensure that approval is granted before flight can commence.

105 / 2024

- 11.1.14 **REQUEST FOR INVESTIGATION AND AUDIENCE WITH MANAGEMENT COMMITTEE: UNJUSTIFIED CLAIM FOR 75% BETTERMENT OR COMPENSATION FEE AGAINST THE REZONING OF ERF 325, SWAKOPMUND**
(C/M 2024/08/08 - E 325)

RESOLVED:

- (a) That Council uphold the betterment fee percentage levied at 75% for the rezoning of Erf 325, Swakopmund as approved by the Minister of Urban and Rural Development in August 2023.
- (b) That the applicant be informed that the matter at hand is clear and that there is no need for any direct representation to address the Management Committee.
- (c) That for all future rezonings, the Council upholds percentages as outlined in the National Betterment Fee Policy, unless otherwise pronounced by the Minister of Urban and Rural Development.

- 11.1.15 **WRITING OFF OF REDUNDANT EQUIPMENT: OFFICE OF THE MAYOR / CHIEF EXECUTIVE OFFICER**
(C/M 2024/08/08 - 3/18/1, 16/2/6/1)

RESOLVED:

- (a) That approval be given that the following items being redundant and inoperative on the inventory of the Mayor/Chief Executive Officer's Office be writing-off:

Description	Serial Number	Reason
Samsung Laser Multifunction Fax/Printer Model: SF-650P + Cartridge	Z2V0BFBB600211Z	The fax machine is not in use anymore
Nikon CoolPix L810 Camera	18208925353 / 90004203	Not Functioning anymore
Panasonic Video Camera + Battery + Bag and strap + Charger - Model NV-RX2B	16HC00486	Not in use anymore & Outdated
HP Officejet 7110	CN31L1TGMD	IT confirmed and tested that the printer is not functional anymore

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the redundant items.

- 11.1.16 **REQUEST FOR FUNDS TO CONSTRUCT RAISED INTERSECTIONS ON REGENSTEIN STREET**
(C/M 2024/08/08 - 16/1/6/1)

RESOLVED:

That the Council approves funds to allow the General Manager of Engineering & Planning Services to start with the construction of traffic calming measures in Regenstein Street to improve traffic and pedestrian safety.

106 / 2024

11.1.17 **ACCOUNT HOLDERS RECEIVING SOCIAL AND DISABILITY GRANTS**
(C/M 2024/08/08 - 3/11/1/2/1/6)

RESOLVED:

- (a) That Council approves the special tariffs for the Account Holders receiving Social and Disability grants, with registered Properties in their names.

NO.	PROPOSED SPECIAL TARIFF	RATE (N\$)
1.	Water	25-00
2.	Waste (Refuse Removal)	71-00
3.	Waste (Sewerage)	168-40

- (b) That those Account Holders renting properties must submit their rental agreements in order to qualify for the special tariffs.
- (c) That the General Manager of Finance start with the registration of the permanently disabled account holders receiving social grants from the Central Government with properties registered in their names and that their service account balances be submitted to the Council.

11.1.18 **RE-PURCHASING OF ERF 3193, MONDESA FOR INFORMAL TRADING ACTIVITIES**

(C/M 2024/08/08 - 14/1/3/1, 3193, 1183, 1152 M)

RESOLVED:

- (a) That Council authorises the Economic Development Services Department and the Corporate Services and Human Capital to negotiate with the owner of Erf 3193, Mondesa for a possible reduction in price; whereafter Council will decide whether or not to purchase the erf.
- (b) That provision for a minimum of five (5) toilets as well as freshwater tap be developed for the Open Market facility on Erven 1183 & 1152, Mondesa
- (c) That the Engineering and Planning Services Department assists with the temporary planning and preparation of the market sites on all 3 Erven (i.e. 1183 & 1152 and 3193, Mondesa).

11.1.19 **ERF 8443, EXTENSION 31, SWAKOPMUND (DONATION FOR CONSTRUCTION OF POLICE STATION): APPROVAL TO COMMENCE WITH CONSTRUCTION WHILE THE REZONING AND TRANSFER OF OWNERSHIP IS BEING ATTENDED TO**

(C/M 2024/08/08 - Erf 8443, Ext 31, Swk)

RESOLVED:

- (a) That Council approves the commencement of construction of the police station on Erf 8443, Extension 31, Swakopmund by CNNC Rössing Uranium Limited whilst the following statutory processes are being attended to:
- (i) Rezoning of Erf 8443, Extension 31, Swakopmund from "local authority" to an appropriate zoning; and

107 / 2024

- (ii) *the transfer of ownership following the signing of a deed of donation with a duly authorized government official (power of attorney) on behalf of the Ministry of Home Affairs, Immigration, Safety & Security.*
- (b) **That the above approval is granted at the sole risk of CNNC Rössing Uranium Limited and Council be indemnified of all and any claims.**

11.1.20

APPLICATION FOR THE REZONING OF ERF 1184, TAMARISKIA, EXTENSION 3 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:600 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:200 AND CONSENT TO PROCEED WITH THE DEVELOPMENT WHILE REZONING IS IN PROGRESS

(C/M 2024/08/08 - T 1184)

RESOLVED:

- (a) **That the rezoning of the Erf 1184, Tamariskia Extension 3 from *Single Residential* with a density of 1:600 to *General Residential* with a density of 1:200 and consent to proceed with development while the rezoning is in progress be turned down.**
- (b) **That Erf 1184, Tamariskia, Extension 3 be rezoned from *Single Residential* with a density of 1:600 to *General Residential 1* with a density of 1:250.**
- (c) **That the rezoning of Erf 1184, Tamariskia, Extension 3 be subject to a betterment fee calculated according to the betterment fee policy of 2009 and be paid in full by the applicant (owner) before submission of any business registration application, building line relaxation application and/or building plans submission to the Engineering and Planning Services Department for approval.**
- (d) **That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.**
- (e) **That the applicant provides proof that the rezoning has been approved by the Minister and promulgated.**
- (f) **That the title deed conditions registered against Erf 1184, Tamariskia, Extension 3 be retained as follows:**
- (I) *The erf 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 Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*
- (II) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.*
- (g) **That the applicant be informed of Council's decision and their right to appeal to the Minister against Council's resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the stipulated period.**

108 / 2024

11.1.21

SUBDIVISION OF ERF 3071, SWAKOPMUND, EXTENSION 9 INTO PORTION A AND REMAINDER

(C/M 2024/08/08 - E 3071)

RESOLVED:

- (a) That the Subdivision of Erf 3071, Swakopmund, Extension 9 into Portion A and Remainder be approved as per the table below:

PTN NUMBERS	PROPOSED SIZES (M ²)	ZONING
Portion A	892m ²	Single Residential
Rem 3071	800m ²	Single Residential
Total	1 692m ²	

- (b) That the subdivision of Erf 3071, Swakopmund Extension 9 be subject to a 7.5% compensation fee with respect to Endowment calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the Swakopmund Municipality Property Policy.
- (c) That should there be a need for the upgrading of municipal services, all costs involved be for the applicant's account, and services must be designed to the satisfaction of the General Manager: Engineering and Planning Services.
- (d) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
- (e) That no access will be obtained from Dr. Schwietering Street;
- (f) That the applicant provides proof that the subdivision has been approved by the Minister and provide approved erven diagrams from the Surveyor General's Office before any business registration application, building line relaxation application and/or building plans submission to the Engineering and Planning Services Department for approval.
- (g) That the title deed conditions registered against Erf 3071, Swakopmund, Extension 9 be retained for the newly created Portion A and Remainder Erf 3071, Swakopmund Extension 9 as follows:
- (i) *The erf shall only be used or occupied for purposes which are in accordance with the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*
- (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.*

11.1.22

TRANSFER OF FUNDS TO NEXT FINANCIAL YEAR 2024/2025: COMPACTOR REFUSE TRUCK

(C/M 2024/08/08 - 3/1/1/1/1)

RESOLVED:

That approval be granted to the General Manager of Finance to transfer N\$3 500 000.00 for the purchasing of a One Compactor Refuse Truck, and N\$1 500 000.00 for the Supply and Delivery of 15 Deep Collector Units to the next financial year 2024/2025.

109 / 2024

11.1.23 **HIGH WATER PRESSURE SWAKOPMUND RIVER PLOTS RESIDENT (NONIDAS)**

(C/M 2024/08/08 - 3/11/1/2/1/6)

RESOLVED:

- (a) That Council approves the investigation report from the Engineering & Planning Services Department and grants permission to the General Manager of the Engineering & Planning Services Department and the General Manager of Finance to share the report with the Nonidas residence.
- (b) That the Service Accounts of the four (4) plots be credited as per water leakage policy, namely: VD Merwe Erf 144, Pw Badenhorst Erf 164, M&T Veldman Erf 55 and ML Nel, Erf 49.
- (c) That for consistency purposes all other service accounts in similar position like in point (b) above be treated the same now and in the future.
- (d) That the plot owners who do not qualify for the water rebate be notified to arrange for down payments with the Finance Department.

13. **DRAFT REGULATIONS AND TARIFFS, IF ANY**

None.

The meeting adjourned: **19:44**

Minutes to be confirmed on: **03 September 2024.**

**Councillor Dina Namubes
MAYOR**

**Mr Alfeus Benjamin
CHIEF EXECUTIVE OFFICER**

10. **REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY PREVIOUS MANAGEMENT COMMITTEE MEETING HELD DURING AUGUST 2024**

10. (A) **MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 14 AUGUST 2024**

2. **CONFIRMATION OF MINUTES**

(M/C 2024/08/14 - 5/2/1/1/2)

2.1 **MINUTES OF THE ORDINARY MANAGEMENT COMMITTEE MEETING HELD ON 16 JULY 2024.**

On the proposal of Councillor B R !Goraseb and seconded by Councillor W O Groenewald, it was:

RECOMMENDED:

That the Minutes of the Ordinary Management Committee meeting held on 16 July 2024 be confirmed as correct.

7.1 **AUDIENCE: HDF ENERGY NAMIBIA - PROGRESS ON PROJECT**

(M/C 2024/08/14 - 16/2/12/1/1, 16/1/4/1/13)

RESOLVED:

- (a) That Management Committee takes note of the presentation by HDF Energy on the progress, current status and future timelines of the project.
 - (b) That HDF Energy provide a written report on the progress, current status, and future project timelines within 30 days of this resolution.
 - (c) That the agreement be finalised and signed on or before 30 September 2024.
-

7.2 **LAUNCH OF THE SWAKOPMUND AGAINST ALCOHOL AND DRUG ABUSE CAMPAIGN**

(M/C 2024/08/14 - 17/3/7)

RESOLVED:

- (a) That Council approves the launch of the Swakopmund Against Alcohol and Drugs Abuse Initiative on Friday, 9 August 2024 at 10h00 - 12h00 at the Council Chamber.
 - (b) That Council approves the utilization of ± N\$19 437. 39 to fund Swakopmund Against Alcohol and Drug Abuse launch expenses i.e. soft drinks as well as caps and t-shirts, for the Swakopmund Against Alcohol and Drug Abuse committee.
 - (c) That the funds be defrayed from Council Publicity Vote: 101015533000 where N\$50 000.00 is available.
-

7.10 **REPORT BACK ON MATTERS CONSIDERED BY THE INVESTMENT COORDINATION COMMITTEE: 04 JUNE AND 11 JULY 2024**

(M/C 2024/08/14 - 14/1/1/1; 14/2/8/1; 16/1/4/2/1/5; 16/1/4/2/1/11; 16/1/4/2/1/13; 16/1/4/2/1/15; 16/1/4/2/1/16; 16/2/12/1/1; 17/6/1)

RESOLVED:

That the Management Committee takes note of the various exceptional applications considered by the Investment Coordination Committee on:

1. 04 June 2024
2. 11 July 2024

8.14 **REQUEST FOR NOMINATION FOR PARTICIPATION IN THE WORLD URBAN FORUM, 04-08 NOVEMBER 2024, CAIRO, EGYPT**

(M/C 2024/08/14 - 11/2 /5/3)

RESOLVED:

- (a) That the General Manager of Corporate Services and Human Capital, Mr Mpasi Haingura be permitted to attend the World Urban Forum from 04-08 November 2024 in Cairo, Egypt.
- (b) That the following estimated expenditure for traveling and subsistence expenses be defrayed from the Conference Expenses Vote 15-00-1-55-055-00 where N\$20000.00 is available.

Item	Lunch Tarif (1x400,00)	Overnight Allowance (2x1000,00)	Accommodation (2x1000,00)	Transport cost (N\$5.00/km)	Total
Overnight allowance in Windhoek (N\$2000.00) x 2	N\$400.00	N\$2000.00	N\$2000.00	(740km XN\$5.00) N\$3700.00	N\$8100.00
Overnight allowance visiting beyond SADC (N\$2100.00) x 6	-	N\$12,600.00	0.00	-	N\$12,600.00
Return ticket (estimate)		0.00			0.00
TOTAL EXPENDITURE ON SUBSISTANCE AND EVENT COSTS					N\$20,700.00

- (c) That the General Manager of Finance Source additional funds of N\$700.00 and transfer to the Conference Expense Vote: 150015505500.

8.15 **BUSINESS REENGINEERING OPTIONS FOR THE SWAKOPMUND MUNICIPAL REST CAMP**

(M/C 2024/08/14 - 14/2/7/1/3)

RESOLVED:

That this item be referred back for a detailed Feasibility Report that should also include an Engineering Assessment Report.

8.18 **DRAFT INFORMAL TRADING REGULATIONS POLICY AND REGULATIONS**

(M/C 2024/08/14 - 1/1/2/25)

RESOLVED:

That the item be deferred to the Management Committee meeting of September 2024.

8.25 **MAYORS FORUM EXCO MEETING, MURD NATIONAL HOUSING POLICY AND FRENCH EMBASSY**

(M/C 2024/08/14 - 5/1/1)

RESOLVED:

- (a) **That the Management Committee takes note of the above information.**
 - (b) **That the Management Committee condones the travelling and subsistence costs incurred to the value of N\$49,500.00 which were defrayed from the Council's Conference Vote: 101015505500 and Corporate Services Conference Expense Vote: 150015505500.**
-

8.26 **OUTCOME OF THE CLOSED BID SALE HELD ON 19 JULY 2024**

(M/C 2024/08/14 - 16/1/4/2/1/8)

RESOLVED:

That it be deferred to the Management Committee of September 2024 because the item was omitted from the Agenda.

10.1 **PRESENTATION: URBAN AQUACULTURE PROJECT**

(M/C 2024/08/14 - 17/5/3)

RESOLVED:

- (a) **That the Management Committee takes note of the request by Messrs Okondeka Trout Aquaculture (Pty) Ltd.**
 - (b) **That Messrs Okondeka Trout Aquaculture (Pty) Ltd be requested to make a formal application of the intended urban aquaculture project.**
-

10.2 **PRESENTATION: THE NAMIB DESERT INTERNATIONAL JAZZ FESTIVAL**
(M/C 2024/08/14 - 9/3/1/2)

RESOLVED:

- (a) That the Management Committee takes note of the presentation by Messrs Camissa Solutions Namib Desert International Jazz.
 - (b) That Messrs Camissa Solutions Namib Desert International Jazz be requested to make a formal application and indicate the specific support needed from the Swakopmund Municipality for consideration.
-

10.4 **INVITATION TO THE INTERNATIONAL SOLID WASTE ASSOCIATION (ISWA) CONFERENCE 2024**
(M/C 2024/08/14 - 11/2/5/3)

RESOLVED:

- (a) That the Management Committee takes note of the invitation received from the International Solid Waste Association.
 - (b) That, the Management Committee approves the Manager: Health Services & Solid Waste Management to attend the International Solid Waste Management Association Conference, from 15-18 September 2024, in Cape Town, South Africa.
 - (c) That special leave be granted to the Manager: Health Services & Solid Waste Management, for the period.
 - (d) That the registration fee of N\$13 350.50 payable to the International Solid Waste Association, be defrayed from Vote: 300015505500, where N\$54,880.00 is available.
-

11. **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETING HELD DURING AUGUST 2024**

11.1 **MANAGEMENT COMMITTEE MEETING HELD ON 14 AUGUST 2024**

11.1.1 **THE NAMING OF STREETS, PUBLIC PLACES, NATURAL AREA, AND COUNCIL-OWNED BUILDINGS/FACILITIES ADVISORY COMMITTEE OF SWAKOPMUND**
(C/M 2024/09/03 - 11/1/4/28, 16/1/4/1/5)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **7.3** page **20** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for the Council to consider the correction of a grammatical error on point (g) of Item No. 11.1.5 C/M 2024/04/30 that served before Council at its meeting held on the **30th April 2024**.

2. Introduction and Background

Council at its meeting held on the **30th April 2024**, under Item 11.1.5, point (g) quoted below:

"(g) That the application by Mr E Kadhila for the remaining of "Independence Street" be turned down in terms of the Naming of Street, Public Places, Natural Areas and Council-owned Buildings / Facilities Advisory Committee guidelines that state that "the names of living persons be avoided" and that future requests of a similar nature be responded to by the official in accordance with the provisions of the guidelines without being referred to the Naming Committee."

In the aforementioned Council Resolution, the word "remaining" was used as opposed to the word "renaming". It is against this background that the item is being submitted.

B. After the matter was considered, the following was:-

RECOMMENDED:

That point (g) of Council Resolution C/M 2024/04/30 -11/1/4/28, 16/1/4/1/5 be revoked and be replaced with the following:

That the application by Mr. E Kadhila for the renaming of "Independence Street" be turned down in terms of the Naming of Street, Public Places, Natural Area and Council-owned Buildings / Facilities Advisory Committee guidelines that state that "the names of living persons be avoided" and that future requests of a similar nature be responded to by the General Manager: Engineering and Planning Services in accordance with the provisions of the guidelines without being referred to the Naming Committee.

11.1.2

DETERMINATION OF THE SIZE OF THE PORTION OF ERF 2747, SWAKOPMUND FOR SALE AND EXCHANGE BY THE ESTATE OF LATE VAN BILJON

(C/M 2024/09/03 - E 384, RE/ ERF 2747)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **7.4** page **21** refers.

A. This item was submitted to the Management Committee for consideration:

1. Introduction

On **28 April 2022**, the Council approved the exchange of a portion of Re/ Erf 2747, Swakopmund with a portion of Erf 384, Swakopmund (erf belonging to the Estate late AJL Van Biljon) under item 11.1.6. The sale was approved because the Engineering & Planning Services determined the size of the portion of Re/ Erf 2747, Swakopmund to be exchanged with a portion of Erf 384, Swakopmund.

Attached as Annexure "A" are plans submitted indicating the proposed subdivision of the portions and the sizes as follows:

- Portion A of Erf 384 measuring - 123m²
- Portion B of Re/Erf 2747 measuring - 245m²

2. Background

In 2019, Mr. Van Biljon (now the late) submitted a proposal to exchange a portion of Erf 384, Swakopmund with a portion of the Re/ Erf 2747, Swakopmund of the same size. The reason is that the National Heritage Council protects the improvements on his Erf 384, thus they were unable to make alterations to the existing building, therefore he opted to move the boundary of his Erf 384 to the north-eastern side by 10m.

The Re/ Erf 2747, Swakopmund was in the past allocated to KAECT to lease, however on **29 April 2021** under item 11.1.1 Council terminated the lease of KAECT due to non-performance.

After the cancellation of the lease transaction with KAECT, the application of Mr. Van Biljon for the exchange was approved by the Council on **28 April 2022** as per **Annexure "B"**. Due to the location of Erf 384, Swakopmund, Council has limited access to the Re/ Erf 2747, Swakopmund hence Council approved the exchange to provide proper access to the remaining unoccupied Re/Erf 2747.

The exchange transaction was advertised as Notice 62/2022 in terms of the Local Authorities Act, Act 23 of 1992 as amended, and approval was granted by the Minister of Urban and Rural Development to proceed with the exchange.

On **04 April 2024**, the Engineering & Planning Services Department and Mr Nicky Smit (a representative of the Estate Late van Biljon) had a meeting to discuss the exact size of the portions for exchange. At the meeting, Mr Smit was informed to submit their plans of the intended portions to be exchanged.

3. Discussion

According to Mr Smit, they intend to exchange a smaller portion of their Erf 384 for a bigger portion of Erf 2747, Swakopmund. They offer to pay for

the excess area of 122m² at the market value. The portion required will be consolidated with Erf 384, Swakopmund, and visa versa.

Since the exchange part is already approved, it is proposed that the Council now only deal with the sale of the portion of Erf 2747, Swakopmund measuring approximately 122m². Therefore, it is proposed that the Council supports the sale of the portion of Re/ Erf 2747, Swakopmund to the Estate of Late Van Biljon. The sale should be subject to the Council's standard conditions provided by the Property Policy for private treaty transactions. Should the Council approve the sale, the purchase price of the portion be determined based on the valuation obtained from the Council's Valuer.

The portion is currently available, and the sale will not have a negative effect on the surrounding area therefore it is proposed that sale of a portion of approximately 122m² be supported.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council takes note of the size of the portion that is being exchanged measuring approximately 123m² of portion of Re/Erf 2747, Swakopmund equal in size to Erf 384, Swakopmund.
 - (b) That Council approves the sale of a portion of Re/ Erf 2747, Swakopmund measuring approximately 122m² to the Estate Late Van Biljon and be consolidated with Erf 384, Swakopmund.
 - (d) That the total area measuring approximately 245m² (123m² for exchange plus 122m² for sale) of Re/ Erf 2747, Swakopmund be consolidated with Erf 384, Swakopmund.
 - (e) That a valuation be obtained from the Council's valuator to determine the purchase price.
 - (f) That upon approval of the purchase price, the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, Act 23 of 1992, (as amended), Urban and Regional Planning Act, (Act 5 of 2018) and the Environmental Management Act, (Act 7 of 2007) respectively be dealt with successfully.
 - (g) That the Estate Late A J L Van Biljon appoints a town planner at their cost to attend to the statutory processes (i.e. subdivision, consolidation, and EIA if applicable).
 - (h) That all costs relating to the transaction and statutory processes be for the applicant, such as (but not limited to) the advertising of the sale, consolidation, EIA, the appointment of the land surveyor and the payment of the transfer costs.
 - (i) That the following standard conditions be applicable:
 - (i) *The purchaser accepts that no rights will accrue to him from the Council's resolution unless all the relevant conditions of the Property Policy are complied with in full and all the relevant authorities have given the necessary permission, if applicable.*
-

11.1.6 **APPLICATION BY MR A J L VAN BILJON TO PURCHASE OR EXCHANGE A PORTION OF ERF 384 WITH A PORTION OF ERF 2747, SWAKOPMUND**

(C/M 2022/04/28 - E 384, E 2747; E 3650)

ANNEXURE "B"

RESOLVED:

- (a) That Council approves **Proposal A**, of Mr A J L Van Biljon to exchange a portion of Erf 384, Swakopmund onto which the access road of the lease portion encroaches for a portion of Erf 2747, Swakopmund for the same size.
- (b) That Engineering and Planning Services determines the size of the portion of Erf 2747, Swakopmund to be exchanged with Mr A J L Van Biljon under Proposal A.
- (c) That upon approval, the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, Act 23 of 1992, (as amended), and the Urban and Planning Act of 2018 respectively, be dealt with successfully.
- (d) That Mr A J L Van Biljon appoints a Town Planner at his cost to attend to the statutory processes.
- (e) That Mr A J L Van Biljon appoints a Consultant to attend to the Environmental Impact Assessment in terms of the Environmental Management Act, Act 7 of 2007 as amended.
- (f) That all costs relating to the transaction and statutory processes be for the applicant, such as (but not limited to) the advertising of the sale, consolidation, EIA, the appointment of the land surveyor and the payment of the transfer costs.
- (g) That the following standard conditions be applicable:
 - (i) *The purchaser accepts that no rights will accrue to him from Council's resolution unless all the relevant conditions of the Property Policy are complied with in full and all the relevant authorities have given the necessary permission, if applicable.*
- (h) That should none of the above proposals be approved, a right of way over Erf 384, Swakopmund, measuring 4.16m² be registered to provide access to the open space of a portion of Erf 2747, Swakopmund in favour Council at its cost.
- (i) That once the application of Mr A J L van Biljon is finalized, the exact remainder of land be determined providing for proper access to the lease site, and proposals be invited as resolved by Council on 29 April 2021 under item 11.1.1.



MUNICIPALITY OF SWAKOPMUND

Ref No: E 384

Enquiries: Ms M Sheehama

(064) 4104213

(064) 4104208

53 Swakopmund

NAMIBIA

www.swkmun.com.na
msheehama@swkmun.com.na

16 November 2023

Estate Late A JL Van Biljon
 Attention: Nicky Smit
 P O Box 3360
 VINETA
 13003

nicky@seenalegal.com

Dear Ms Smit

**EXCHANGE A PORTION OF ERF 384 WITH A PORTION OF ERF 2747,
 SWAKOPMUND**

The above matter refers.

With reference to my letter dated **10 May 2022** and your subsequent confirmation of acceptance of the conditions on **08 August 2022**; please be informed that approval has been granted by the Minister of Urban and Rural Development for Council to proceed with the exchange.

In order to proceed with the transaction, you must appoint a town planner to attend to the statutory processes as per point (d and e) of Council Resolution of **28 April 2022**, item 11.1.6. Also consult our Engineering & Planning Services Department regarding point (b).

Council resolution passed on **28 April 2022** is quoted below:

- (a) That Council approves Proposal A, of Mr A J L Van Biljon to exchange a portion of Erf 384, Swakopmund onto which the access road of the lease portion encroaches for a portion of Erf 2747, Swakopmund for the same size.
- (b) That Engineering and Planning Services determines the size of the portion of Erf 2747, Swakopmund to be exchanged with Mr A J L Van Biljon under Proposal A.
- (c) That upon approval, the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, Act 23 of 1992, (as

amended), and the Urban and Planning Act of 2018 respectively, be dealt with successfully.

- (d) That Mr A J L Van Biljon appoints a Town Planner at his cost to attend to the statutory processes.
- (e) That Mr A J L Van Biljon appoints a Consultant to attend to the Environmental Impact Assessment in terms of the Environmental Management Act, Act 7 of 2007 as amended.
- (f) That all costs relating to the transaction and statutory processes be for the applicant, such as (but not limited to) the advertising of the sale, consolidation, EIA, the appointment of the land surveyor and the payment of the transfer costs.
- (g) That the following standard conditions be applicable:
 - (i) *The purchaser accepts that no rights will accrue to him from Council's resolution unless all the relevant conditions of the Property Policy are complied with in full and all the relevant authorities have given the necessary permission, if applicable.*
- (h) That should none of the above proposals be approved, a right of way over Erf 384, Swakopmund, measuring 4.16m² be registered to provide access to the open space of a portion of Erf 2747, Swakopmund in favour Council at its cost.
- (i) That once the application of Mr A J L van Biljon is finalized, the exact remainder of land be determined providing for proper access to the lease site, and proposals be invited as resolved by Council on 29 April 2021 under Item 11.1.1.

Once the statutory process is finalized and approved diagrams are obtained, Council will compile a deed of exchange that will be signed prior to the transfer of the portions to the relevant parties.

For any further enquiries, please do not hesitate to contact Ms M Sheehama at ☎ 064-4104213.

Yours faithfully


 Mpsal Haingura
 GM: CORPORATE SERVICES & HC



/ms 

Copy: GM: Engineering & Planning Services - Please takes note of point (b) above.



Republic of Namibia

ANNEXURE "C"

Ministry of Urban and Rural Development

Enquiries: J. Ishila (Mr)
Tel: (+264+61) 297-5192
Fax: (+264+61) 297-5305

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 14/14/3/S2
Your Ref.:

Mr. A. Benjamin
Chief Executive Officer
Swakopmund Municipality
P. O. Box 53
SWAKOPMUND

Dear Mr. Benjamin,

OBJECTION AGAINST THE EXCHANGE OF A PORTION OF ERF 384, SWAKOPMUND FOR A PORTION OF THE REMAINDER ERF 2747, SWAKOPMUND

Your letter dated 27 January 2023 has reference.

We hereby communicate the decision of the Honorable Minister as follows;

The objection lodged by Messrs Kazak African Experience Cultural Tourism cc (KAECT) has been overruled and approval has been granted to the Municipality of Swakopmund in terms of Section 63 (3) (b) read together with Section (30) (1) (t) of the Local Authorities Act, 1992 (Act No.23 of 1992) as amended, to proceed with the exchange of a Portion of Erf 384, Swakopmund with a Portion of the Remainder of Erf 2747, Swakopmund belonging to Mr Albertus Johannes Ludevicus Van Biljon, subject to the condition of the Resolution of the Council Ordinary Meeting of 28 April 2022 under item 11.1.6.

Yours Sincerely,


NGHIDINUA DANIEL
EXECUTIVE DIRECTOR



cc: The Hon. Minister, MURD

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.3

ECOBOND SERVICES NAMIBIA CC: LAND FOR A DRYPORT - CANCELLATION OF TRANSACTION

(C/M 2024/09/03 - 16/1/4/2/1/13)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **7.5** page **30** refers.

A. This item was submitted to the Management Committee for consideration:**1. Introduction**

The purpose of this submission is to report to Council that Ecobond Services Namibia CC (hereinafter referred to as Ecobond) has not submitted the report as required in terms of Council's decision passed on **04 June 2024** under item 11.1.21, point (b):

- "(a) That the Council takes note of the presentation by Ecobond Services Namibia CC regarding the progress of the development of a dry-port since allocation on 27 February 2020 under item 11.1.2.
- (b) That Ecobond Services Namibia CC submits a written report within 30 days from date of this Management Committee meeting stating review of provisions.
- (c) That the following points be resubmitted to the Management Committee for consideration:
- (i) the written report on the progress made with the project following the latest submission to Council on 25 January 2024 under item 11.1.15; and
- (ii) the escalation of the purchase price which was approved on 27 February 2020 under item 11.1.2.
- (d) That the rest restrictive clause be reviewed."

Annexures:

- Annexure "A"** : A letter dated **06 June 2024** addressed to Ecobond Services Namibia CC informing them of Council's decision passed on **04 June 2024** and urging the developer to comply by submitting the written report by Thursday, **04 July 2024**.
- Annexure "B"** : A map of the Structure Plan indicating the location of the portion of land for Ecobond.

This transaction was approved on **27 February 2020** and is pending since **29 April 2021** when Council approved the subdivision and rezoning of the portion of land applied for. No deed of sale has been signed as no progress is forthcoming from the developer.

2. Background

2.1 The matter has been discussed at Management Committee and Council on the following dates and the content is therefore not repeated in this submission:

- 2.1.1 **11 January 2024** to an Ordinary Management Committee Meeting
- 2.1.2 **23 January 2024** to a Special Management Committee Meeting
- 2.1.3 **25 January 2024** to Council
- 2.1.4 **11 April 2024** to an Ordinary Management Committee Meeting
- 2.1.5 **16 May 2024** to an Ordinary Management Committee Meeting
- 2.1.6 **04 June 2024** to Council

- 2.2 Below is a summary of the various written attempts aside from telephonic attempts made to obtain a comprehensive report from Ecobond:

Ecobond was requested on **23 November 2021, 05 July 2022, 02 August** and **27 September 2023** to provide a detailed update on the execution of points (h) and (i) of Council's decision passed on **27 February 2020**.

Although the information is recorded on the file of the appointment of professionals and haphazard/random progress, no comprehensive report is available to establish when the transaction can be concluded and the project can commence. Therefore Ecobond was requested on **27 December 2023** to submit a detailed report indicating the current status and anticipated completion date on each aspect of the development project (special reference is made to points (h) and (i) of Council's resolution passed on **27 February 2020** under item 11.1.2).

On Thursday, **11 January 2024** at 14:00 an e-mail was sent to the developer requesting him to submit a report by Monday, **15 January 2024** as required in terms of point (c) of the above recommendation. This request was followed up by a telephone call on Monday, **15 January 2024** notifying the developer of the urgency of submitting the updated status report. Ecobond undertook to submit a report by latest, Friday, **19 January 2024**.

Ecobond was given an audience with Council and presented the current status of the development to the Management Committee of **16 May 2024**. On **04 June 2024** Council passed a decision that the written report on the progress made must be submitted within 30 days. Ecobond was requested on **06 June 2024** to submit the report by **04 July 2024**. No report was submitted.

3. Current Situation

- 3.1 No cooperation is forthcoming from Ecobond Services Namibia CC and no deed of sale is signed as a result. There is no binding commitment between Council and the developer other than Council resolutions approving the sale and purchase price. The developer does not comply with the development conditions approved in these decisions.
- 3.2 It is proposed that that the transaction / allocation be cancelled, and the portion of land remain dormant until a suitable application is received (the diagram is not approved by the Surveyor-General). Attached as Annexure "B" is a map indicating the location of the portion of land (marked 13) within the ecozone (marked P).
- 3.3 The deposit in the amount of N\$50 000.00 less any costs incurred by Council must be refunded as stipulated in in Council's decision passed on **27 February 2020** under item 11.1.2, point (g).

B. **After the matter was considered, the following was:-**

RECOMMENDED:

- (a) That Council takes note that Ecobond Services Namibia CC did not provide a report by the due date of 04 July 2024 as per the Council decision passed on 04 June 2024 under item 11.1.21; indicating the progress and anticipated completion of each aspect of the development approved by Council on 27 February 2020 under item 11.1.2, specifically in terms of points (h)(i) and (i).
- (b) That Council confirms the allocation of the portion of land for which no signed agreement is in place, revoking the resolutions listed below:
- (i) 22 November 2018 under item 11.1.37
 - (ii) 25 July 20-19 under item 11.1.1
 - (iii) 27 February 2020 under item 11.1.2
 - (iv) 04 June 2024 under item 11.1.21
- (c) That the Council proceeds with the subdivision of the portion of land indicated as "13 on the attached structure plan map (Annexure "B", on file); whereafter an upset price be determined and the portion of land be offered for sale by a closed bid for a purpose/usage in line with the ecozone marked "P".
-



+264 64 410 4111 | swkmun@swkmun.com.na | P O Box 53, Swakopmund, Namibia

Ref No: 16/1/4/2/1/13

Enquiries: Ms A Uushona

06 June 2024

Ecobond Services Namibia CC
Attention: Mr E Tapalo
PO Box 3587
Pionierspark
Windhoek
10005

etapalo@project7nam.com

Dear Sir

AUDIENCE: ECOBOND SERVICES NAMIBIA CC: LAND FOR A DRYPORT
1. CURRENT STATUS OF THE TRANSACTION
2. PURCHASE PRICE ESCALATION

Your presentation to the Management Committee on 16 May 2024 regarding the abovementioned refers.

Thereafter, on 04 June 2024 under item 11.1.21 Council passed a resolution as follows:

- "(a) That the Council takes note of the presentation by Ecobond Services Namibia CC regarding the progress of the development of a dry-port since allocation on 27 February 2020 under item 11.1.2.***
- (b) That Ecobond Services Namibia CC submits a written report within 30 days from date of this Management Committee meeting stating review of provisions.***
- (c) That the following points be resubmitted to the Management Committee for consideration:***
- (i) the written report on the progress made with the project following the latest submission to Council on 25 January 2024 under item 11.1.15; and***
 - (ii) the escalation of the purchase price which was approved on 27 February 2020 under item 11.1.2."***

With special reference to point (b) of the above resolution you are required to submit the report by Thursday, 04 July 2024. The report must among other address points (h) and (i) of Council's decision passed on 27 February 2020.



The decision of 27 February 2020 was quoted in the following letters requesting a status report: 23 November 2021, 05 July 2022, 02 August, 27 September and 27 December 2023, 11 January and 15 February 2024.

Once the report is received it will be submitted to Council in order to consider point (c) of Council's decision passed on 04 June 2024.

Should you have any further enquiries, please do not hesitate to contact Ms A. Uushona at ☎ 064-4104216.

Yours faithfully

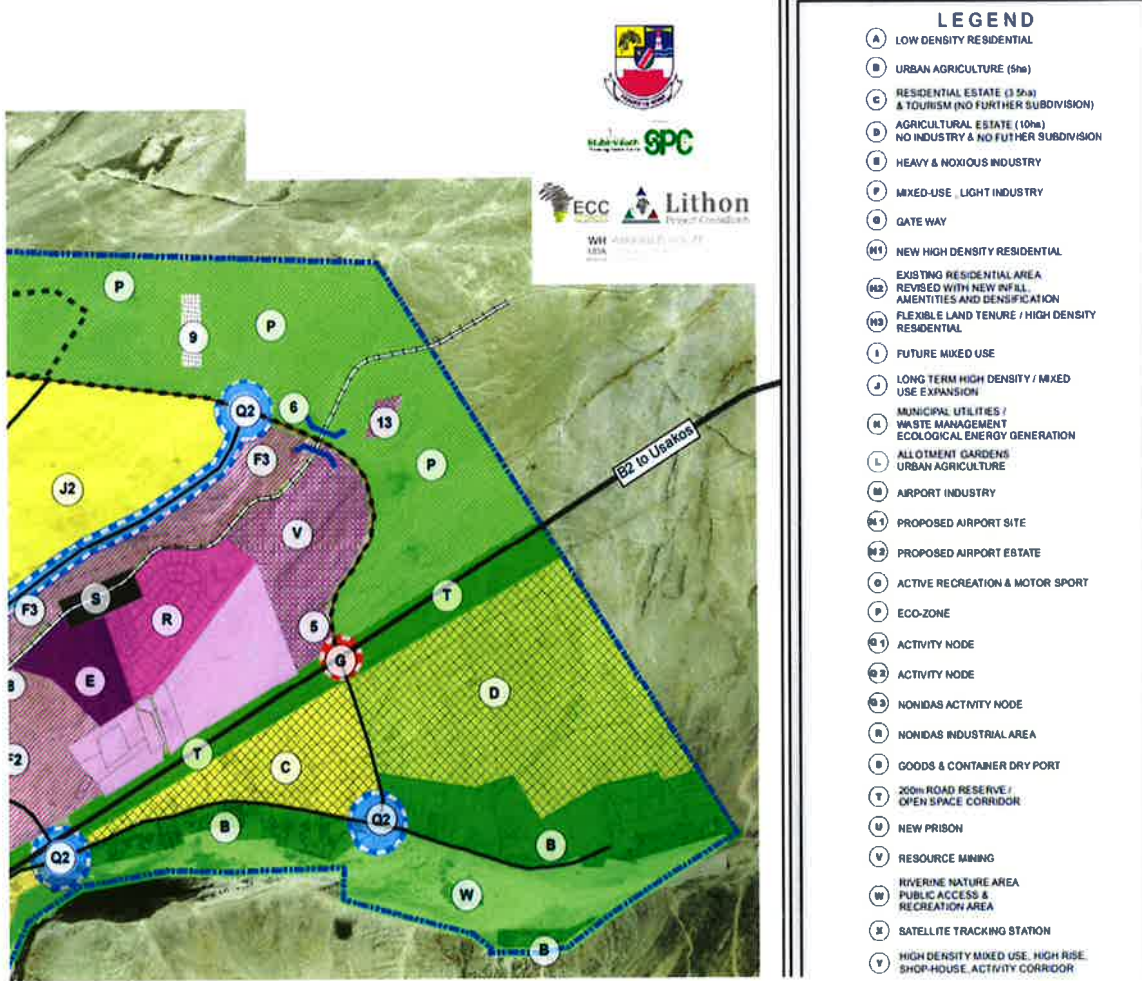

Mpsai Haingura
General Manager: Corporate Services & HC





ANNEXURE "B"

The location of the subject portion of land is marked "13" which fall in the ecozone marked "P".



**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.4

40/40 (CREDIT-LINK) HOUSING PROJECT: DONATION OF ERF 1104, MATUTURA, EXTENSION 6 BACK TO COUNCIL - MR ANDREAS FILLIPUS

(C/M 2024/09/03 - E 1104 M)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **7.7** page **46** refers.

A. This item was submitted to the Management Committee for consideration:**1. INTRODUCTION**

The purpose of this submission is to cancel the transaction with Mr. Fillipus with respect to Erf 1104, Matutura, Ext. 6 (map and current state of Erf 1104, Matutura attached as **Annexure "A"**).

2. BACKGROUND

During 2020, the Council allocated Erf 1104, Matutura, Ext. 6 to Mr Fillipus (ID attached as Annexure **"B"**) as part of the 40/40 housing project (credit-link). A Deed of Donation (the first and last page of the Deed of Donation is attached as **Annexure "C"**) was signed between the parties on **06 May 2020**.

On **05 October 2020**, Kinghorn Associates confirmed the transfer of Erf 1104, Matutura to Mr Fillipus (**Annexure "D"**). Messrs Life One House CC was assigned to construct the house for Mr Fillipus. On **29 January 2024**, a notice (**Annexure "E"**) was sent to Mr. Fillipus informing him that he is in breach of clause 2.1.3 of the Deed of Donation:

"The Beneficiary shall at his/her own costs improve the Property with a residential dwelling approved by the Council, to be completed within 18 (eighteen) months from the date of the Property being transferred to the Beneficiary..."

3. DISCUSSION

According to clause 2.1.3 of the Deed of Donation, it compels a beneficiary to complete the construction of their house within 18 (eighteen) months from the date of transfer as stated below:

"The Beneficiary shall at his/her own costs improve the Property with a residential dwelling approved by the Council, to be completed within 18 (eighteen) months from the date of the Property being transferred to the Beneficiary..."

Mr Fillipus had until **05 April 2022** to complete his house on Erf 1104, Matutura. He was invited to a meeting on **05 February 2024 (Annexure "F")** to discuss the completion of the house with the Housing officials. However, the meeting was attended by his two daughters on his behalf and the municipal staff (Housing Section). Mr Fillipus no longer resides in Swakopmund. He telephonically revealed that the contractor Messrs Life One House CC does not pick up his calls and has not completed the construction of his house on Erf 1104, Matutura. The meeting was adjourned on the conclusion that Mr Fillipus applied in writing for an extension of 3 months to complete the construction of his dwelling and to date, no letter has been received.

On **15 March 2024 (Annexure "G")**, a reminder was sent to Mr Fillipus to submit his request but to date nothing has been received. The letter indicated that should no response be received from Mr. Fillipus, the

transaction will be cancelled and the erf with the half build improvement be allocated to the next qualifying beneficiary on the Master Waiting List.

4. **PROPOSAL**

It is proposed that Council approves the request that Mr Phillipus donates Erf 1104, Matutura back to Council as he is in breach of clause 2.1.3 of the Deed of Donation. Also, considering several attempts to advise Mr Phillipus to request for extension to complete his dwelling on Erf 1104, Matutura, and considering the current state that the property is in, it is proposed that Erf 1104, Matutura be allocated to the next qualifying beneficiary on the Master Waiting List (MWL). The beneficiary is in breach of the Deed of Donation and completion of the construction is long overdue. Erf 1104, Matutura was allocated at a subsidized price, and it will not be equitable for the Council to allow and dismiss this property to be in its present state without improvements. The above is proposed, considering the number of people still waiting to be allocated erven or houses on the Master Waiting List.

Erf 1104, Matutura is registered to Mr Phillipus and can only be transferred back to Council voluntarily by the beneficiary (Mr Phillipus) or by court order. It is therefore proposed for Mr Phillipus be requested to donate Erf 1104, Matutura back to Council. Failure to which Council will take legal actions to honor the conditions of sale in clause 2.1.3 of the Deed of Donation.

Furthermore, Mr Phillipus be compensated for the improvements on Erf 1320, Matutura. The price to be compensated will be determined through a valuation in accordance with section 67(b) of the Local Authorities Act, Act 23 of 1992:

"in the case of any improvements on such land, on the basis of the estimated costs of the construction or erection of such improvements had such improvements been constructed or erected at the time of such valuation with due regard to any structural depreciation, obsolescence or any change of circumstances in the vicinity of such improvements..."

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That Mr Phillipus be requested to donate Erf 1104, Matutura, Ext 6 back to Council as he is in breach of clause 2.1.3 of the Deed of Donation:**

"The Beneficiary shall at his/her costs improve the Property with a residential dwelling approved by the Council, to be completed within 18 (eighteen) months from the date of the Property being transferred to the Beneficiary..."

- (b) **That Mr Phillipus be informed to donate Erf 1104, Matutura back, Extension 6 back to the Council.**
- (c) **That a valuation be conducted to determine the amount to be compensated to Mr Phillipus per section 67(b) of the Local Authorities Act, Act 23 of 1992.**
- (d) **That Erf 1104, Matutura, Extension 6 be allocated to the next qualifying beneficiary on the Master Waiting List (MWL), should the Council approve point (a) above.**
- (e) **That should Mr Phillipus fail or refuse to donate Erf 1104, Matutura, Extension 6 back to Council, legal action be taken to restore Council's ownership.**
-



MUNICIPALITY OF SWAKOPMUND

Ref No: E 1104 M

Enquiries: Mr N Ndeikonghola

 (064) 4104232
 53 Swakopmund
 NAMIBIA
 swakopmun.com
 ndeikonghola@swkmun.com.na

29 January 2024

Mr A Filippus
 P O Box 3447
 Swakopmund
 13001

☎ +264 81 233 9171

Dear Sir

40/40 (CREDIT-LINK) HOUSING PROJECT: NOTICE OF THE COMPLETION OF HOUSE ON ERF 1104, MATUTURA, EXT.6

We refer to the above subject matter.

Kindly be advised that you had 18(eighteen) months to complete the construction of your house from the date Erf 1104, Matutura had been transferred to you on **05 October 2020**. The due date to complete the construction was on **05 April 2022**.

A meeting is scheduled for Monday, **05 February 2024** at **09:30** to discuss the completion of Erf 1104, Matutura at the Swakopmund Municipality.

Kindly confirm your attendance with Mr N Ndeikonghola at ☎ 064-4104232, on or before **01 February 2024**.

Yours faithfully


Mpsai Haingura
General Manager: Corporate Services & HC

/asn





MUNICIPALITY OF SWAKOPMUND

Ref No: E 1104 M

(064) 4104232
 53 Swakopmund
 NAMIBIA
swakopmun.com
nndeikonghola@swkmun.com.na

Enquiries: Mr N Ndeikonghola

29 January 2024

Mr A Filippus
 P O Box 3447
 Swakopmund
 13001

+264 81 233 9171

Dear Sir

40/40 (CREDIT-LINK) HOUSING PROJECT: NOTICE OF THE COMPLETION OF HOUSE ON ERF 1104, MATUTURA, EXT.6

We refer to the above subject matter.

Kindly be advised that you had 18(eighteen) months to complete the construction of your house from the date Erf 1104, Matutura had been transferred to you on **05 October 2020**. The due date to complete the construction was on **05 April 2022**.

A meeting is scheduled for Monday, **05 February 2024** at **09:30** to discuss the completion of Erf 1104, Matutura at the Swakopmund Municipality.

Kindly confirm your attendance with Mr N Ndeikonghola at ☎ 064-4104232, on or before **01 February 2024**.

Yours faithfully

Mpsai Haingura
General Manager: Corporate Services & HC

/asn



+264 64 410 4111 | swkmun@swkmun.com.na | P.O. Box 53, Swakopmund, Namibia

Ref No: **E 1104 M**

Enquiries: *Nikolas Ndeikonghola*

15 March 2024

Mr A Phillipus
P O Box 3447
Swakopmund
13001

tel: +264 81 233 9171/ +264 81 233 9171

Dear Sir

REMINDER: 40/40 (CREDIT-LINK) HOUSING PROJECT: NOTICE OF COMPLETION OF HOUSE ON ERF 1104, MATUTURA, EXT. 6

We refer to our letter dated **29 January 2024** (attached), and the meeting between your two daughters and Municipal staff on **05 February 2024**.

A telephonic call was made to you where the finalisation and completion of this transaction was emphasised. You were also requested to send a letter in which you explain your situation and request for extension of 3 months extension to complete the construction of the house on Erf 1104, Matutura.

On **28 February 2024**, a letter was received from you that did hold much content to support the granting of possible extension. You are therefore, requested to send another letter motivating the request for extension on/before **20 March 2024**.

Failure to submit the letter will result in the cancellation of the transaction and the erf will be allocated to the next qualifying beneficiary.

Should you have any enquiries, do not hesitate to contact Mr N Ndeikonghola at 064 410 4232/
nndeikonghola@swkmun.com.na.

Yours sincerely

Mpasí Haingura
GENERAL MANAGER: CORPORATE SERVICES & HC

/asn



**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.5

ERF 7891, EXTENSION 29, SWAKOPMUND: TRANSFER OF LEASE AND OFFER TO PURCHASE FROM EAGLE CHRISTIAN CENTRE TO THE JOINT COMPASSION KEEPERS (JCK)

(C/M 2024/09/03 - E 7891)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **7.8** page **60** refers.**A. This item was submitted to the Management Committee for consideration:****1. Introduction**

The purpose of the submission is for Council to consider the request from Eagle Christian Centre to transfer the lease and offer to purchase Erf 7891, Extension 29, Swakopmund (previously informally numbered as Erven 1241, 1242, 1244 and 1245) back to Joint Compassion Keepers (JCK).

A map indicating the location of Erf 7891, Extension 29, Swakopmund is attached as **Annexure "A"**.

Attachments:

Annexure "A"	:	Map of Erf 7891, Extension 29, Swakopmund
Annexure "B"	:	A letter dated 19 June 2024 was received from Eagle Christian Centre requesting the Council to consider their request for surrendering Erf 7891, Extension 29, Swakopmund back to JCK.
Annexure "C"	:	A letter dated 19 June 2024 received from JCK confirming of accepting the surrendered Erf 7891, Extension 29, Swakopmund to them.
Annexure "D"	:	Proof of registration as non-profit organisation - JCK
Annexure "E"	:	Property Policy on institutional erven

On **24 May 2022** under item 11.1.24 Council approved a similar request for Erf 8159, Swakopmund (located across the street from Erf 7891) for the transfer of the lease and offer to purchase from DRC School Project & Community Centre to Tangeni Shilongo Namibia.

2. Background

2.1 On **27 January 2005** under item 11.1.10 Council approved the lease of the informally numbered erven below to JCK International:

- | | | |
|--|---|--|
| <p>(a) That Council approves the lease of erven 1241, 1242, 1243 and 1245 to Messrs JCK International for the expansion and continuation of the Community Centre and other community development activities.</p> | } | <p>On 31 March 2009 under item 11.1.25 Council replaced Erf 1243 with Erf 1244. These erven are now registered as Erf 7891, Ext 29, Swk</p> |
| <p>(b) That the erven be made available free of charge to Messrs JCK International for a period of two (2) years with the option of renewal.</p> | | |
| <p>(c) That the applicant adheres to the applicable building and health regulations during their tenancy on the land.</p> | | |

- (d) *That the applicant be advised that the current layout of the DRC might change in future due to the formalisation of the area, and this in turn might call for the shifting of the various structures.*
- (e) *That JCK International submits a quarterly report to the Community Services Department to update Council on their activities."*

An agreement was entered into by and between JCK International and Council which commenced on **1 March 2005** until **February 2007**. The agreement was not renewed after 2007.

- 2.2 During 2010 JCK International requested the Council's permission to transfer the lease agreement into the name of Eagle Christian Centre. On **25 February 2010** under item 11.1.7 Council approved the transfer of the lease as follows:

- "(a) That approval be granted to cede the new lease to Messrs Eagle Christian Centre for a period of five (5) years, commencing 1 May 2009, as contained in their letter (on file) as (Annexure "B").*
- (b) That the intended lease be advertised in terms of Section 63 of the Local Authorities Act, Act 23 of 1992, as amended.*
- (c) That the conditions be the same as those of the previous lease agreement between Council and Messrs JCK International."*

- 2.3 Following the above, the Council approved the renewal of the lease agreement for six-month periods for the duration of the existence of the DRC as an informal settlement (at no rental) until the required services were installed.

Erf 7891, Extension 29, Swakopmund has now been provided with the required services and was proclaimed under General Plan No. 187. Erf 7891, Extension 29, Swakopmund, measuring 1 993m² was offered for sale to Eagle Christian Centre under cover of a letter dated **18 July 2023**.

3. Current Situation

- 3.1 A letter dated **19 June 2024** attached as **Annexure "B"** was received from Eagle Christian Centre. They request that the lease agreement and the offer by Council to purchase Erf 7891, Extension 29, Swakopmund be ceded to Joint JCK. In the meantime, JCK applied to take over from Eagle Christian Centre to continue with their church and related activities.

Joint Compassion Keepers (JCK) accepted the surrendering application by a letter dated **19 July 2024** attached as **Annexure "C"**. Joint Compassion Keepers (JCK) is applying to acquire Erf 7891, Extension 29, Swakopmund to *"proceed with all the operations as it used to operate"*.

- 3.2 JCK is registered as a non-profit organization and therefore qualifies to purchase Erf 7891, Extension 29, Swakopmund at a subsidized purchase price.

- 3.3 Engineering & Planning Services Department confirmed on 05 October 2022 the cost of installation of services to the township at N\$ 125.00/m².

Erf 7891, Extension 29, Swakopmund is available for sale to JCK in terms of the Council's Property Policy at a subsidized price of 50% of the cost of

installation of services, calculated as N\$125.00 / m² divided by 50%, i.e. N\$62.50 / m² x 1 993m² = **N\$ 124 562.50**.

Attached as **Annexure "D"** are the provisions of the Council's Property Policy including the pre-emptive right in the Council's favour.

4. **Proposal**

To ensure that JCK continue with the provision of community service activities, it is proposed that the Council approves the application by Eagle Christian Centre to cede the lease and offer to purchase Erf 7891 to JCK; and that an interim lease agreement be offered to them until the sales transaction has been finalized.

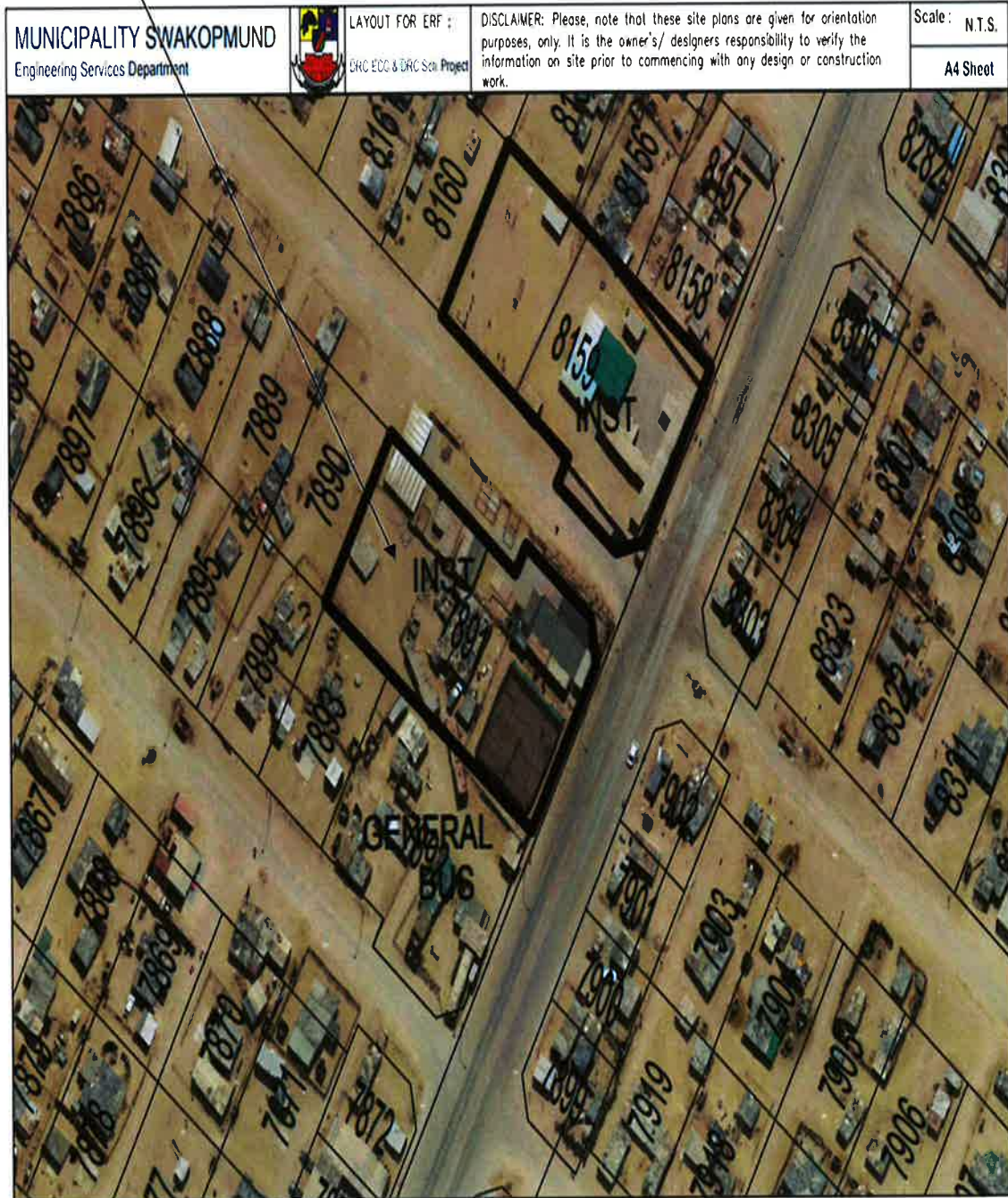
The transaction will be subject to the Council's standard conditions of sale applicable to the sale of land to welfare organisations.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That the Council takes note of the cancellation of the lease agreement by Eagle Christian Centre for the use of Erf 7891, Extension 29, Swakopmund and cede the lease and offer to purchase the subject erf to Joint Compassion Keepers.**
 - (b) **That the Council accepts the application by Joint Compassion Keepers to purchase Erf 7891, Extension 29, Swakopmund to proceed with the provision of church and related community activities.**
 - (c) **That the sale be subject to standard conditions of sale in terms of Council's Property Policy for the sale of land to welfare organisations be applicable to the sale.**
 - (d) **That the purchase price for Erf 7891, Extension 29, Swakopmund be approved at N\$124 562.50 (calculated at N\$62.50 / m² x 1 993m²) (N\$125.00 x 50% = N\$62.50).**
 - (e) **That the Council approves the interim lease of Erf 7891, Extension 29, Swakopmund on the same terms, i.e. at no charge until the transfer of ownership is concluded and the lease period will terminate upon transfer of the erf.**
 - (f) **That Joint Compassion Keeper pays a deposit of N\$10 000.00 to cover the cost of publication in terms of the Local Authorities Act, Act 23 of 1992 (as amended).**
 - (g) **That the Council takes note that the entity Joint Compassion Keepers was the original applicant for the erf and that they continue with their church-related project as education and soup kitchen project.**
-

Erf 7891, Extension 29, Swakopmund



ANNEXURE "B"

19.03.08.7891

E 7891



Eagle Christian Centre

1-1 2377, SWAKOPMUND, Namibia ☎ 65 Franko Street, Vinteta, Namibia
 ☎ +264 64 46-3378 ☎ +264 64 46-3378 ☎ +264 81 122 5142 ✉ eec@iway.na

19 June 2024

To: MUNICIPALITY OF SWAKOPMUND

Attention: Stephny Bruwer
 Ms A Uushona



Dear Mrs

Re: ERF 7891, Extension 29, DRC, SWAKOPMUND

Erf 7891, had been on lease to Eagle Christian Centre, since 2010, after being transferred from Joint Compassion Keepers (JCK). Mrs Glaudi Kearney and her late husband moved to Rundu and requested Eagle Christian Centre to oversee the Centre in their absence.

With reference to your letter dated 18 July 2023, Eagle Christian Centre, hereby would like to inform you that we have no intension in purchasing the abovementioned erf nr 7891.


Eagle Christian Centre, hereby cede any and all rights towards Erf 7891, and would kindly like to request Municipality of Swakopmund to transfer the lease with immediate effect, back to the original people who started the project in DRC in 2002, Mrs Glaudi Kearney (Coleman) from Joint Compassion Keepers (JCK).

The option to purchase the erf, should also be transferred to Joint Compassion Keepers (JCK), as they are interested in buying the erf.

Mrs Kearney have the Vision, Passlon and Capacity to run all the operations as it used to be since operations started in 2002. Joint Compassion Keepers (JCK) invested in the infrastructure of the Centre to made it operational for all the activities to run at the Centre.

We kindly request that the transfer will receive urgent attention, to enable activities to proceed at the Centre, without any interruptions. For further communication, kindly note that the Keys of the Centre will be handed back to her as of today to resume with all activities.

Yours In Christ

 20/06/2024

PASTOR RUBEN PETRUS
 EAGLE CHRISTIAN CENTRE
 FOUNDING PRESIDENT
 081 122 5142
 eec@iway.na

Reaching

Teaching

Releasing

ANNEXURE "C"

19-03-08-7891

E 7891



19 June 2024

To: Municipality of Swakopmund

Attention: Stephny Bruwer
Ms A Uushona

Dear

Re: LEASE OF ERF 7891, Extension 29, DRC SWAKOPMUND

Herewith, I Glaudina Y Kearney (born Coleman), kindly request that the Lease of Erf 7891, which had been on the name of Eagle Christian Centre since 2010, being transferred back to Joint Compassion Keepers (JCK), who started the project in DRC in 2002.

Eagle Christian Centre had been overseeing the Centre in the DRC on behalf of me and my late husband JC Kearney.

Eagle Christian Centre, Pastor Ruben Petrus informed me that they requested Municipality of Swakopmund to transfer the lease back to Joint Compassion Keepers (JCK), with immediate effect.

We are also looking into the option for purchasing the erf in the near future.

Joint Compassion Keepers (JCK) invested in the infrastructure of the Centre in 2002, 2003 to make it operational for all the activities at the Centre, and it will be very expensive at this stage to move all the containers etc., to another location in DRC. We will proceed with all the operations as it used to operate since it started in 2002.

We kindly ask that the transfer be handled as priority, to enable activities to proceed at the Centre, without any interruptions.

Glaudi Kearney (Coleman)
JOINT COMPASSION KEEPERS (JCK)
081 417-5141
livingadivinelife798@gmail.com

11.1.6

POSSIBLE TWINNING COOPERATION BETWEEN FREIBERG, GERMANY AND THE MUNICIPALITY OF SWAKOPMUND

(C/M 2024/09/03 - 5/2/4/5)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **7.9** page **66** refers.**A. This item was submitted to the Management Committee for consideration:**

This submission serves to inform the Council regarding the request for possible cooperation or partnerships between the City of Freiberg, Germany, and the Municipality of Swakopmund.

a) Background information on the City of Freiberg

The Silver City of Germany, **Freiberg** is a university and former mining town in Saxony, Germany. The "Stadt am Freyen Berge" (Town at the free Mountain), as Freiberg was known in ancient times, brought fame and splendour to all Saxony. It is a large county town and the administrative centre of Mittelsachsen district. Until 1969, the town was dominated for around 850 years by the mining and smelting industries.

Since then, it has restructured into a high technology site in the fields of semiconductor manufacture and solar technology, part of Silicon Saxony. It is home to the oldest extant university of mining and metallurgy in the world - the Freiberg University of Mining and Technology. (Attached is the profile of the Silver City).

b) Request for possible cooperation with the City of Freiberg

Attached letter dated **14 June 2024** from the Lord Mayor, Sven Krüger, Freiberg, addressed to Her Worship the Mayor, Councillor Dina Namubes. The Lord Mayor from the City of Freiberg approached the Ambassador of Namibia to Germany, Honourable Martin Andjaba on **18 January 2024** they discussed possible cooperation projects between Freiberg with a city in Namibia, specifically Swakopmund.

It is stated in the letter that it has been discovered that many companies in Freiberg have connections with Swakopmund, but the companies are not mentioned. However, the similarities between the two towns are the mining industry and tourism. Tertiary education is also one of the aspects of similarity.

A representative from the Lord Mayor of Freiberg visited and briefed the Swakopmund delegation about their interest of cooperation during the 4th SDG networking meeting of the German-Namibian Municipal partnership in Berlin, Germany.

c) Discussion

The council will benefit from entering into a cooperation/partnership with the City of Freiberg, Germany. It is proposed that the council enter into a partnership with Freiberg in the following areas:

- *Education, Youth and Cultural Programs*
- *Economic Development and Tourism*
- *Water and Waste Management*

- *Sustainable Urban Development*
- *Public Transportation System*

d) Proposal

It is proposed that the Council enter the partnership by requesting for a Memorandum of Understanding between the two parties. However, the discussion on the areas of cooperation might generate other projects for the partnership.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That the letter from His Worship Lord Mayor of the City of Freiberg, Councillor Sven Kruger be noted.**
 - (b) **That Council accept the request for partnership with the City of Freiberg.**
 - (c) **That two parties (Cities) prepare a draft Memorandum of Understanding that will be approved and signed on a date and place agreed upon by both parties.**
 - (d) **That the Memorandum of Understanding includes the following focus area:**
 - ***Education, Youth and Cultural Programmes***
 - ***Economic Development and Tourism***
 - ***Water and Waste Management***
 - ***Sustainable Urban Development***
 - ***Public Transportation System***
 - (e) **That it be noted that the discussion between the two parties might generate other projects or areas for the cooperation, and not necessarily focus on the areas mentioned in (d) above.**
-

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.7

TOWNSHIP ESTABLISHMENT ON PORTION 176 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41

(C/M 2024/09/03 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **8.1** page **03** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to obtain the Council's approval for a township layout that has been designed and the Council's permission to proceed in terms of Sections 63, 105(b) & 114(b) of the Urban and Regional Planning Act (Act 5 of 2018) for township establishment on Portion 176 (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 and the accompanying amendment of the Swakopmund Zoning Scheme.

2. Introduction and Background

Taking the current annual Swakopmund population growth rate at 6.3%, the Swakopmund Municipality is being proactive in planning for the subdivision and zoning of more land for urban development. A large area comprising fourteen portions of land was designated for this purpose. Each portion has been designed to fit into a larger-scale master plan for the area. Portion 176, Swakopmund is planned for commercial development to keep up with the ever-growing demand and to ensure a sufficient supply of business and industrial erven in the town.

Currently, there is a high demand for commercial erven, however, the available erven are not sufficient to cater for the high demand. Council would therefore like to be able to offer erven aimed for business and industrial development to enhance the economic standing of the town and the country.

Council at its Ordinary Meeting held on the 30th August 2021 under Item Number 11.1.15, resolved to assign development options and hierarchy for Portions 165 - 176, portions of Portion B of the Swakopmund Town and Townlands Number 41. The location of these portions on the northern side of the urban area is shown on the attached locality plan (**Annexure B**) The aforesaid decision has been amended by Council Resolution Number (C/M 2022/01/27- 16/1/4/2/1/14) under Item Number 11.1. 2. These Council decisions are attached in **Annexure A**.

It is for this reason that township establishment is proposed on Portion 176, Swakopmund. This will enable the Council to seek approval of the township establishment from the Urban and Regional Planning Board (URPB).

3. Locality, Zoning, Use and Size

Portion 176 (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 is zoned "undetermined". It is semi-rectangle in shape and lies south of Portion 174, west of the new Henties Bay Bypass, east of the activity corridor, Portion 181, and north of Matutura townships as depicted on the attached locality plan (**Annexure B1**). Its location is strategically located to be readily accessible from the Bypass enabling safe transport connections with the Council's other more southerly located

industrial areas while at the same time be readily accessed by the residents and potential employees living in the northern half of Swakopmund.

The portion is currently vacant, and it is 37.7 Hectares in extent.

4. **Ownership**

The ownership of Portion 176, Swakopmund vests in the Municipal Council of Swakopmund as per the Certificate of Registered Title No. 1156/2022. Proof of ownership is attached as **Annexure E**.

5. **Need and Desirability**

Swakopmund, like many other towns in Namibia, is not spared the challenge of high demand for serviced land, particularly for commercial development. Commercial erven are in short supply, which is not only evident in Swakopmund but also in towns such as Windhoek where industrial erven are often used for general business purposes relating to industries.

The Swakopmund Municipality is acting proactively in its provision for commercial sites as the market demonstrates high demand for business, general and light industrial erven. An industrial society is a society driven by the use of technology to enable mass production whilst supporting a large population with a high capacity for division of labour. Furthermore, industrial development plays an integral role in the economic growth of any urban area and Swakopmund is no exception.

Given the growth rate of Swakopmund at 5.4%, the town is anticipated to grow significantly with its economically active population also anticipated to increase. The establishment of an industrial township is therefore necessary and will ensure that employment opportunities are created by the industries to be established in the proposed township which will remedy any deficit in the present supply, increase opportunities for the growing labour force and enhance the economic standing of the town and for the country.

In addition, statutory processes for the establishment of townships usually take more than a year to be completed. The Council desires to ensure that the market's demand for industrial and business erven is being achieved and this will be achieved by making an early start with the approval processes. This will increase the chances of expediting land delivery.

The proposed development will accommodate various types of economic activities, predominantly industrial and associated activities aimed at promoting economic growth and manufacturing. The new township on Portion 176, Swakopmund is desirable and will have no significant negative social and environmental impacts as it caters for commercial activities and will create employment and subsequently alleviate poverty.

6. **Swakopmund Structure Plan 2020 - 2040 Provisions**

In terms of the Swakopmund Structure Plan 2020 - 2040, Portion 176, Swakopmund falls within Zone I, which is reserved for mixed-use development.

To have a well-functioning agglomeration economic activity within the mixed-use development zone, Portion 176, Swakopmund is strategically situated for an industrial township due to the following:

- *Access to the bypass which provides smooth and quick access to the current industrial area,*
- *Proximity to the future Matutura Business District and the planned green hydrogen plant across the bypass, and*
- *Proximity to the labour force as it is centrally located and surrounded by high-density developments, translating to less transport cost.*

It has been on this basis that an industrial township aimed at agglomerations of economic activities has been designed and designated for on Portion 176, Swakopmund.

7. **Environmental Clearance**

An Environmental Impact Assessment study will be undertaken after Council consideration of the proposed township on Portion 176, Swakopmund. This will ensure that an Environmental Clearance Certificate (ECC) is obtained before application to the Urban and Regional Planning Board.

8. **Access**

The formal access to Portion 176, Swakopmund is obtained from Portion 181, Swakopmund (street) and Ernst Könnecke Street.

9. **Topography**

Portion 176, Swakopmund is relatively flat with a gradient ranging from 1:60 to 1:100. See the subdivision and contour plan attached as **Annexure D**. Vegetation is limited with only a small number of shrubs being found on the portion.

10. **Service Infrastructure**

There is a sewer line located on the "public open space" along the eastern boundary of Portion 176, Swakopmund, parallel to the Henties Bay Bypass.

11. **Proposed Development**

The proposed development is indicated on the attached layout plans in **Annexure C**. It comprises of a range of erven sizes as well as land uses in order to provide for choices and contribute to balanced viable development. The design is conscious of the need to supply commercial erven and is aimed at achieving the Swakopmund Structure Plan 2020 - 2040, immediate, short- and long-term objectives.

The proposed layout comprises 130 erven with six different land uses and streets. The number of erven and proposed land uses are as follows:

- 36 "Business" Erven,
- 12 "General Industrial" Erven
- 74 "Light Industrial" Erven
- 2 "Local Authority" Erven,
- 4 "Parastatal" Erven And
- 2 "Public Open Spaces".

11.1 Design Features

It is noteworthy that Portion 176, Swakopmund was planned as part of a far larger northern extension of Swakopmund laid out on fourteen portions of Portion B of the Swakopmund Town and Townlands Number 41, namely, Portion 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 180 and 181, Swakopmund.

The layout has been designed in such a way that the physical attributes and the natural features of the terrain are taken into consideration to limit construction costs. In addition, existing land uses, and future communication networks have been considered as well.

11.2 Access and Street Width

Portion 176, Swakopmund is accessed via the activity corridor, Portion 181 (Street) and Ernst Könnecke Street linking it to the existing street network connecting southwards to the Matutura extensions and connecting northwards into Portion 174, Swakopmund (proposed residential extension). There are three roads that will interconnect the township to its neighbourhoods. The longest road for internal circulation which links it to Portion 181 is 30 metres in width. It starts at the upper northwest side and terminates at its other end almost at the centre connecting to a shorter 40 street that links up with Ernst Könnecke Street. There is a short 20-metre-wide street creating a convenient shortcut for residents in the neighbouring township to access places of employment. Other streets for access from industrial erven are 25 metres in width. All street junctions are T-junctions. This is done as a traffic control measure to create safer streets for inhabitants. The street lengths constitute 2.6 kilometres and are 77 982m² in extent.

11.3 Infrastructural Provision

There is a sewer line raising main running through the proposed "*public open space*" on proposed Erf 130. Required municipal services will be provided by extending the existing networks.

11.4 Industrial sites

Eighty-six industrial erven have been created to achieve the Council objective to create employment opportunities for the active population and enhancing the economic opportunities for mass production type operations and agglomeration of commercial activities.

11.5 Business sites

Thirty-six business sites have been created on the northern side, in the centre and along the activity corridor bounding the township on its western side, to complement industrial activities and to integrate the area into a wider planning framework.

1.1 Parastatal and Local Authority

Three sites have been earmarked to accommodate the Erongo RED support infrastructure as requested by that organisation. Another site has been reserved for the construction of the telecommunication infrastructure by Telkom Namibia.

Two local authority sites have been created, the one along the activity corridor has been reserved for an open market integrated with the commercial node while the site located in the centre is earmarked for any future general administrative need or support infrastructure aimed at improved and efficient service delivery.

1.2 Public Open Space (POS)

A conveniently located multifunctional public open space site has been created for extensive recreational activities. Its location conforms to the minimum standard of no more than five minutes' walk to a local park. The second public open space situated on the eastern side of the township has been created to accommodate an existing sewer line raising main.

The "public open spaces" and streets constitute totals of 7 086m² and 77 982m² which is 1.9% and 20.7% of the total area. The public open space is being supplemented by the surrounding townships and the two areas planned as open market sites, as they have all been planned as a unit.

12. Township Name

The proposed township on Portion 176, Swakopmund will be called "**Salina**" township. See **Annexure F**.

13. Conditions of Establishment

The following are the proposed conditions of the establishment.

- A. *The following conditions shall be registered against the title deeds of all erven except those are zoned "Public Open Space" and those are zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- B. *The following conditions shall be registered against the title deeds of "Industrial" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times (equal) the municipal valuation of the erf;

- C. *The following conditions shall be registered against the title deeds of "Business" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

14. Financial implications

The proposed township establishment is subject to application fees, an environmental impact assessment study, surveying, and registration costs.

The Urban and Regional Planning Board's application fees will be N\$7 187.50 and the environmental impact assessment exercise is expected to be within N\$250 000.00 (for the whole designated area) while the surveying cost is estimated to be approximately N\$400 000.00. Registration cost is unknown at the moment, but it is anticipated to be lower than the surveying cost.

Apart from the environmental impact assessment study, which is separately budgeted for, funds can be defrayed from Vote Number 500031014700, where sufficient is available.

15. **Conclusion**

The proposed township establishment on Portion 176, Swakopmund and the street layout for "Salina" township should be supported as it will enable the Council to realize its objective of service provision, improving the livelihood of the residents, adequate provision of commercial premises and harmonious spatial development.

In addition, the proposed township establishment is in line with the long-term vision of the Swakopmund Structure Plan 2020 - 2040. Given the motivation, it is recommended that the Council favourably consider the need and desirability for the township establishment on Portion 176, Swakopmund and approve the proposed layout and its zonings.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That the Need and Desirability for the township establishment on Portion 176, Swakopmund be approved.**
- (b) **That approval be granted for the application to be made in terms of Section 63, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018, (Act 5 of 2018) for the establishment of "Salina" township on Portion 176, Swakopmund as shown on the attached subdivisional layout plan.**
- (c) **That the subdivisional township layout plan and its zonings shown on the layout plan tabled at the meeting be approved.**
- (d) **That "business and industrial" erven in "Salina" township be assigned a bulk zoning of 2.0.**
- (e) **That the conditions of Establishment be as follows:**

- (i) ***The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority":***

The erf must only be used or occupied for purposes which are in accordance with and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- (ii) ***The following conditions shall be registered against the title deeds of "Industrial" zoned erven:***

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) time (equal) the municipal valuation of the erf.

- (iii) *The following conditions shall be registered against the title deeds of "Business" zoned erven:***

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf.

- (f) That the General Manager of Engineering and Planning Services Department proceed with the necessary statutory processes to have the "Salina" township established.**
- (g) That the General Manager of Engineering and Planning Services Department be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary, and**
- (h) That this decision supersedes previous Council decisions C/M 2021/08/30-16/1/4/2/1/14 and C/M 2022/01/27- 16/1/4/2/1/14.**
-

ANNEXURE A: PREVIOUS COUNCIL DECISIONS

11.1.15

DEVELOPMENT CONCEPT: NORTHERN BLOCKS

(C/M 2021/08/30 - 16/1/4/2/1/14)

RESOLVED:

- (a) That an advert be placed in the newspapers informing the public not to submit unsolicited applications for land since all land will be advertised.
- (b) That Council approves the following transparent and easily implementable process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:
- (i) *The Council directs what type of development it plans in the different unplanned areas for a given period.*
 - (ii) *The Council identifies land that it intends to reserve for itself to ensure that Council can make good on its mandate to control the development and sale of affordable land and housing.*
 - (iii) *Council identifies land in specific areas to make available for private developers.*
 - (iv) *The size of the portions to be awarded to developers be confirmed in each area.*
 - (v) *Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet to participate in any call for proposals.*
 - (vi) *The Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.*
- (c) That Council approves that portions of land as per the table below be allocated for the stipulated purposes.
- (d) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
175	<i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i>	Council
176	<i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i>	Council
170	<i>High / Middle Income Erven (previously cemetery)</i>	Council
171	<i>Cemetery and Park</i>	Council
172	<i>Middle / Low Income Residential (including large institutional erf)</i>	<i>10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96</i>
168	<i>Middle Income Residential</i>	Private developers
167	<i>Middle Income Residential</i>	Private developers
165	<i>Low-Income Residential / Industrial</i>	<i>Not in line with Structure Plan but is the furthest away so less nuisance</i>
166 ü	<i>Low Income Residential</i>	Private developers
166 ü	<i>Low Income Residential</i>	Private developers
172	<i>Low Income Residential</i>	Private developers
174	<i>Middle Income Residential</i>	Private developers

- (e) That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.
- (f) That funds be made available for the layout as required.

ANNEXURE A: PREVIOUS COUNCIL DECISIONS

CORRECTIONS TO ITEM 11.1.15 OF COUNCIL'S RESOLUTION PASSED ON 30 AUGUST 2021

(C/M 2022/01/27 - 16/1/4//2/1/14)

RESOLVED:

- (a) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
165	Low Income Residential / Industrial	As per Structure Plan
166	Low Income Residential	Relocation / Reception Area
167	Middle Income Residential	Private Development
168	Middle Income Residential	Private Development
169	Low Income Residential	Relocation / Reception Area
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	Council
173	Low Income Residential	Relocation / Reception Area
174	Low Income Residential	Relocation / Reception Area
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).	Howard Holdings (Pty) Ltd and Ministry of Health & Social Services

- (b) That point (f) of Councils' resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174".

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.8

TOWNSHIP ESTABLISHMENT ON PORTION 175 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41

(C/M 2024/09/03 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **8.2** page **24** refers.**A. This item was submitted to the Management Committee for consideration:****1. Purpose**

The purpose of this submission is to obtain the Council's approval for a township layout that has been designed and the Council's permission to proceed in terms of Sections 63, 105(b) & 114(b) of the Urban and Regional Planning Act (Act 5 of 2018) for township establishment on Portion 175 (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 and the accompanying amendment of the Swakopmund Zoning Scheme.

2. Introduction and Background

Taking the current annual Swakopmund population growth rate at 6.3%, the Swakopmund Municipality is being proactive in planning for the subdivision and zoning of more land for urban development. A large area comprising of fourteen portions of land was designated for this purpose. Each portion has been designed so as to fit into a larger-scale master plan for the area. Portion 175, Swakopmund is planned for high residential and commercial development to keep up with the ever-growing demand and to ensure a sufficient supply of residential and business even in the town.

Council at its Ordinary Meeting held on the **30th August 2021** under Item Number 11.1.15, resolved to assign development options and hierarchy for Portions 165 - 176, portions of Portion B of the Swakopmund Town and Townlands Number 41. The location of these portions on the northern side of the urban area is shown on the attached locality plan (**Annexure B**). The aforesaid decision has been amended by Council Resolution Number (C/M 2022/01/27- 16/1/4/2/1/14) under Item Number 11.1. 2. These Council decisions are attached in **Annexure A**

It is for this reason that township establishment is proposed on Portion 175, Swakopmund. This will enable the Council to seek approval of the township establishment from the Urban and Regional Planning Board (URPB).

3. Locality, Zoning, Use and Size

Portion 175 (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 is zoned "undetermined". It is rectangular and lies south of Portions 171 & 172, east of Portion 180, west of Portion 181, and north of Matutura Extension 2 as depicted on the attached locality plan.

The location of Portion 175, Swakopmund facing business-zoned land on the southern side of Ernst Könnicke Street creates the opportunity for the planning of complimentary land uses. The portion is currently vacant, and it is 19.7 Hectares in extent.

4. Ownership

The ownership of Portion 175 (a portion of Portion B) of the Swakopmund Town and Townlands No. 41 vests in the Municipal Council of Swakopmund as per the Certificate of Registered Title No. 1155/2022. Proof of ownership is attached as **Annexure E**.

5. Swakopmund Structure Plan 2020 - 2040 Provisions

The designated area has been planned as a whole taking into account the recommendations of the Swakopmund Structure Plan 2020 - 2040. Different portions within the designated whole have been planned to fit into and contribute to a structure that has business and working areas, institutional sites sufficient for the expected large population (schools, churches), a central pedestrian and traffic distribution corridor and a range of residential erven suitable for the anticipated demand.

In terms of the Swakopmund Structure Plan 2020 - 2040, Portion 175, Swakopmund falls within Zone I, which is reserved for mixed-use development. To achieve this objective, a mixed high-density residential and commercial township aimed at promoting compact development and agglomerations of economic activities has been designed on Portion 175, Swakopmund.

6. Need and Desirability

Swakopmund, like many other towns in Namibia, is not spared the challenge of high demand for serviced land, particularly for high density housing and commercial development. Council needs to plan in advance in order to meet this demand as well as to make sure that there is a balanced spatial distribution of all land uses that are in demand. There is a need to ensure that the supply of serviced land, particularly high density residential and business land is able to contain the ever-growing population of the town. The establishment of a township on Portion 175, Swakopmund is necessary due to the demand for erven for high density residential and commercial development and to cater for additional housing and business sites, minimising urban sprawl and increase both land and sectional title property ownership.

Swakopmund is a fast-growing town. Currently, there is a high demand for high density and business erven, however, the available erven are not sufficient to cater for the high demand. Council would therefore like to make available erven aimed at high density and business development to enhance the economic standing of the town and the country.

It is the desire of the Swakopmund Municipality to be pro-active and pave the way for ensuring that the land demand is met at all levels by proceeding with all the statutory requirements in advance so as to facilitate a speedy land delivery process. The statutory processes take most of the time and the earlier this is started, the better the chance of expediting land delivery. Hence, it is the desire of the Council to combat a slow land delivery process by ensuring that spatial planning is always ahead of the future demand for housing at all income levels with supportive land uses.

The Swakopmund Municipality desires to see that most of the residents have opportunities to obtain some form of proper housing in the near future rather than later. The proposed development will predominantly accommodate high density and commercial sites catering for various

housing and commercial options with the goal of the promotion of a compact city. The new township on Portion 175 is desirable and will have no significant negative social and environmental impacts as it caters for additional housing and commercial sites aimed at satisfying an increasing demand and promoting both single and sectionalized property ownership as well as reduced cost for infrastructure.

7. **Environmental Clearance**

An Environmental Impact Assessment study will be undertaken after Council consideration of the proposed township on Portion 175, Swakopmund. This will ensure that an Environmental Clearance Certificate (ECC) is obtained before application to the Urban and Regional Planning Board.

8. **Access**

The formal access to Portion 175, Swakopmund is obtained from Portion 181 and 182, Swakopmund (streets).

9. **Topography**

Portion 175, Swakopmund is relatively flat with a gradient ranging from 1:60 to 1:100. See the subdivision and contour plan attached as **Annexure D**. Vegetation is limited with only a small number of shrubs being found on the portion.

10. **Service Infrastructure**

Apart from the water and sewer lines running parallel to Ernst Konnicke Road and municipal services in Matutura, there is no municipal infrastructure on Portion 175, Swakopmund.

11. **Proposed Development**

The proposed development is indicated on the attached layout plans in **Annexure C**. It comprises a range of erf sizes for the two prominent land uses in order to provide for choices and contribute to balanced viable developments. The design is conscious of the need to supply residential erven and is aimed at achieving the Swakopmund Structure Plan 2020 - 2040, immediate, short- and long-term objectives.

The proposed layout comprises 52 erven with five different land uses and streets. The number of erven and proposed land uses are as follows:

- 25 "General Residential" Erven,
- 23 "General Business" Erven,
- 1 "Local Authority" Erf
- 2 "Parastatal" Erven, And
- 1 "Public Open Space".

11.1 Design Features

Portion 175, Swakopmund was planned as part of a far larger northern extension of Swakopmund laid out on fourteen portions of Portion B of the Swakopmund Town and Townlands Number 41, namely, Portion 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 176, 180 and 181, Swakopmund as well as the nearby area of northern Matutura.

The layout has been designed so that the physical attributes and the natural features of the terrain are considered to limit construction costs. In addition, existing land uses and future communication networks have been considered as well.

11.2 Access and Street Width

Portion 175, Swakopmund is accessed via Portions 180 and 181 (Streets) linking it to the existing street network connecting to the Matutura extensions and the rest of the street network. There are five roads that will interconnect the township to its neighbourhoods. Of most importance is the link to the activity corridor that runs along the township's eastern boundary which will be a major pedestrian route.

The road that links it to Portions 180, 181 and road between the portion and the Matutura townships are 25 metres in width. Other streets in the township network are 20 metres in width. All street junctions are T-junctions. This is done as a traffic control measure to create safer streets for inhabitants. The street length constitutes 2.1 kilometres and 54 643m² in extent. A widened section of Ernst Könnicke Street is proposed fronting the business area for the convenience of access and vehicle parking.

11.3 Infrastructural Provision

Required municipal services will be provided by extending existing networks.

11.4 Residential sites

Most erven range from 1800m² to 4000m² in size, so that they attain the Council's desired housing supply and increased affordability for the households. They are intended to accommodate the large numbers of households in need of affordable housing options and to promote compact development. It is proposed that all residential erven should be zoned "general residential" with a density of one (1) dwelling per 100m² (1:100).

11.5 Business sites

Twenty-four business sites have been created, which is adequate to serve the proposed township on Portion 175, Swakopmund and neighbouring townships to the north and to complement commercial even in Matutura and the rest of the activity corridor.

11.6 Parastatal and Local Authority

Two sites have been earmarked to accommodate the Erongo RED service infrastructure, as requested for by that organisation.

One local authority site has been created to cater for any future general administrative need or support infrastructure development aimed at improved and efficient service delivery.

11.7 Public Open Space (POS)

A conveniently located large multifunctional "public open space" site has been created for extensive recreational activities. Its location conforms to the minimum standard of no more than five minutes' walk to a local park.

The "public open spaces" and "streets" constitute totals of 15 254m² and 54 643m² which is 7.7% and 27.7, respectively. This area is being supplemented by "public open spaces" in the surrounding townships such as the ones along the township's eastern boundary that make up an activity corridor for pedestrians; the whole area having been planned as a single functional unit.

12. **Township Name**

The proposed township on Portion 175, Swakopmund will be called "Prestige Valley" as it has been designated by the Council and endorsed by the Surveyor General's Office. See Annexure F.

13. **Conditions of Establishment**

The following are the proposed conditions of the establishment.

- A. *The following conditions shall be registered against the title deeds of all erven except the one zoned "Public Open Space" and those zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- B. *The following conditions shall be registered against the title deeds of "Business" and "General Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

14. **Financial implications**

The proposed township establishment is subject to application fees, an environmental impact assessment study, surveying, and registration costs.

The Urban and Regional Planning Board's application fees will be N\$7 187.50 and the environmental impact assessment exercise is expected to be within N\$250 000.00 for the whole designated area while the surveying cost is estimated to be approximately N\$400 000.00. Registration cost is unknown at moment, but it is anticipated to be low than the surveying cost.

Apart from the environmental impact assessment study, which is separately budgeted for, funds can be defrayed from Vote: 500031014700, where sufficient is available.

15. **Conclusion**

The proposed township establishment on Portion 175, Swakopmund and the street layout for the "**Prestige Valley**" township should be supported as it will enable Council to realize its objective of service provision, improving livelihood of the residents, adequate provision and harmonised high density and commercial development spatial development.

In addition, the proposed township establishment is in line with the long-term vision of the Swakopmund Structure Plan 2020 - 2040. In view of the motivation, it is recommended that the Council favourably consider the need and desirability for the township establishment on Portion 175, Swakopmund and approve the proposed layout and its zonings.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the Need and Desirability for the township establishment on Portion 175, Swakopmund be approved.
 - (b) That approval be granted for the application to be made in terms of Section 63, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018, (Act 5 of 2018) for the establishment of "Prestige Valley" township on Portion 175, Swakopmund as shown on the attached subdivisional layout plan.
 - (c) That the subdivisional township layout plan and its zonings shown on the layout plan tabled at the meeting be approved.
 - (d) That a density zoning of 1:100m² be allocated for "General Residential" erven in "Prestige Valley" township.
 - (e) That "business" erven in "Prestige Valley" township be assigned a bulk zoning of 2.0.
 - (f) That the conditions of Establishment be as follows:
 - (i) *The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).
 - (ii) *The following conditions shall be registered against the title deeds of "General Residential" and "Business" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;
 - (g) That the General Manager Engineering and Planning Services Department proceed with the necessary statutory processes to have the township "Prestige Valley" established;
 - (h) That the General Manager Engineering and Planning Services Department be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary, and
 - (i) That this decision supersedes previous Council decisions C/M 2021/08/30-16/1/4/2/1/14 and C/M 2022/01/27- 16/1/4/2/1/14.
-

ANNEXURE A: PREVIOUS COUNCIL DECISIONS

11.1.15

DEVELOPMENT CONCEPT: NORTHERN BLOCKS

(C/M 2021/08/30 - 16/1/4/2/1/14)

RESOLVED:**CO: P****GM: EPS**

- (a) That an advert be placed in the newspapers informing unsolicited applications for land since all land will be advertised.
- (b) That Council approves the following transparent and easily implementable process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:
- (i) Council directs what type of development it plans in the different unplanned areas for a given period.
 - (ii) Council identifies land which it intends to reserve for itself to ensure that Council can make good on its mandate to control the development and sale of affordable land and housing.
 - (iii) Council identifies land in specific areas to make available for private developers.
 - (iv) The size of the portions to be awarded to developers be confirmed in each area.
 - (v) Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet in order to participate in any call for proposals.
 - (vi) Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.
- (d) That Council approves that portions of land as per the table below be allocated for the stipulated purposes.
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96
168	Middle Income Residential	Private developers
167	Middle Income Residential	Private developers
165	Low Income Residential / Industrial	Not in line with Structure Plan but is the furthest away so less nuisance
166 ü	Low Income Residential	Private developers
166 ü	Low Income Residential	Private developers
172	Low Income Residential	Private developers
174	Middle Income Residential	Private developers

- (g) That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.
- (h) That funds be made available for the layout as required.

**ANNEXURE A: PREVIOUS COUNCIL DECISIONS
CORRECTIONS TO ITEM 11.1.15 OF COUNCIL'S RESOLUTION PASSED ON
30 AUGUST 2021**

(C/M 2022/01/27 - 16/1/4//2/1/14)

RESOLVED:

- (c) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
165	Low Income Residential / Industrial	As per Structure Plan
166	Low Income Residential	Relocation / Reception Area
167	Middle Income Residential	Private Development
168	Middle Income Residential	Private Development
169	Low Income Residential	Relocation / Reception Area
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	Council
173	Low Income Residential	Relocation / Reception Area
174	Low Income Residential	Relocation / Reception Area
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).	Howard Holdings (Pty) Ltd and Ministry of Health & Social Services

- (d) That point (f) of Councils' resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174".

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.9

TOWNSHIP ESTABLISHMENT ON PORTION 170 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41

(C/M 2024/09/03 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **8.3** page **42** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to obtain Council's approval for a township layout that has been designed and Council's permission to proceed in terms of Sections 63, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) for township establishment on Portion 170, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 and the accompanying amendment of the Swakopmund Zoning Scheme.

2. Introduction and Background

Taking the current annual Swakopmund population growth rate at 6.3%, the Swakopmund Municipality is being proactive in planning for the subdivision and zoning of more land for urban development. A large area comprising of fourteen portions of land was designated for this purpose. Each portion has been designed so as to fit into a larger-scale master plan for the area. Portion 170, Swakopmund has been designed for residential development to keep up with the ever-growing demand and to ensure a sufficient supply of residential erven in the town.

Council at its Ordinary Meeting held on the 30th August 2021 under Item Number 11.1.15, resolved to assign development options and hierarchy for Portions 165 - 176, portions of Portion B of the Swakopmund Town and Townlands Number 41. The location of these portions on the northern side of the urban area is shown on the attached locality plan (**Annexure B**). The aforesaid decision has been amended by Council Resolution Number (C/M 2022/01/27- 16/1/4/2/1/14) under Item Number 11.1. 2. These Council decisions are attached in **Annexure A**

It is for this reason that township establishment is proposed on Portion 170, Swakopmund. This will enable Council to seek approval of the township establishment from the Urban and Regional Planning Board (URPB).

3. Locality, Zoning, Use and Size

Portion 170, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 is zoned "undetermined". It is semi-rectangle in shape and lies southwest of Portion 180, north of Matutura Extension 2, and east of the old Henties Bay Road, as depicted on the attached locality plan. The portion is currently vacant, and it is 29.03 Hectares in extent.

4. Ownership

The ownership of Portion 170, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands No. 41 vests in the Municipal Council

of Swakopmund as per the Certificate of Registered Title (CRT) No. 1150/2022. Proof of ownership is attached as **Annexure E**.

5. **Land tenure and Swakopmund Structure Plan 2020 - 2040 Provisions**

The designated area has been planned as a whole taking into account the recommendations of the Swakopmund Urban Structure Plan 2020 - 2040. Different portions within the designated whole have been planned to fit into and contribute to a structure that has business and working areas, institutional sites sufficient for the expected large population (school, churches) a central pedestrian and traffic distribution corridor and a range of residential erven suitable for the anticipated demand.

In terms of the Swakopmund Structure Plan 2020 - 2040, Portion 170, Swakopmund falls within Zone I and Zone 11, which is reserved for the mixed used and cemetery development. Due to its location, the site is deemed more suitable for the establishment of a low residential township aimed to cater for the high-income earners has been designed on Portion 170, Swakopmund.

6. **Need and Desirability**

Swakopmund, like many other towns in Namibia, is not spared the challenge of high demand for serviced land, particularly for housing development. Council needs to plan in advance in order to meet this demand as well as to make sure that there is a balanced spatial distribution of all land uses that are in demand. There is a need to ensure that the supply of serviced land, particularly residential land is able to contain the ever-growing population of the town.

The master plan for the designated area calls for a balance of land uses commensurate with Swakopmund's anticipated needs as guided by the Urban Structure Plan. A demand of erven for medium and low-density residential development is also to be accommodated in the designated area and the chosen locality is on Portion 170, Swakopmund. The establishment of a township on Portion 170, Swakopmund is necessary to cater for the demand for formal housing and avoid any further increase in the housing backlog.

It is the desire of the Swakopmund Municipality to be pro-active and pave the way for ensuring that the housing demand is met at all levels by proceeding with all the statutory requirements in advance so as to facilitate a speedy land delivery process. The statutory processes take most of the time and the earlier this is started, the better the chance of expediting land delivery. Hence, it is the desire of Council to combat a slow land delivery process by ensuring that spatial planning is always ahead of the future demand for formal housing at all income levels with supportive land uses.

The Swakopmund Municipality desires to see that the majority of residents have some form of proper housing in the near future rather than later. The proposed development will accommodate various types of housing, predominantly for the high-income segment of the society. The new township on Portion 170, Swakopmund is desirable and will have no significant negative social and environmental impacts as it caters for additional housing and will eliminate the short supply of housing.

7. **Environmental Clearance**

An Environmental Impact Assessment study will be undertaken after Council consideration of the proposed township on Portion 170, Swakopmund. This will ensure that an Environmental Clearance Certificate (ECC) is obtained before application to Urban and Regional Planning Board.

8. **Access**

The formal access to Portion 170, Swakopmund is obtained from Portion 180, Swakopmund (street).

9. **Topography**

Portion 170, Swakopmund is relatively flat with a gradient ranging from 1:60 to 1:100. See the subdivision and contour plan attached as **Annexure D**. Vegetation is limited. Only a small number of shrubs being found on the portion.

10. **Service Infrastructure**

Apart from the water and sewer lines running parallel to Ernst Könnicke Road, municipal services in Matutura, and a decommissioned NAWATER water Line servitude reserved as a public open space along the western boundary, there is no municipal infrastructure on Portion 170, Swakopmund.

11. **Proposed Development**

The proposed development is indicated on the attached layout plans in **Annexure C**. It comprises of a range of erf sizes as well as supportive land uses in order to provide for choices and contribute to balanced viable developments. The design is conscious of the need to supply residential erven and is aimed at achieving the Swakopmund Structure Plan 2020 - 2040, immediate, short- and long-term objectives.

The proposed layout comprises 231 erven with different land uses and streets. The number of erven and proposed land uses are as follows:

- 220 "Single Residential" Erven,
- 3 "General Residential" Erven,
- 1 "Institutional" Erf,
- 1 "Parastatal" Erf
- 2 "General Business" Erven,
- 3 "Public Open Spaces", And
- 1 "Street"

11.1 **Design Features**

Portion 170, Swakopmund was planned as part of a far larger northern extension of Swakopmund laid out on fourteen portions of Portion B of the Swakopmund Town and Townlands Number 41, namely, Portion 165, 166, 167, 168, 169, 171, 172, 173, 174, 175, 176, 180 and 181, Swakopmund.

The layout has been designed in such a way that the physical attributes and the natural features of the terrain are taken into consideration to limit construction costs. In addition, existing land uses, and future communication networks have been considered as well.

11.2 Access and Street Width

Portion 170, Swakopmund is accessed via Portion 180 (Street) that linking it to the existing street network connecting to the Matutura extensions and the old Henties Bay Road.

It is a general design approach throughout the designated area, as far as reasonably possible, to create residential erven situated on streets that will be more safely used by local traffic with destinations on those streets and with greater local recognition of those who are resident in those streets. In Portion 170, Swakopmund, seventeen of the streets are cul-de-sacs creating a small number of residential erven into easily identifiable neighbourhood groups. Most have short streets with widened accessways that create and suggest a friendly living environment.

The streets that link it to Portion 180 are 16 metres in width while cul-de-sacs are 20 metres in width ending on 10 metres wide turning heads. The majority of streets are T-junction and four-way junctions have been confined to some cul-de-sac streets. This is done as a traffic control measure to create safer streets for inhabitants. The street lengths constitute 2.8 kilometres and are 65 823m² in extent.

11.3 Infrastructural Provision

The required services infrastructure will be provided by extending the existing networks to the township.

11.4 Residential sites

Most erven range from 600m² to 800m² in size, so that they attain the Council's desired housing supply objectives which include consideration of affordability for the targeted income levels of households. They are to accommodate the large numbers of households in need and to make provision for extended families. The majority zoning is proposed to be "residential" with a density of one (1) dwelling per 600m² (1:600).

There are three higher density "general residential" sites adding useful variety to the housing options. A density zoning of 1 per 250m² is proposed with the thought that they would be ideal for townhouses.

11.5 Institutional sites

An institutional site has been created, for a church or a charitable organisation seeking to provide support to the future residents of the proposed township. Although it takes access from an internal street, its corner locality on Ernst Könnicke Street will enable it to be easily identified and located by potential users and could serve as an attractive landmark for passing traffic.

11.6 Business sites

Two business sites have been created along Portion 180, which will be good localities for businesses serving residents of this township, and students and visitors to the adjacent higher-education site and cemetery. They are useful supplement to the nearby main business centre on Portion 175, Swakopmund.

Business sites are meant for small-scale businesses that serve respective township and the entire designated areas and create local employment opportunities. To ensure development on these sites are compatible to the residential area setting, a bulk of 1.0 is proposed.

11.7 Parastatal and Local Authority

One site has been earmarked to accommodate the Erongo RED service infrastructure, as requested for by that organisation.

11.8 Public Open Space (POS)

Two conveniently located multifunctional "public open spaces" have been created for extensive recreational activities. Their location conforms to the minimum standard of no more than five minutes' walk to a local park. A third open space parallels the old Henties Bay Road and provides for pedestrian movements along that road.

The "public open spaces" and "streets" constitute totals of 36 986m² and 65 823m² which is 12.7% and 22.7%, respectively. This area is supplementing "public open spaces" in the surrounding townships as they have been planned as a functional unit.

12. Township Name

The proposed township on Portion 170, Swakopmund will be called "Prestige Valley Extension 1" as it has been endorsed by the Surveyor General's Office. See Annexure F.

13. Conditions of Establishment

The following are the proposed conditions of the establishment.

- A. *The following conditions shall be registered against the title deeds of all erven except those are zoned "Public Open Space" and those are zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- B. *The following conditions shall be registered against the title deeds of "Residential", General residential" and "Business" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

- C. *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

14. **Financial implications**

The proposed township establishment is subject to application fees, an environmental impact assessment study, surveying, and registration costs.

The Urban and Regional Planning Board's application fees will be N\$7 187.50 and the environmental impact assessment exercise is expected to be within N\$250 000.00 for the whole designated area while the surveying cost is estimated to be approximately N\$300 000.00. Registration cost is unknown at moment, but it is anticipated to be low than the surveying cost.

Apart from the environmental impact assessment study, which is separately budgeted for, funds can be defrayed from Vote Number 500031014700, where sufficient is available.

15. **Conclusion**

The proposed township establishment on Portion 170, Swakopmund and the street layout for "Prestige Valley Extension 1" should be supported as it will enable the Council to realise its objective of service provision, improving the livelihood of the residents, adequate housing provision and harmonious spatial development.

In addition, the proposed township establishment is in line with the long-term vision of the Swakopmund Structure Plan 2020 - 2040. In view of the motivation, it is recommended that the Council favourably consider the need and desirability for the township establishment on Portion 170, Swakopmund and approve the proposed layout and its zonings.

B. After the matter was considered, the following was:-**RECOMMENDED:**

- (a) **That the Need and Desirability for the township establishment on Portion 170, Swakopmund be approved.**
- (b) **That approval be granted for the application to be made in terms of Section 63, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018, (Act 5 of 2018) for the establishment of "Prestige Valley Extension 1" on Portion 170, Swakopmund as shown on the attached subdivisional layout plan.**
- (c) **That the subdivisional township layout plan and its zonings shown on the layout plan tabled at the meeting be approved.**
- (d) **That the "Residential" erven in "Prestige Valley Extension 1" be designated for settlement of high-income households at a density zoning of 1:600m².**
- (e) **That a density zoning of 1:250m² be allocated for "General Residential" erven in "Prestige Valley Extension 1".**
- (f) **That "business" erven in "Prestige Valley Extension 1" be assigned a bulk zoning of 1.0.**
- (g) **That the conditions of Establishment be as follows:**

- (i) **The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority":**

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

- (ii) **The following conditions shall be registered against the title deeds of "Residential" zoned erven:**

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

- (iii) **The following conditions shall be registered against the title deeds of "Institutional" zoned erven:**

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

- (iv) **The following conditions shall be registered against the title deeds of "General Residential" and "Business" zoned erven:**

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

- (h) **That the General Manager of Engineering and Planning Services Department proceed with the necessary statutory processes to have the township "Prestige Valley Extension 1" established.**
- (i) **That the General Manager of Engineering and Planning Services be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions, or meet the Urban and Regional Planning Board requirements should it be necessary, and**
- (j) **That this decision supersedes previous Council decisions C/M 2021/08/30-16/1/4/2/1/14 and C/M 2022/01/27- 16/1/4/2/1/14.**
-

ANNEXURE A: PREVIOUS COUNCIL DECISIONS

11.1.15

DEVELOPMENT CONCEPT: NORTHERN BLOCKS

(C/M 2021/08/30

- 16/1/4/2/1/14)

RESOLVED:

CO: P

GM: FDS

- (a) That an advert be placed in the newspapers i to submit unsolicited applications for land since all land will be advertised.
- (b) That Council approves the following transparent and easily implementable process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:
- (i) Council directs what type of development it plans in the different unplanned areas for a given period.
 - (ii) Council identifies land which it intends to reserve for itself to ensure that Council can make good on its mandate to control the development and sale of affordable land and housing.
 - (iii) Council identifies land in specific areas to make available for private developers.
 - (iv) The size of the portions to be awarded to developers be confirmed in each area.
 - (v) Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet in order to participate in any call for proposals.
 - (vi) Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.
- (d) That Council approves that portions of land as per the table below be allocated for the stipulated purposes.
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96
168	Middle Income Residential	Private developers
167	Middle Income Residential	Private developers
165	Low Income Residential / Industrial	Not in line with Structure Plan but is the furthest away so less nuisance
166 ü	Low Income Residential	Private developers
166 ü	Low Income Residential	Private developers
172	Low Income Residential	Private developers
174	Middle Income Residential	Private developers

- (e) That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.
- (f) That funds be made available for the layout as required.

**ANNEXURE A: PREVIOUS COUNCIL DECISIONS
CORRECTIONS TO ITEM 11.1.15 OF COUNCIL'S RESOLUTION PASSED ON
30 AUGUST 2021**

(C/M 2022/01/27 - 16/1/4//2/1/14)

RESOLVED:

- (a) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
165	Low Income Residential / Industrial	As per Structure Plan
166	Low Income Residential	Relocation / Reception Area
167	Middle Income Residential	Private Development
168	Middle Income Residential	Private Development
169	Low Income Residential	Relocation / Reception Area
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	Council
173	Low Income Residential	Relocation / Reception Area
174	Low Income Residential	Relocation / Reception Area
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).	Howard Holdings (Pty) Ltd and Ministry of Health & Social Services

- (b) That point (f) of Councils' resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174".

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.10 **TOWNSHIP ESTABLISHMENT ON PORTION 172 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41**
(C/M 2024/09/03 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **8.4** page **61** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to obtain Council's approval of the township layout that has been designed and Council's permission to proceed in terms of Sections 63, 114(b) & 105(b) of the Urban and Regional Planning Act (Act 5 of 2018) for the township establishment on Portion 172, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 and the accompanying amendment of the Swakopmund Zoning Scheme.

2. Introduction and Background

Taking the current annual Swakopmund population growth rate at 6.3%, the Swakopmund Municipality is being proactive in planning for the subdivision and zoning of more land for urban development. A large area comprising of fourteen portions of land was designated for this purpose. Each portion has been designed to fit into a larger-scale master plan for the area. Portion 172, Swakopmund is planned for residential development to keep up with the ever-growing demand and to ensure a sufficient supply of residential erven in the town.

Council at its Ordinary Meeting held on the 30th August 2021 under Item Number 11.1.15, resolved to assign development options and hierarchy for Portions 165 - 176, portions of Portion B of the Swakopmund Town and Townlands Number 41. The location of these portions on the northern side of the urban area is shown on the attached locality plan (**Annexure B**). The aforesaid decision has been amended by Council Resolution Number (C/M 2022/01/27- 16/1/4/2/1/14) under Item Number 11.1. 2. These Council decisions are attached in **Annexure A**

It is for this reason that township establishment is proposed on Portion 172, Swakopmund. This will enable the Council to seek approval of the township establishment from the Urban and Regional Planning Board (URPB).

3. Locality, Zoning, Use and Size

Portion 172 (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 is zoned "undetermined". It is rectangle in shape and lies south of Portion 168, west of Portion 181, east of Portion 171 and north of Portion 175, Swakopmund as depicted on the attached locality plan. The portion is currently vacant, and it is 21.7 Hectares in extent.

4. Ownership

The ownership of Portion 172, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands No. 41 vests in the Municipal Council of Swakopmund as per the Certificate of Registered Title (CRT) No. 1152/2022. Proof of ownership is attached as **Annexure E**.

5. Land tenure and Swakopmund Structure Plan 2020 - 2040 Provisions

The designated area has been planned as a whole taking into account the recommendations of the Swakopmund Structure Plan 2020 - 2040. Different portions within the designated whole have been planned to fit into and contribute to a structure that has business and working areas, institutional sites sufficient for the expected large population (schools, churches), a central pedestrian and traffic distribution corridor and a range of residential erven suitable for the anticipated demand.

In terms of the Swakopmund Structure Plan 2020 - 2040, Portion 172, Swakopmund falls within Zone H3 and I, which are reserved for the flexible land tenure right of ownership or high-density residential and mixed-use development, respectively. Under the Flexible Land Tenure Act, housing associations must be formed which would then negotiate with the Swakopmund Municipal Council for block erven or landhold plots. Notwithstanding the "general residential" land use zone provisions, the current Swakopmund operative Zoning Scheme does not make provision for flexible land tenure zoning. Upon careful consideration of this option, it is deemed that the more appropriate route to follow is the more direct route of making available individual erven for settlement by individual households. This has been the route other local authorities have followed when an area is being settled from scratch. It leads to full freehold land registration with little to no complications.

It has been on that basis that a high-density residential township aimed to cater for middle-income earners has been designed on Portion 172, Swakopmund.

6. Need and Desirability

Swakopmund, like many other towns in Namibia, is not spared the challenge of high demand for serviced land, particularly for housing development. Council needs to plan in advance in order to meet this demand as well as to make sure that there is a balanced spatial distribution of all land uses that are in demand. There is a need to ensure that the supply of serviced land, particularly residential land is able to contain the ever-growing population of the town. The establishment of a township on Portion 172, Swakopmund is necessary due to the demand for erven for high and medium-density residential development and to cater for additional formal housing, and to prevent further increase in housing backlog and informal settlements.

It is the desire of the Swakopmund Municipality to be pro-active and pave the way for ensuring that the housing demand is met at all levels by proceeding with all the statutory requirements in advance so as to facilitate a speedy land delivery process. The statutory processes take most of the time and the earlier this is started, the better the chance of expediting land delivery. Hence, it is the desire of the Council to combat a slow land delivery process by ensuring that spatial planning is always ahead of the future demand for formal housing at all income levels with supportive land uses.

The Swakopmund Municipality desires to see that the majority of residents have some form of proper housing soon rather than later. The proposed development will accommodate various types of housing, predominantly for the middle-income segment of society. The new township on Portion 172, Swakopmund is desirable and will have no significant negative social

and environmental impacts as it caters for additional housing and will eliminate the short supply of housing.

7. **Environmental Clearance**

An Environmental Impact Assessment study will be undertaken after Council consideration of the proposed township on Portion 172, Swakopmund. This will ensure that an Environmental Clearance Certificate (ECC) is obtained before application to Urban and Regional Planning Board.

8. **Access**

The formal access to Portion 172, Swakopmund is obtained from Portion 181, Swakopmund (street).

9. **Topography**

Portion 172, Swakopmund is relatively flat with a gradient ranging from 1:60 to 1:100. See the subdivision and contour plan attached as **Annexure D**. Vegetation is limited with only a small number of shrubs being found on the portion.

10. **Service Infrastructure**

There is a three (3) metres wide sewer-line servitude running east-west along the northern boundary of Portion 172, Swakopmund as depicted on the attached portion diagram.

11. **Proposed Development**

The proposed development is indicated on the attached layout plans (**Annexure C**). It comprises of a range of erf sizes focussed on medium sized sites that would be more affordable for middle income households as well as complementary land uses, particularly two institutional sites for possible schools or clinic. The range of residential erven provide for choices and contribute to balanced viable developments. The design is conscious of the need to supply residential erven and is aimed at achieving the Swakopmund Structure Plan 2020 - 2040, immediate, short- and long-term objectives.

The eastern side of the layout abuts onto the activity corridor which functions as a north-south running pedestrian route and an extended market for small-scale businesses serving adjacent residential areas. It is therefore provided with a continuous row of business erven supporting the planned activity corridor functions.

The proposed layout comprises 172 erven with seven different land uses and streets. The number of erven and proposed land uses are as follows:

- 141 "Single Residential" Erven,
- 1 "General Residential" Erf,
- 2 "Institutional" Erven,
- 3 "Office" Erven
- 21 "General Business" Erven,
- 2 "Parastatal" Erven, And
- 3 "Public Open Spaces".

11.1 Design Features

Portion 172, Swakopmund was planned as part of a far larger northern extension of Swakopmund laid out on fourteen portions of Portion B of the Swakopmund Town and Townlands Number 41, namely, Portion 165, 166, 167, 168, 169, 170, 171, 173, 174, 175, 176, 180 and 181, Swakopmund.

The layout has been designed in such a way that the physical attributes and the natural features of the terrain are taken into consideration to limit construction costs. In addition, existing land uses, and future communication networks have been considered as well.

11.2 Access and Street Width

Portion 172, Swakopmund is accessed via the activity corridor, Portion 181 (Street), that runs the length of the designated area linking it to the existing street network connecting to the Matutura extensions. There are two roads that will interconnect the township to its neighbourhoods. The roads that link it to Portion 181 are 20 metres in width. They further interlink with a 15 and 13 metres wide street network that covers the rest of the township. All street junctions are T-junctions. This done as a traffic control measure to create safer streets for inhabitants. The street length constitutes 2.2 kilometres and is 42 143m² in extent.

11.3 Infrastructural Provision

Apart from the three (3) metres wide sewer-line servitude running east-west along the northern boundary of Portion 172, Swakopmund, required municipal services will be provided by extending existing networks.

11.4 Residential sites

Most erven range from 500m² to 700m² in size, so that they achieve the Council's desired housing supply and increased affordability for the targeted households planned for the township. They are to accommodate the large numbers of households in need of affordable housing options and to make provision for extended families. The majority zoning is proposed to be "residential" with a density of one (1) dwelling per 300m² (1:300).

11.5 Institutional sites

Two institutional sites have been created, one being reserved for a primary school and the other for a medical centre such as a hospital.

11.6 Business sites

Twenty-one business sites (including those zoned for office purposes) have been created along the activity corridor east of the portion, which is deemed adequate to serve the proposed township on Portion 172, Swakopmund and complement the surrounding areas.

Business sites are meant for small-scale businesses that serve respective township and the entire designated areas and create local employment opportunities. To ensure development on these sites are compatible to the residential area setting, a bulk of 1.0 is proposed.

11.7 Parastatal and Local Authority

Two sites have been earmarked to accommodate the Erongo RED services infrastructure, as requested for by that organisation.

11.8 Public Open Space (POS)

The "public open spaces" and "streets" constitute totals of 15 575m² and 42 143m², which is 7.2% and 19.4%, respectively, of the township area. This area is being supplemented by "public open spaces" in the surrounding townships as they have been planned as a unit.

Three conveniently located multifunctional public open space sites have been created for extensive recreational activities. Their location conforms to the minimum standard of no more than five minutes' walk to a local park.

The layout design has oriented local residential streets so that they lead directly to the open spaces. This makes the open spaces more functional for pedestrian movements between different internal neighbourhoods.

12. Township Name

The proposed township on Portion 172, Swakopmund will be called "Prestige Valley Extension 3" as it has been endorsed by the Surveyor General's Office. See Annexure F.

13. Conditions of Establishment

The following are the proposed conditions of the establishment.

- A. *The following conditions shall be registered against the title deeds of all erven except those are zoned "Public Open Space" and those are zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- B. *The following conditions shall be registered against the title deeds of "Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

- C. *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

- D. *The following conditions shall be registered against the title deeds of "Business" and "General Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

14. **Financial implications**

The proposed township establishment is subject to application fees, an environmental impact assessment study, surveying, and registration costs.

The Urban and Regional Planning Board's application fees will be N\$7 187.50 and the environmental impact assessment exercise is expected to be within N\$250 000.00 for the whole designated area while the surveying cost is estimated to be approximately N\$300 000.00. Registration cost is unknown at moment, but it is anticipated to be low than the surveying cost.

Apart from the environmental impact assessment study, which is budgeted for separately, funds can be defrayed from Vote Number 500031014700, where sufficient is available.

15. **Conclusion**

The proposed township establishment on Portion 172, Swakopmund and the street layout for "Prestige Valley Extension 3" should be supported as it will enable the Council to realize its objective of service provision, improving the livelihood of the residents, adequate housing provision and harmonious spatial development.

In addition, the proposed township establishment is in line with the long-term vision of the Swakopmund Structure Plan 2020 - 2040. In the view of the motivation, it is recommended that the Council favourably consider the need and desirability for the township establishment on Portion 172, Swakopmund and approve the proposed layout and its zonings.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That the Need and Desirability for the township establishment on Portion 172, Swakopmund be approved.**
- (b) **That approval be granted for the application to be made in terms of Section 63, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018, (Act 5 of 2018) for the establishment of "Prestige Valley Extension 3" on Portion 172, Swakopmund as shown on the attached subdivisional layout plan.**
- (c) **That the subdivisional township layout plan and its zonings shown on the layout plan tabled at the meeting be approved.**
- (d) **That the "Residential" erven in "Prestige Valley Extension 3" be designated for settlement of middle-income households at a density zoning of 1:300m².**
- (e) **That a density zoning of 1:250m² be allocated to the one "General Residential" erf in "Prestige Valley Extension 3".**

(f) That the "business" and "office" erven in "Prestige Valley Extension 3" be assigned a bulk zoning of 1.0.

(g) That the conditions of Establishment be as follows:

(i) *The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

(ii) *The following conditions shall be registered against the title deeds of "Residential" and zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

(iii) *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

(iv) *The following conditions shall be registered against the title deeds of "General Residential", "Office" and "Business" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

(h) That the General Manager Engineering and Planning Services Department proceed with the necessary statutory processes to have the township "Prestige Valley Extension 3" established;

(i) That the General Manager Engineering and Planning Services be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary.

(j) That this decision supersedes previous Council decisions C/M 2021/08/30-16/1/4/2/1/14 and C/M 2022/01/27- 16/1/4/2/1/14.

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.11 **TOWNSHIP ESTABLISHMENT ON PORTION 173 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41**
(C/M 2024/09/03 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **8.5** page **67** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to obtain Council's approval for a township layout that has been designed and Council's permission to proceed in terms of Sections 63, 105(b) & 114(b) of the Urban and Regional Planning Act (Act 5 of 2018) for township establishment on Portion 173, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 and the accompanying amendment of the Swakopmund Zoning Scheme.

2. Introduction and Background

Taking the current annual Swakopmund population growth rate at 6.3%, the Swakopmund Municipality is being proactive in planning for the subdivision and zoning of more land for urban development. A large area comprising of fourteen portions of land was designated for this purpose. Each portion has been designed so as to fit into a large-scale master plan for the area. Portion 173, Swakopmund is planned for residential development to keep up with the ever-growing housing demand and ensure sufficient supply of residential erven in the town.

Council at its Ordinary Meeting held on the 30th August 2021, under Item Number 11.1.15, resolved to assign development options and hierarchy for Portions 165 - 176, portions of Portion B of the Swakopmund Town and Townlands Number 41. The location of these portions on the northern side of the urban area is shown on the attached locality plan (**Annexure B**). The aforesaid decision has been amended by Council Resolution Number (C/M 2022/01/27- 16/1/4/2/1/14) under Item Number 11.1. 2. These Council decisions are attached in **Annexure A**

It is for this reason that township establishment is proposed on Portion 173, Swakopmund. this will enable Council to seek approval of the township establishment from the Urban and Regional Planning Board (URPB).

3. Locality, Zoning, Use and Size

Portion 173, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 is zoned "undetermined". It is semi-rectangle in shape and lies south of Portion 169, east of Portion 181, north of Portion 174 and west of the Henties Bay Bypass as depicted on the attached locality plan in **Annexure B1**. The portion is currently vacant, and it is 27.9 Hectares in extent.

4. Ownership

The ownership of Portion 173, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands No. 41 vests in the Municipal Council of Swakopmund as per the Certificate of Registered Title (CRT) No. 1153/2022. Proof of ownership is attached as **Annexure E**.

5. Land tenure and Swakopmund Structure Plan 2020 - 2040 Provisions

The designated area has been planned as a whole taking into account the recommendations of the Swakopmund Structure Plan 2020 - 2040. Different portions within the designated whole have been planned to fit into and contribute to a structure that has business and working areas, institutional sites sufficient for the expected large population (schools, churches), a central pedestrian and traffic distribution corridor and a range of residential erven suitable for the anticipated demand.

In terms of the Swakopmund Structure Plan 2020 - 2040, Portion 173, Swakopmund falls within Zone H3, which is reserved for the flexible land tenure right of ownership or high density residential. Under the flexible land tenure Act, housing associations must be formed which would then negotiate with the Swakopmund Municipal Council for block erven or land hold plots. Apart from the "general residential" land use zone, the current Swakopmund operative Zoning Scheme does not make provision for the flexible land tenure zoning. Upon careful consideration of this option, it is deemed that the more appropriate route to follow is the more direct route of making available individual erven for settlement by individual households. This has been the route other local authorities have followed when an area is being settled from scratch. It leads to full freehold land registration with little to no complications.

It has been on that basis that a high-density residential township has been designed and designated on Portion 173, Swakopmund.

6. Need and Desirability

Swakopmund, like many other towns in Namibia, is not spared the challenge of high demand for serviced land, particularly for housing development. Council needs to plan in advance in order to meet this demand as well as to make sure that there is a balanced spatial distribution of all land uses that are in demand. There is a need to ensure that the supply of serviced land, particularly residential land is able to contain the ever-growing population of the town. The establishment of a township on Portion 173, Swakopmund is necessary due to the demand for erven for high density residential development and to cater for additional formal housing, prevent further increase housing backlog and informal settlements.

It is the desire of the Swakopmund Municipality to be pro-active and pave the way for ensuring that the housing demand is met at all levels by proceeding with all the statutory requirements in advance so as to facilitate a speedy land delivery process. The statutory processes take most of the time and the earlier this is started, the better the chance of expediting land delivery. Hence, it is the desire of Council to combat a slow land delivery process by ensuring that spatial planning is always ahead of the future demand for formal housing at all income levels with supportive land uses.

The Swakopmund Municipality desires to see that the majority of residents have some form of proper housing in the near future rather than later. The proposed development will accommodate various types of housing, predominantly for the low-income segment of the society. The new township on Portion 173, Swakopmund is desirable and will have no significant negative social and environmental impacts as it caters for additional housing and will eliminate the short supply of housing.

7. **Environmental Clearance**

An Environmental Impact Assessment study will be undertaken after Council consideration of the proposed township on Portion 173, Swakopmund. This will ensure that an Environmental Clearance Certificate (ECC) is obtained before application to Urban and Regional Planning Board.

8. **Access**

The formal access to Portion 173, Swakopmund is obtained from Portion 181, Swakopmund (street).

9. **Topography**

Portion 173, Swakopmund is relatively flat with a gradient ranging from 1:60 to 1:100. Vegetation is limited with only a small number of shrubs being found on the portion.

10. **Service Infrastructure**

In addition to the Henties Bay Bypass situated on the eastern border of Portion 173, Swakopmund, there is a three (3) metres wide sewer-line servitude running parallel to its northern boundary from west to east.

11. **Proposed Development**

The proposed development is indicated on the attached layout plans in **Annexure C**. It comprises of a range of erven sizes focussed on smaller sized sites that would be more affordable for lower income households as well as complementary land uses, particularly two institutional sites for possible crèche or church. The range of residential erven to provide for choices and contribute to balanced viable developments. The design is conscious of the need to supply residential erven and is aimed at achieving the Swakopmund Structure Plan 2020 - 2040, immediate, short- and long-term objectives.

The proposed layout comprises 316 erven six with different land uses and streets. The number of erven and proposed land uses are as follows:

- 303 "single residential" erven,
- 1 "local authority" erf,
- 2 "institutional" erven,
- 6 "general business" erven,
- 1 "Parastatal" erf, and
- 3 "public open spaces".

11.1 **Design Features**

Portion 173, Swakopmund was planned as part of a far larger northern extension of Swakopmund laid out on fourteen portions of Portion B of the Swakopmund Town and Townlands Number 41, namely, Portion 165, 166, 167, 168, 169, 170, 171, 172, 174, 175, 176, 180 and 181, Swakopmund.

The layout has been designed in such a way that the physical attributes and the natural features of the terrain are taken into consideration to limit construction costs. In addition, existing land uses, and future communication networks have been considered as well.

11.2 **Access and Street Width**

Portion 173, Swakopmund is accessed via the activity corridor, Portion 181 (Street) that runs the length of the designated area linking it to the existing street network connecting to the Matutura extensions, with connections northward and southwards into Portions 169, 174 and 188, Swakopmund, proposed "Prestige Valley Extensions 8, 4 and 5, respectively. There are three roads that will interconnect the township to its neighbourhoods. Of first priority is the road that links it to the activity corridor, (Portion 181) and Portion 174, Swakopmund. It is 25 metres in width. It links to a 20 metres wide street and the internal street network of 13-metre-wide streets and provide a northward linkage to the adjacent township layout. All street junctions are T-junction. This done as a traffic control measure to create safer streets for inhabitants. The street lengths constitute 3.4 kilometres and are 59 957m² in extent.

11.3 Infrastructural Provision

There is a three (3) wide sewer line servitude running through the northern side of the township on the proposed "public open spaces" (Erven 315 & 316). Other municipal service infrastructure required will be provided by extension of the existing networks.

11.4 Residential sites

Most erven range from 300m² to 500m² in size, so that they attain the Council's desired housing supply and increased affordability for the targeted households planned for the township. They are to accommodate the large numbers of households in need of affordable housing options and to make provision for extended families. The majority zoning is proposed to be "residential" with a density of one (1) dwelling per 300m² (1:300).

The street design allows for identification by residents of local neighbourhoods and minimises vehicle traffic flows through these neighbourhoods. Some extra level of peace and security is planned by these street designs.

11.5 Institutional sites

Two institutional sites have been created, being reserved for either for churches or charitable organisations seeking to provide support to the future residents of the proposed township.

11.6 Business sites

Six business sites forming two business nodes have been created for small scale convenience shops and are adequate to serve the proposed township on Portion 173, Swakopmund and complement the activity corridor.

Business sites are meant for small scale businesses that serve respective townships and the entire designated areas and create local employment opportunities. To ensure development on these sites are compatible to the residential area setting, a bulk of 1.0 is proposed.

11.7 Parastatal and Local Authority

A site zoned "local authority" has been reserved for the general administration and infrastructure development by Council. Another site has been earmarked to accommodate the Erongo RED support services infrastructure, as requested for by that organisation.

11.8 Public Open Space (POS)

The “public open spaces” and streets constitute totals of 63 873m² and 157 950m² which is 22.9% and 56.6%, respectively, of the township area. This area is supplementing “public open spaces” in the surrounding townships as they have been planned as a unit.

Three conveniently located multifunctional public open space sites have been created for extensive recreational activities. Their location conforms to the minimum standard of no more than five minutes’ walk to a local park. The two large public open spaces were created in conformity with the natural drainage system, so they continue to serve the same purpose, act as pedestrian access and contribute to improved surveillance in the area. They also integrated the sewer-line servitude.

The layout design has oriented local residential streets so that they lead directly to the open spaces. This makes the open spaces more functional for pedestrian movements between different internal neighbourhoods.

12. Township Name

The proposed township on Portion 173, Swakopmund will be called “Prestige Valley Extension 6” as it has been endorsed by the Surveyor General’s Office. See **Annexure F**.

13. Conditions of Establishment

The following are the proposed conditions of the establishment.

- A. *The following conditions shall be registered against the title deeds of all erven except those are zoned “Public Open Space” and those are zoned “Local Authority”:*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- B. *The following conditions shall be registered against the title deeds of “Residential” zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf;

- C. *The following conditions shall be registered against the title deeds of “Institutional” zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

- D. *The following conditions shall be registered against the title deeds of “Business” zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

14. **Financial implications**

The proposed township establishment is subject to application fees, an environmental impact assessment study, surveying, and registration costs.

The Urban and Regional Planning Board's application fees will be N\$7 187.50 and the environmental impact assessment exercise is expected to be within N\$250 000.00 (for the whole designated areas) while the surveying cost is estimated to be approximately N\$300 000.00. Registration cost is unknown at moment, but it is anticipated to be low than the surveying cost.

Apart from the environmental impact assessment study, which is separately budgeted for, funds can be defrayed from Vote Number 500031014700, where sufficient is available.

15. **Conclusion**

The proposed township establishment on Portion 173, Swakopmund and the street layout for "Prestige Valley Extension 6" should be supported as it will enable the Council to realize its objective of service provision, improving the livelihood of the residents, adequate housing provision and harmonious spatial development.

In addition, the proposed township establishment is in line with the long-term vision of the Swakopmund Structure Plan 2020 - 2040. In the view of the motivation, it is recommended that Council favourably consider the need and desirability for the township establishment on Portion 173, Swakopmund and approve the proposed layout and its zonings.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That the Need and Desirability for the township establishment on Portion 173, Swakopmund be approved.**
- (b) **That approval be granted for the application to be made in terms of Section 63, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018, (Act 5 of 2018) for the establishment of "Prestige Valley Extension 6" on Portion 173, Swakopmund as shown on the attached subdivisional layout plan.**
- (c) **That the subdivisional township layout plan and its zonings shown on the layout plan tabled at the meeting be approved.**
- (d) **That the "residential" erven in "Prestige Valley Extension 6" be designated for settlement of low-income households at a density zoning of 1:300m².**
- (e) **That "business" erven in "Prestige Valley Extension 6" be assigned a bulk zoning of 1.0.**
- (f) **That the conditions of Establishment be as follows:**
 - (i) ***The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority":***

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

- (ii) The following conditions shall be registered against the title deeds of "Residential" zoned erven.**

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf.

- (iii) The following conditions shall be registered against the title deeds of "Institutional" zoned erven.**

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf.

- (iv) The following conditions shall be registered against the title deeds of "Business" zoned erven.**

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf.

- (g) That the General Manager Engineering and Planning Services Department proceed with the necessary statutory processes to have the township "Prestige Valley Extension 6" established.**
- (h) That the General Manager Engineering and Planning Services Department be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary.**
- (i) That this decision supersedes previous Council decisions C/M 2021/08/30-16/1/4/2/1/14 and C/M 2022/01/27- 16/1/4/2/1/14.**
-

ANNEXURE A: Previous Council Decisions

11.1.15

DEVELOPMENT CONCEPT: NORTHERN BLOCKS

(C/M 2021/08/30

- 16/1/4/2/1/14)

RESOLVED:**CO: P****GM: EPS**

- (a) That an advert be placed in the newspapers informing unsolicited applications for land since all land will be advertised.
- (b) That Council approves the following transparent and easily implementable process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:
- (i) Council directs what type of development it plans in the different unplanned areas for a given period.
 - (ii) Council identifies land which it intends to reserve for itself to ensure that Council can make good on its mandate to control the development and sale of affordable land and housing.
 - (iii) Council identifies land in specific areas to make available for private developers.
 - (iv) The size of the portions to be awarded to developers be confirmed in each area.
 - (v) Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet in order to participate in any call for proposals.
 - (vi) Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.
- (d) That Council approves that portions of land as per the table below be allocated for the stipulated purposes.
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96
168	Middle Income Residential	Private developers
167	Middle Income Residential	Private developers
165	Low Income Residential / Industrial	Not in line with Structure Plan but is the furthest away so less nuisance
166 ü	Low Income Residential	Private developers
166 ü	Low Income Residential	Private developers
172	Low Income Residential	Private developers
174	Middle Income Residential	Private developers

- (f) That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.
- (g) That funds be made available for the layout as required.

**ANNEXURE A: Previous Council Decisions
CORRECTIONS TO ITEM 11.1.15 OF COUNCIL'S RESOLUTION PASSED ON
30 AUGUST 2021**

(C/M 2022/01/27 - 16/1/4//2/1/14)

RESOLVED:

(g) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:

(e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
165	<i>Low Income Residential / Industrial</i>	<i>As per Structure Plan</i>
166	<i>Low Income Residential</i>	<i>Relocation / Reception Area</i>
167	<i>Middle Income Residential</i>	<i>Private Development</i>
168	<i>Middle Income Residential</i>	<i>Private Development</i>
169	<i>Low Income Residential</i>	<i>Relocation / Reception Area</i>
170	<i>High / Middle Income Erven (previously cemetery)</i>	<i>Council</i>
171	<i>Cemetery and Park</i>	<i>Council</i>
172	<i>Middle / Low Income Residential (including large institutional erf)</i>	<i>Council</i>
173	<i>Low Income Residential</i>	<i>Relocation / Reception Area</i>
174	<i>Low Income Residential</i>	<i>Relocation / Reception Area</i>
175	<i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i>	<i>Council</i>
176	<i>Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).</i>	<i>Howard Holdings (Pty) Ltd and Ministry of Health & Social Services</i>

(h) That point (f) of Councils' resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174".

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

- 11.1.12 **SUBDIVISION OF PORTION 174 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41 INTO PORTION 188 AND REMAINDER AND TOWNSHIP ESTABLISHMENT ON THE REMAINDER OF PORTION 174, SWAKOPMUND AND PORTION 188, SWAKOPMUND**
(C/M 2024/09/03 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **8.6** page **86** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to obtain the Council's approval for the subdivision of Portion 174, Swakopmund into Portion 188 and the Remainder and township layouts that have been designed and the Council's permission to proceed in terms of Sections 63, 87, 105(b) & 114(b) of the Urban and Regional Planning Act (Act 5 of 2018) for the subdivision and township establishments on the Remainder of Portion 174, Swakopmund and on Portion 188, Swakopmund and the accompanying amendment of the Swakopmund Zoning Scheme.

2. Introduction and Background

Taking the current annual Swakopmund population growth rate at 6.3%, the Swakopmund Municipality is being proactive in planning for the creation of more land for housing development. A large area comprising of fourteen portions of land was designated for this purpose. Each portion has been designed to fit into a large-scale master plan for the area. Portion 174, Swakopmund is planned for residential development to keep up with the ever-growing housing demand and ensure a sufficient supply of residential erven in the town.

Council at its Ordinary Meeting held on the 30th August 2021, under Item Number 11.1.15, resolved to assign development options and hierarchy for Portions 165 - 176, portions of Portion B of the Swakopmund Town and Townlands Number 41. The location of these portions on the northern side of the urban area is shown in the attached locality plan (**Annexure B**). The aforesaid decision has been amended by Council Resolution Number (C/M 2022/01/27- 16/1/4/2/1/14) under Item Number 11.1. 2. These Council decisions are attached in **Annexure A**.

Upon completion of a layout design on Portion 174, Swakopmund, the yield has been more than what is desired for a township. The high portion yield necessitated the split of the portion into two to create two distinctive townships, resulting in the creation of Portion 188, Swakopmund.

It is for this reason that Portion 174, Swakopmund is being subdivided into Portion 188, Swakopmund and Remainder and township establishments are proposed on the Remainder of Portion 174, Swakopmund and on Portion 188, Swakopmund. This will enable the Council to seek approval of the subdivision and township establishments from the Urban and Regional Planning Board (URPB).

3. **Locality, Zoning, Use and Size**

Portion 174 (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 is zoned "undetermined". It is semi-rectangle in shape and lies south of Portion 173, east of Portion 181, north of Portion 176 and west of the new Henties Bay Bypass as depicted on the attached locality plan in **Annexure B1**. The portion is currently vacant, and it is 47.7 Hectares in extent.

Portion 188, Swakopmund lies on the north-west of the Remainder of Portion 174, Swakopmund as depicted on the attached locality plan in **Annexure B2**.

4. **Ownership**

The ownership of Portion 174, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands No. 41 vests in the Municipal Council of Swakopmund as per the Certificate of Registered Title (CRT) No. 1154/2022. Proof of ownership is attached as **Annexure E**.

5. **Land tenure and Swakopmund Structure Plan 2020 - 2040 Provisions**

The designated area has been planned as a whole taking into account the recommendations of the Swakopmund Structure Plan 2020 - 2040. Different portions within the designated whole have been planned to fit into and contribute to a structure that has business and working areas, institutional sites sufficient for the expected large population (schools, churches), a central pedestrian and traffic distribution corridor and a range of residential erven suitable for the anticipated demand.

In terms of the Swakopmund Structure Plan 2020 - 2040, Portion 174, Swakopmund falls within Zone H3, which is reserved for the flexible land tenure right of ownership or high-density residential. Under the flexible land tenure Act, housing associations must be formed which would then negotiate with the Swakopmund Municipal Council for block erven or landhold plots. Apart from the "general residential" land use zone, the current Swakopmund operative Zoning Scheme does not make provision for flexible land tenure zoning. Upon careful consideration of this option, it is deemed that the more appropriate route to follow is the more direct route of making available individual erven for settlement by individual households. This has been the route other local authorities have followed when an area is being settled from scratch. It leads to full freehold land registration with little to no complications.

It has been on that basis that high-density residential townships have been designed and designated for on the Remainder of Portion 174, Swakopmund and on Portion 188, Swakopmund.

6. **Need and Desirability**

Swakopmund, like many other towns in Namibia, is not spared the challenge of high demand for serviced land, particularly for housing development. Council needs to plan in advance in order to meet this demand as well as to make sure that there is a balanced spatial distribution of all land uses that are in demand. There is a need to ensure that the supply of serviced land, particularly residential land can contain the ever-growing population of the town.

The number of erven that have been planned for Portion 174, Swakopmund is more than what should be contained in a single township according to the practises adopted by the Urban and Regional Planning Board (URPB). Due to such high yield, to avoid delays that might be created by the URPB, it is desirable to subdivide the portion into two portions and hence two townships.

The establishment of townships on the Remainder of Portion 174, Swakopmund and on Portion 188, Swakopmund are necessary due to the demand of erven for high-density residential development and to cater for additional formal housing, prevent further increase in housing backlog and informal settlements.

It is the desire of the Swakopmund Municipality to be pro-active and pave the way for ensuring that the housing demand is met at all levels by proceeding with all the statutory requirements in advance so as to facilitate a speedy land delivery process. The statutory processes take most of the time and the earlier this is started, the better the chance of expediting land delivery. Hence, it is the desire of Council to combat a slow land delivery process by ensuring that spatial planning is always ahead of the future demand for formal housing at all income levels with supportive land uses.

The Swakopmund Municipality desires to see that the majority of residents have some form of proper housing soon rather than later. The proposed development will accommodate various types of housing, predominantly for the low-income segment of society. The new townships on the Remainder of Portion 174, Swakopmund and on Portion 188, Swakopmund are desirable and will have no significant negative social and environmental impacts as they cater for additional housing and will eliminate the short supply of housing.

7. **Environmental Clearance**

An Environmental Impact Assessment study will be undertaken after Council consideration of the proposed townships on the Remainder of Portion 174, Swakopmund and Portion 188, Swakopmund. This will ensure that an Environmental Clearance Certificate (ECC) is obtained before applications to Urban and Regional Planning Board.

8. **Access**

The formal access to Portion 174, Swakopmund is obtained from Portion 181, Swakopmund (street).

9. **Topography**

Portion 174, Swakopmund is relatively flat with a gradient ranging from 1:60 to 1:100. See the subdivision and contour plans attached as **Annexure D**. Vegetation is limited with only a small number of shrubs being found on the portion.

10. **Service Infrastructure**

There is a sewer line located on the "public open space" along the eastern boundary of Portion 174, Swakopmund parallel to the Henties Bay Bypass.

11. Proposed Development

The proposed development is indicated in the attached layout plans in **Annexure C**. It comprises of a range of erven sizes focussed on smaller sized sites that would be more affordable for lower income households as well as complementary land uses, particularly two institutional sites reserved for a primary and a secondary school and additional two smaller sites for possible crèche or church. The range of residential erven provide for choices and contribute to balanced viable developments. The design is conscious of the need to supply residential erven and is aimed at achieving the Swakopmund Structure Plan 2020 – 2040, immediate, short- and long-term objectives.

The proposed layouts comprise 459 erven with six different land uses and streets. The number of erven and proposed land uses per portion are as follows:

Remainder of Portion 174, Swakopmund	Portion 188, Swakopmund
105 "single residential" erven,	322 "single residential" erven,
5 "general residential" erven,	8 "general residential" erven,
2 "institutional" erven,	2 "institutional" erven,
2 "general business" erven,	6 "general business" erven
1 "parastatal" erf, and	2 "parastatal" erven and
1 "public open space" erf.	3 "public open spaces"

11.1 Design Features

The Remainder of Portion 174, Swakopmund and Portion 188, Swakopmund were planned as part of a far larger northern extension of Swakopmund laid out on fourteen portions of Portion B of the Swakopmund Town and Townlands Number 41, namely, Portion 165, 166, 167, 168, 169, 170, 171, 172, 173, 175, 176, 180 and 181, Swakopmund.

The layouts have been designed in such a way that the physical attributes and the natural features of the terrain are taken into consideration to limit construction costs. In addition, existing land uses, and future communication networks have been considered as well.

11.2 Access and Street Width

11.2.1 Remainder of Portion 174, Swakopmund

The Remainder of Portion 174, Swakopmund is accessed via the activity corridor, Portion 181 (Street) that runs the length of the designated area linking it to the existing street network connecting to the Matutura extensions with connections northward, southward and westwards into Portions 173, 176 and 188, Swakopmund, (proposed "Prestige Valley Extension 6", "Salina" industrial township and Prestige Valley Extension 5"), respectively.

There are two roads that will interconnect the townships to its neighbourhoods. Of first priority is the 30 metres wide road on the northwest that links it to the activity corridor and to Portion 173, Swakopmund. It further interlinks with 13 metres street network that covers the rest of the townships, and at some point, forms links to surrounding townships.

The cu-de-sac on the southeast side is 16 metres in width. There is a short 20-metre-wide street creating a convenient shortcut for residents in the township to access place of employment on Portion 176, Swakopmund.

All street junctions are T-junctions. This is done as a traffic control measure to create safer streets for inhabitants. The street lengths constitute 1.9 kilometres and are 38 680m² in extent.

11.2.2 Portion 188, Swakopmund

Portion 188, Swakopmund is accessed via the activity corridor, Portion 181 (Street) that runs the length of the designated area linking it to the existing street network connecting to the Matutura extensions with connections northward and eastward into the Remainder of Portion 174, Swakopmund, (proposed "Prestige Valley Extension 4).

There are nine roads that will interconnect the townships to its neighbourhoods. Of first priority is the 16-metre wide road that links it to the activity corridor and to Portion 174, Swakopmund. The rest of the 13-metre-wide streets are linked to the 30-metre-wide road on the Remainder of Portion 174, Swakopmund.

All street junctions are T-junctions. This is done as a traffic control measure to create safer streets for inhabitants. The street lengths constitute 3.7 kilometres and are 49 914m² in extent.

11.3 Infrastructural Provision

11.3.1 Remainder of Portion 174, Swakopmund

There is a sewer line raising-main running through the proposed "public open space" on proposed Erf 459. Required municipal services will be provided by extending the existing networks.

11.3.2 Portion 188, Swakopmund

Required municipal services will be provided by extending the existing networks.

11.4 Residential sites

11.4.1 Remainder of Portion 174, Swakopmund

Most erven range from 300m² to 500m² in size, so that they attain the Council's desired housing supply and increased affordability for the targeted households planned for the township. They are to accommodate the large numbers of households in need of affordable housing options and to make provision for extended families. The majority zoning is proposed to be "residential" with a density of one (1) dwelling per 300m² (1:300).

The street design allows for identification by residents of local neighbourhoods and minimises vehicle traffic flows through these neighbourhoods. Some extra level of peace and security is planned by these street designs.

There are five "general residential" sites located within reasonable distances to public amenities to benefit from their convenience and to support their

usage. A density zoning of one (1) dwelling per 100m² (1:100) is suggested for the general residential erven.

11.4.2 *Portion 188, Swakopmund*

Most erven range from 300m² to 500m² in size, so that they attain the Council's desired housing supply and increased affordability for the targeted households planned for the township. They are to accommodate the large numbers of households in need of affordable housing options and to make provision for extended families. The majority zoning is proposed to be "residential" with a density of one (1) dwelling per 300m² (1:300).

The street design allows for identification by residents of local neighbourhoods and minimises vehicle traffic flows through these neighbourhoods. Some extra level of peace and security is planned by these street designs.

There are five "general residential" sites located within reasonable distances to public amenities to benefit from their convenience and to support their usage. A density zoning of one (1) dwelling per 100m² (1:100) is suggested for the general residential erven.

11.5 Institutional sites

11.5.1 *Remainder of Portion 174, Swakopmund*

Two institutional sites have been created, the big one being reserved for a secondary school and the small one for a primary school. Both have fairly direct access from the major external street layout as well as to the activity corridor.

11.5.2 *Portion 188, Swakopmund*

Two medium-sized institutional sites have been created for churches or charitable organisations seeking to provide support to the future residents of the proposed township.

11.6 Business sites

11.6.1 *Remainder of Portion 174, Swakopmund*

Two business sites have been created for small-scale convenience shops on the western part of the township along the activity corridor and the 30-metre wide road to serve the proposed township and complement the activity corridor. They are meant for small-scale businesses that serve the respective township and the entire designated areas and create local employment opportunities. To ensure development on these sites are compatible to the residential area setting, a bulk of 1.0 is proposed.

11.6.2 *Portion 188, Swakopmund*

Six business sites have been created for small-scale convenience shops on the western part of the township along the activity corridor to serve the proposed township and complement the activity corridor. They are meant for small-scale businesses that serve the respective township and the entire designated areas and create local employment opportunities. To ensure development on these sites are compatible to the residential area setting, a bulk of 1.0 is proposed.

11.7 Parastatal*11.7.1 Remainder of Portion 174, Swakopmund*

A site has been earmarked to accommodate the Erongo RED support infrastructure, as requested by that organization.

11.7.2 Portion 188, Swakopmund

Two sites have been earmarked to accommodate the Erongo RED support infrastructure, as requested by that organization.

11.8 Public Open Space (POS)*11.8.1 Remainder of Portion 174, Swakopmund*

The only "public open space" on the south-eastern side of the township has been mainly created to host a sewer line raising-main that passes through it in a north-south direction. It is accessed from a public open space on Portion 176, Swakopmund.

The "public open space" and streets constitute totals of 3 237m² and 38 680m² which is 1.5% and 18, respectively, of the township area. The public open space area is being supplemented by "public open spaces" in the surrounding townships as they have been planned as a unit.

11.8.2 Portion 188, Swakopmund

The "public open spaces" and streets constitute totals of 34 249m² and 49 914m² which is 13.1% and 19%, respectively, of the townships area. The public open space area is supplementing the surrounding townships as they have been planned as a unit.

Conveniently located multifunctional public open space sites have been created for extensive recreational activities. Their location conforms to the minimum standard of no more than five minutes' walk to a local park.

12. Township Name

The proposed townships on the Remainder of Portion 174, Swakopmund and on Portion 188, Swakopmund will be called "Prestige Valley Extension 4" and "Prestige Valley Extension 5", respectively, as they have been endorsed by the Surveyor General's Office. See **Annexure F**.

13. Conditions of Establishment

The following are the proposed conditions of the establishment.

- A. *The following conditions shall be registered against the title deeds of all erven except those are zoned "Public Open Space" and those are zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- B. *The following conditions shall be registered against the title deeds of "Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf;

- C. *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

- D. *The following conditions shall be registered against the title deeds of "Business" and "General Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

14. **Financial implications**

The proposed township establishment is subject to application fees, an environmental impact assessment study, surveying, and registration costs.

The Urban and Regional Planning Board's application fees will be N\$7 187.50 and the environmental impact assessment exercise is expected to be within N\$250 000.00 (for the whole designated area) while the surveying cost is estimated to be approximately N\$300 000.00. Registration cost is unknown at moment, but it is anticipated to be low than the surveying cost.

Apart from the environmental impact assessment study, which is separately budgeted for, funds can be defrayed from Vote Number 500031014700, where sufficient is available.

15. **Conclusion**

The proposed township establishments on the Remainder of Portion 174, Swakopmund, and on Portion 188, Swakopmund and the street layouts for "Prestige Valley Extension 4" and "Prestige Valley Extension 5" should be supported as they will enable the Council to realize its objective of service provision, improving the livelihood of the residents, adequate housing provision and harmonious spatial development.

In addition, the proposed township establishments are in line with the long-term vision of the Swakopmund Structure Plan 2020 - 2040. In view of the motivation, it is recommended that the Council favorably consider the need and desirability for the township establishment on the Remainder of Portion 174, Swakopmund, and on Portion 188, Swakopmund and approve the proposed layouts and their zonings.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Portion 174, Swakopmund be subdivided into Portion 188 and Remainder.
- (b) That the Need and Desirability for the township establishments on the Remainder of Portion 174, Swakopmund, and on Portion 188, Swakopmund be approved.
- (c) That approval be granted for the application to be made in terms of Section 63, 87, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018, (Act 5 of 2018) for the subdivision of Portion 174, Swakopmund into Portion 188 and Remainder and the establishment of "Prestige Valley Extension 4" on the Remainder of Portion 174, Swakopmund and "Prestige Valley Extension 5" on Portion 188, Swakopmund as shown on the attached subdivisional layout plans.
- (d) That the subdivisional township layout plans and their zonings shown on the layout plans tabled at the meeting be approved.
- (e) That the "residential" erven in "Prestige Valley Extension 4" and in "Prestige Valley Extension 5" be designated for settlement of low-income households at a density zoning of 1:300m².
- (f) That a density zoning of 1:100m² be allocated for "general residential" erven in "Prestige Valley Extension 4" and in "Prestige Valley Extension 5".
- (g) That "business" erven in "Prestige Valley Extension 4" and in "Prestige Valley Extension 5" be assigned a bulk zoning of 1.0.
- (h) That the conditions of Establishment for both townships be as follows:
- (i) *The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority".*
- The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).*
- (ii) *The following conditions shall be registered against the title deeds of "Residential" and zoned erven.*
- The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf.*
- (iii) *The following conditions shall be registered against the title deeds of "Institutional" zoned erven.*
- The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf.*
- (iv) *The following conditions shall be registered against the title deeds of "General Residential" and "Business" zoned erven.*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf.

- (i) **That the General Manager of Engineering and Planning Services Department proceed with the necessary statutory processes to have the township "Prestige Valley Extension 4" and "Prestige Valley Extension 5" established.**
 - (j) **That the General Manager of Engineering and Planning Services Department be authorized to make minor changes to the layouts, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary.**
 - (k) **That this decision supersedes previous Council decisions C/M 2021/08/30-16/1/4/2/1/14 and C/M 2022/01/27- 16/1/4/2/1/14.**
-

ANNEXURE A: PREVIOUS COUNCIL DECISIONS11.1.15 **DEVELOPMENT CONCEPT: NORTHERN BLOCKS**

(C/M 2021/08/30 - 16/1/4/2/1/14)

RESOLVED:**CO: P****GM: EPS**

- (a) That an advert be placed in the newspapers informing the public not to submit applications for land since all land will be advertised.
- (b) That Council approves the following transparent and easily implementable process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:
- (i) Council directs what type of development it plans in the different unplanned areas for a given period.
 - (ii) Council identifies land which it intends to reserve for itself to ensure that the Council can make good on its mandate to control the development and sale of affordable land and housing.
 - (iii) Council identifies land in specific areas to make available for private developers.
 - (iv) The size of the portions to be awarded to developers be confirmed in each area.
 - (v) Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet in order to participate in any call for proposals.
- (vi) Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.
- (d) That Council approves that portions of land as per the table below be allocated for the stipulated purposes.
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
175	<i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i>	Council
176	<i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i>	Council
170	<i>High / Middle Income Erven (previously cemetery)</i>	Council
171	<i>Cemetery and Park</i>	Council
172	<i>Middle / Low Income Residential (including large institutional erf)</i>	10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96
168	<i>Middle Income Residential</i>	Private developers
167	<i>Middle Income Residential</i>	Private developers
165	<i>Low Income Residential / Industrial</i>	Not in line with Structure Plan but is the furthest away so less nuisance
166 ü	<i>Low Income Residential</i>	Private developers
166 ü	<i>Low Income Residential</i>	Private developers
172	<i>Low Income Residential</i>	Private developers
174	<i>Middle Income Residential</i>	Private developers

- (f) That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.
- (g) That funds be made available for the layout as required.

ANNEXURE A: PREVIOUS COUNCIL DECISIONS
CORRECTIONS TO ITEM 11.1.15 OF COUNCIL'S RESOLUTION PASSED ON 30 AUGUST 2021

(C/M 2022/01/27 - 16/1/4//2/1/14)

RESOLVED:

(c) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:

(e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
165	Low Income Residential / Industrial	As per Structure Plan
166	Low Income Residential	Relocation / Reception Area
167	Middle Income Residential	Private Development
168	Middle Income Residential	Private Development
169	Low Income Residential	Relocation / Reception Area
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	Council
173	Low Income Residential	Relocation / Reception Area
174	Low Income Residential	Relocation / Reception Area
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).	Howard Holdings (Pty) Ltd and Ministry of Health & Social Services

(d) That point (f) of Councils' resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174".

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.13 **TOWNSHIP ESTABLISHMENT ON PORTION 168 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41**
(C/M 2024/09/03 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **8.7** page **112** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to obtain Council's approval for a township layout that has been designed and Council's permission to proceed in terms of Sections 63, 105(b) & 114(b) of the Urban and Regional Planning Act (Act 5 of 2018) for township establishment on Portion 168, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 and the accompanying amendment of the Swakopmund Zoning Scheme.

2. Introduction and Background

Taking the current annual Swakopmund population growth rate at 6.3%, the Swakopmund Municipality is being pro-active in planning for the subdivision and zoning of more land for urban development. A large area comprising of fourteen portions of land was designated for this purpose. Each portion has been designed so as to fit into a large-scale master plan for the area. Portion 165, Swakopmund is planned for residential development to keep up with the ever-growing housing demand and ensure a sufficient supply of residential erven in the town.

Council at its Ordinary Meeting held on the 30th August 2021 under Item Number 11.1.15, resolved to assign development options and hierarchy for Portions 165 - 176, portions of Portion B of the Swakopmund Town and Townlands Number 41. The location of these portions on the northern side of the urban area is shown on the attached locality plan (**Annexure B**). The aforesaid decision has been amended by Council Resolution Number (C/M 2022/01/27- 16/1/4/2/1/14) under Item Number 11.1. 2. These Council decisions are attached in **Annexure A**

It is for this reason that township establishment is proposed on Portion 168, Swakopmund. This will enable Council to seek approval of the township establishment from the Urban and Regional Planning Board (URPB).

3. Locality, Zoning, Use and Size

Portion 168 (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 is zoned "undetermined". Portion 168, Swakopmund is one of the portions designated for township establishment. The designated area and the position of individual land portions is shown on the attached locality plan. It is semi-rectangle in shape and lies south of Portion 167, west of the activity corridor, Portion 181 (street), east of the old Henties Bay Road, and north of Portion 171 and 172, Swakopmund as depicted on the attached locality plan. The portion is currently vacant, and it is 48 Hectares in extent.

4. Ownership

The ownership of Portion 168, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands No. 41 vests in the Municipal Council of Swakopmund as per the Certificate of Registered Title (CRT) No. 1148/2022. Proof of ownership is attached as **Annexure E**.

5. Land tenure and Swakopmund Structure Plan 2020 - 2040 Provisions

The designated area has been planned as a whole taking into account the recommendations of the Swakopmund Structure Plan 2020 - 2040. Different portions within the designated whole have been planned to fit into and contribute to a structure that has business and working areas, institutional sites sufficient for the expected large population (schools, churches), a central pedestrian and traffic distribution corridor and a range of residential erven suitable for the anticipated demand.

In terms of the Swakopmund Structure Plan 2020 - 2040, Portion 168, Swakopmund falls within Zone H3, which is reserved for the flexible land tenure right of ownership or high-density residential. Under the Flexible Land Tenure Act, housing associations must be formed which would then negotiate with the Swakopmund Municipal Council for block erven or landhold plots. Notwithstanding the "general residential" land use zone provisions, the current Swakopmund operative Zoning Scheme does not make provision for flexible land tenure zoning. Upon careful consideration of this option, it is deemed that the more appropriate route to follow is the more direct route of making available individual erven for settlement by individual households. This has been the route other local authorities have followed when an area is being settled from scratch. It leads to full freehold land registration with little to no complications.

It has been on that basis that a high-density residential township aimed to cater for middle-income earners has been designed and designated for Portion 168, Swakopmund.

6. Need and Desirability

Swakopmund, like many other towns in Namibia, is not spared the challenge of high demand for serviced land, particularly for housing development. Council needs to plan in advance in order to meet this demand as well as to make sure that there is a balanced spatial distribution of all land uses that are in demand. There is a need to ensure that the supply of serviced land, particularly residential land can contain the ever-growing population of the town. The establishment of a township on Portion 168, Swakopmund is necessary due to the demand for erven for high and medium-density residential development to cater for additional formal housing, and to prevent further increase in housing backlog and informal settlements.

It is the desire of the Swakopmund Municipality to be proactive and pave the way for ensuring that the housing demand is met at all levels by proceeding with all the statutory requirements in advance to facilitate a speedy land delivery process. The statutory processes take most of the time and the earlier this is started, the better the chance of expediting land delivery. Hence, the Council desires to combat a slow land delivery process by ensuring that spatial planning is always ahead of the future demand for formal housing at all income levels with supportive land uses.

The Swakopmund Municipality desires to see that the majority of residents have some form of proper housing sooner rather than later. The proposed development will accommodate various types of housing, predominantly for the middle-income segment of society. The new township on Portion 168, Swakopmund is desirable and will have no significant negative social and environmental impacts as it caters for additional housing and will eliminate the short supply of housing.

7. **Environmental Clearance**

An Environmental Impact Assessment study will be undertaken after Council consideration of the proposed township on Portion 168, Swakopmund. This will ensure that an Environmental Clearance Certificate (ECC) is obtained before application to Urban and Regional Planning Board.

8. **Access**

The formal access to Portion 168, Swakopmund is obtained from Portion 181, Swakopmund (street).

9. **Topography**

Portion 168, Swakopmund is relatively flat with a gradient ranging from 1:60 to 1:100. See the subdivision and contour plan attached as **Annexure D**. Vegetation is limited with only a small number of shrubs being found on the portion.

10. **Service Infrastructure**

There is no municipal infrastructure on or in the vicinity of the site.

11. **Proposed Development**

The proposed development is indicated on the attached layout plans in **Annexure C**. It comprises of a range of erf sizes focussed on medium sized sites that would be more affordable for middle income households as well as complementary land uses, particularly the two institutional sites for a primary school, church, or clinic. The range of residential erven provide for choices and contribute to balanced viable developments. The design is conscious of the need to supply residential erven and is aimed at achieving the Swakopmund Structure Plan 2020 - 2040, immediate, short- and long-term objectives.

The eastern side of the layout abuts onto the activity corridor which functions as a north-south running pedestrian route and an extended market for small-scale businesses serving adjacent residential areas. It is therefore provided with a continuous row of business erven supporting the planned activity corridor functions.

The proposed layout comprises 254 erven with seven different land uses and streets. The number of erven and proposed land uses are as follows:

- 227 "Single Residential" Erven,
- 5 "General Residential" Erven,
- 2 "Institutional" Erven,
- 1 "Authority" Erf,
- 14 "General Business" Erven,

- 2 "Parastatal" Erven And
- 3 "Public Open Spaces".

11.1 Design Features

Portion 168, Swakopmund was planned as part of a far larger northern extension of Swakopmund laid out on fourteen portions of Portion B of the Swakopmund Town and Townlands Number 41, namely, Portion 165, 166, 167, 169, 170, 171, 172, 173, 174, 175, 176, 180 and 181, Swakopmund.

The layout has been designed in such a way that the physical attributes and the natural features of the terrain are taken into consideration to limit construction costs. In addition, existing land uses, and future communication networks have been considered as well.

11.2 Access and Street Width

Portion 168, Swakopmund is accessed via the activity corridor, Portion 181 (Street) that runs the length of the designated area linking it to the existing street network connecting to the Matutura extensions, and connecting southwards into Portion 172, Swakopmund (proposed "Prestige Valley Extension 3"). There are three roads that will interconnect the township to its neighbourhoods.

The roads that link it to Portion 181, Swakopmund, starting at the upper north-western side connecting it to portion 167, Swakopmund and terminating on the lower northwest are 20 metres wide and will serve as future extensions of two connection points to link-up with the old Henties Bay Road west of the township.

They further links to the internal street network of 13-metre-wide streets, northwards, and southwards to the adjacent township layout. The 13-metre wide street provides a southward linkage to the surrounding layouts. With only two exceptions, all street junctions are T-junctions. This is done as a traffic control measure to create safer streets for inhabitants. The street lengths constitute 3.8 kilometres and are 63 146m² in extent.

11.3 Infrastructural Provision

Municipal infrastructure services provision required will be provided by extension of the existing networks.

11.4 Residential sites

Most erven range from 500m² to 700m² in size, so that they achieve the Council's desired housing supply and increased affordability for the targeted households planned for the township. They are to accommodate the large numbers of households in need of affordable housing options and to make provision for extended families. The majority zoning is proposed to be "residential" with a density of one (1) dwelling per 300m² (1:300).

The street design allows for identification by residents of local neighbourhoods and minimises vehicle traffic flows through these neighbourhoods. Some extra level of peace and security is planned by these street designs.

There are five "general residential" sites assigned with a density zoning of one (1) dwelling per 250m² (1:250).

11.5 Institutional sites

Two institutional sites have been created, one being reserved for a primary school and the other for a hospital or clinic.

11.6 Authority sites

A site zoned "authority" has been created and designated for a police station to serve for the new planned areas.

11.7 Business sites

Seventeen business sites forming three business nodes have been created along the activity corridor on the east and north-west side, and are deemed adequate to serve the proposed township on Portion 168, Swakopmund.

Business sites are meant for small-scale businesses that serve respective townships and the entire designated areas and create local employment opportunities. To ensure development on these sites are compatible to the residential area setting, a bulk of 1.0 is proposed.

11.8 Parastatal

Two sites have been earmarked to accommodate the Erongo RED substations, as requested by that organisation.

11.9 Public Open Space (POS)

The "public open spaces" and streets constitute totals of 132 356m² and 30 758m², which is 28.3% and 6.6%, respectively, of the township area. This area is supplementing "public open spaces" in the surrounding townships as they have been planned as a unit.

Three conveniently located multifunctional public open space sites have been created, one being reserved for a sport field and others on the southern side of the township are for extensive recreational activities. They will also serve as a drainage system, act as pedestrian access and as a result contribute to improved surveillance. Their location conforms to the minimum standard of no more than five minutes' walk to a local park. The layout design has oriented local residential streets so that they lead directly to the open spaces. This makes the open spaces more functional for pedestrian movements between different internal neighbourhoods.

12. Township Name

The proposed township on Portion 168, Swakopmund will be called "Prestige Valley Extension 7" as it has been endorsed by the Surveyor General's Office. See Annexure F.

13. Conditions of Establishment

The following are the proposed conditions of the establishment.

- A. *The following conditions shall be registered against the title deeds of all erven except those are zoned "Public Open Space" and those are zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- B. *The following conditions shall be registered against the title deeds of "Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least three (3) times the municipal valuation of the erf;

- C. *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

- D. *The following conditions shall be registered against the title deeds of "Business" and "General Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

14. **Financial implications**

The proposed township establishment is subject to application fees, an environmental assessment study, surveying, and registration costs.

The Urban and Regional Planning Board's application fees will be N\$7 187.5050 and the environmental impact assessment exercise is expected to be within N\$250 000.00 (for the whole designated area) while the surveying cost is estimated to be approximately N\$300 000.00. Registration cost is unknown at moment, but it is anticipated to be low than the surveying cost.

Apart from the environmental impact assessment study, which is separately budgeted for, funds can be defrayed from Vote: 500031014700, where sufficient is available.

15. **Conclusion**

The proposed township establishment on Portion 168, Swakopmund and the street layout for "Prestige Velley Extension 7" should be supported as it will enable Council to realize its objective of service provision, improving the livelihood of the residents, adequate housing provision and harmonious spatial development.

In addition, the proposed township establishment is in line with the long-term vision of the Swakopmund Structure Plan 2020 - 2040. In view of the motivation, it is recommended that Council favourably consider the need and desirability for the township establishment on Portion 168, Swakopmund and approve the proposed layout and its zonings.

B. After the matter was considered, the following was:-**RECOMMENDED:**

- (a) That the Need and Desirability for the township establishment on Portion 168, Swakopmund be approved.
- (b) That approval be granted for the application to be made in terms of Section 63, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018, (Act 5 of 2018) for the establishment of "Prestige Valley Extension 7" on Portion 168, Swakopmund as shown on the attached subdivisional layout plan.
- (c) That the subdivisional township layout plan and its zonings shown on the layout plan tabled at the meeting be approved.
- (d) That the "residential" erven in "Prestige Valley Extension 7" be designated for settlement of middle-income households at a density zoning of 1:300m²;
- (e) That a density zoning of 1:250m² be allocated for "General Residential" erven in "Prestige Valley Extension 7".
- (f) That "Business" erven in "Prestige Valley Extension 7" be assigned a bulk zoning of 1.0.
- (g) That the conditions of Establishment be as follows:

- (i) *The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

- (ii) *The following conditions shall be registered against the title deeds of "Residential" and zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least three (3) times the municipal valuation of the erf.

- (iii) *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf.

- (iv) *The following conditions shall be registered against the title deeds of "General Residential" and "Business" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf.

- (h) **That the General Manager Engineering and Planning Services Department proceed with the necessary statutory processes to have the township "Prestige Valley Extension 7" established.**
 - (i) **That the General Manager Engineering and Planning Services Department be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary.**
 - (j) **That this decision supersedes previous Council decisions C/M 2021/08/30-16/1/4/2/1/14 and C/M 2022/01/27- 16/1/4/2/1/14.**
-

ANNEXURE A: Previous Council Decisions

11.1.15

DEVELOPMENT CONCEPT: NORTHERN BLOCKS

(C/M 2021/08/30

16/1/4/2/1/14)

RESOLVED:**CO: P****GM: EPS**

- (a) That an advert be placed in the newspapers informing unsolicited applications for land since all land will be advertised.
- (b) That Council approves the following transparent and easily implementable process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:
- (i) Council directs what type of development it plans in the different unplanned areas for a given period.
 - (ii) Council identifies land which it intends to reserve for itself to ensure that Council can make good on its mandate to control the development and sale of affordable land and housing.
 - (iii) Council identifies land in specific areas to make available for private developers.
 - (iv) The size of the portions to be awarded to developers be confirmed in each area.
 - (v) Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet in order to participate in any call for proposals.
 - (vi) Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.
- (d) That Council approves that portions of land as per the table below be allocated for the stipulated purposes.
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96
168	Middle Income Residential	Private developers
167	Middle Income Residential	Private developers
165	Low Income Residential / Industrial	Not in line with Structure Plan but is the furthest away so less nuisance
166 ü	Low Income Residential	Private developers
166 ü	Low Income Residential	Private developers
172	Low Income Residential	Private developers
174	Middle Income Residential	Private developers

- (f) That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.
- (g) That funds be made available for the layout as required.

ANNEXURE A: Previous Council Decisions**CORRECTIONS TO ITEM 11.1.15 OF COUNCIL'S RESOLUTION PASSED ON 30 AUGUST 2021**

(C/M 2022/01/27 - 16/1/4/2/1/14)

RESOLVED:

(e) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:

(e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
165	Low Income Residential / Industrial	As per Structure Plan
166	Low Income Residential	Relocation / Reception Area
167	Middle Income Residential	Private Development
168	Middle Income Residential	Private Development
169	Low Income Residential	Relocation / Reception Area
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	Council
173	Low Income Residential	Relocation / Reception Area
174	Low Income Residential	Relocation / Reception Area
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).	Howard Holdings (Pty) Ltd and Ministry of Health & Social Services

(f) That point (f) of Councils' resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174".

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.14 **SUBDIVISION OF PORTION 169, SWAKOPMUND (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41 INTO PORTION 187 AND REMAINDER AND TOWNSHIP ESTABLISHMENT ON THE REMAINDER OF PORTION 169, SWAKOPMUND AND PORTION 187, SWAKOPMUND**

(C/M 2024/09/03 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **8.8** page **131** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to obtain Council's approval for the subdivision of Portion 169, Swakopmund into Portion 187 and Remainder and township layouts that have been designed and Council's permission to proceed in terms of Sections 63, 87, 105(b) & 114(b) of the Urban and Regional Planning Act (Act 5 of 2018) for township establishments on the Remainder of Portion 169, Swakopmund and on Portion 187, Swakopmund and the accompanying amendment of the Swakopmund Zoning Scheme.

2. Introduction and Background

Taking the current annual Swakopmund population growth rate at 6.3%, the Swakopmund Municipality is being proactive in planning for the subdivision and zoning of more land for urban development. A large area comprising of fourteen portions of land was designated for this purpose. Each portion has been designed so as to fit into a large-scale master plan for the area. Portion 169, Swakopmund is planned for residential development to keep up with the ever-growing housing demand and ensure a sufficient supply of residential even in the town.

Council at its Ordinary Meeting held on the 30th August 2021 under Item Number 11.1.15, resolved to assign development options and hierarchy for Portions 165 - 176, portions of Portion B of the Swakopmund Town and Townlands Number 41. The location of these portions on the northern side of the urban area is shown in the attached locality plan (**Annexure B**). The aforesaid decision has been amended by Council Resolution Number (C/M 2022/01/27- 16/1/4/2/1/14) under Item Number 11.1. 2. These Council decisions are attached in **Annexure A**.

Upon completion of a layout design on Portion 169, Swakopmund, the yield has been more than what is desired for a township. The high portion yield necessitated the split of the portion into two to create two distinctive townships, resulting in the creation of Portion 187, Swakopmund.

It is for this reason that Portion 169, Swakopmund is being subdivided into Portion 187, Swakopmund and Remainder and township establishments are proposed on the Remainder of Portion 169, Swakopmund and on Portion 187, Swakopmund. This will enable the Council to seek approval of the subdivision and township establishments from the Urban and Regional Planning Board (URPB).

3. **Locality, Zoning, Use and Size**

Portion 169 (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 is zoned "undetermined". It is semi-rectangle in shape and lies south of Portion 166, east of the activity corridor, Portion 181, north of Portion 173 and west of the Henties Bay Bypass as depicted on the attached locality plan. The portion is currently vacant, and it is 43.5 Hectares in extent.

Portion 187, Swakopmund lies on the north-west of the Remainder of Portion 169, Swakopmund as depicted on the attached locality plan.

4. **Ownership**

The ownership of Portion 169, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands No. 41 vests in the Municipal Council of Swakopmund as per the Certificate of Registered Title (CRT) No. 1149/2022. Proof of ownership is attached as **Annexure E**.

5. **Land tenure and Swakopmund Structure Plan 2020 - 2040 Provisions**

The designated area has been planned as a whole taking into account the recommendations of the Swakopmund Structure Plan 2020 - 2040. Different portions within the designated whole have been planned to fit into and contribute to a structure that has business and working areas, institutional sites sufficient for the expected large population (schools, churches), a central pedestrian and traffic distribution corridor and a range of residential erven suitable for the anticipated demand.

In terms of the Swakopmund Structure Plan 2020 - 2040, Portion 169, Swakopmund falls within Zone H3, which is reserved for the flexible land tenure right of ownership or high-density residential. Under the Flexible Land Tenure Act, housing associations must be formed which would then negotiate with the Swakopmund Municipal Council for block erven or landhold plots. Apart from the "general residential" land use zone, the current Swakopmund operative Zoning Scheme does not make provision for flexible land tenure zoning. Upon careful consideration of this option, it is deemed that the more appropriate route to follow is the more direct route of making available individual erven for settlement by individual households. This has been the route other local authorities have followed when an area is being settled from scratch. It leads to full freehold land registration with little to no complications.

It has been on that basis that high-density residential townships have been designed and designated on the Remainder of Portion 169, Swakopmund and on Portion 187, Swakopmund.

6. **Need and Desirability**

Swakopmund, like many other towns in Namibia, is not spared the challenge of high demand for serviced land, particularly for housing development. Council needs to plan in advance in order to meet this demand as well as to make sure that there is a balanced spatial distribution of all land uses that are in demand. There is a need to ensure that the supply of serviced land, particularly residential land can contain the ever-growing population of the town.

The number of erven that have been planned for Portion 169, Swakopmund is more than what should be contained in a single township according to the practises adopted by the Urban and Regional Planning Board (URPB).

Due to such high yield, to avoid delays that might be created by the URPB, it desirable to subdivide the portion into two portions and hence two townships.

The establishment of townships on the Remainder of Portion 169, Swakopmund and on Portion 187, Swakopmund are necessary due to the demand for erven for high-density residential development and to cater for additional formal housing, prevent further increase in housing backlog and informal settlements.

It is the desire of the Swakopmund Municipality to be pro-active and pave the way for ensuring that the housing demand is met at all levels by proceeding with all the statutory requirements in advance so as to facilitate a speedy land delivery process. The statutory processes take most of the time and the earlier this is started, the better the chance of expediting land delivery. Hence, it is the desire of the Council to combat a slow land delivery process by ensuring that spatial planning is always ahead of the future demand for formal housing at all income levels with supportive land uses. The Swakopmund Municipality desires to see that the majority of residents have some form of proper housing in the near future rather than later. The proposed development will accommodate various types of housing, predominantly for the low-income segment of society. The new township on the Remainder of Portion 169, Swakopmund and on Portion 187, Swakopmund are desirable and will have no significant negative social and environmental impacts as they cater for additional housing and will eliminate the short supply of housing.

7. **Environmental Clearance**

An Environmental Impact Assessment study will be undertaken after Council consideration of the proposed townships on the Remainder of Portion 169, Swakopmund and Portion 187, Swakopmund. This will ensure that an Environmental Clearance Certificate (ECC) is obtained before application to Urban and Regional Planning Board.

8. **Access**

The formal access to the Remainder of Portion 169, Swakopmund and Portion 187, is obtained from Portion 181, Swakopmund (street).

9. **Topography**

The Remainder of Portion 169, Swakopmund and Portion 187, Swakopmund are relatively flat with a gradient ranging from 1:60 to 1:100. See the subdivision and contour plans attached as **Annexure D**. Vegetation is limited with only a small number of shrubs being found on the portions.

10. **Service Infrastructure**

Apart from the Henties Bay Bypass situated on the eastern border of the Remainder of Portion 169, Swakopmund, there is no municipal infrastructure on or in the vicinity of the sites.

11. **Proposed Development**

The proposed development is indicated on the attached layout plans in **Annexure C**. It comprises of a range of erven sizes focussed on smaller sized sites that would be more affordable for lower income households as

well as complementary land uses, particularly two institutional sites for possible crèche or church. The range of residential erven provide for choices and contribute to balanced viable developments. The design is conscious of the need to supply residential erven and is aimed at achieving the Swakopmund Structure Plan 2020 - 2040, immediate, short- and long-term objectives.

The proposed layouts comprise 552 erven with six different land uses and streets. The number of erven and proposed land uses are as follows:

Remainder Of Portion 169, Swakopmund	Portion 187, Swakopmund
213 "Single Residential" Erven,	311 "Single Residential" Erven,
5 "General Residential" Erven,	1 "General Residential" Erf,
2 "Institutional" Erven, And	1 "Institutional" Erf,
4 "General Business" Erven,	9 "General Business" Erven.
	3 "Parastatal" Erven, And
	1 "Street" Erf,
	2 "Public Open Spaces".

11.1 Design Features

The Remainder of Portion 169, Swakopmund and Portion 187, Swakopmund were planned as part of a far larger northern extension of Swakopmund laid out on fourteen portions of Portion B of the Swakopmund Town and Townlands Number 41, namely, Portion 165, 166, 167, 168, 170, 171, 172, 173, 174, 175, 176, 180 and 181, Swakopmund.

The layouts have been designed in such a way that the physical attributes and the natural features of the terrain are taken into consideration to limit construction costs. In addition, existing land uses, and future communication networks have been considered as well.

11.2 Access and Street Width

11.2.1 Remainder of Portion 169, Swakopmund

The Remainder of Portion 169, Swakopmund is accessed via the activity corridor, Portion 181 (Street) that runs the length of the designated area linking it to the existing street network connecting to the Matutura extensions, with connections northward and southwards into Portions 166, 187 and 173, Swakopmund, (proposed "Prestige Valley" Extensions 11, 9 and 6), respectively. The two roads that will interconnect the township to its neighbourhoods and that links it to the activity corridor and to Portion 166 and 173, Swakopmund are 20 metres in width. They further interlink with a 13-metre street network that covers the rest of the townships. With only two exceptions, all street junctions are T-junctions. This is done as a traffic control measure to create safer streets for inhabitants. The street lengths constitute 2.7 kilometres and are 46 144m² in extent.

11.2.2 Portion 187, Swakopmund

Portion 187, Swakopmund is accessed via the activity corridor, Portion 181 (Street) that runs the length of the designated area linking it to the existing street network connecting to the Matutura extensions, with connections northward and southwards into Portions 166 and the Remainder of Portion 169, Swakopmund, (proposed "Prestige Valley" Extensions 11 and 8), respectively. The five roads that will interconnect the townships to its

neighbourhoods, are 13 metres in width. There are two short streets connecting it to Portion 166, Swakopmund. With only four exceptions, all street junctions are T-junction. This done as a traffic control measure to create safer streets for inhabitants. The street lengths constitute 3.2 kilometres and are 84 208m² in extent.

11.3 Infrastructural Provision`

11.3.1 Remainder of Portion 169, Swakopmund

Municipal infrastructure services provision required will be provided by extension of the existing networks.

11.3.2 Portion 187, Swakopmund

Municipal infrastructure services provision required will be provided by extension of the existing networks.

11.4 Residential sites

11.4.1 Remainder of Portion 169, Swakopmund

Most erven range from 300m² to 400m² in size, so that they attain the Council's desired housing supply and increased affordability for the targeted households planned for the township. They are to accommodate the large numbers of households in need of affordable housing options and to make provision for extended families. The majority zoning is proposed to be "residential" with a density of one (1) dwelling per 300m² (1:300).

The street design allows for identification by residents of local neighbourhoods and minimises vehicle traffic flows through these neighbourhoods. Some extra level of peace and security is planned by these street designs.

There are five "general residential" sites abutting the businesses along the activity corridor to benefit from its convenience and to support its usage. A density zoning of one (1) dwelling per 100m² (1:100) is suggested for the general residential erven.

11.4.2 Portion 187, Swakopmund

Most erven range from 300m² to 400m² in size, so that they attain the Council's desired housing supply and increased affordability for the targeted households planned for the township. They are to accommodate the large numbers of households in need of affordable housing options and to make provision for extended families. The majority zoning is proposed to be "residential" with a density of one (1) dwelling per 300m² (1:300).

The street design allows for identification by residents of local neighbourhoods and minimises vehicle traffic flows through these neighbourhoods. Some extra level of peace and security is planned by these street designs.

There is a "general residential" site abutting the business along the activity corridor to benefit from its convenience and to support its usage. A density zoning of one (1) dwelling per 100m² (1:100) is suggested for the general residential erf.

11.5 Institutional sites

11.5.1 Remainder of Portion 169, Swakopmund

Two institutional sites have been created. The large site is being reserved for a secondary school, and the small site for a primary school. They all have fairly direct access from the major external street layout as well as to the activity corridor.

11.5.2 Portion 187, Swakopmund

An institutional site has been created and is being reserved for churches or charitable organisations seeking to provide support to the future residents of the proposed township. It has fairly direct access from the major external street layout as well as to the activity corridor.

11.6 Business sites

11.6.1 Remainder of Portion 169, Swakopmund

Four business sites forming a business node have been created for small-scale convenience shops along the activity corridor on the western part of the Remainder of Portion 169, Swakopmund, which is adequate to serve the proposed township.

Business sites are meant for small-scale businesses that serve respective township and the entire designated areas and create local employment opportunities. To ensure development on these sites are compatible to the residential area setting, a bulk of 1.0 is proposed.

11.6.2 Portion 187, Swakopmund

Nine business sites forming three business nodes have been created for small scale convenience shops along the activity corridor on the northern and western part of Portion 187, Swakopmund, which is adequate to serve the proposed township.

Business sites are meant for small-scale businesses that serve respective township and the entire designated areas and create local employment opportunities. To ensure development on these sites are compatible to the residential area setting, a bulk of 1.0 is proposed.

11.7 Parastatal

11.7.1 Portion 187, Swakopmund

Two sites have been earmarked to accommodate the Erongo Red support infrastructure and a site has been earmarked for the Telecom infrastructure, as requested for by those organisations.

11.8 Public Open Space (POS)

11.8.1 Portion 187, Swakopmund

The streets constitute a total of 46 144m², which is 19.7% of the township area. This area is being supplemented by "public open spaces" in the surrounding townships as they have been planned as a unit.

11.8.2 *Portion 187, Swakopmund*

The “public open spaces” and streets constitute totals of 25 370m² and 84 208m², which is 12.7% and 42%, respectively, of the township area. This area is supplementing “public open spaces” in the surrounding townships as they have been planned as a unit.

Two conveniently located multifunctional public open space sites have been created for extensive recreational activities. Their location conforms to the minimum standard of no more than five minutes’ walk to a local park. The large public open space was created in conformity with the natural drainage system, so as it continues to serve the same purpose, act as a pedestrian access and contribute to improved surveillance in the area.

The layout design has oriented local residential streets so that they lead directly to the open spaces. This makes the open spaces more functional for pedestrian movements between different internal neighbourhoods.

12. **Township Name**

The proposed township on the Remainder of Portion 169, Swakopmund and on Portion 187, Swakopmund will be called “Prestige Valley Extension 8” and “Prestige Valley Extension 9”, respectively, as they have been endorsed by the Surveyor General’s Office. See Annexure F.

13. **Conditions of Establishment**

The following are the proposed conditions of the establishment.

- A. *The following conditions shall be registered against the title deeds of all erven except those are zoned “Public Open Space” and those are zoned “Local Authority”:*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- B. *The following conditions shall be registered against the title deeds of “Residential” zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf;

- C. *The following conditions shall be registered against the title deeds of “Institutional” zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

- D. *The following conditions shall be registered against the title deeds of “Business” and “General Residential” zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

14. **Financial implications**

The proposed township establishment is subject to application fees, an environmental impact assessment study, surveying, and registration costs.

The Urban and Regional Planning Board’s application fees will be N\$7 187.50 and the environmental impact assessment exercise is expected to be within N\$250 000.00 (for the whole designated area) while the surveying cost is

estimated to be approximately N\$300 000.00. Registration cost is unknown at moment, but it is anticipated to be low than the surveying cost.

Apart from the environmental impact assessment study, which is separately budgeted for, funds can be defrayed from Vote Number 500031014700, where sufficient is available.

15. **Conclusion**

The proposed township establishments on the Remainder of Portion 169, Swakopmund and on Portion 187, Swakopmund and the street layout for "Prestige Valley Extension 8" and "Prestige Valley Extension 9", should be supported as it will enable the Council to realize its objective of service provision, improving the livelihood of the residents, adequate housing provision and harmonious spatial development.

In addition, the proposed township establishments are in line with the long-term vision of the Swakopmund Structure Plan 2020 - 2040. In view of the motivation, it is recommended that the Council favourably consider the need and desirability for the township establishment on the Remainder of Portion 169, Swakopmund and Portion 187, Swakopmund and approve the proposed layouts and their zonings.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That Portion 169, Swakopmund be subdivided into Portion 187, and Remainder.**
- (b) **That the Need and Desirability for the township establishment on the Remainder of Portion 169, Swakopmund and Portion 187, Swakopmund be approved.**
- (c) **That approval be granted for the application to be made in terms of Section 63, 87, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018, (Act 5 of 2018) for the subdivision of Portion 169, Swakopmund into Portion 187, and Remainder and the establishment of "Prestige Valley Extension 8" and "Prestige Valley Extension 9", on the Remainder of Portion 169, Swakopmund and on Portion 187, respectively, respectively; as shown on the attached subdivisional layout plans.**
- (d) **That the subdivisional township layout plans and their zonings shown on the layout plans tabled at the meeting be approved.**
- (e) **That the "residential" erven in "Prestige Valley Extension 8" and "Prestige Valley Extension 9", be designated for settlement of low-income households at a density zoning of 1:300m².**
- (f) **That a density zoning of 1:100m² be allocated for "general residential" erven in Prestige Valley Extension 8" and "Prestige Valley Extension 9".**
- (g) **That "business" erven in Prestige Valley Extension 8" and "Prestige Valley Extension 9" be assigned a bulk zoning of 1.0.**
- (h) **That the conditions of Establishment be as follows:**

- (i) **The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority":**

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

- (ii) **The following conditions shall be registered against the title deeds of "Residential" and zoned erven:**

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two (2) times the municipal valuation of the erf;

- (iii) **The following conditions shall be registered against the title deeds of "Institutional" zoned erven:**

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

- (iv) **The following conditions shall be registered against the title deeds of "General Residential" and "Business" zoned erven:**

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

- (i) **That the General Manager Engineering and Planning Services Department proceed with the necessary statutory processes to have the township "Prestige Valley Extension 8" and "Prestige Valley Extension 9" established.**
- (j) **That the General Manager of Engineering and Planning Services Department be authorized to make minor changes to the layouts, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary, and**
- (k) **That this decision supersedes previous Council decisions C/M 2021/08/30-16/1/4/2/1/14 and C/M 2022/01/27- 16/1/4/2/1/14.**
-

ANNEXURE A: Previous Council Decisions

11.1.15

DEVELOPMENT CONCEPT: NORTHERN BLOCKS

(C/M 2021/08/30

- 16/1/4/2/1/14)

RESOLVED:

CO: P

GM: EPS

- (a) That an advert be placed in the newspapers informing the public not to submit unsolicited applications for land since all land will be advertised.
- (b) That Council approves the following transparent and easily implementable process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:
- (i) Council directs what type of development it plans in the different unplanned areas for a given period.
- (ii) Council identifies land which it intends to reserve for itself to ensure that Council can make good on its mandate to control the development and sale of affordable land and housing.
- (iii) Council identifies land in specific areas to make available for private developers.
- (iv) The size of the portions to be awarded to developers be confirmed in each area.
- (v) Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet in order to participate in any call for proposals.
- (vi) Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.
- (d) That Council approves that portions of land as per the table below be allocated for the stipulated purposes.
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
175	<i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i>	<i>Council</i>
176	<i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i>	<i>Council</i>
170	<i>High / Middle Income Erven (previously cemetery)</i>	<i>Council</i>
171	<i>Cemetery and Park</i>	<i>Council</i>
172	<i>Middle / Low Income Residential (including large institutional erf)</i>	<i>10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96</i>
168	<i>Middle Income Residential</i>	<i>Private developers</i>
167	<i>Middle Income Residential</i>	<i>Private developers</i>
165	<i>Low Income Residential / Industrial</i>	<i>Not in line with Structure Plan but is the furthest away so less nuisance</i>
166 ü	<i>Low Income Residential</i>	<i>Private developers</i>
166 ü	<i>Low Income Residential</i>	<i>Private developers</i>
172	<i>Low Income Residential</i>	<i>Private developers</i>
174	<i>Middle Income Residential</i>	<i>Private developers</i>

- (f) That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.
- (g) That funds be made available for the layout as required.

ANNEXURE A: Previous Council Decisions

CORRECTIONS TO ITEM 11.1.15 OF COUNCIL'S RESOLUTION PASSED ON 30 AUGUST 2021

(C/M 2022/01/27 - 16/1/4//2/1/14)

RESOLVED:

- (a) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

Portion	Main Usage	Development
165	Low Income Residential / Industrial	As per Structure Plan
166	Low Income Residential	Relocation / Reception Area
167	Middle Income Residential	Private Development
168	Middle Income Residential	Private Development
169	Low Income Residential	Relocation / Reception Area
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	Council
173	Low Income Residential	Relocation / Reception Area
174	Low Income Residential	Relocation / Reception Area
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).	Howard Holdings (Pty) Ltd and Ministry of Health & Social Services

- (b) That point (f) of Councils' resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174".

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**

11.1.15 **TOWNSHIP ESTABLISHMENT ON PORTION 167 (A PORTION OF PORTION B) OF THE FARM SWAKOPMUND TOWN AND TOWNLANDS NUMBER 41**
(C/M 2024/09/03 - 16/1/4/1/4)

Ordinary Management Committee Meeting of 14 August 2024, Addendum **8.9** page **115** refers.

A. This item was submitted to the Management Committee for consideration:

1. **Purpose**

The purpose of this submission is to obtain Council's approval for a township layout that has been designed and Council's permission to proceed in terms of Sections 63, 105(b) & 114(b) of the Urban and Regional Planning Act (Act 5 of 2018) for township establishment on Portion 167, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 and the accompanying amendment of the Swakopmund Zoning Scheme.

2. **Introduction and Background**

Taking the current annual Swakopmund population growth rate at 6.3%, the Swakopmund Municipality is being proactive in planning for the subdivision and zoning of more land for urban development. A large area comprising of fourteen portions of land was designated for this purpose. Each portion has been designed so as to fit into a large-scale master plan for the area. Portion 165, Swakopmund is planned for residential development to keep up with the ever-growing housing demand and ensure a sufficient supply of residential erven in the town.

Council at its Ordinary Meeting held on the 30th August 2021 under Item Number 11.1.15, resolved to assign development options and hierarchy for Portions 165 - 176, portions of Portion B of the Swakopmund Town and Townlands Number 41. The location of these portions on the northern side of the urban area is shown in the attached locality plan (**Annexure B**). The aforesaid decision has been amended by Council Resolution Number (C/M 2022/01/27- 16/1/4/2/1/14) under Item Number 11.1. 2. These Council decisions are attached in **Annexure A**

It is for this reason that township establishment is proposed on Portion 167, Swakopmund. This will enable the Council to seek approval of the township establishment from the Urban and Regional Planning Board (URPB).

3. **Locality, Zoning, Use and Size**

Portion 167, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands Number 41 is zoned "undetermined". Portion 167, Swakopmund is one of the portions designated for township establishment. The designated area and the position of individual land portions is shown on the attached locality plan. It is semi-triangle in shape and lies south and west of Portion 181, east of the old Henties Bay Road, and north of Portion 168 as depicted on the attached locality plan. The portion is currently vacant, and it is 33 Hectares in extent.

4. Ownership

The ownership of Portion 167, Swakopmund (a portion of Portion B) of the Swakopmund Town and Townlands No. 41 vests in the Municipal Council of Swakopmund as per the Certificate of Registered Title (CRT) No. 1147/2022. Proof of ownership is attached as **Annexure E**.

5. Land tenure and Swakopmund Structure Plan 2020 - 2040 Provisions

The designated area has been planned as a whole taking into account the recommendations of the Swakopmund Structure Plan 2020 - 2040. Different portions within the designated whole have been planned to fit into and contribute to a structure that has business and working areas, institutional sites sufficient for the expected large population (schools, churches), a central pedestrian and traffic distribution corridor and a range of residential erven suitable for the anticipated demand.

In terms of the Swakopmund Structure Plan 2020 - 2040, Portion 167, Swakopmund falls within Zone H3, which is reserved for the flexible land tenure right of ownership or high-density residential. Under the Flexible Land Tenure Act, housing associations must be formed which would then negotiate with the Swakopmund Municipal Council for block erven or landhold plots. Apart from the "general residential" land use zone, the current Swakopmund operative Zoning Scheme does not make provision for flexible land tenure zoning. Upon careful consideration of this option, it is deemed that the more appropriate route to follow is the more direct route of making available individual erven for settlement by individual households. This has been the route other local authorities have followed when an area is being settled from scratch. It leads to full freehold land registration with little to no complications.

It has been on that basis that a high-density residential township aimed to cater for middle-income earners has been designed and designated for Portion 167, Swakopmund.

6. Need and Desirability

Swakopmund, like many other towns in Namibia, is not spared the challenge of high demand for serviced land, particularly for housing development. Council needs to plan in advance to meet this demand as well as to make sure that there is a balanced spatial distribution of all land uses that are in demand. There is a need to ensure that the supply of serviced land, particularly residential land can contain the ever-growing population of the town. The establishment of a township on Portion 167, Swakopmund is necessary due to the demand for erven for high and medium-density residential development to cater for additional formal housing, and to prevent further increases in housing backlog and informal settlements.

The Swakopmund Municipality desires to be proactive and pave the way for ensuring that the housing demand is met at all levels by proceeding with all the statutory requirements in advance to facilitate a speedy land delivery process. The statutory processes take most of the time and the earlier this is started, the better the chance of expediting land delivery. Hence, the Council desires to combat a slow land delivery process by ensuring that spatial planning is always ahead of the future demand for formal housing at all income levels with supportive land uses.

The Swakopmund Municipality desires to see that the majority of residents have some form of proper housing sooner rather than later. The proposed development will accommodate various types of housing, predominantly for the middle-income segment of society. The new township on Portion 167, Swakopmund is desirable and will have no significant negative social and environmental impacts as it caters for additional housing and will eliminate the short supply of housing.

7. **Environmental Clearance**

An Environmental Impact Assessment study will be undertaken after Council consideration of the proposed township on Portion 167, Swakopmund. This will ensure that an Environmental Clearance Certificate (ECC) is obtained before application to Urban and Regional Planning Board.

8. **Access**

The formal access to Portion 167, Swakopmund is obtained from Portion 181, Swakopmund (street).

9. **Topography**

Portion 167, Swakopmund is relatively flat with a gradient ranging from 1:60 to 1:100. See the subdivision and contours plan attached **as Annexure D**. Vegetation is limited with only a small number of shrubs being found on the portion.

10. **Service Infrastructure**

There is no municipal infrastructure on or in the vicinity of the site.

11. **Proposed Development**

The proposed development is indicated in the attached layout plans in **Annexure C**. It comprises a range of erf sizes focussed on medium-sized sites that would be more affordable for middle-income households as well as complementary land uses, particularly two institutional sites for possible crèche, church, or clinic. The range of residential erven provide for choices and contribute to balanced viable developments. The design is conscious of the need to supply residential erven and is aimed at achieving the Swakopmund Structure Plan 2020 - 2040, immediate, short- and long-term objectives.

The eastern side of the layout abuts on to the activity corridor which functions as a north-south running pedestrian route and an extended market for small-scale businesses serving adjacent residential areas. It is therefore provided with a continuous row of business erven supporting the planned activity corridor functions.

The proposed layout comprises 308 erven with nine different land uses and streets. The number of erven and proposed land uses are as follows:

- 281 "Single Residential" Erven,
- 5 "General Residential" Erven,
- 4 "Institutional" Erven,
- 3 "Local Authority"
- 8 "General Business" Erven,

- 2 "Parastatal" Erven
- 1 "Undetermined" Erf
- 3 "Public Open Spaces", And
- 1 "Street".

11.1 Design Features

Portion 167, Swakopmund was planned as part of a far larger northern extension of Swakopmund laid out on fourteen portions of Portion B of the Swakopmund Town and Townlands Number 41, namely, Portion 165, 166, 168, 169, 170, 171, 172, 173, 174, 175, 176, 180 and 181, Swakopmund.

The layout has been designed in such a way that the physical attributes and the natural features of the terrain are taken into consideration to limit construction costs. In addition, existing land uses, and future communication networks have been considered as well.

11.2 Access and Street Width

Portion 167, Swakopmund is accessed via the activity corridor, Portion 181 (Street) that runs the length of the designated area linking it to the existing street network connecting to the Matutura extensions, and connecting southwards into Portion 168, Swakopmund (proposed Prestige Valley Extension 7). Two roads will interconnect the township to its neighbourhoods. The road that links it to an internal street network of 13-metre-wide streets and the activity corridor, Portion 181 is 20 metres in width. It starts at the upper part and terminates at the lower part of the portion onto Portion 168, Swakopmund.

A 20-metre street and a 15-metre wide street provide a southward linkage to the surrounding layouts. With only two exceptions, all street junctions are T-junctions. This is done as a traffic control measure to create safer streets for inhabitants. The street lengths constitute 5.6 kilometres and are 57 264m² in extent.

11.3 Infrastructural Provision

Municipal infrastructure services provision required will be provided by extension of the existing networks.

11.4 Residential sites

Most erven range from 450m² to 570m² in size, so that they achieve the Council's desired housing supply and increased affordability for the targeted households planned for the township. They are to accommodate the large numbers of households in need of affordable housing options and to make provision for extended families. The majority zoning is proposed to be "residential" with a density of one (1) dwelling per 300m² (1:300).

The street design allows for identification by residents of local neighbourhoods and minimises vehicle traffic flows through these neighbourhoods. Some extra level of peace and security is planned by these street designs.

There are five "general residential" sites assigned with a density zoning of one (1) dwelling per 250m² (1:250).

11.5 Institutional sites

Four institutional sites have been created, being reserved for church or charitable organisations seeking to provide support to residents of the proposed township.

11.6 Business sites

Eight business sites forming two business nodes have been created along the activity corridor on the east, which is deemed adequate to serve the proposed township on Portion 167, Swakopmund.

Business sites located along the activity corridor are meant for small-scale businesses that serve respective townships and the entire designated areas and create local employment opportunities. To ensure development on these sites are compatible to the residential area setting, a bulk of 1.0 is proposed.

11.7 Parastatal and Local Authority

Two sites have been earmarked to accommodate the Erongo Red substations, as requested by that organisation.

Three local authority sites have been created, the two along the activity corridor have been reserved for open markets integrated with the commercial node while the site located on the western side of the township is earmarked for any future general administrative need or support infrastructure aimed at improved and efficient service delivery.

11.8 Public Open Space (POS)

The “public open spaces” and streets constitute totals of 24 848m² and 57 161m² which is 7.6% and 17.4%, respectively, of the township area. This area is being supplemented by “public open spaces” in the surrounding townships as they have been planned as a unit.

Conveniently located multifunctional public open space sites have been created for extensive recreational activities. Their location conforms to the minimum standard of no more than five minutes’ walk to a local park.

12. Township Name

The proposed township on Portion 167, Swakopmund will be called “Prestige Valley Extension 10” as it has been endorsed by the Surveyor General’s Office. See Annexure F.

13. Conditions of Establishment

The following are the proposed conditions of the establishment.

- A. *The following conditions shall be registered against the title deeds of all erven except those are zoned “Public Open Space” and those are zoned “Local Authority”:*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme

prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018).

- B. *The following conditions shall be registered against the title deeds of "Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least three (3) times the municipal valuation of the erf;

- C. *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

- D. *The following conditions shall be registered against the title deeds of "Business" and "General Residential" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

14. **Financial implications**

The proposed township establishment is subject to application fees, an environmental assessment study, surveying, and registration costs.

The Urban and Regional Planning Board's application fees will be N\$7 187.50 and the environmental impact assessment exercise is expected to be within N\$250 000.00 (for the whole designated area) while the surveying cost is estimated to be approximately N\$300 000.00. Registration cost is unknown at moment, but it is anticipated to be low than the surveying cost.

Apart from the environmental impact assessment study, which is separately budgeted for, funds can be defrayed from Vote Number 500031014700, where sufficient is available.

15. **Conclusion**

The proposed township establishment on Portion 167, Swakopmund and the street layout for "Prestige Valley Extension 10" should be supported as it will enable the Council to realize its objective of service provision, improving the livelihood of the residents, adequate housing provision and harmonious spatial development.

In addition, the proposed township establishment is in line with the long-term vision of the Swakopmund Structure Plan 2020 - 2040. Given the motivation, it is recommended that the Council favourably consider the need and desirability for the township establishment on Portion 167, Swakopmund and approve the proposed layout and its zonings.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the Need and Desirability for the township establishment on Portion 167, Swakopmund be approved.
- (b) That approval be granted for the application to be made in terms of Section 63, 105(b) & 114(b) of the Urban and Regional Planning Act, 2018, (Act 5 of 2018) for the establishment of "Prestige Valley Extension 10" on Portion 167, Swakopmund as shown on the attached subdivisional layout plan.
- (c) That the subdivisional township layout plan and its zonings shown on the layout plan tabled at the meeting be approved.
- (d) That the "residential" erven in "Prestige Valley Extension 10" be designated for settlement of Middle-income households at a density zoning of 1:300m².
- (e) That a density zoning of 1:250m² be allocated for the "general residential" erven in "Prestige Valley extension 10".
- (f) That "business" erven in "Prestige Valley Extension 10" be assigned a bulk zoning of 1.0.
- (g) That the conditions of Establishment be as follows:

- (i) *The following conditions shall be registered against the title deeds of all erven except those that are zoned as "Public Open Space" and those that are zoned "Local Authority":*

The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to the provision of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

- (ii) *The following conditions shall be registered against the title deeds of "Residential" and zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least three (3) times the municipal valuation of the erf;

- (iii) *The following conditions shall be registered against the title deeds of "Institutional" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one (1) times the municipal valuation of the erf;

- (iv) *The following conditions shall be registered against the title deeds of "General Residential" and "Business" zoned erven:*

The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf;

- (h) **That the General Manager Engineering and Planning Services Department proceed with the necessary statutory processes to have the township "Prestige Valley Extension 10" established.**
 - (i) **That the General Manager Engineering and Planning Services Department be authorized to make minor changes to the layout, to accommodate infrastructure, improve layout dimensions or meet the Urban and Regional Planning Board requirements should it be necessary.**
 - (j) **That this decision supersedes previous Council decisions C/M 2021/08/30-16/1/4/2/1/14 and C/M 2022/01/27- 16/1/4/2/1/14.**
-

ANNEXURE A: Previous Council Decisions

11.1.15

DEVELOPMENT CONCEPT: NORTHERN BLOCKS

(C/M 2021/08/30 - 16/1/4/2/1/14)

RESOLVED:**CO: P****GM: EPS**

- (a) That an advert be placed in the newspapers informing unsolicited applications for land since all land will be advertised.
- (b) That Council approves the following transparent and easily implementable process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:
- (i) *The Council directs what type of development it plans in the different unplanned areas for a given period.*
 - (ii) *The Council identifies land that it intends to reserve for itself to ensure that the Council can make good on its mandate to control the development and sale of affordable land and housing.*
 - (iii) *The Council identifies land in specific areas to make available for private developers.*
 - (iv) *The size of the portions to be awarded to developers be confirmed in each area.*
 - (v) *Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet to participate in any call for proposals.*
 - (vi) *The Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.*
- (d) That Council approves that portions of land as per the table below be allocated for the stipulated purposes.
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated to be issued before the end of October 2021:

Portion	Main Usage	Development
175	<i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i>	Council
176	<i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i>	Council
170	<i>High / Middle Income Erven (previously cemetery)</i>	Council
171	<i>Cemetery and Park</i>	Council
172	<i>Middle / Low Income Residential (including large institutional erf)</i>	10 ha to Namibia Oysters (Pty) Ltd in exchange for Part 96
168	<i>Middle Income Residential</i>	Private developers
167	<i>Middle Income Residential</i>	Private developers
165	<i>Low-Income Residential / Industrial</i>	Not in line with the Structure Plan but is the furthest away so less of a nuisance
166 ü	<i>Low Income Residential</i>	Private developers
166 ü	<i>Low Income Residential</i>	Private developers
172	<i>Low Income Residential</i>	Private developers
174	<i>Middle Income Residential</i>	Private developers

- (f) That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.
- (g) That funds be made available for the layout as required.

ANNEXURE A: Previous Council Decisions

CORRECTIONS TO ITEM 11.1.15 OF COUNCIL'S RESOLUTION PASSED ON 30 AUGUST 2021

(C/M 2022/01/27 - 16/1/4//2/1/14)

RESOLVED:

- (a) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:
- (e) That Council calls for development proposals based on the land identified and the criteria stipulated to be issued before the end of October 2021:

Portion	Main Usage	Development
165	Low-Income Residential / Industrial	As per the Structure Plan
166	Low Income Residential	Relocation / Reception Area
167	Middle Income Residential	Private Development
168	Middle Income Residential	Private Development
169	Low Income Residential	Relocation / Reception Area
170	High / Middle Income Erven (previously cemetery)	Council
171	Cemetery and Park	Council
172	Middle / Low Income Residential (including large institutional erf)	Council
173	Low Income Residential	Relocation / Reception Area
174	Low Income Residential	Relocation / Reception Area
175	Business & General Residential (mirror the business layout of the townships to the south of the dividing road).	Council
176	Business & General Residential (mirrors the business layout of the townships to the south of the dividing road).	Howard Holdings (Pty) Ltd and Ministry of Health & Social Services

- (b) That point (f) of Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174".

**Documents
Containing
Personal
Information Are
Removed From
The Agenda As
Directed By
MANAGEMENT.**