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Reference: Portion 12 (Green Valley)**Date: 25 September 2025**

APPLICATION TO THE WALVIS BAY MUNICIPALITY FOR APPROVAL OF THE FOLLOWING

- Need and Desirability for township establishment on Portion 12 (a Portion of Portion 3) of the Farm 37 to be known as Green Valley Extension X.
- Approval of Township Layout for proposed Green Valley Extension X.

Submission to:

Municipality of Walvis Bay
Private Bag 5017
Walvis Bay, 13013

Prepared for:

Applicant/future landowner:
Nalitungwe Community Saving Foundation
(21/2024/0253)

Current landowner:
Municipality of Walvis Bay
Walvis Bay

Prepared by:

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Annexure A: Proof of Consultation

Annexure B: Local Authority Approval & Council Minutes

Annexure C: Township Layout Plan



1. Introduction and Background

The purpose of this planning report is obtaining approval from the Municipal Council of Walvis Bay for the proposed township establishment and township layout on Portion 12 (a Portion of Portion 3 of Farm 37) to be known as Green Valley Extension X in accordance with the Urban and Regional Planning Act of 2018.

The Nalitungwe Community Saving Foundation (the applicant) have applied to the Municipal Council of Walvis Bay to purchase Portion 12 of Farm 37 for the establishment of a new residential township.

The applicant has appointed Stewart Town Planning CC to deal with town planning matters as required under condition (3) of the Council land allocation letter (**see attached Annexure B**).

Stewart Planning is therefore requesting approval for the following:

- Need and Desirability for township establishment on Portion 12 (a Portion of Portion 3 of the Farm 37) to be known as Green Valley Extension X.
- Approval of Township Layout for Portion 12 proposed Green Valley Extension X.

The approval will allow Stewart Planning to submit further application to the Urban and Regional Planning Board (URPB) for layout and township establishment approval.

2. Locality and Ownership

The site is located some 10 kilometres south-east from the centre of Walvis Bay, adjacently south of the C14 road to the Walvis Bay airport. The development falls within the emerging urban corridor developing towards the South- eastern side of the City of Walvis Bay known as “Green Valley.”



Figure 1: The locality of Portion 12 of Farm 37 is circled in red.

Ownership of the property, Portion 12 (a Portion of Portion 3 of Farm 37) Walvis Bay, still vests with the Municipal Council of Walvis Bay. However, the Municipal Council of Walvis Bay has alienated the subject piece of land to the applicant pending registration. The applicant is formally registered with BIPA as a non-profit association incorporated under section 21 under the name Nalitungwe Community Saving Foundation (21/2024/0253).

Portion 12 (a Portion of Portion 3 of Farm 37) was created as a block portion for future township extension to the Green Valley housing project.

3. Site Attributes

The site is relatively flat with a gradual downwards slope to the southwest. The site remains vacant and there are no natural features such as high dunes. The site area is dry and arid and has no natural vegetation as it is part of the desert area.

The site is subject to a frequent of south westerly wind and eastern berg winds as characterised by the whole Green Valley development.

4. Need and Desirability

Farm 37 was allocated to be a “Strategic Land Reserve” to accommodate growth of the town for the next 20 years in the Walvis Bay Urban Structure Plan of 2022. The need and desirability for township establishment on Farm 37 was approved by then Minister of Urban and Rural Development back in 2018.

It is a common fact that the population of Walvis Bay is expanding at an extraordinary rate. As such, there is a growing disparity between the backlogged supply of low-cost erven and the increasing demand.

Therefore, the Municipal Council of Walvis Bay in 2016 took a bold decision to embark upon the elimination of backyard shacks throughout the Township of Kuisebmond where majority of the ultra-low-income population are currently residing.

The above-mentioned concerned group has been experiencing harsh living conditions whereby they live within limited space, generally at the back of any existing formal houses where a few shacks would be erected in efforts to hide from the formal authorities. This creates a scenario whereby they live very close to each other and as these structures are illegal, they are made with makeshift materials that are readily available such as cartons, cheap wood, plastics, and nets that are residue materials from fishing ships.

Such materials are highly flammable. Given the weather in Walvis Bay, the people require this material as a source of power and energy, as well as lighting up their homes and cook as the shacks are not connected to any power supplies. This put the inhabitants at high fire risks. On a monthly basis these people experience hazardous fires that not only destroy their homes but often also results in fatal cases.

During October 2024, the informal areas such as Twaloloka and Otweya settlements were engulfed by backyard shacks fires, and the communities were left destitute. It is the

intention of the applicant to help address this issue by developing the site for a low-cost housing development. The proximity of the site to industrial developments planned on Farm 38 and 58 means that the community will have jobs to pay for municipal services and make a living in general.

The Nalitungwe Community Saving Foundation (the applicant) comprise of approximately 550 members who need land for housing. Each member is classified as household in need of a dwelling house designed for the occupation of a single family on a serviced erf. Therefore, the group requires approximately ± 550 residential erven for the development of ± 600 houses.

Each member contributes monthly through a saving scheme to realise this development goal. Given the demand for housing in Walvis Bay, the applicant has applied to purchase Portion 12 to develop a new township for its members.

5. Township Establishment

5.1. Background and Project Approach

As mentioned earlier in my introduction the site was created and approved as part of the block portions for future township extensions to the Green Valley housing project. The Municipal Council of Walvis Bay has formalised a few portions of the Green Valley development already and some are inhabited by the Walvis Bay community.

Portion 12 township layout design philosophy is not planned in isolation but is well integrated with the adjacent portions such as Portions 11, 13 and 14. Alternatively, any change to the draft designs of the surrounding portions should be influenced by the Township Layout of Portion 12.

5.2. Layout Design

The Township and Layout Design for Portion 12 (a Portion of Portion 3) of the Farm 37 is attached to this report as **Annexure C**.

5.2.1. Residential Component

A total of 553 Single Residential erven will be created which will be in a range of $\pm 220\text{m}^2$ to $\pm 500\text{m}^2$. The layout will further provide for 4 General Residential erven with a total combined erf size of $\pm 8459\text{m}^2$. These erven will be reserved for the development of block of flats or can be subdivided and rezoned for single residential plots for the creation of free-standing dwelling units if necessary.

5.2.2 General Business

The layout will also provide for 5 General Business erven with a total combined erf size of $\pm 10295\text{m}^2$. These business erven are located strategically around the development. The biggest General Business erf namely, erf 561 is $\pm 8299\text{m}^2$ and located towards the entrance of the development at the northern edge. This has been strategically located to take advantage of the residential traffic passing by from nearby extensions.

In future and if necessary, the said erf can be subdivided into smaller portions depending on demand and change of dynamics. The other four General Business erven 562, 563, 566 and 567 are between $\pm 400\text{m}^2$ and $\pm 680\text{m}^2$ in extent respectively and are located more centrally for the local needs of the surrounding residents.

5.2.3 Institutional

Erven 558 to 560 (3 in total) will be zoned Institutional to accommodate land uses such as a primary school, early childhood development centre or church.

5.2.4 Utility Services

There are four "Utility Services" zoned erven. Erven 584, 585, 586 and 587 are zoned utility services. They will be used by Erongo RED for the development of substations and related electricity services connections.

5.2.5 Public Open Space

- 12x Land portions (Portions 588 to 599) are reserved as open space and for divergent functions as follows:
- Portions 590, 592, 595, 596, 597, 598 and 599 are reserved as playparks ($\pm 970\text{m}^2$ - 6700m^2).
- Portion 588 is reserved as a larger neighbourhood park ($\pm 5,400\text{m}^2$) and is located next to the biggest General Business erf.
- Portions 589, 591, 593 and 594 are reserved as pedestrian links which will help improve walkability for residents and create space for the provision of infrastructure/services.

5.2.6 Road Layout

The site layout considers the main arterial routes and streets of adjacent townships as it is located between existing and proposed townships in the bigger Green Valley development.

The townships are mostly residential and complementary to the site. Streets also link with each other and are consistent in terms of width and function. Therefore, the layout is designed so that the main arterial roads allow for through traffic to adjacent townships. It is important to note that these main arterial links do not allow direct access to the properties in the proposed development.

The design enables that most of the traffic generated by the development will be contained within the development itself. As such these main roads that will carry high volumes of passerby traffic are ± 40 meters wide. The collector streets within the development are ± 20 metres wide to enable to link the individual erven to the wider development. The local streets are ± 13 metres wide and cater for direct access to the individual erven in the development.

The table on the next page is a summary of the percentage of land allocated to the different zonings.

Table 1: Summary Table of the Erven created in the layout of Portion 12 of Farm 37 (Green Valley).

TABLE 1: ZONING SCHEDULE			
ZONING	NO. OF ERVEN	TOTAL AREA	% OF TOTAL AREA
Single Residential	553	13.4534 ha	44.66 %
General Residential 1	4	0.8459 ha	2.81 %
Institutional	3	2.2892 ha	7.60 %
Public Open Space	12	2.1826 ha	7.25 %
General Business	5	1.0295 ha	3.42 %
Local Business	12	0.2988 ha	0.99 %
Utility Services	4	0.0527 ha	0.17 %
Municipal Purpose	6	0.2317 ha	0.77 %
Street	Remainder	9.7372 ha	32.33 %
TOTAL	599 & Rem.	30.1210 ha	100.00 %

6. Engineering Services

6.1. Access

The access to the development will be gained off the existing District Road 1983 (D1983) that will be aligned such as to allow to access points onto Main Road 0036.

The applicant will make suitable arrangements for the provision of internal roads and pavements. This infrastructure will be provided within the road reserves of the proposed township to the satisfaction of the Local Authority

6.2. Water, Sewer & Electricity

Portion 12 have no internal services or access to nearby bulk services to water, sewerage, and electricity. It is recommended that the applicant should be responsible for the provision of internal services (water, sewerage, electrical, roads). The provision of bulk services for Green Valley must also be provided, and this cost must be shared proportionately between all extensions.

The applicant will make suitable arrangements with the Local Authority for the provision and installation of water, sewer, and electricity infrastructure so that each property has access to these services. The Local Authority purchases bulk water and electricity from NamWater's Coastal Business Unit and Erongo RED, respectively.

7. Public Consultation

7.1. Notification procedure

Notice of the application was given in terms of the Regulations relating to Urban and Regional Planning in the following manner:

- Regulation 10(1): Publish once in the Government Gazette; and
- Regulation 10(3): Publish once a week for two consecutive weeks in two newspapers circulating widely in Namibia.

Erongo RED was notified for their input and comments on 25 October 2024. The municipality was also notified as the adjacent landowner. A notice was not placed on-site as the site is not located close to the urban edge and members of the public. Proof of consultation is attached **Annexure A**.

- No written comments or objections to the proposed township establishment were received from public by the deadline date. Erongo RED did not provide their input on the township layout.
- After the deadline for representations, comments and/or objections lapsed on Friday, 25 October 2024 there were no objections received for the application.
- After the extended deadline on Friday, 08 November 2024 there were no objections received too.
- The extended deadline was a result of the notice to Erongo RED.

8. Legislation

In this section, the proposed township is assessed in terms of the following legislation:

- Urban and Regional Planning Act of 2018.
- Local Authorities Act of 1992.
- Environmental Management Act of 2007.

8.1. Urban and Regional Planning Act of 2018

Township establishments can only be approved in terms of the Urban and Regional Planning Act (No.5 of 2018). This application procedure is set out in accordance with the prescribed requirements of the Act, and in particular Part 2 of Chapter 9 of this Act.

8.2. Local Authorities Act of 1992

The sale of Portion 12 of Farm No.37 was approved by the Council, subject to conditions, on **07 May 2024**. The sale of land has been advertised, and the Council has/will make the necessary submission to the Minister of Urban and Rural Development for approval in terms of the LA Act of 1992.

Once the township has been established and developed, then the provision of services will be guided by the Local Authorities Act of 1992, including all relevant municipal regulations and policies.

8.3. Environmental Management Act of 2007

Township establishment is a listed activity that requires an Environmental Clearance Certificate (ECC) in terms of the Environmental Management Act (No.7 of 2007). Thus, an application for an ECC will be lodged with the relevant functionary.

9. Policy

In this section, the proposed township is evaluated in terms of the following policies:

- Walvis Bay Urban Structure Plan (WUSP).
- Walvis Bay Residential Density Policy.
- National Housing Policy.
- Ministerial Town Planning Standards and Urban Design Guidelines.
- Guidelines for Human Settlement Planning and Design.
- UN-Habitat Guidelines.
- ALAN Panhandles Guidelines.

9.1. Walvis Bay Urban Structure Plan (WUSP)

Green Valley as a new township outside of Walvis Bay has not been identified or discussed in terms of the Integrated Urban Spatial Development Framework (IUSDF) of 2014 but has been included with the reviewed Walvis Bay Urban Structure Plan of 2022.

Therefore, no specific spatial master plan has been prepared for Green Valley to date, which means each township extension is designed in isolation with limited spatial guidance and/or integration with other townships.

Nonetheless, specific care has been given to integrate the township layout of Portion 12 with the layouts of Portion 11, 13 and 15 to ensure adequate street and pedestrian linkages.

All layouts submitted to the Council will be evaluated in terms of the extent to which it complies with the planning standards as contained in Table 31 of the Structure Plan of 2022. An evaluation is provided in

Table 2 below.

Table 2: Evaluation of township in terms of the planning standards contained in Table 31 of the Structure Plan.

LAND TYPE	PROVISION STANDARDS	ADDITIONAL NOTES	EVALUATION
Early Childhood Development (ECD)	One site for a small nursery school with 45 children for every 100 households of 300m ² in size.	Within walking distance (15 minutes walking or one km) from residential units and should be clustered with school sites where possible.	The township makes provision for about 553 households, therefore, there will be a need for about 5 ECD which can be provided on any suitable Single Residential erf with

LAND TYPE	PROVISION STANDARDS	ADDITIONAL NOTES	EVALUATION
			consent from the Council. In addition, two smaller Institutional erven have also been provided which can accommodate a cluster between a church and ECD. Therefore, the township will comply with this provision.
Primary Schools	One school per 3000 to 4000 population. Minimum plot size: 2.4 ha	In the determination of the need, adjacent areas and its over/under provision shall be considered to ensure that supply will be adequate.	The design of Portion 12 took into consideration the adjacent extensions that made provisions for large institutional plots to cater for a primary and secondary school. Notwithstanding the above, a $\pm 18596\text{m}^2$ site has been provided for a primary school.
Secondary Schools	One school per 6000 to 10000 population. Minimum plot size: 4.6 ha	In the determination of the need, adjacent areas and its over/under provision shall be considered to ensure that supply will be adequate.	
Location of Schools	It is desirable that primary and secondary schools are located adjacent to each other to share some facilities, especially sport fields.	Where schools are located next to each other, Council will consider a reduction in land requirement based on the gain from shared facilities.	
Business and office land	To be provided at a rate of at least 11m^2 per household. Therefore, a township with 450 households, at least 4950m^2 for retail and office purposes.	Council will promote the combination of business buildings with residential land use; business at the ground floor and residential on the upper floors.	The township will cater for about 638 households (Single and General Residential) and will require about $7,000\text{m}^2$ of business land of which $13,282\text{m}^2$ has been provided. In conclusion, the township makes sufficient provision for business and office land uses.

LAND TYPE	PROVISION STANDARDS	ADDITIONAL NOTES	EVALUATION
Industrial land	To be provided at a rate of 9m ² per household, thus 4050m ² for a township with 450 households.	This is related to light industrial land integrated into townships.	No light industrial land has been provided as this is largely provided on nearby Portion 10 and Farm 38 which are situated 1km and 2km from Portion 12, respectively. In conclusion, it is not necessary for the provision of industrial land for Portion 12.
Other institutional land	Clinics at one clinic per 10000 population with a land size of 2000m ² .	In line with requirements of MOHSS.	The township will cater for about ±3000 people which does not justify the provision of a clinic. However, one Institutional erf with a size of 2400m ² has been provided for a potential clinic to serve the neighbourhood.
Places of Public Worship	One erf for every 2000 people.	The patterns for Places of Worship are changing in the sense that non-denominational churches are mushrooming, often taking the nature of businesses. Houses, and other suitable facilities are re-purposed to serve as churches. This often leads to conflicting land use, especially in residential areas.	The township will cater for about ±3000 people which may justify the need for one or two churches which can be permitted on any suitable Single Residential zoned property with consent from the Council.
Public Open Space	5% of total land area with the following specifics:	See the provision of the public open space policy framework.	The township makes provision for 7.25% of POS which is fully

LAND TYPE	PROVISION STANDARDS	ADDITIONAL NOTES	EVALUATION
	One neighbourhood park per township of 450 households, with a minimum size of 5000m². Play parks at a rate of 4 per township with 450 households, with a size of 500m² each.		compliant with the 5% requirement. For 638 households, 1x neighbourhood park have been provided with a size of 5,400m². A total of 7 play parks, ranging between 970m² to 6700m² have been provided. The playparks have been combined to create larger and more significant parks in the township. In conclusion, the layouts will comply with public open space standards.
Sport Fields	Mainly linked to schools and on school sites. Public sports fields at a rate of 1 public sport field of 6 Ha for every 4500 households.		The township makes provision for 600 households which does not justify the need for the provision of a public sports field.
Municipal Purposes	To be discussed with Planners.		No municipal purposes erf has been provided in the township.
Utilities	To be determined by utility providers.		A total of 3x substation erven have been provided and meet the minimum site standards of Erongo RED.

In conclusion, the proposed township is fully in accordance with the general provisions and standards of the IUSDF and the Walvis Bay Urban Structure Plan.

9.2. Walvis Bay Residential Density Policy (WRDP)

The Farm 37 or Green Valley development falls under the zone 1B (1:100) residential density zone as shown in figure 2 below.

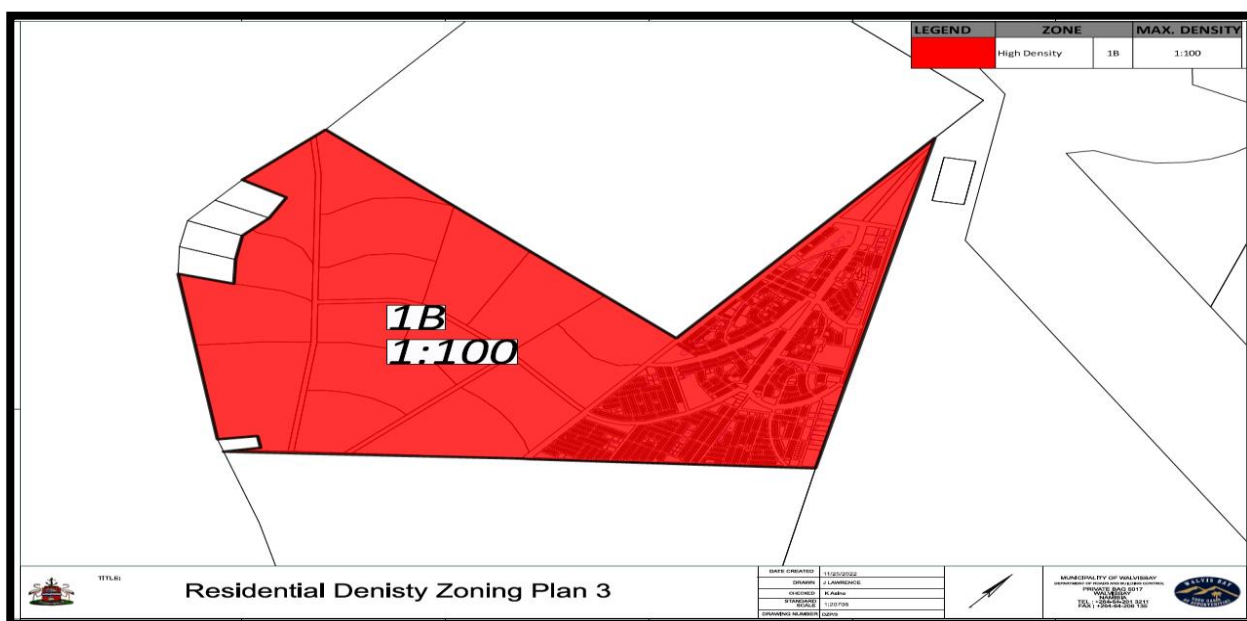


Figure 2: Green Valley falls within a 1:100 density zone (Credit: Municipality of Walvis Bay).

This development is also a special case development as mentioned earlier in this report. Therefore, the proposed densities of 1:100 for General Residential erven, and 1:200 for Single Residential erven are fully supported and in accordance with the Walvis Bay Residential Density Policy.

9.3. National Housing Policy of 2023

The Ministry of Urban and Rural Development has reviewed the National Housing Policy in 2023, and provision is made for housing subsidies for the ultra-low- and low-income groups which is the case for Portion 12 of Farm No.37

The proposed township will help meet the overarching goal of the Ministry which is to:

“...enable broad access to housing opportunities and adequate housing to progressively improve living and socio-economic conditions for urban and rural residents through a committed partnership between stakeholders in government, civil society, the private sector, residents and international development partners.”

The Ministry also recognises the need to review the 300m² residential plot size and that applications for the creation of erf sizes less than 300m² were considered with proper consultation from the community.

It is against that backdrop, the Nalitungwe Community Saving Foundation have requested erf sizes of a minimum 220m² to approximately 500m² in extent to allow for a mix of affordability levels and housing typologies, therefore, erf sizes less than 300m² is considered needed and desirable from the community level.

In conclusion, the proposed township is fully in accordance with the overall goals of the National Housing Policy of 2023.

9.4. Ministerial Town Planning Standards and Urban Design Guidelines

The township layout, erf sizes, street widths, and public open space are fully in accordance with the Ministerial guidelines as evaluated in below. The first column contains the applicable standard/guideline whereas the second column is the evaluation of whether the town planning layout meets that standard or not.

Table 3: Evaluation of township layout in terms of the Ministerial Town Planning Standards and Urban Design Guidelines.

STANDARD/GUIDELINE	EVALUATION
MINIMUM ERF SIZES	
<i>The minimum erf size for single family housing (single residential) remains at 300m².</i> <i>A range of residential erf sizes be planned for all future Principle Layout Plans to cater for alternative housing options; and</i> <i>The Minister of Regional and Local Government, Housing and Rural Development may approve smaller erven for informal upgrading projects or ultra-low-income housing projects or other special justified cases.</i>	- The Minister has previously granted exemption to create erf sizes of 220m² in previous Green Valley townships, therefore, exemption will be obtained from the Minister to create erf sizes less than 300m². - Erf sizes range between 220m² to 500m² to provide for a wide range of erf sizes and housing options/choices.
STREET LAYOUT AND WIDTHS	
<i>In terms of general street layouts, the street network should lead to a central public place or activity node. Furthermore, the street layout should complement the natural landscape and promote access and vistas to public areas.</i> <i>Street widths are subject to the level of development of land (vacant land vs in situ formalisation / upgrading). In this regard, the following is proposed:</i> <i>For vacant land, a minimum street width of 10m (6m for cars and 4m) for pedestrians and services required in street reserve); and</i> <i>For in situ formalisation / upgrading, a minimum street width of 4m is acceptable for short access streets and 6m for longer access streets.</i> <i>Transport and movement systems design and used in urban areas are classified in terms of its function and purpose of form a clearly distinguished street hierarchy. In this regard, three basic classifications are used as follows:</i>	The township has a semi-irregular grid street layout with main roads leading to a central business area and public square, open spaces, higher density development, and a school. Through flow traffic is also limited in single residential areas. Therefore, township layout will comply with the general street layout guidelines. Portion 12 borders two traffic distributor roads (40m and 20m wide) on the western and eastern boundary respectively. Internal collector roads of 20m width are planned on Portion 12. Internal access streets are 13m wide with no cul-de-sacs. The street layout is also linked and integrated with the draft township design for Portions 11, 13 and 14 of Farm No.37. The road reserves will include space for pedestrians (sidewalks), services, vehicle parking, and municipal services, and will comply with this guideline.

STANDARD/GUIDELINE	EVALUATION
• <i>The highest order streets are called major arterials or traffic distributors and generally have a width of 20-30m.</i> • <i>The middle order streets are called neighbourhood arterials or collector streets and generally have a width of 13-20m; and</i> • <i>The lowest order streets are referred to as access streets and are generally 10-13m wide.</i> <i>The street widths are for the entire street reserve and not only for driving lanes for vehicles. Included in the street reserve must be:</i> • <i>space for pedestrians (footways).</i> • <i>landscaping (planting) & street furniture.</i> • <i>bicycle lanes.</i> • <i>vehicle parking; and</i> • <i>municipal services (water, sewerage, communication, electricity, lighting)</i>	The layouts make provision for sufficient access points evenly distributed on all boundaries to facilitate a fair distribution of traffic movement and flow to future adjacent urban areas. In conclusion, the general street layout and minimum street widths of <i>Portion 12</i> are fully compliant with the Ministerial Town Planning Standards and Urban Design Guidelines of 2013.
PUBLIC OPEN SPACE	
<i>Public Open Spaces should not only be provided for sufficiently in the layout plan but should also be developed and maintained in such a way to be multi-functional and promote social interaction and accessibility (neighbourhood parks should be within 500m walking distance and 1km for vehicle access at a ratio of 1 park per 300 erven).</i> <i>Erf prices should include development costs of public open spaces. Private developers (via private public partnerships) can contribute to fund and develop open spaces before the construction of projects commences. However, spending of funds by the authorities should focus on the provision and strengthening of public areas and facilities.</i> <i>The current standard for provision of public open spaces in terms of percentage of developable land is 10-15% for high density areas and 5-10% for medium to low density areas (and industrial areas) at a ratio of at least one open space per neighbourhood. Local Authorities should compile Public Open Space Policies and should ensure that these recreation / nature / public areas remain useful for its purposes.</i> <i>Open Spaces are planned for various purposes like, nature parks, sports / recreation fields, social</i>	A variety of public open spaces are provided in the layout to serve divergent functions and purposes as described below: Portions 590, 592, 595, 596, 597 and 599 are play parks with sizes ranging from 970m² to 6700m² and located within 500m walking distance to any single residential erf. Portion 588 is a large neighbourhood park (±5,400m²) next to the General Business site which can be used during special functions/events and will also help cater for surrounding township extensions. The remaining public open spaces are linear pedestrian links which will shorten walking distances in the township. These links are 5-10 metres wide to ensure they do not change into dark and dangerous alleyways. Portion 12 is considered a low to medium density area¹ and thus a total of 6.14% of public open space has been provided which meets the required guideline of 5-10% for medium to low density areas.

STANDARD/GUIDELINE	EVALUATION																				
<i>interaction spaces (urban squares), integrated movement systems, storm water drainage systems, etc. and are not “vacant” land for residential or other urban infill development.</i>	More public open space is not recommended, as Portion 12 is in a desert climate with limited water supply, therefore, it is not practical or sustainable to provide large green parks in Walvis Bay.																				
<i>The table below indicates general design standards for public open space provision:</i>	In conclusion, the provision of public open space within Portion 12 is fully compliant with the Ministerial Town Planning Standards and Urban Design Guidelines of 2013.																				
<table><tr><th>Type</th><th>Area per 200 house holds (1000 people)</th><th>Size (m² / ha)</th><th>Spatial distribution ratio</th></tr><tr><td>Play parks</td><td>0.3 ha</td><td>200-1000 m²</td><td>1 per 1 km</td></tr><tr><td>Local parks</td><td>0.4 ha</td><td>4000 m²-1ha</td><td>1 per 1-2 km</td></tr><tr><td>Neighbourhood parks</td><td>0.5 ha</td><td>Min. 1ha</td><td>1 per neighbourhood</td></tr><tr><td>Sports fields</td><td>0.6 ha</td><td>4ha-8ha</td><td>1 per neighbourhood</td></tr></table>	Type	Area per 200 house holds (1000 people)	Size (m ² / ha)	Spatial distribution ratio	Play parks	0.3 ha	200-1000 m ²	1 per 1 km	Local parks	0.4 ha	4000 m ² -1ha	1 per 1-2 km	Neighbourhood parks	0.5 ha	Min. 1ha	1 per neighbourhood	Sports fields	0.6 ha	4ha-8ha	1 per neighbourhood	
Type	Area per 200 house holds (1000 people)	Size (m ² / ha)	Spatial distribution ratio																		
Play parks	0.3 ha	200-1000 m ²	1 per 1 km																		
Local parks	0.4 ha	4000 m ² -1ha	1 per 1-2 km																		
Neighbourhood parks	0.5 ha	Min. 1ha	1 per neighbourhood																		
Sports fields	0.6 ha	4ha-8ha	1 per neighbourhood																		

9.5. Guidelines for Human Settlement Planning and Design (The Red Book)

The Ministerial guidelines are based on the Red Book guidelines; therefore, the township layout is fully in accordance with the Red Book as well.

9.6. UN-Habitat Guidelines

The guidelines recommend streets should be 30% of the developable area of a township. Streets play an important multi-purpose function for the installation of services, access and movement of vehicles and pedestrians, and a space for kids to play.

It forms an integral part of the open space system. In this case, provision is made for 32.33% for streets. The guidelines also promote broad concepts of compact city development and neighbourhoods which are within walking distance to places of employment, shops, schools, parks, and transit systems.

Residents will be located within 500m from a creche, local park, and a future business node and makes provision for pedestrians to enter/exit the neighbourhood quite easily, therefore, the overall township design meet the general UN-Habitat Guidelines.

9.7. ALAN Panhandle Guidelines

The township layout is designed in such a manner that no panhandles were included. Please note that the single residential erven namely, 51, 52, 368 and 369 have an access of 4m each.

10. Potential Impacts

The following potential impacts have been identified and are addressed as follows:

10.1. Impact of township location on future residents

- Green Valley is situated 10km east of Walvis Bay and far from existing amenities and job opportunities. This will have a negative impact on residents who will need to commute for work and school.
- However, this impact will be mitigated once businesses and schools are developed at Green Valley, bringing opportunities and amenities closer to the residents. For Portion 12, provision is made for 3x General Business erven and 2x Institutional erven to help meet the future demand for services.
- Green Valley is located closer to Farm 38 and 58 which may develop into industry and create nearby job opportunities.
- With time, Green Valley has the potential to develop into a self-sustaining town and reduce the commuting patterns of residents.

10.2. Impact of proposed land use on receiving environment

- Green Valley is situated in a desert environment with a limited water supply and Namibia imports 60% of its electricity, therefore, consumption of water and energy should be used on a sustainable basis. The use of solar geysers and water efficient taps and systems should be encouraged with the development of Portion 12.
- Townships also generate solid and liquid waste which needs to be contained and managed properly to minimise pollution on the natural environment.
- The site identified for Green Valley is not situated within the Dorob National Park nor is it a sensitive habitat for any endangered plant or animal species.
- The land does not contain shifting sand dunes, but with the development of buildings, windblown sand may be lodged against permanent structures and create small dunes which needs to be removed on a weekly/monthly basis as needed.

10.3. Impact of the lack of services and amenities in the short term

- Green Valley residents do not have immediate access to amenities such as shops, schools, and employment opportunities and needs to commute to town. The lack of services is also a problem for the short term.
- Residents have had ongoing discussions with the municipality and business community to provide basic necessities and transport.
- With time, it will be necessary to develop businesses and schools and other amenities in support of residents living at Green Valley. The short-term negative impacts will be resolved once Green Valley develops into a fully-fledged town.

10.4. Sale of land

- The sale of land was advertised and did not receive objections from the public. Therefore, the sale of land has no principal issues.

10.5. Municipal landfill and solid waste removal

- Green Valley is located far from the existing municipal landfill site which will increase the cost of transport for refuse removal services for the Council and residents.
- Residents are unlikely to travel to the current landfill which can lead to illegal dumping practices and can pollute the surrounding environment.

- As Green Valley continues to grow, so too will the need to establish a new landfill site if considered needed and desirable by the Water, Waste, and Environmental Management Section of the Walvis Bay Municipality.
- A site on Farm 38 is considered a potential suitable location as it will be located, close to Green Valley and adjacent to industrial land uses rather than residential. It is not located close to any 1:50 year flood line and can be located far from the airport. The predominant south-westerly will also carry bad odours away from Green Valley residents. Given the physical soil properties, such a landfill will need to be properly fenced and maintained to ensure no rubbish is carried by wind into the desert.

11. Conclusion

The following provides a summary of the report:

1. The purpose of this report is to obtain Council's consent for township establishment and township layout approval on Portion 12 of Farm No. 37 (Green Valley) in terms of the Urban and Regional Planning Act of 2018.
2. The Municipal Council of Walvis Bay allocated Portion 12 of Farm 37 to Nalitungwe Community Saving Foundation (the applicant) at their meeting held on 07 May 2024 subject to conditions (**see Annexure B**).
3. The applicant has appointed Stewart Planning to deal with town planning matters hence the purpose of this report is to obtain Council's consent on the township establishment and township layout approval in terms of the Urban and Regional Planning Act of 2018.
4. Portion 12 of Farm 37 forms part of Green Valley which has been earmarked for residential development in terms of general Council policy.
5. The residential township is considered needed and desirable to help meet the demand for affordable housing in Walvis Bay, and in particular the Nalitungwe Community Saving Foundation group which comprise of ±550 members.
6. A township layout has been prepared for the proposed development (see Annexure C). The layout generates a total of 599 land portions of which 553x will be single residential erven, 4x general residential erven, 4x institutional erven for a sizeable function such as clinic and church, 5x general business erf of sufficient size, 12 Local business for small and medium enterprises, 4x utility services erven for substations, and 12x public open spaces, 6x for municipal purpose (parking) and the rest as streets. The layout makes provision for a total of 553 freehold houses and 85 apartments, or a total of 638 dwelling units.

7. The township layout plan will be fully compliant with policies and laws such as the, *Walvis Bay Residential Density Policy, Walvis Bay Urban Structure Plan, National Housing Policy of 2023, Ministerial Town Planning Standards and Urban Design Guidelines of 2013, Guidelines for Human Settlement Planning (CSIR Red Book), ALAN Panhandle Guidelines, UN Habitat Guidelines, and the Walvis Bay Zoning Scheme, and the Urban and Regional Planning Act of 2018.*
8. The township establishment was advertised between 27 September and 25 October 2024 and did not receive any written comments or objections from the public. Proof of consultation is provided under **Annexure A**.
9. In conclusion, the establishment of a township on Portion 12 of Farm No.37 is considered needed and desirable and can be recommended for approval subject to conditions as provided below.

12. Recommendation

After due consideration, it is recommended that:

1. The establishment of a township on Portion 12 (a portion of Portion 3) of Farm No.37, be recommended for approval in terms of Section 109(2)(a) and 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) subject to the following conditions:
 - a. that a valid Environmental Clearance Certificate be obtained from the Environmental Commissioner before the application is submitted to the Urban and Regional Planning Board.
2. The township layout plan as indicated on drawing number PTN12/TE dated 24 June 2025, be recommended for approval in terms of Section 109(2)(a) and 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) subject to the following conditions:
 - a. amendments to the township layout are permitted provided that the number and size of the erven shall not vary by more than 10% provided that the percentage of public open space and the width of road reserves shall not be reduced.
 - b. that the following portions of land be reserved:
 - i. Portions 1 to 553 be zoned Single Residential with a density of 1 dwelling unit per 200m² (1:200).
 - ii. Portions 554 and 557 be zoned General Residential 1 with a density of 1 dwelling unit per 100m² (1:100).
 - iii. Portions 558, 559 and 560 be zoned Institutional with a bulk factor of 1.0.
 - iv. Portions 561, 562, 563, 566 and 567 be zoned General Business with a bulk factor of 2.0.
 - v. Portions 568, 569, 570, 571, 572, 573, 576, 577, 578, 579, 580 and 581 be zoned Local Business with a bulk factor of 2.0.

- vi. Portions 588 – 599 be zoned Public Open Space and be reserved to the Local Authority.
- vii. Portions 584-587 be zoned Utility Services and be reserved to Erongo RED as substations.
- viii. Portions 574, 575, 582 and 583 be zoned Municipal Purpose and be reserved to Local Authority as parking areas for the General and Local Business erven.
- ix. Remainder of Portion 12 be zoned Street and be reserved to the Local Authority.

3. Should Council be in support of this application Stewart Planning will provide Council with the maps to be date stamped. Further we also require the following documentation:

- Signed copy of the attendance sheet recording the Councillors present at the Council meeting.
- Signed copy of the agenda items as served before Council.
- Signed minutes of the meeting reflecting the approval of the item.
- Council Special Power of Attorney.
- Copy of the of the Title Deed or Certificate of Registered Title.

I trust the above recommendation and township establishment application meets your favourable approval. Please do not hesitate to contact us should you need additional information.

Yours sincerely,



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Yours sincerely,



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13. References

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