

# KAKERO URBAN PLANNING CONSULTANT cc

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**Reference: Aminuis Settlement**

**Date: 16 November 2025**

**The Secretary  
Omaheke Regional Council  
Ministry of Urban and Rural Development  
Windhoek  
Namibia**

**Attention: Mr. Semba**

**Dear Sir,**

## **APPLICATION TO THE OMAHEKE REGIONAL COUNCIL FOR APPROVAL OF THE FOLLOWING**

- Subdivision of portion 6 of portion 5 of the farm Aminuis reserve no.330 into portion a and b and subsequent townships establishment on portion A and B in terms of the urban and regional planning act of 2018. (to be known as Extension 1and 2 respectively).**
- Subdivision of Portion 5 of the farm Aminuis Reserve No.330 into portion A and establishment of township and layout approval on Portion A of portion 5 of the farm Aminuis Reserve no.330. (Rietquelle). to be known as Rietquelle proper).**

### **Submission to:**

Omaheke Regional Council  
Government Office Park  
Private Bag 2277  
[www.omahekerc.gov.na](http://www.omahekerc.gov.na)

### **Prepared by:**

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## Introduction and Background

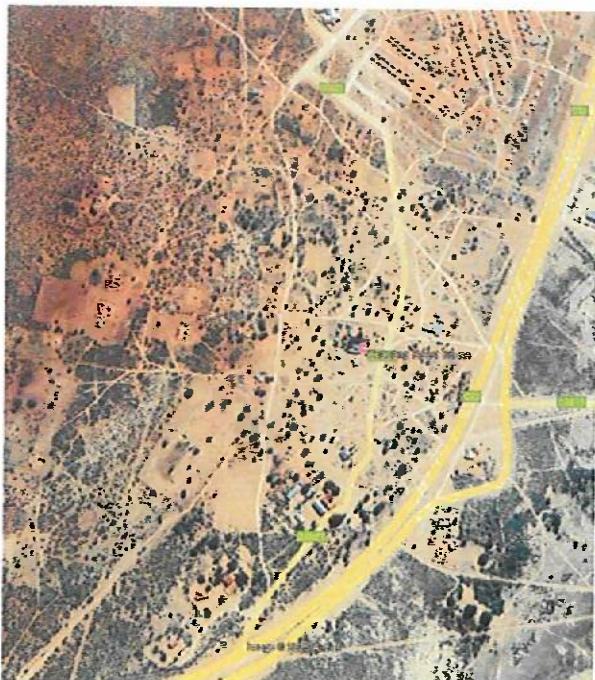
The purpose of this planning report is obtaining approval from the Omaheke Regional Council, for

- Subdivision of Portion 6 of Portion 5 of the Farm Aminuis Reserve No.330 into portion A and B and subsequent townships establishment on portion A and B in terms of the urban and regional planning act of 2018. (to be known as Extension 1 and 2 respectively).
- Subdivision of Portion 5 of the farm Aminuis Reserve No.330 into portion A and a remainder and establishment of township and layout approval on Portion A of portion 5 of the farm Aminuis Reserve no.330. (Rietquelle). to be known as Rietquelle proper).

The Omaheke Regional Council (the applicant) via the process of settlement upgrading and formalisation appointed the Kakero Uban Planning Consultancy to deal with town planning matters.

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

## Background, Property Description and Locality of The Aminuis Extension 1 And Extension 2 Respectively



The property is a reminder of portion 6 of portion 5 of the farm Aminuis reserve no.330 sitting on the South of Aminuis Proper and south west of the highway going to Aranos. The portion is about  $\pm 527381.38 = \pm 52.7$  Ha in extent and it is undetermined. 90% of the area is brown field leaving only 10% to be green field, Therefore, the planning of the area was done in accordance status quo of the place depicting physical structures such as permanent structures, utilities services like powerlines, water pipes and sewerages. Furthermore, the side inspection that was undertaken prior to commencement of planning informed the town planners about essential land use to be accommodated guided by the community, Settlement officer and the Constituency Councilor.

*Figure A above shows the status quo of the Aminuis Extension 1 and 2.*

## Background, Property Description and Locality of Rietquelle

The property description will be Portion A of portion 5 of the farm Aminuis Reserve no.330, situated on the South Eastern side of Aminuis Proper and North Eastern side of the Salt Pan (Otjikango). The proposed portion is about  $\pm 1120160.83\text{m}^2 = \pm 112.2 \text{ ha}$  in extent and it is currently undetermined. Part of the area is brown field while almost 20% of it, is green field. According to the background obtained from the community Rietquelle started as a site for the two schools the Rietquelle Secondary School and Hosea Kutako Primary School. It is now formed and exist amongst the community classified as civil servant like teachers, police officers, cleaners, some Entrepreneurs and parents of learners attending schools in Rietquelle Secondary School and Hosea Kutako Primary School.



*Figure B above shows the status quo of the Rietquelle site.*

## Ownership

Ownership of the Remainder of Portion 5 of the farm Aminuis Reserve No.330, Omaheke, still vests with the Omaheke Regional Council.

## Site Attributes

The site is relatively flat with some area conceded to be flat rocks surface. The proposed area is 70% brown field while 30% is green field, site remains vacant and are no natural features there such as mountains, rivers, forests, lakes, and valleys. It is classified as warm Climatic area.

## Need and Desirability

Aminuis Settlement have one declared township with about 5,297 residents. This settlement is currently facing challenges of land grabbing due to the influx of Aminuis constituency residents from nearby cattle post flocking for better opportunity. The major source of income for residents includes livestock farming, wages, salaries and small business. Given the rapid population growth in the settlement, the construction of services currently underway may later on have negatively impact on orderly infrastructure development in the settlement if not planned and surveyed, henceforth the need for the formalisation of this current informal setup through upgrading and township establishment additional to the current one. Therefore, the Omaheke Regional Council took a bold decision to embark upon upgrading of this place setup in order to curb land invasion as early as possible with a vision to make the process of land delivery easy and manageable.

## Township Establishment

### Background and Project Approach

The planning of the area was done following the details survey on the area that is locally known as Aminuis the Office side and the Rietquelle side where the two schools are located. Therefore, the planning of the area was done in accordance with the status quo of the place settlement depicting physical structures such as permanent structures, utilities services like powerlines, water pipes and sewerages. This process was made possible by the detail survey done a year prior to this assignment. Two land surveyors appointed by the Omaheke Regional Council to undertake a details survey. Furthermore, the side inspection that was done prior to commencement of planning informed the town planners about essential land use to be accommodated guided by the community and the Constituency Councilor. As stated earlier the Area in question is located within the Remainder of Portion 5 of the farm Aminuis Reserve No.330 as per the records from the surveyor General Office.

### Layout Design

The layout for subdivision of portion 6 of portion 5 of the farm Aminuis reserve no.330 into portion A and B and subsequent townships establishment on portion A and B in terms of the urban and regional planning act of 2018 to be known as Aminuis Extension 1 and 2 respectively and subdivision of Portion 5 of the farm Aminuis Reserve No.330 into portion A and a remainder and establishment of township and layout approval on Portion A of portion 5 of the farm Aminuis Reserve no.330 to be known as Rietquelle is attached to this report as **Annexure A**

### Residential Component

A total number of 600 Single Residential erven will be created within the 3 proposed townships, Aminuis Extension 1 and Extension 2 and Rietquelle, with a minimum size of  $\pm 300\text{m}^2$ . The layout will further provide for twelve (12) General Residential with a density of 1:150 across all three (3) Townships. 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.

### Business

The development will also provide for 65 Business erven with 16.35%. These business erven are located strategically around the whole development. They will be accommodating the current small business operation and future business needs as they arise. Mainly guided by the nature of status quo of the area.

### Institutional

A total number of six (6) erven will be zoned Institutional, where by the two biggest institutional erven will accommodate the current schools, while the other four (4) erven one will accommodate places such as the pre-primary, worship a primary school and early childhood development centres.

### Office

A total of Three (3) erven is located strategically around the development to cater for the different office needs such as political parties' office, Traditional authorities' administrative office and any other office needs.

### Local Authority

There are" seven (7) "Local Authority" zoned erven. They will be erven where by water tanks, transformers, sewerage pump stations and sewerage ponds are located. These are mostly used by CENO RED, Rural Water supply and Service Division (Omaheke Regional Council). Henceforth in the near future all this usage will be taken over by the settlement office, thus all these erven are now clustered under local authority to avoid rezoning of erven when that needs area arise.

### Public Open Space

Nineteen (19) land portions are reserved as public open space and for divergent functions as playparks and recreation, neighbourhood gathering places, pedestrian links which will help improve walkability for residents and create space for the provision of infrastructure/services as well as some Public Opens Space portion that are left to accommodate the infrastructure networks.

### Urban Agriculture

The development will cater for one (1) Erf zoned Urban Agriculture. This is to cater for the Action plan site located within the proposed Aminuis Extension 1 towards the edge of the development on the western side. Urban planning regulations, environmental factors, and social dynamics are all conceded with a limitation of the fact that the site is already in existence.

## Private Open Space

The development also provides an additional Open in a form of Private Open Space, this erf is located immediately at entrance side of the Rietquelle development. It will accommodate a multi-purpose center in the near future. Exact location for this side was a directive from the Aminuis constituency Councilor via the Omaheke Regional Office planning Division.

## Hospitality

There will be one (1) erf zoned Hospitality with a clear vision to accommodate the current guest house facility located in Aminuis Extension 2.

## Undetermined

These will be a reservation of land parcel to cater for future development needs that might arise and not necessary deemed important at this point, therefore there will be a total of two (2) erven zoned Undetermined proposed in Rietquelle township.

## Road Layout

These 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 arteria road allows for through traffic in and out of the settlement. It is important to note that these main arteria 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 passer-by traffic are ±30 meters wide. The collector streets within the development are ±15 and ±20 metres wide to enable to link the individual erven to the wider development. The local streets are between ±13 metres wide and cater for direct access to the individual erven in the development.

Tables A below is a summary of the percentage of land use allocated for Aminuis Extension 1 and 2 Respectively.

Land use	Aminuis Extension 1	Aminuis Extension 2	Total size of land allocation	Percentage
RESIDENTIAL	74917.07	100820.04	175737.11	33.09%
GENERAL RESIDENTIAL	300.91	41360.74	41661.65	7.84%
BUSINESS	59039.02	3691.31	62730.33	11.81%
LOCAL AUTHORITY	3411.31	3551.13	6962.44	1.31%
INSTITUTIONAL	0	25774.8	25774.8	4.85%
AGRICULTURE	0	65327.82	65327.82	12.30%
OFFICE	4265.23	0	4265.23	0.80%
HOSPITALITY	0	13812.34	13812.34	2.60%
PUBLIC OPEN SPACE	32460.34	28655.37	61115.71	11.51%
REMAINDER STREET	29841.02	43844.24	73685.26	13.87%
<b>TOTAL</b>	<b>204234.9</b>	<b>326837.79</b>	<b>531072.69</b>	<b>100.00%</b>

Tables B below shows summary of the percentage of land use allocated for Rietquelle township

Land use	Proper	Percentage
<b>RESIDENTIAL</b>	141316.90	<b>12.61%</b>
<b>GENERAL RESIDENTIAL</b>	27642.23	<b>2.47%</b>
<b>BUSINESS</b>	50812.97	<b>4.54%</b>
<b>LOCAL AUTHORITY</b>	2188.48	<b>0.20%</b>
<b>INSTITUTIONAL</b>	3478.70	<b>0.31%</b>
<b>PRIVATE OPEN SPACE</b>	159542.85	<b>14.24%</b>
<b>OFFICE</b>	1129.50	<b>0.10%</b>
<b>UNDETERMINED</b>	169581.52	<b>15.14%</b>
<b>PUBLIC OPEN SPACE</b>	73617.13	<b>6.57%</b>
<b>REMAINDER STREET</b>	491101.20	<b>43.83%</b>
<b>TOTAL</b>	1120411.48	<b>100.00%</b>

#### Engineering Services

##### Access

The access to the development will be gained from D3821 and D3815 which is then linking the settlement through back to Gobabis district town via C22 and the entire Region.

The applicant will make suitable arrangements for the provision of walk ways and pedestrians' safety and pavements. This infrastructure will be provided within the road reserves of the proposed township to the satisfaction of the requirement.

##### Water, Sewer & Electricity

The development will imply that service should be provided to the new Proposed Townships., i.e. Street Lights, Water and Sewer reticulation, Solid Waste Management Services, electricity with individual connections should be designed and constructed as per requirement and the budget provision. It should further be noted that the Omaheke Regional Council, Directorate of Planning and infrastructure, Service Division is to facilitate the provision of infrastructures and this will only be realized once all extensions are fully developed.

#### Public Consultation

##### 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.

The Omaheke Regional Council was notified as landowner. A notice was also placed on their noticeboard, members of the public were informed widely via social media as well as consultative meeting.

- No written comments or objections to the proposed township establishment were received from public by the deadline date.
- After the deadline for representations, comments and/or objections lapsed on Friday, 10 October 2024 there were no objections received for the application.

#### 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.

#### 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.

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.

#### 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.

#### Conclusion

The following provides a summary of the report:

1. The purpose of this report is to obtain Omaheke Regional Council's consent for the subdivision of the Remainder of subdivision of portion 6 of portion 5 of the farm Aminuis reserve no.330 into portion A and B and subsequent townships establishment on portion A and B in terms of the urban and regional planning act of 2018 to be known as Aminuis Extension 1 and 2 respectively.
2. The subdivision of Portion 5 of the farm Aminuis Reserve No.330 into portion A and a remainder and establishment of township and layout approval on Portion A of portion 5 of

the farm Aminuis Reserve no.330 to be known as Rietquelle in terms of the Urban and Regional Planning Act of 2018.

3. The applicant has appointed Kakero Urban Planning Consultancy cc 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. The residential township is considered needed and desirable to help constituency office through the Regional Council to meet the demand for housing and service delivery.
5. The township establishment was advertised between 09 September and 16 September 2025 and did not receive any written comments or objections from the public.
6. In conclusion, the establishment of townships on Portion 5 of the farm Aminuis Reserve No.330, considered needed and desirable and can be recommended for approval subject to conditions as provided below.

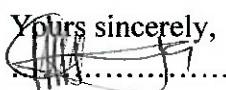
Recommendation

After due consideration, it is recommended that:

1. The Remainder of the portion 6 of portion 5 of the farm Aminuis reserve no.330 be subdivision into portion a and b and subsequent townships establishment on portion a and b in terms of the urban and regional planning act of 2018. (to be known as Extension 1 and 2 respectively).
2. The Remainder of Portion 5 of the farm Aminuis Reserve No.330 be subdivision into portion A and a remainder and establishment of township and layout approval on Portion A of portion 5 of the farm Aminuis Reserve no.330. (Rietquelle). to be known as Rietquelle proper).
3. That a valid Environmental Clearance Certificate be obtained from the Environmental Commissioner before the application is submitted to the Urban and Regional Planning Board.
4. The layout plan as indicated on different drawings numbered KUPC\_0003 and KUPC\_0004 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 conditions of establishment **Annexure B**.
5. 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.
6. Should Council be in support of this application Kakero Urban Planning Consultancy cc 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 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,



**Menesia Kuhanga**

**Registered Town & Regional Planner (NCTRTP)**