

# WALVIS BAY URBAN STRUCTURE PLAN

## PRESENTATION OF STRUCTURE PLAN PROPOSALS TO COUNCIL

14 July 2022

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# INTRODUCTION

## PURPOSE OF THE DISCUSSIONS

Plan Objectives

Strategic guidance

Review of the proposed spatial strategies

Discussion and approval for public consultation

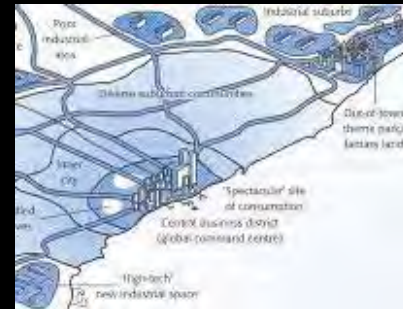


# OBJECTIVES

Revise WBIUSDF and Frame it into an Urban Structure Plans to get APA Status in accordance with the Act.

Key element is that it should spell out the planning intentions of the APA clearly, i.e. the framework guiding planning decisions must have both spatial specificity and policies which would guide decisions.

- Use of policy zones with key provisions
- Use of land designations with suitably detailed (but not over-detailed provisions)
- Use of desired land use outcomes to provide clarity
- Planners will now have professional responsibility for decisions and actions.



# STRATEGIC GUIDANCE: SOURCES

## INTERNATIONAL: SUSTAINABLE DEVELOPMENT GOALS

<b>GOAL 1</b> End Poverty in all its forms everywhere	<b>GOAL 2</b> End Hunger, achieve food security and improved nutrition and Sustainable Agriculture	<b>GOAL 3</b> Ensure Healthy life and promote well-being for all at all ages	<b>GOAL 4</b> Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all	<b>GOAL 5</b> Achieve gender equality and empower all women and girls
<b>GOAL 6</b> Ensure availability and sustainable management of water and sanitation for all	<b>GOAL 7</b> Ensure access to affordable, reliable, sustainable and modern energy for all	<b>GOAL 8</b> Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all	<b>GOAL 9</b> Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation	<b>GOAL 10</b> Reduce inequality within and among countries
<b>GOAL 11</b> Make Cities and human settlements inclusive, safe, resilient and sustainable	<b>GOAL 12</b> Ensure sustainable consumption and production patterns	<b>GOAL 13</b> Take urgent action to combat climate change and its impacts	<b>GOAL 14</b> Conserve and sustainably use the oceans, seas and marine resources for sustainable development	<b>GOAL 15</b> Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification and halt and reverse land degradation and halt biodiversity loss
<b>GOAL 16</b> Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels	<b>GOAL 17</b> Strengthen the means of implementation and revitalise the global partnership for sustainable development			

# STRATEGIC GUIDANCE: SOURCES

## NATIONAL: VISION 2030

Vision 2030 acknowledges that **urban environments play a vital role in the provision of employment, shelter, services and centres of education** but it also acknowledges that the **rapid amassing of people in an urban area can have a tremendous impact and that managing such urban environments sustainably** has become a major global challenge. Planning is recognised as an important part of meeting this challenge and the way in which it is built and managed will ultimately affect the quality of life of its residents.

By 2030, Vision 2030 envisages:

- Healthy, self sufficient rural populations and reduced rates of rural to urban migration;
- **Well planned, well managed, clean, safe and aesthetically pleasing urban areas;**
- **Recreation facilities (parks, monuments, museums, etc.) available in cities;**
- **Equitable access to land and essential services;**
- **Opportunities for innovative and sustainable employment; and**
- **Proactive citizens with high levels of civic pride and involved in decision making.**

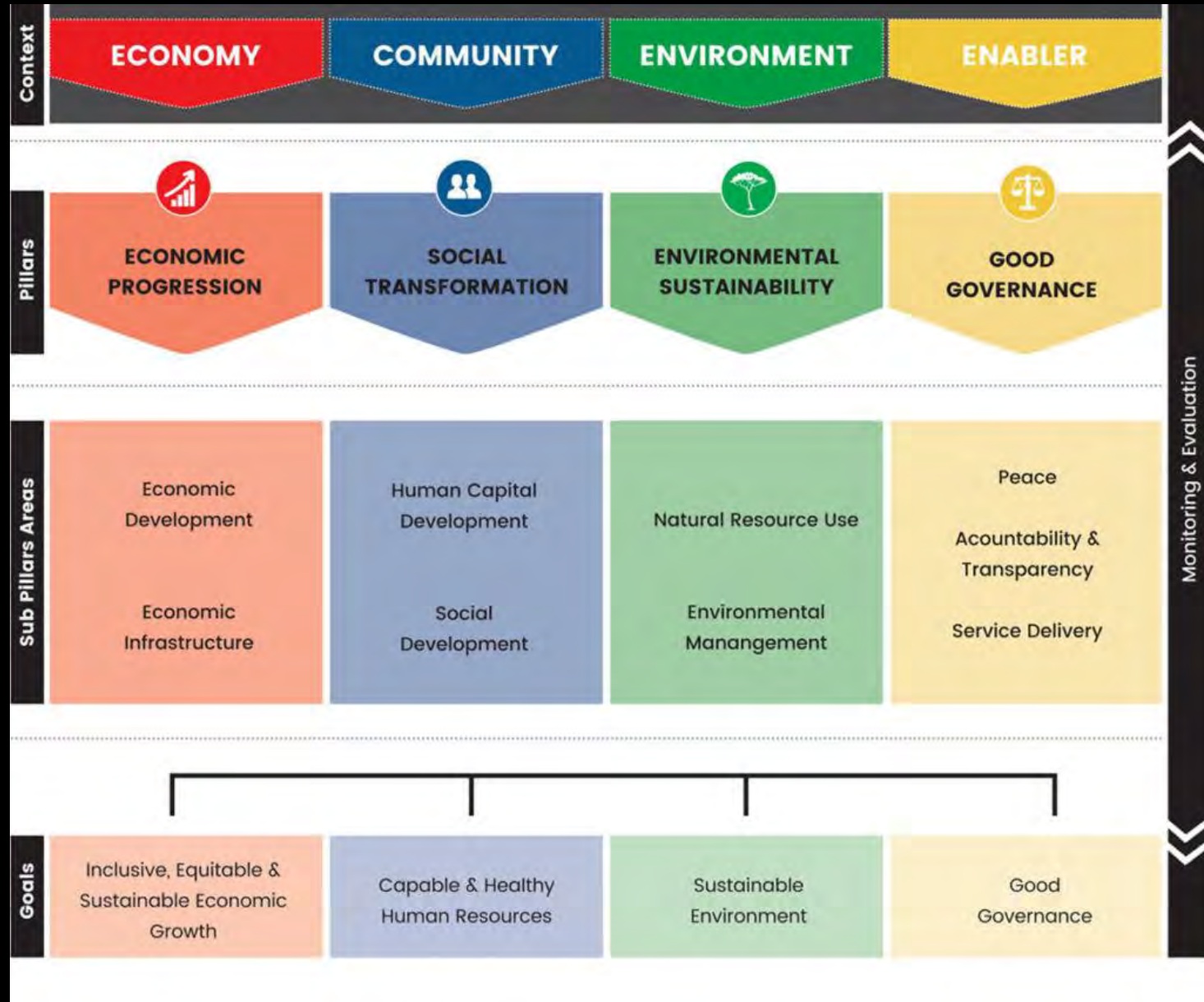
# STRATEGIC GUIDANCE: SOURCES

## NATIONAL: NDP 5

**Economic Progression** strategies revolve around creating a conducive business environment

### Social Transformation: Urban Specific

- Scaling up support for people’s housing processes, PPP’s and alternative housing construction models;
- Develop PPP’s to provide land servicing and infrastructure construction;
- Monitor national progress in housing provision; and
- Ensuring co-ordinated urban and regional development through identifying policies that impede synergies in the implementation of projects, **development of structure plans** for all local authorities and
- **densification** of existing urban areas to **combat urban sprawl**.



# STRATEGIC GUIDANCE: SOURCES

## NATIONAL: HPPII

### Focus on:

- Incentives to facilitate LDI and FDI
- Leveraging Housing to support the economy and the housing crises
- Urban land delivery with partners
- Informal settlement upgrading
- National housing delivery
- Urban Development Fund
- Community Led Total Sanitation
- Sustain investment in bulk water and sewer infrastructure
- 3 specific infrastructure development projects
  - Desalination of seawater
  - Road behind the dunes
  - WB- Tsumeb rail network upgrade



# STRATEGIC GUIDANCE: SOURCES

## LOCAL: STRATEGIC PLAN OF THE WALVIS BAY MUNICIPALITY: 2021 - 2026

STRATEGIC OBJECTIVE	
1	Create a <b>conducive business environment</b> , including an improved service delivery strategy, to attract investment and increase economic and employment opportunities
2	Provide <b>sufficient serviced land and infrastructure for housing and business at affordable prices</b> , to cater for the needs of a growing population
3	Transforming Council's staff into a capable, committed, competent, compassionate and cost effective human resource complement
4	Ensure good corporate governance through the development of an integrated Management Information System (MIS) and the revision of internal regulations, policy and procedure
5	<b>Ensure financial sustainability</b> by an increase in revenue streams through new initiatives, an increase in the collection of revenue and effective debt management and cost cutting strategies
6	Improve public safety and community resilience through emergency and disaster risk management systems
7	Ensure a healthy public living space to increase quality of life for all and to contribute toward socio-economic development and support youth development
8	<b>Provide, maintain and improve municipal infrastructure</b> and assets to suitable, acceptable and feasible standards



**WHEELHOUSE/BRIDGE**  
Transformational Leadership and Governance

**THE TOP DECK**  
Local, National and International Support System

**THE ENGINE ROOM**  
Engineering and Infrastructure Development

**THE SEA**  
The Sea/Ocean: Socio-Economic and Environmental Sustainability



# PROPOSED STRATEGIES: PRINCIPLES

## URBAN AND REGIONAL PLANNING ACT

**Redress past imbalances in respect of access to land, land ownership and land allocation**

**Contribute to sustainable development**

**Protect and respect Namibia's environment, its cultural and natural heritage, including its biological diversity, for the benefit of present and future generations**

**Follow a transparent process of public participation**

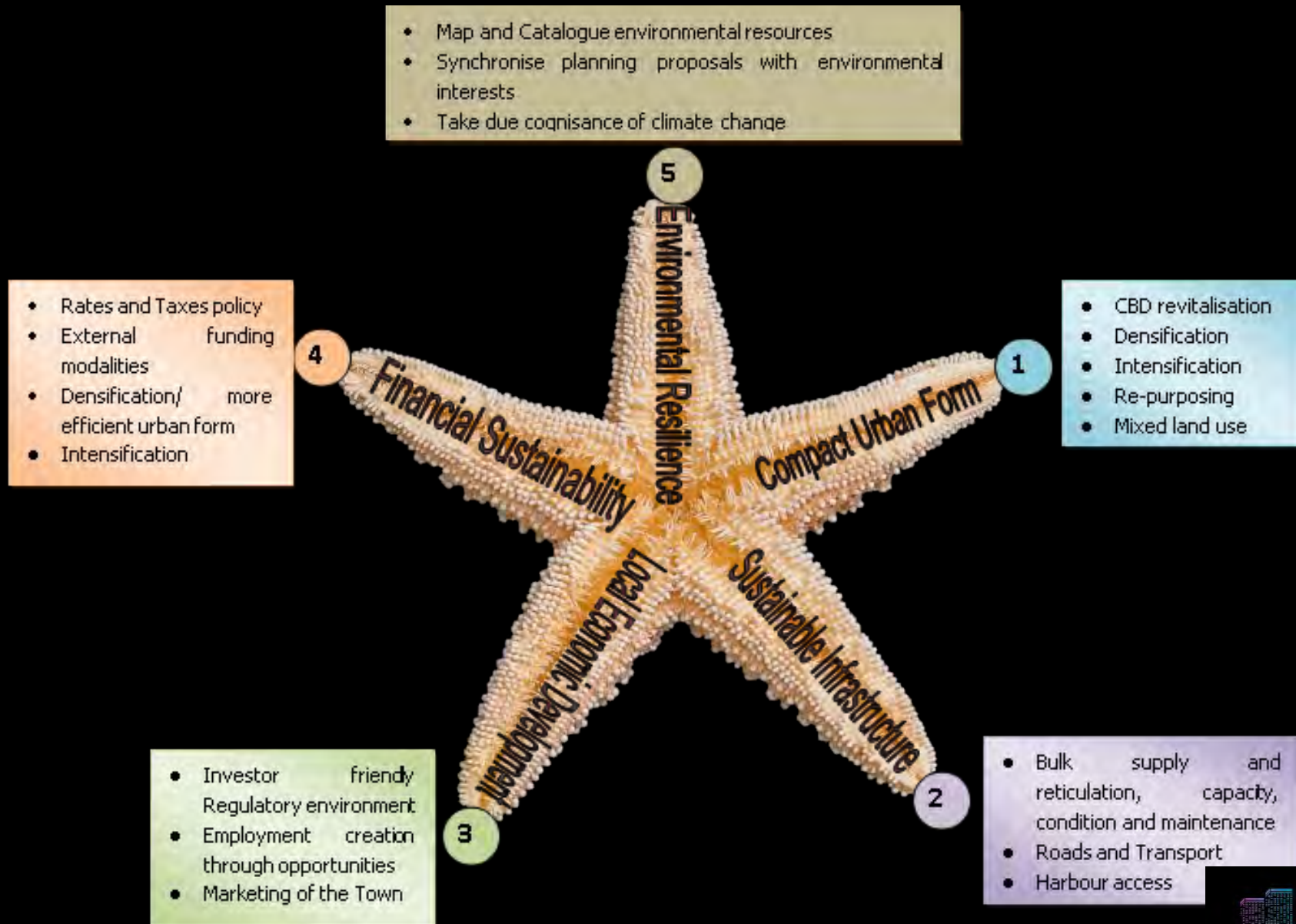
**Optimise the use of existing resources and infrastructure**

**Minimise negative financial, social, economic and environmental impacts**

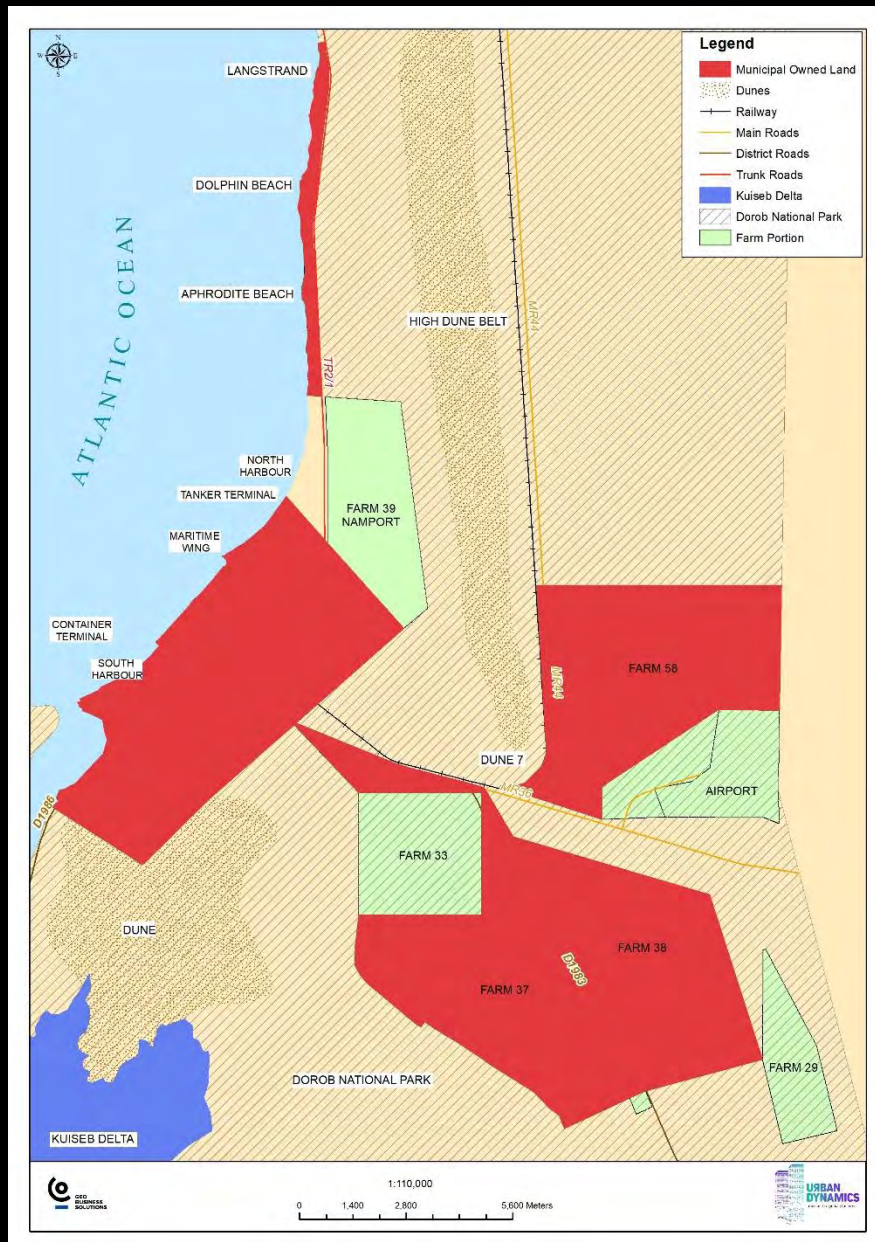
**Follow an integrated approach to land use and land development**

**Harmonise and streamline plans, policies and laws at municipal level**

# PROPOSED STRATEGIES: BASIS

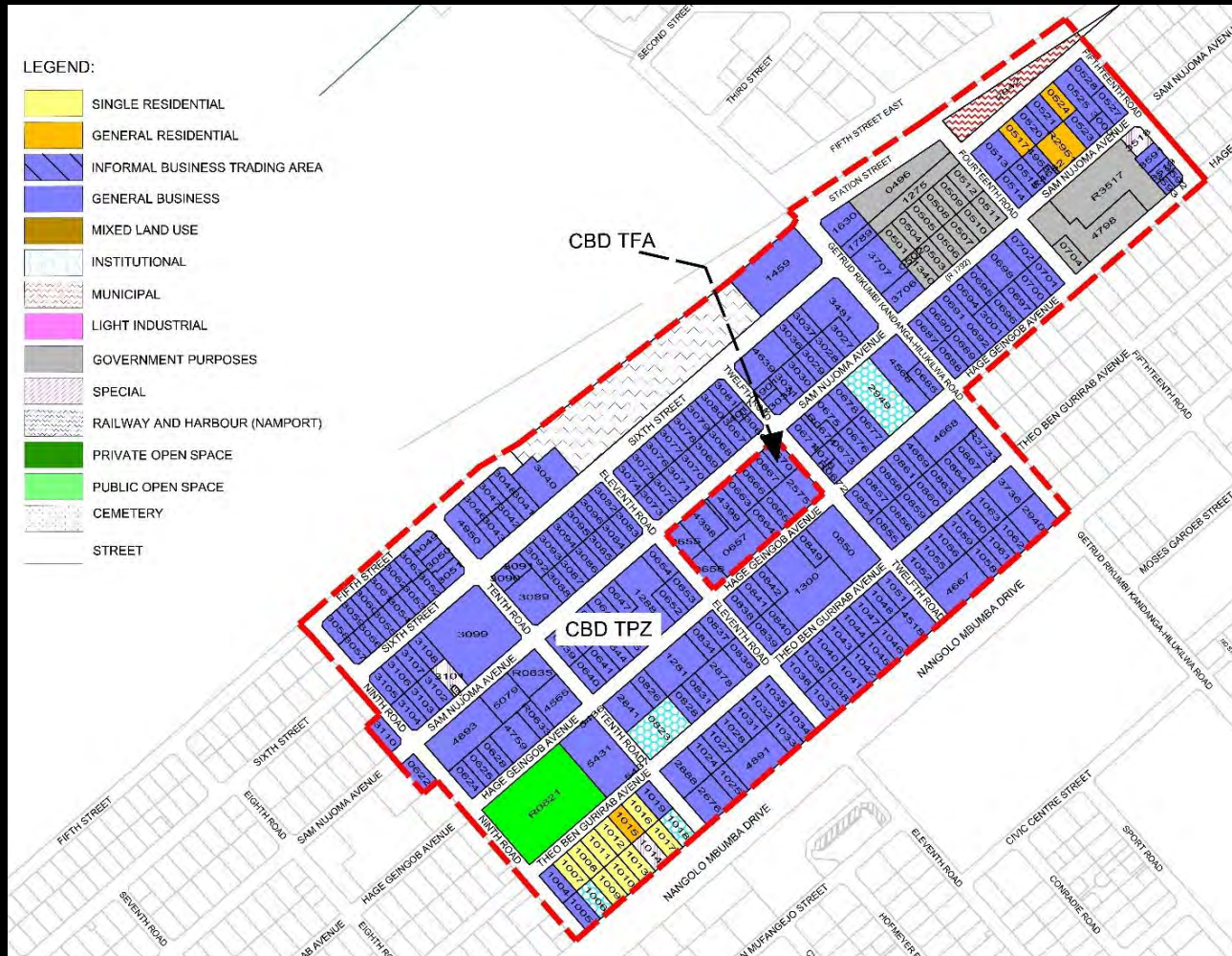


# PLAN BOUNDARY



# SPATIAL STRATEGY 1: COMPACT URBAN FORM

## Sub-strategy 1.1: Transformation of the CBD



### CBDTPZ

- Promote, through development rights, the transformation of the CBD into a much higher intensity mixed land use area
- TFL of buildings based on Bulk provisions
- Bulk factor : 6 with inclusive housing  
: 4 without inclusive housing
- provided building has residential land use above the ground floor.
- Building Height limited to 8 floors but can be higher with consent from Council

### Strong Incentives to reach objectives

- Inclusive housing policy
- Bulk can be increased up to 6 and
- Parking requirements reduced to 0.75/unit
- No compensation within the next 5 years

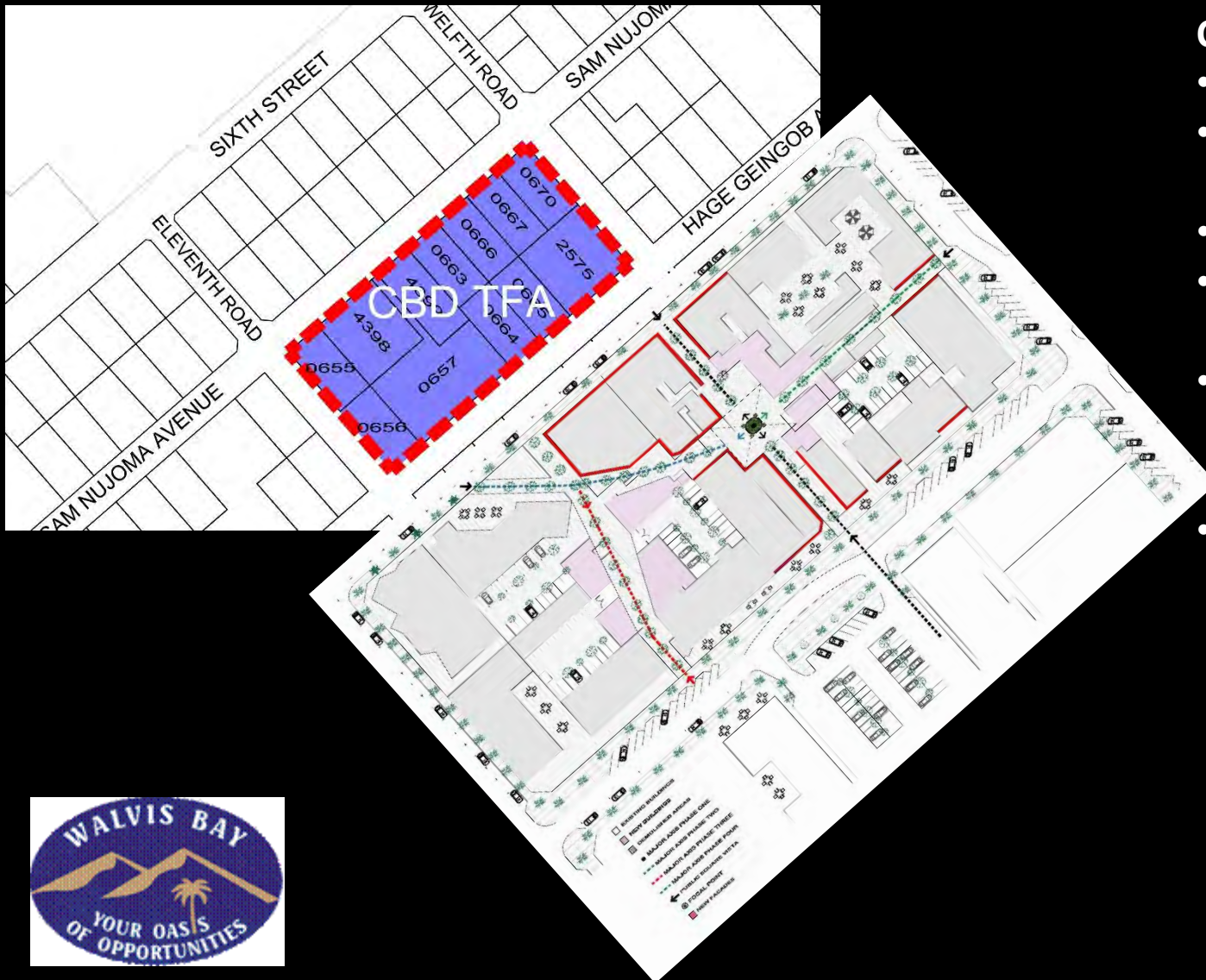
### Potential Yield/outcome

- 50m<sup>2</sup>/unit, 25% uptake
- 4566 residential units



# SPATIAL STRATEGY 1: COMPACT URBAN FORM

## Sub-strategy 1.2: Transformation of the CBD: Focus Area



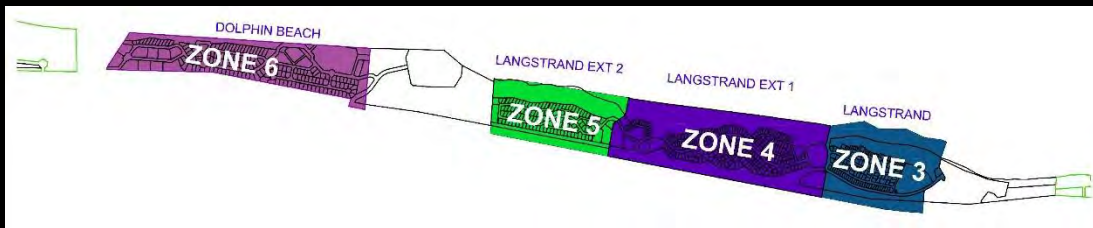
### CBDTFZ

- Work dedicatedly with land owners.
- Some good buildings but opportunities presented by small and old buildings
- Specific Urban Design attention
- Good Urban design bones in 12<sup>th</sup> Rd and Hage Geingob Streetscapes.
- Promote, through development rights, the transformation of the focus as a pilot and example.
- Same tools as for the CBDTPZ available to work with.



# SPATIAL STRATEGY 1: COMPACT URBAN FORM

## Sub-strategy 2: Densification



### CBD

- No Density Zoning

### Zone 2A and 2B: CBD Fringe

- 1:50 Max

### Zone 3: Portion of Hermes, Kuisebmond, Narraville and Langstrand Proper

- 1:100

### Zone 4: Langstrand Ext 1 and Area East of the CBD

- 1:150

### Zone 5: East of Union Street and Langstrand Extension 2

- 1:200

### Zone 6: Lagoon, Meersig and Dolphin Beach

- 1:250

**Note: nodes have their own zoning provisions**

### Potential Yield/outcome

- 25% res uptake; 50% gen res uptake
- 4634 residential units



# SPATIAL STRATEGY 1: COMPACT URBAN FORM

## Sub-strategy 3: Carefully Plan for Growth

- Requires 47 776 new housing opportunities outside of the existing footprint of the town
- 1911 ha of undeveloped land required

The provision of non residential land use are provided in the plan in an indicative manner. Actual provision must be in line with the town planning standards and layout design guidelines.

142 new townships to be established over the plan period



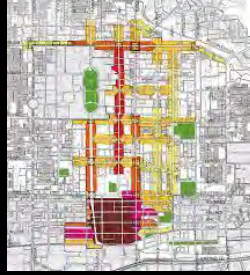
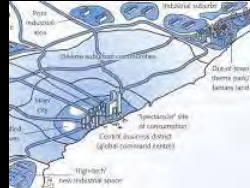
# SPATIAL STRATEGY 1: COMPACT URBAN FORM

## Sub-strategy 3: Town Planning Standards and Layout Design Guidelines

LAND TYPE	PROVISION STANDARDS	ADDITIONAL NOTES
Nursery Schools	One site for a small nursery school with 45 children for every 100 households of 300m <sup>2</sup> in size. Also see the Council's minimum requirements for establishing and maintaining early childhood development centres.	Within walking distance from residential units and should be clustered with school sites where possible.
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
Secondary Schools	One school per Minimum plot	
Location of Schools	It is desirable that schools are located adjacent to public facilities, especially	
Business and office land	To be provided for every household. The minimum plot size is 4950 m <sup>2</sup> for retail and office purposes.	use; buildings at the ground floor and residential on the upper floors.
Industrial land	To be provided at a rate of 9m <sup>2</sup> per household, thus 4950 m <sup>2</sup> for a township with 450 households.	This is related to light industrial land integrated into townships.
Other institutional land	Clinics at one clinic per 10000 population with a land size of 2000m <sup>2</sup>	In line with requirements of MOHSS
Public Open Space	7.5% of total land area with the following specifics:  One neighbourhood park per township of 450 households, with a size of 5000m <sup>2</sup> . Play parks at a rate of 4 per neighbourhood, with a size of 500m <sup>2</sup>	See the provisions of the public open space policy framework.
Sport Fields	Mainly linked to schools and on school sites. Public sport fields at a rate of 1 public sport field of 6 Ha for every 4500 households.	
Municipal Purposes	To be discussed with Planners	
Utilities	To be determined by utility providers.	

New layouts create walkable, integrated neighbourhoods with defined nodes of higher intensity and density of land use. A rich mix of land uses and activities shared by diversity of people in a quality public realm gives a sense of place that residents are proud of. Neighbourhoods are logically linked and has land for all the required activities to live, work and play in close proximity.

GUIDELINE	DESCRIPTION
Walkability	<ul style="list-style-type: none"> <li>Land use arrangements are such that most things are within a 10 minute walk of home and work</li> <li>Pedestrian friendly street design with provision for cycle lanes and pedestrian walkways.</li> <li>A NMT backbone connects with existing areas and link key nodes such as business nodes, schools and open spaces.</li> </ul>
Connectivity	<ul style="list-style-type: none"> <li>Interconnected street grid network with a logical hierarchy disperses traffic and eases walking</li> </ul>
Structure	<ul style="list-style-type: none"> <li>Range of uses and densities within a 10 minute walk</li> <li>High intensity land use and higher density residential land use grouped together in the nodes.</li> <li>Pedestrian and cycle ways connect the node to other areas of the neighbourhood</li> </ul>
Increased Density	<ul style="list-style-type: none"> <li>More buildings, residences, shops and services closer together for ease of walking, to enable a more efficient use of services and resources and to create a more convenient and enjoyable place to live</li> <li>New urbanism design principles are applied at the full range of densities, from small towns to large cities</li> </ul>
Green Transportation	<ul style="list-style-type: none"> <li>A transit network connects neighbourhoods together</li> <li>Pedestrian friendly design that encourages a greater use of bicycles, and walking as daily transportation</li> </ul>
Sustainability	<ul style="list-style-type: none"> <li>Minimal environmental impact of development and its operations</li> <li>Eco friendly technologies, respect for ecology and value of natural systems</li> <li>More walking – less driving</li> </ul>





# SPATIAL STRATEGY 1: COMPACT URBAN FORM

## Sub-strategy 4: Eliminate Backyard Squatting

- 11 350 households currently in Backyard Shacks
- 378 ha at a density of 30 du/ha



### SUPPORTING POLICY PROVISIONS (ZS Amendment)

- Consent for max 3 rental units per erf
- Max 100 m<sup>2</sup> or 75% of floor area of main dwelling
- Not allowed without main dwelling
- Normal application procedure
- Punitive measures in terms of higher R&T on erven accommodating backyard shacks
- Encourage owners with Backyard shacks to construct proper rental units

### DESIRED SPATIAL OUTCOME

- Backyard shacks are eliminated from all areas of Walvis Bay while property owners who wish to make rental accommodation available have constructed rental accommodation as per the requirements of Council as reflected in the provisions of the Zoning Scheme.

# SPATIAL STRATEGY 1: COMPACT URBAN FORM

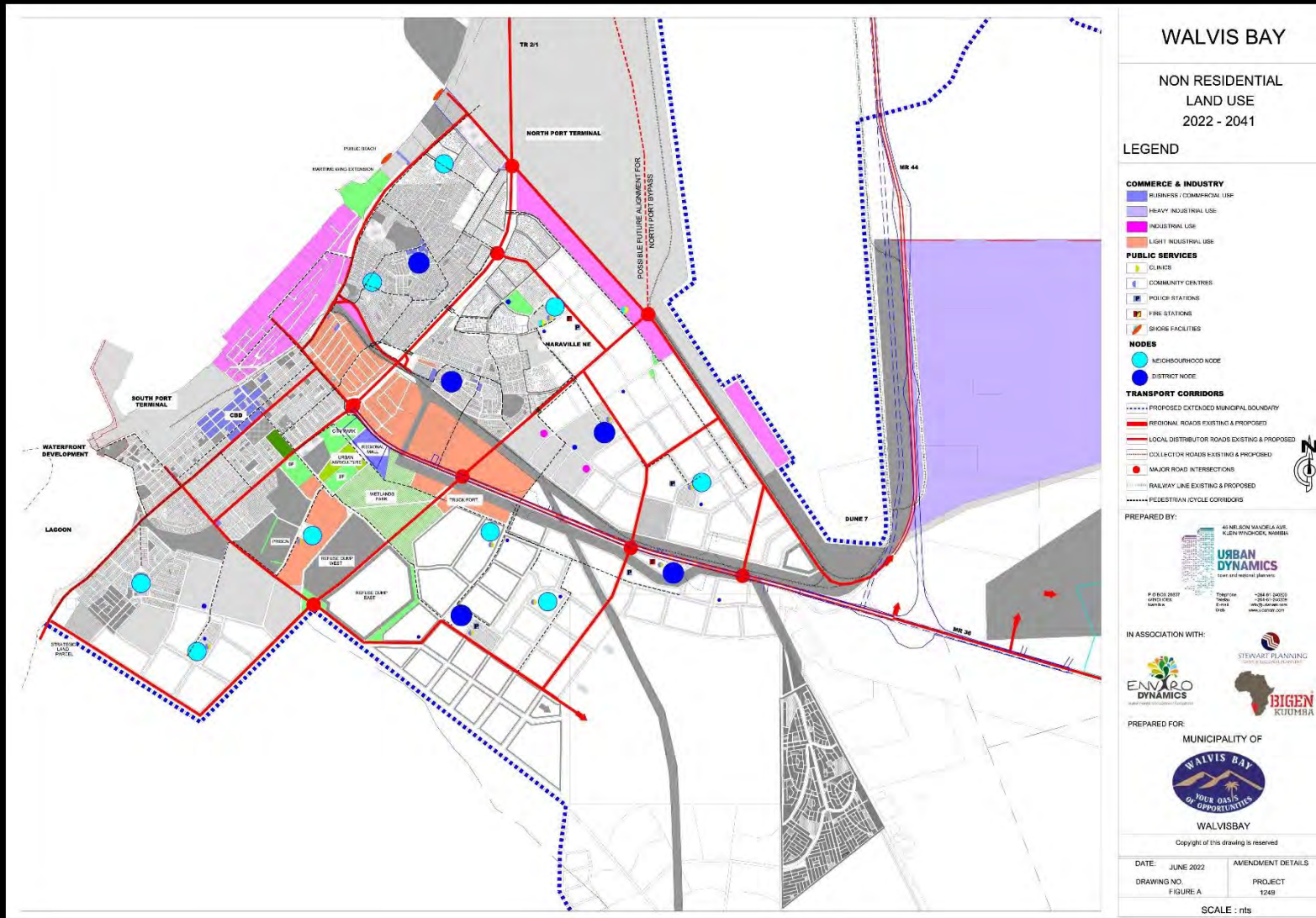
## PUBLIC AND CIVIC FACILITIES

### SUPPORTING POLICY PROVISIONS

- Council's Town Planning Standards and Layout Design Guidelines spells out the provision standards for such facilities in future township layouts.
- Best determined as layouts are progressively done

### DESIRED SPATIAL OUTCOME

All layouts are carefully planned and coordinated with existing layouts and land provision pertaining to civic facilities. The standards set in the Town Planning Standards and Layout Design Guidelines are followed to ensure that adequate land is provided for public and civic facilities



# SPATIAL STRATEGY 2: SUSTAINABLE INFRASTRUCTURE

## Sub-strategy 2.1: Utilise Existing Infrastructure to maximum potential

**Two-pronged approach: Intensification and rejuvenation of the CBD and Densification.**

CBD – 4566 hhs

Meersig/lagoon/Walvis Bay – 3138

Kuisebmond – none

Narraville - 930

### INFRASTRUCTURE RESPONSE

Monitor level of uptake and respond

Replacement of existing infrastructure that reaches end of design life before capacity becomes under pressure should consider the additional requirements when it is renewed.

### DESIRED OUTCOME

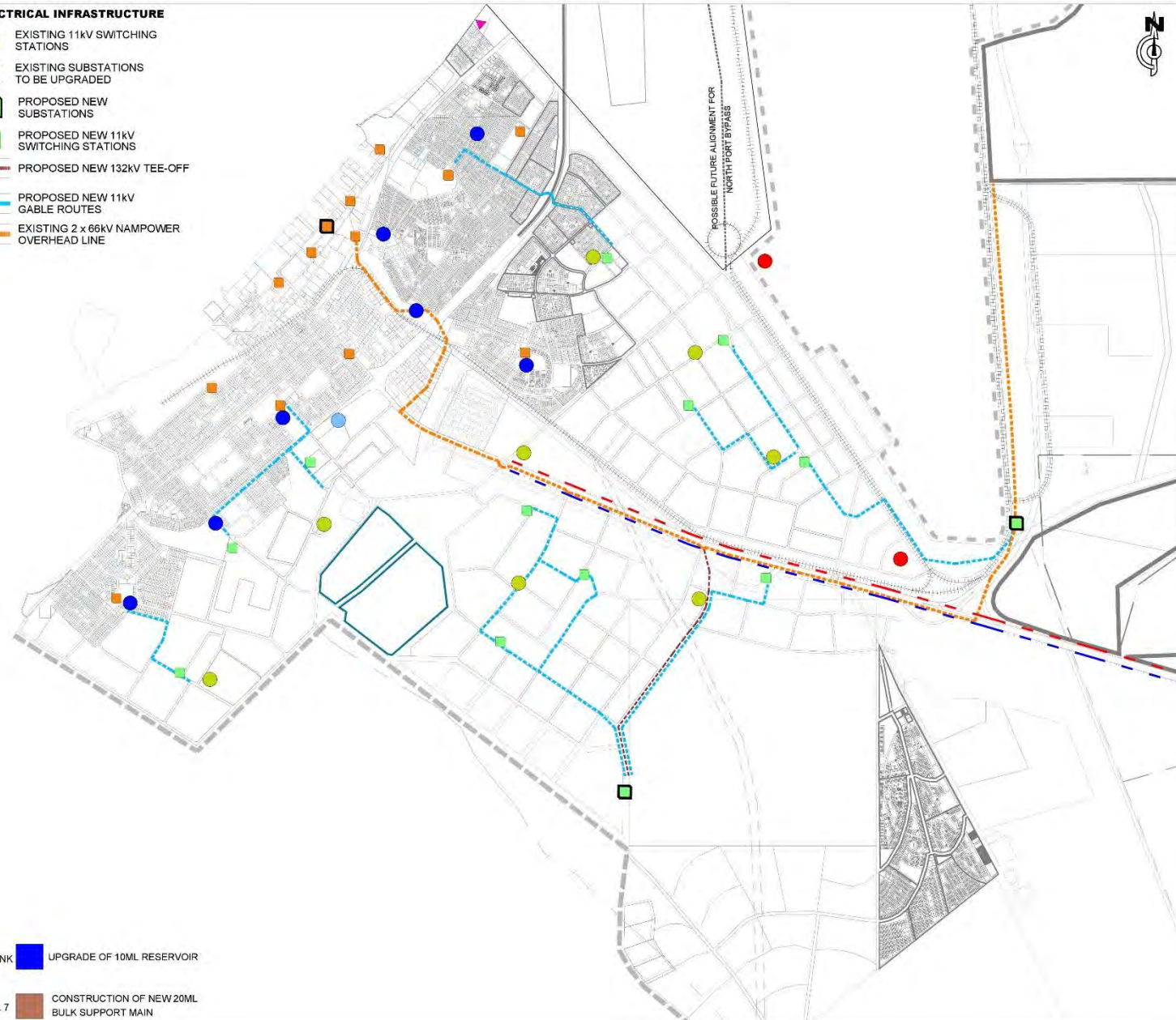
The densification and intensification proposals of the structure plan is supported by the monitoring of infrastructure capacity as the opportunities created by the plan provisions are taken up and by the upgrading of infrastructure as and when it becomes necessary. Council re evaluates the level of uptake regularly and plan accordingly




# SPATIAL STRATEGY 2: SUSTAINABLE INFRASTRUCTURE

## ELECTRICAL INFRASTRUCTURE

-  EXISTING 11kV SWITCHING STATIONS
-  EXISTING SUBSTATIONS TO BE UPGRADED
-  PROPOSED NEW SUBSTATIONS
-  PROPOSED NEW 11kV SWITCHING STATIONS
-  PROPOSED NEW 132kV TEE-OFF
-  PROPOSED NEW 11kV GABLE ROUTES
-  EXISTING 2 x 66kV NAMPOWER OVERHEAD LINE







ROOIBANK  UPGRADE OF 10ML RESERVOIR

MYL 7  CONSTRUCTION OF NEW 20ML BULK SUPPORT MAIN



## WALVIS BAY


### COMBINED UTILITY SERVICES WALVIS BAY


#### LEGEND

-  EXISTING PUMP STATIONS
-  FUTURE PUMP STATIONS
-  CURRENT WWTP
-  FUTURE WWTP

#### WATER RETICULATION

-  UPGRADE OF 10ML RESERVOIR AT ROOIBANK
-  CONSTRUCTION OF NEW 20ML BULK SUPPORT MAIN AT MYL 7

 NEW 500(diameter) BULK SUPPORT MAIN

 NEW 3x500(diameter) BULK SUPPORT MAINS

#### SOLID WASTE

 UPGRADE AND EXTEND EXISTING SITE 2014-2030

#### DESALINATION PLANT

 PROPOSED DESALINATION PLANT

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PREPARED FOR:

MUNICIPALITY OF



WALVISBAY

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DATE: JUNE 2022 AMENDMENT DETAILS

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# SPATIAL STRATEGY 2: SUSTAINABLE INFRASTRUCTURE

## Sub-strategy 2.2: Integrate Greenfield Planning with Infrastructure Viability

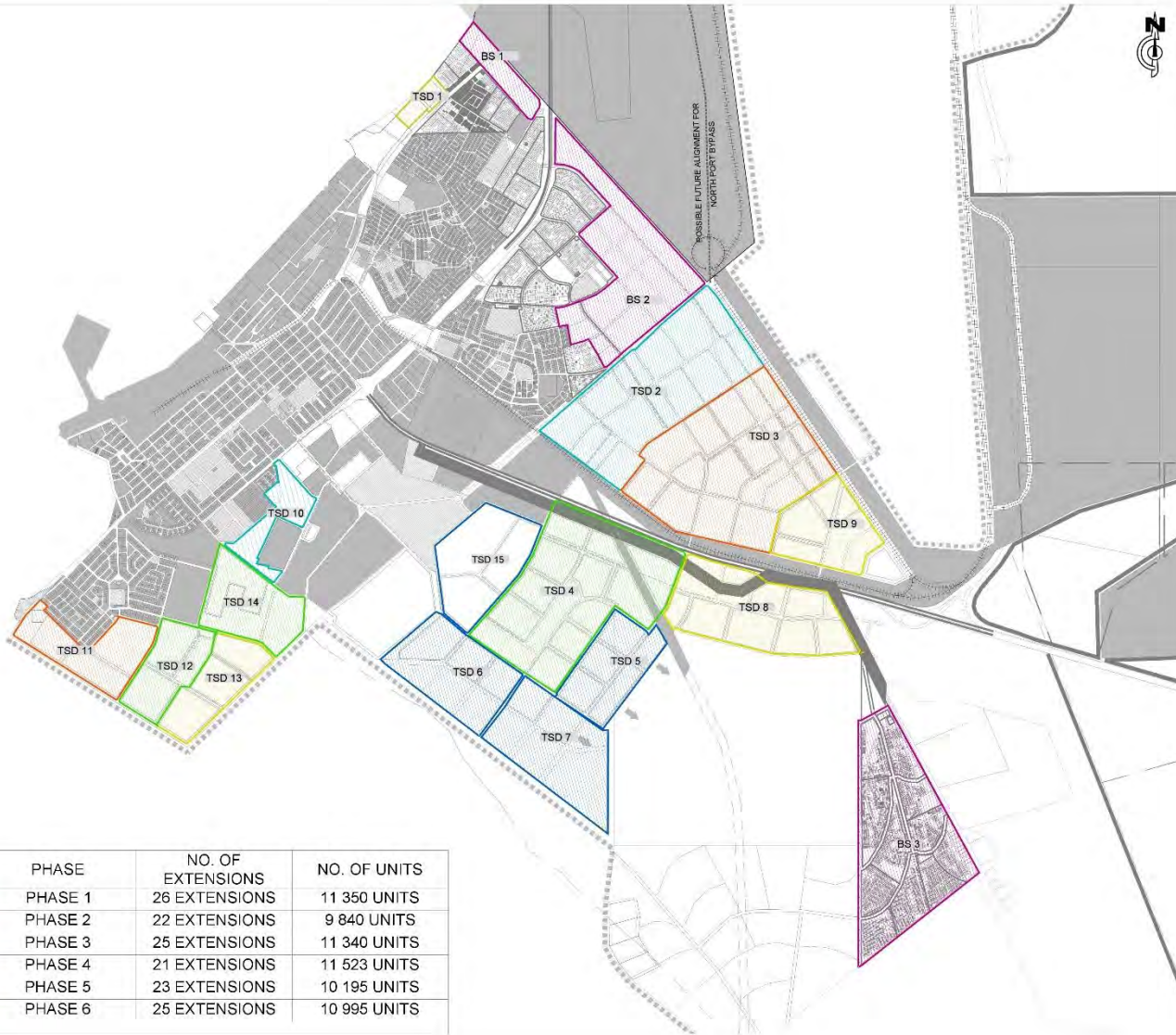
### INFRASTRUCTURE RESPONSE

Sequencing to allow for the use of existing bulk infrastructure as far as possible

Unlock green Valley with Farm 58  
Future Bulk related to scale

### DESIRED OUTCOME

New development is phased in such a way that it facilitates the logical expansion of infrastructure networks on the basis of advanced knowledge of upstream future development.



# SPATIAL STRATEGY 2: SUSTAINABLE INFRASTRUCTURE

## Sub-strategy 2.3: Use the Principles of Transit Oriented Development

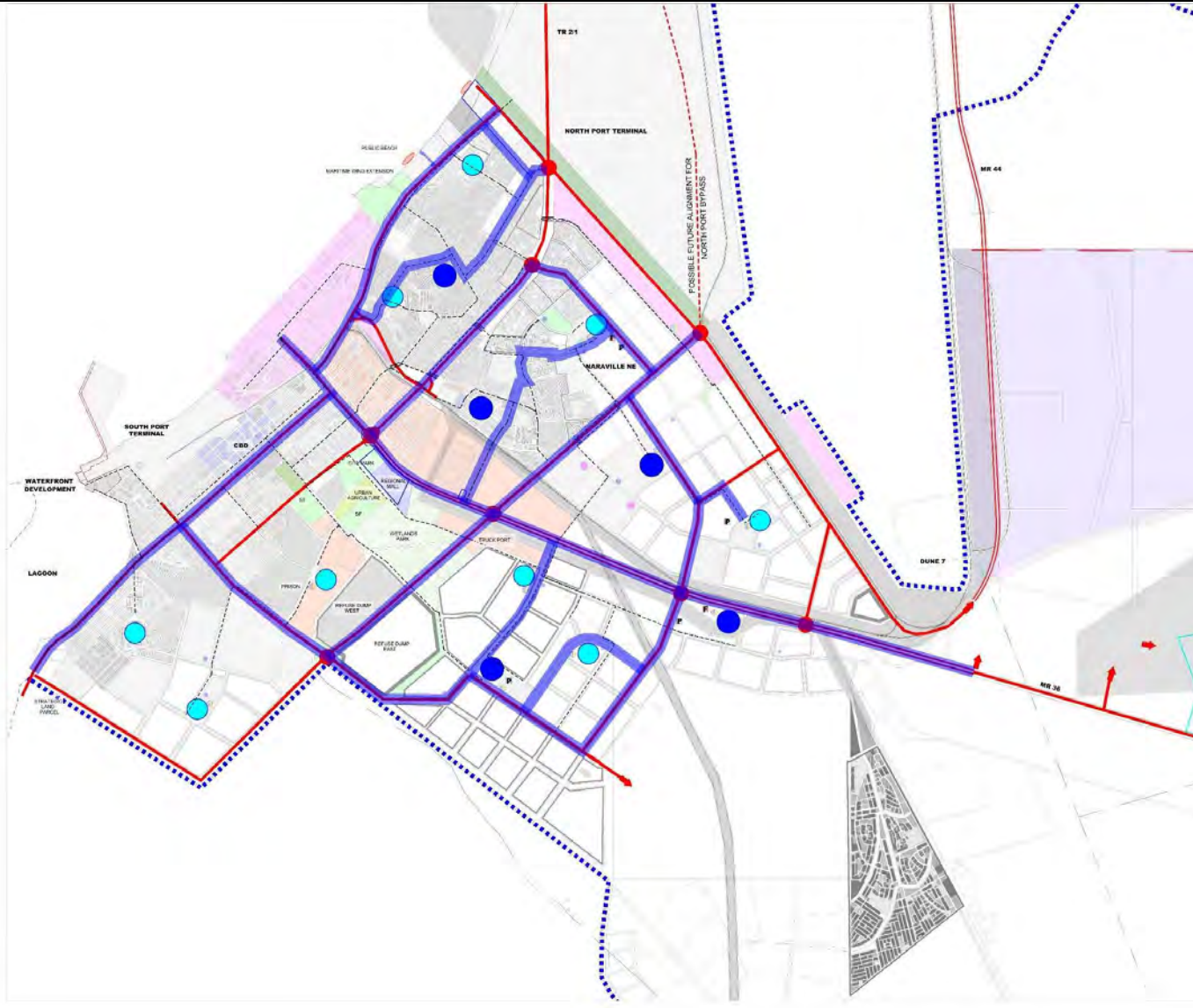
### INFRASTRUCTURE RESPONSE

Nodes and Corridors – corridors for the future  
If densification and intensification along corridors is allowed without the presence of a public transit system, it tends to overwhelm roads and reduce its serviceability

Provision for pedestrians and cyclists

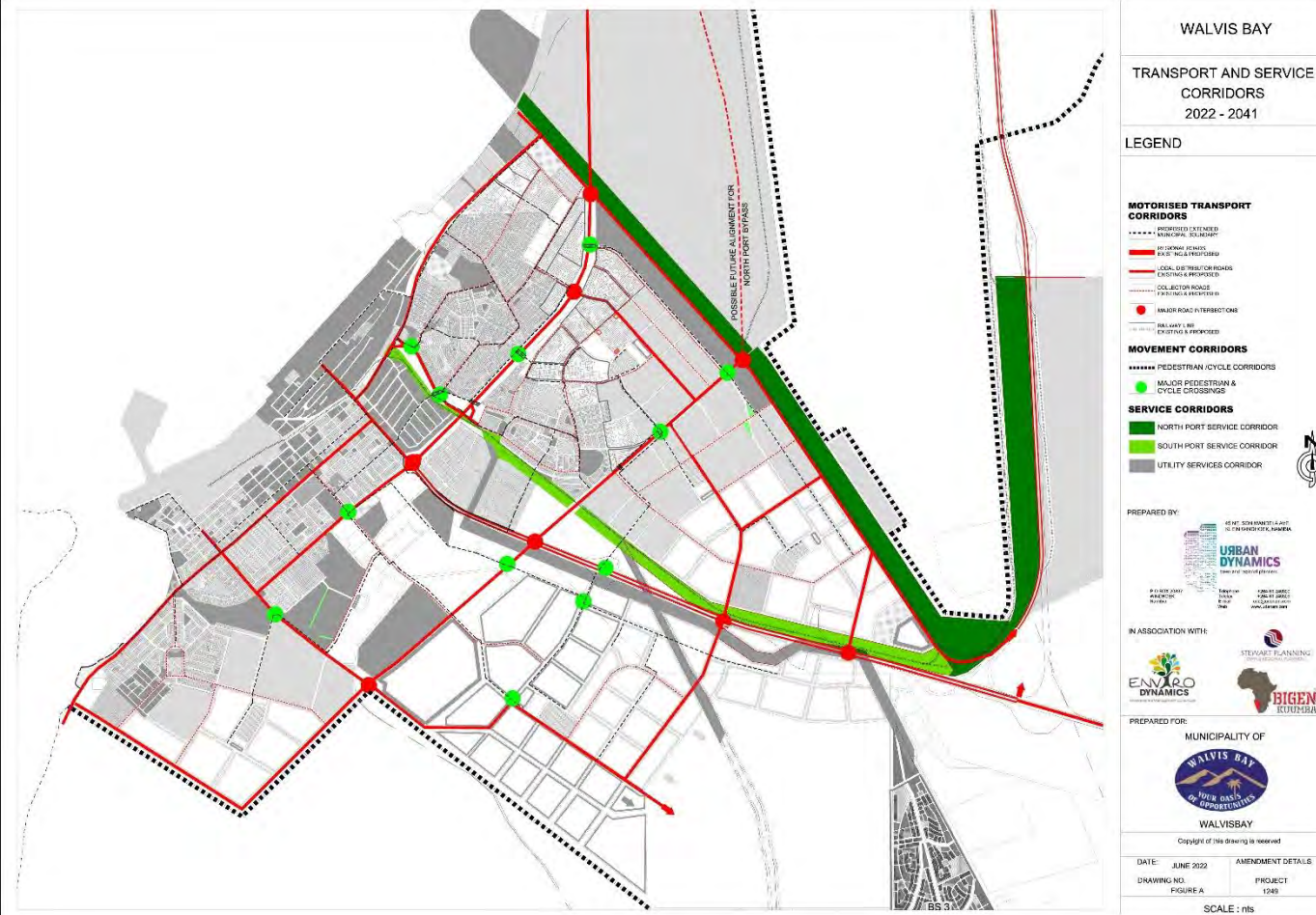
### DESIRED OUTCOME

System of corridors designated as the main movement corridors linking the nodes and providing the backbone for a future corridor and transit development as the town grows and transit becomes a necessity



# SPATIAL STRATEGY 2: SUSTAINABLE INFRASTRUCTURE

## Sub-strategy 2.4: Deal with the Traffic Mix



## INFRASTRUCTURE RESPONSE

- Port Entrance – in progress
- Services Corridors
- Dangerous goods truck traffic – signalled crossing short term
- Dedicated entrance – long term
- Truck Port
- TR2/1 re-alignment and ban heavy vehicle traffic
- Evaluation of impacts of densification and intensification

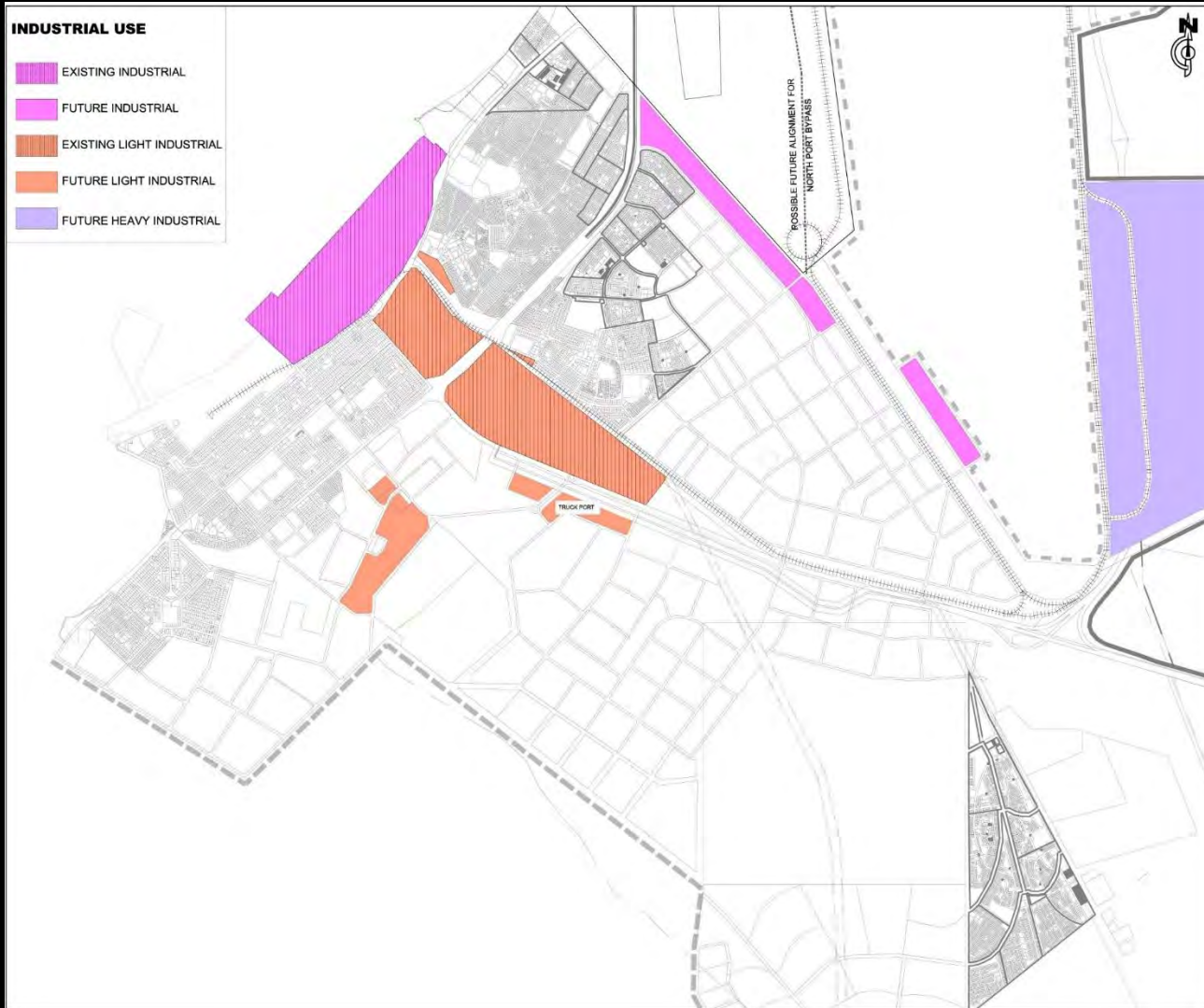
## DESIRED OUTCOME

The port and the port industrial area has a dedicated access taking heavy vehicles and dangerous goods off the urban road system. The internal road network is continuously assessed to deal with densification and intensification of the existing urban footprint.



# SPATIAL STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

## Sub-strategy 3.1: Provide enough serviced business and industrial land Large Scale Industrial Provisions



### Small Scale Provision

- Light Industrial @ rate of 9m<sup>2</sup> per household
- Weaved into neighbourhoods and into nodes
- Business land @ rate of 11m<sup>2</sup> per household
- Business to be guided towards nodes and the CBD

### DESIRED OUTCOME

Walvis Bay has a varied stock of business and industrial land available to the market and ready for investors to develop. Business land use is guided towards the CBD in order to support the CBD transformation efforts.





# SPATIAL STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

## Sub-strategy 3.2: Nodes and Corridors

**Nodes** are central or connecting points in a neighbourhood that have a mix of residential, commercial and institutional buildings, such as shopping areas, community centres, libraries and medium to high density housing.

**Corridor Development** means an urban form that appears along main transport routes inside of an urban edge, and could pertain to either an activity corridor or a transport corridor; an activity corridor then containing a mixture of commercial activities, residential components and transport, whilst a transport corridor would connect activity nodes without the mix of activities along the route.

**Note:** Activity Corridor normally related to some or other form of Transit. This is absent from WB and structuring activity corridors around main routes will compromise the mobility of such routes.



# SPATIAL STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

## Sub-Strategy 3.2: Nodes and Corridors

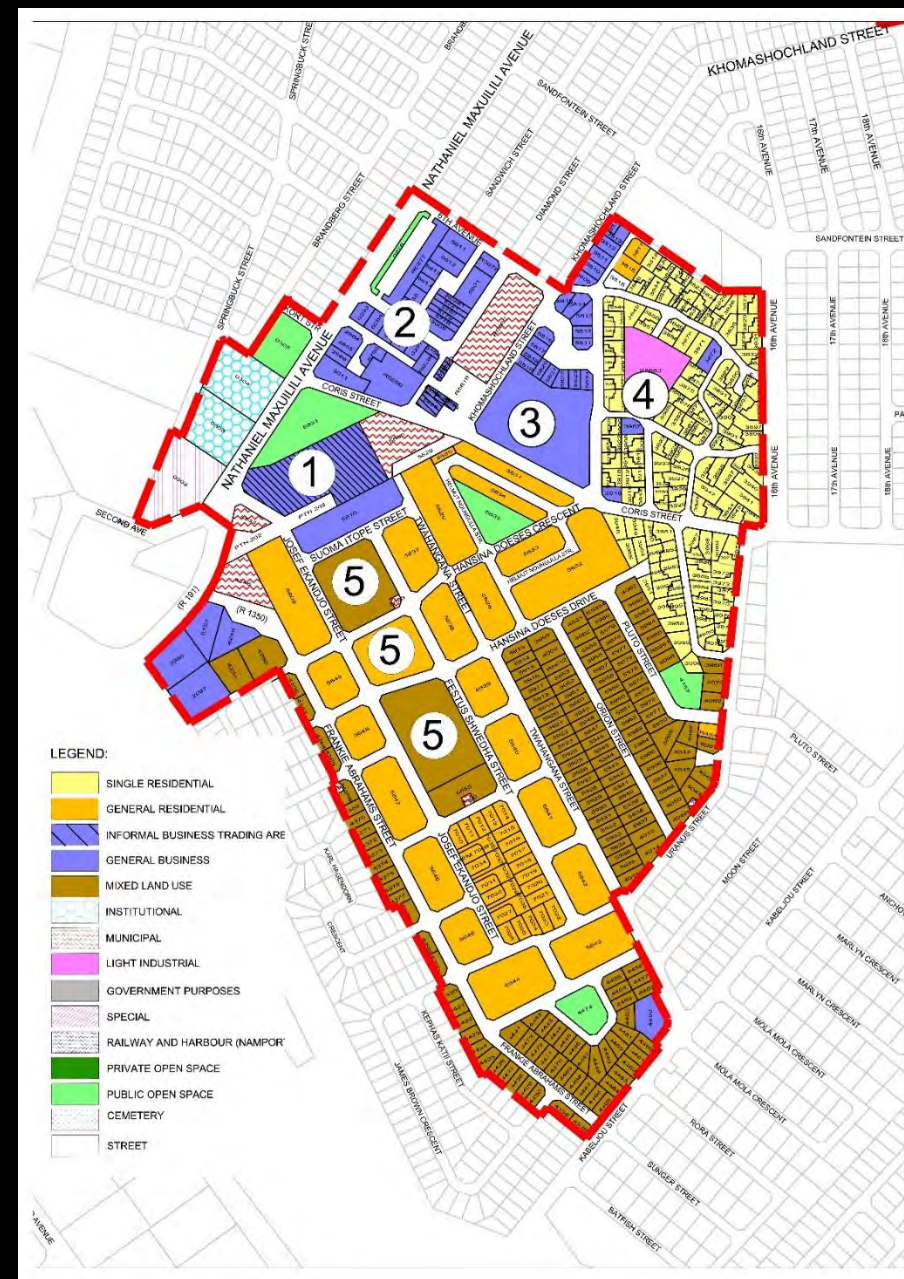
### Node 1: Fire Station Node.

- Basically the Old Single Quarters and OG Flats
- Characterised by high density, substantial backyard squatting and the centre of informal business activity in WB
- Open Market and Market Stalls

### Node Proposals:

- More informal trading areas (To be agreed between Council and Traders)
- Mixed Use Policy Zone (bulk of 1 provided business on ground floor and residential on upper floors)
- Shop houses with a non-pollutive and non-invasive nature on ground floor and residential use on the upper floor can also be established in this policy zone.
- Area marked 5 – mixed land use and can form a future mixed land use core with freedom to design a really special node

Activities that will not be allowed include noisy light industrial type uses such as woodworking, welding, and vehicle repairs. Cottage industry type activities may be allowed provided that it does not have a negative impact on the surrounding area. Re-zoning to mixed land use must be accompanied by building plans which shows how the proposed activities will relate to the street and how it will contribute to the public realm. Urban design guidelines for the development of the nodes in general is provided as part of the structure plan. This deals with the built form, the public realm and mobility principles.



# SPATIAL STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

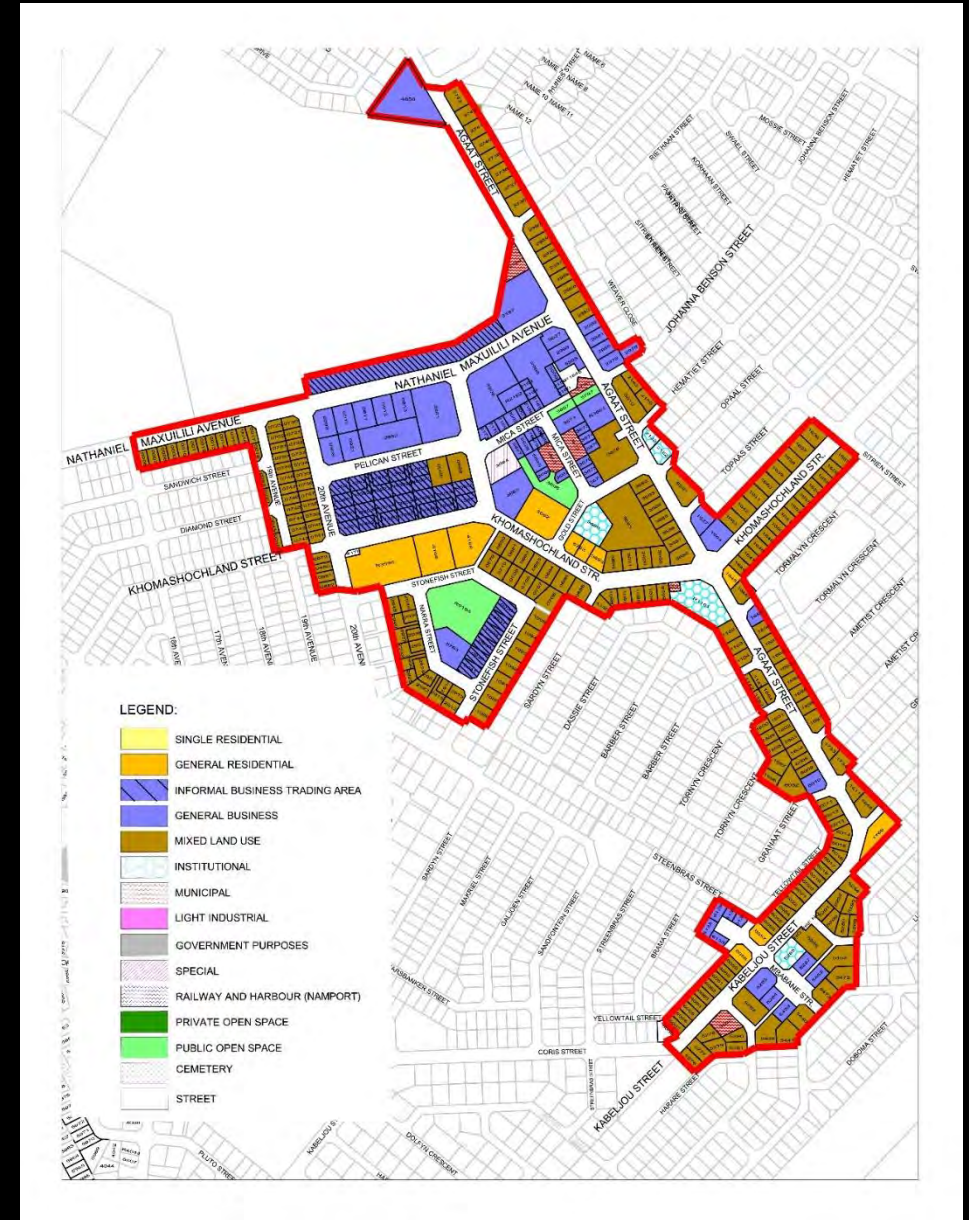
## Sub-strategy 3.2: Nodes and Corridors

### Node 2: Kuisebmond Central

- Main Formal Business area in Kuisebmond
- This node represents the main formal business area in Kuisebmond. It has 47 business zoned erven, four public open spaces and seven general residential erven. Apart from this, it is surrounded by mono density single residential erven of between 300 and 450m<sup>2</sup> in size. A smaller node is located to the east, in Kabeljou Street and these two areas are linked with a corridor of home based business land use, hence the idea to link these two areas into a single node linked with a corridor
- Substantial number of backyard shacks

### Node Proposals:

- More informal trading areas (To be agreed between Council and Traders)
- Mixed Use Policy Zone (bulk of 1 provided business on ground floor and residential on upper floors)
- Shop houses with a non-pollutive and non-invasive nature on ground floor and residential use on the upper floor can also be established in this policy zone.
- Other provisions same as for the fire station node.



# SPATIAL STRATEGY 2: LOCAL ECONOMIC DEVELOPMENT

## Sub-strategy 3.2: Nodes and Corridors

### Node 3: North Port Node

The North Port Node is a new node and has seen little development. It therefore offers an opportunity to re-think the spatial arrangement and make sure from the start that it could develop into a viable and vibrant node. The node stretches across New Western Street where about 192 flats were recently built. This can already give some impetus to the node. To the east of New Western Street is an erf for government purposes and further east a local business area with another business zoned erf, a school and a public open space arranged around a roundabout. The key feature of this node is that it is largely undeveloped and that Council can still guide its development into a quality node.

- Somewhat compromised with single residential in the middle

### Node Proposals:

- Opportunity to intensify development
- Mixed Use Policy Zone (bulk of 1 provided business on ground floor and residential on upper floors)

Re-zoning to mixed land use must be accompanied by building plans which shows how the proposed activities will relate to the street and how it will contribute to the public realm. Urban design guidelines for the development of the nodes in general is provided as part of the structure plan. This deals with the built form, the public realm and mobility principles.



# SPATIAL STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

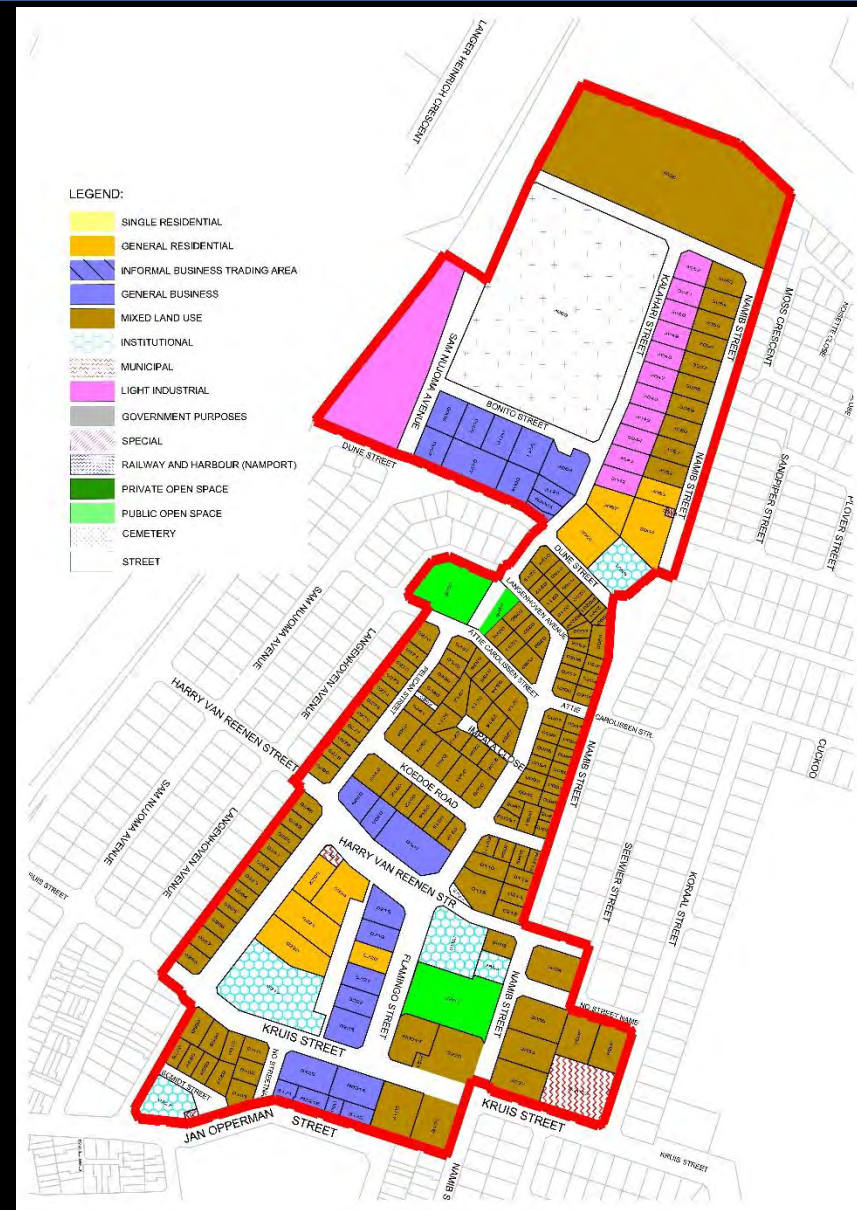
## Sub-strategy 3.2: Nodes and Corridors

### Node 4: Narraville Node

Two small business areas in Narraville located close to each other. However, this detracts from the critical mass for each node and it is best to regard and plan them as a single node. To the west the node is characterised by a light industrial area along Kalahari Street with a combined land use area along Namib Street. This combined land use is similar to mixed land use. To the south is a cemetery with blocks of flats to the west. Business land is to the east of the cemetery. The other business area is along Kruis, Harry van Reenen and Flamingo Streets. These two areas are surrounded by single residential land use and about 750 m apart. A pedestrian and cycle track links the two ends of the node and traverse one of only 2 public open spaces in the node. Special care will need to be given to the public realm in this node.

### Node Proposals

- Opportunity to consolidate nodes
- Linked through POS
- Mixed Use Policy Zone (Bulk Based)
- Mixed land use in multi-storey buildings
- Shop Houses
- Light Industrial for SMME Development



# STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

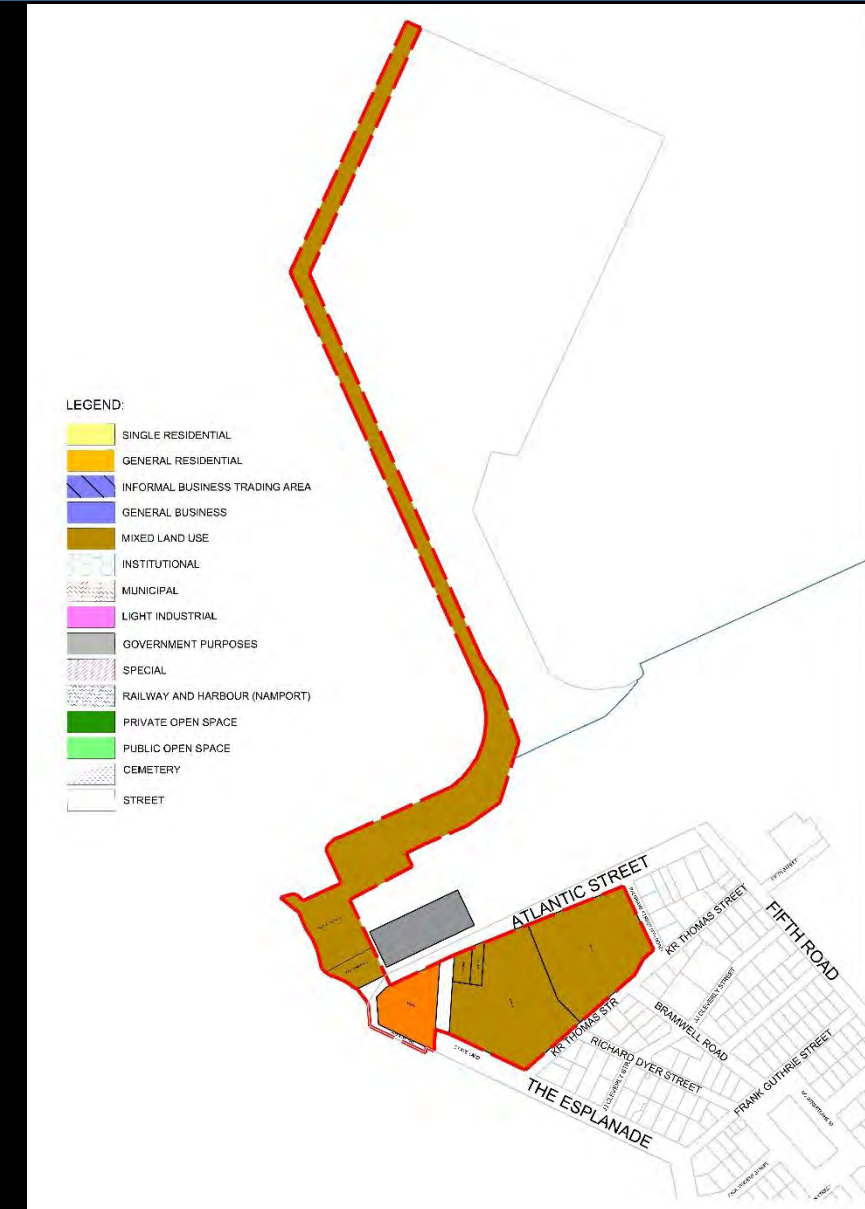
## Sub-strategy 3.2: Nodes and Corridors

### Node 5: Waterfront Node

- 2 waterfront proposals - consolidated
- Municipal Proposal – Mixed Use development
- However, careful for a mall
- NamPort Proposal – Touristy and related to boating

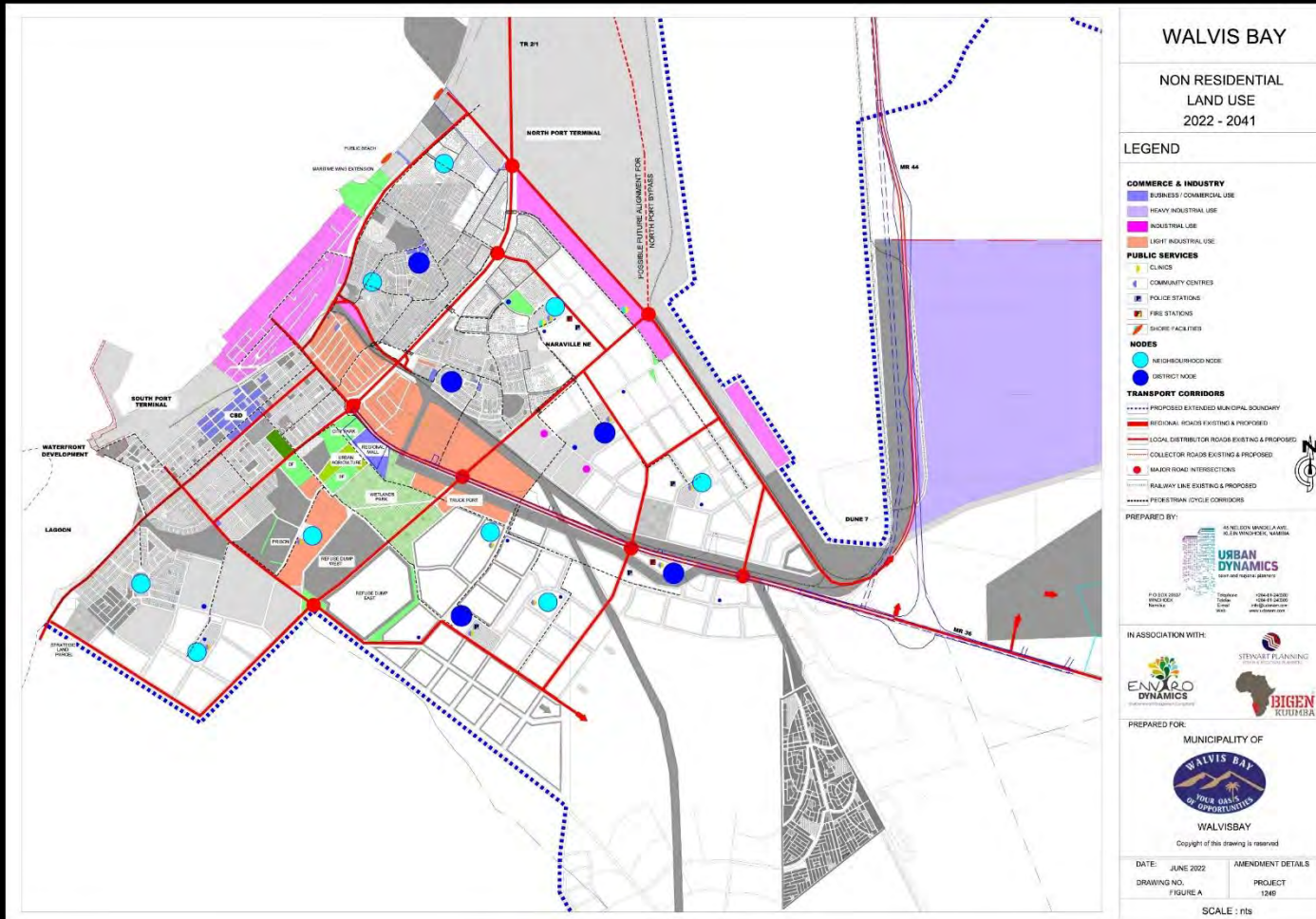
### Node Proposals

- See how the two proposals can be consolidated
- Mixed Use Policy Zone (Bulk Based)
- Proposals are well developed



# STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

## Sub-strategy 3.2: Nodes and Corridors



### DESIRED SPATIAL OUTCOME

A system of nodes (and corridors) provides structure to the town and are areas of high activity and density. The nodes provide opportunities for employment and do so close to where people live. A rich public realm makes the nodes attractive to residents and enhance the quality of their neighbourhood. Mixed land use ensure that residences and businesses co-exist amicably through the control over land use in these mixed land use areas. Sidewalk activity, cafes and restaurants make the nodes a place where people desire to congregate and socialise in a quality urban environment. All residents live within a 15 minute walk to the nearest node.

# SPATIAL STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

## Sub-strategy 3.3: Accommodate SMME and Informal Trade



- No provision for informal trading space made in the Structure Plan
- Many attempts but Council and traders could not agree.
- Struggling with a very important sector namely the informal sector and SMME development
- Informal Business Policy and Regulations not working
- Regulations largely not implemented
- Very difficult if not impossible to successfully agree on spatial location as part of the structure plan
- Nevertheless – facilities required whatever the location
- Difficult policy formulation process

### DESIRED SPATIAL OUTCOME

Council and informal traders reached agreement on the conditions subject to which, and areas where, informal trading can best take place and how best it can be managed to the benefit of the population of the town in general.



# SPATIAL STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

## Sub-strategy 3.4: Provide land for small scale light industry close to Kuisebmond and Narraville



- New layout in Kuisebmond – some land for small scale light industrial (stalls)
- Portion in Narraville also allocated – to be subdivided
- Future industrial next to the north port should also contain some erven for small scale industrial stalls
- Future, also to be worked into layouts.

### DESIRED SPATIAL OUTCOME

Light industrial land for small scale industry is available and can be scaled up should the demand require it.

# SPATIAL STRATEGY 3: LOCAL ECONOMIC DEVELOPMENT

## Sub-strategy 3.5: Promote Tourism as Potential Growth Sector

### • RELATED PLAN PROPOSALS

- Historical Smells not an issue any more
- Blocked from the Ocean – except lagoon Waterfront development proposals
- Quality of the CBD – CBD Rejuvenation
- Walkability – improved ability to walk especially for ocean liner tourists
- North Beach and new Esplanade.
- Waterfront becomes the centre of and base for activity, both land (dunes) and beach (fishing, dolphin cruises, kayaking, sandwich harbour)

### DESIRED SPATIAL OUTCOME

The transformation of the CBD, the development of a quality waterfront and the tourist attractions around Walvis Bay makes it a tourist destination of choice.

Accommodation Establishments Policy leads to a varied and attractive accommodation offering



# STRATEGY 4: FINANCIAL SUSTAINABILITY

## Sub-strategy 4.1: Maximise Rates and Taxes “Crop Yield”

### RELATED PLAN PROPOSALS

- Densification
- Intensification
- Maximise use of existing infrastructure

### Desired Land Use Outcomes

- A suitably dense and vibrant CBD increase the rates and taxes base of Walvis Bay.
- Denser neighbourhoods enable the Council to provide services to more people at a lower unit cost than what would have been the case if these strategies were not employed.



# STRATEGY 4: FINANCIAL SUSTAINABILITY

## Sub-strategy 4.2: Target a Gross Density of 25 du/ha

### RELATED PLAN PROPOSALS

- Densification
- Nodal Intensification
- Maximise use of existing infrastructure
- Reduction of minimum erf size to 200m<sup>2</sup>

### Desired Land Use Outcomes

Walvis Bay is a densified town with excellent services and facilities which leads to financial sustainability over the long term, both in terms of the development of new service infrastructure and its ability to eventually procure a transit system to get its population to and from work safely and comfortably at an affordable cost.



# STRATEGY 4: FINANCIAL SUSTAINABILITY

## Sub-strategy 4.3: Minimise the cost of services per unit

### RELATED PLAN PROPOSALS

- Densification
- Nodal Intensification
- Maximise use of existing infrastructure
- Reduction of minimum erf size to 200m<sup>2</sup>

### Desired Land Use Outcomes

Walvis Bay increasingly have a higher mean gross density, which contributes to the financial sustainability of Council and affordability of its residents.



# STRATEGY 5: ENVIRONMENTAL RESILIENCE

## Sub-strategy 5.1: Protect Environmentally Sensitive areas from Urban Development

### Environmental Informants

- Sediment dynamics
- Air Quality
- Marine Environment
- Terrestrial environment
- Visual resources
- Heritage resources
- Water resources

As is clear from the figure, the footprint of Walvis Bay for the next 20 years would not stray beyond the limits of the safe development areas. This does not mean that development can simply continue without assessment and the provisions of the Environmental Management Act 2007 (Act 7 of 2007). The footprint will however, stray into the Dorob National Park Boundary but negotiations are underway to resolve this issue together with the extension of the Municipal Boundary. The plan also takes heed of the marine land use plan.

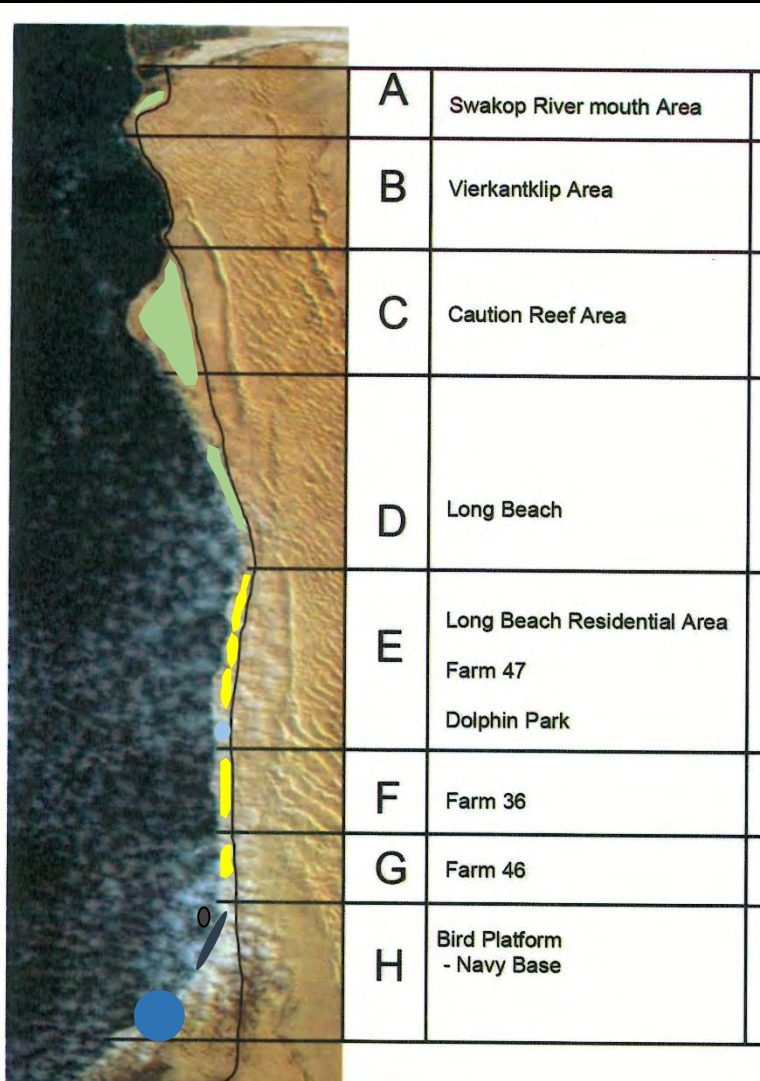


### Desired Land Use Outcomes

Urban development in Walvis Bay takes place in a responsible manner and in accordance with the provisions of the EMA.

# STRATEGY 5: ENVIRONMENTAL RESILIENCE

## Sub-strategy 5.1: Protect Environmentally Sensitive areas from Urban Development Sustainable Development Options



Low Impact Tourism and activities that support and promote conservation
Recreational Sea Harvesting activities
Low impact eco tourism Activities that support and promote conservation and potential future aquaculture
Protection of mussel colonies from further degradation by vehicular activities Developments that will support and promote tourism and recreational activities
Developments (e.g. residential, tourism, educational etc.) in accordance with MEFT guidelines Activities that support the protection of bird feeding areas (e.g. rocky shores Incorporation of developments/activities that will support public access to beaches
Aquaculture to northern boundary North Port and associated infrastructure New entrance road and infrastructure

### Desired Land Use Outcomes

Urban development in Walvis Bay takes place in a responsible manner and in accordance with the provisions of the EMA.

# STRATEGY 5: ENVIRONMENTAL RESILIENCE

## Sub-strategy 5.2: Appropriate Public Open Space System

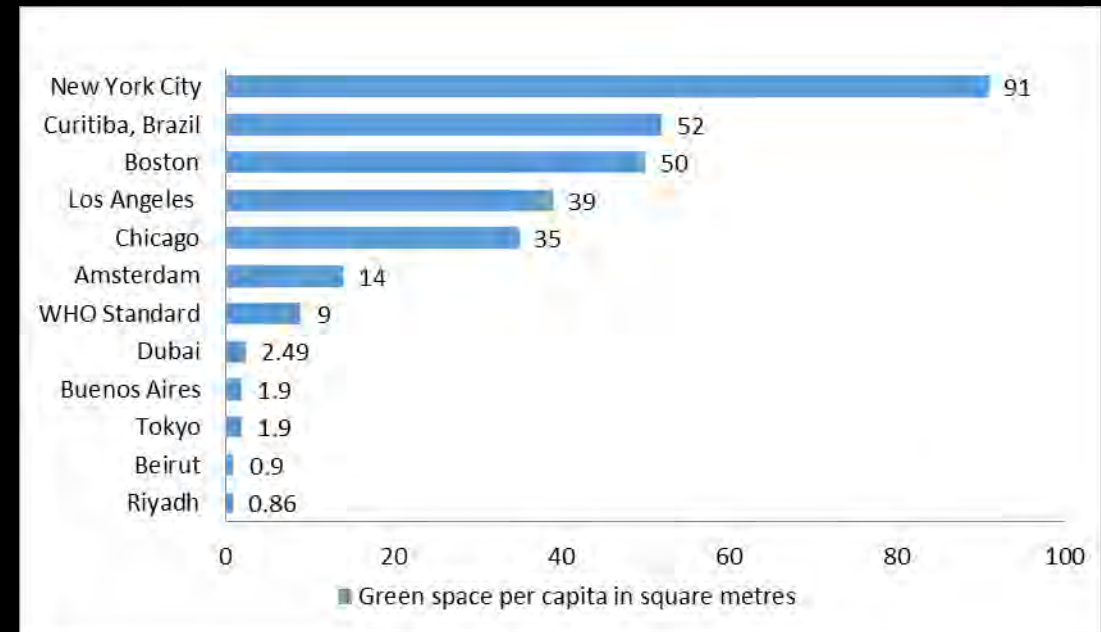
- The provision for open space standards in Namibia sets the percentage of open space as a proportion of the total land area of a township at 10% as a minimum.
- One Size Fits All, irrespective of climate
- Council acknowledges that public open spaces (POS) have an essential positive impact on urban areas and their residents. Enhance users' physical, mental, and social wellbeing. POS improve urban resilience and economic value, and act as part of the visual amenities. The size and shape of POS play a critical role
- Nevertheless, Council believes that alternative standards must also be considered. There is little sense in setting the standard for POS in Walvis Bay too high for its climate and resources. This only leads to large portions zoned for public open space but without the ability to develop it.

### PLAN PROPOSALS

- POS provided at a rate of **14.2m<sup>2</sup>** per person
- Reduce from 10% to 7.5% (WHO Standard 9 m<sup>2</sup>/p or 6.3%)

### Desired Land Use Outcomes

Walvis Bay has a unique public open space system where POS is not only a zone on a map but an important element of a quality urban space. The location of open spaces relative to communities, nodes and areas of high activity are carefully planned and the fewer but larger spaces are accessible, functional, safe, well developed and carefully maintained to serve the specific function it was planned for.





# STRATEGY 5: ENVIRONMENTAL RESILIENCE

## Sub-strategy 5.3: Ensure access to the Beach for All

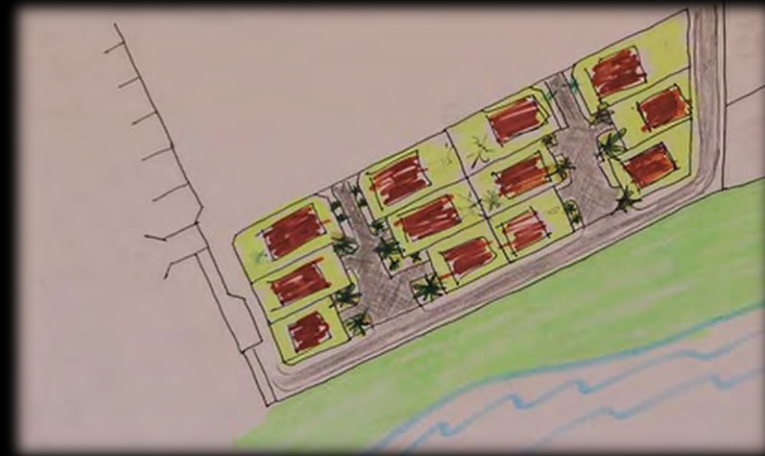
Walvis Bay Port takes up virtually the entire beach area between town and ocean. This leaves little accessible beach area, especially for the poorer segments of society. The Lagoon is framed by high income residences while Langstrand, Dolphin Beach and Afrodite Beach are also semi private with local residents laying claim to that beach area. Independence Beach was developed to provide easy access to Kuisebmond residents to a recreation area on the beach.

### PLAN PROPOSALS

It is the policy of Council to ensure that the little beachfront that is left is carefully planned such that the layout is “permeable”, enabling public access to the beach through the use of east-west streets virtually terminating on the beach and providing access for all. Old Swakopmund is an example where such a layout was used and this makes the central area of Swakopmund very accessible to the beach and the facilities next to the beach. Space making should allow for land for business and accommodation with beach access, thereby enhancing the amenities in the beach area to create a true usable recreational area with coffee shops, accommodation restaurants and other related activities.

### Desired Land Use Outcomes

Development on the remainder of the beach area, which is only west of Kuisebmond, is characterised by a node of recreation and social activity supported by appropriate shops and establishments to serve the community and tourists alike.



# STRATEGY 5: ENVIRONMENTAL RESILIENCE

## Sub-strategy 5.4: Protect the Lagoon

There are fears that the Lagoon is silting up. The Lagoon is one of the key attractions and open spaces in Walvis Bay and therefore an important natural asset that should be protected at all cost. However, no research on this has been undertaken and it is necessary to get the facts for evidence based decision making on this matter.

### PLAN PROPOSALS

There are a number of civic organisations with interests in the coastline and the lagoon. Council will engage civil society to assist with a study to collect information and determine the extent of the problem and then consider how to deal with the problem practically.

### Desired Land Use Outcomes

The lagoon is protected from any land use activities that may contribute to it silting up and measures are in place to protect it from any harmful influence.



# STRATEGY 5: ENVIRONMENTAL RESILIENCE

## Sub-strategy 5.5: Due cognisance of potential impacts of climate change

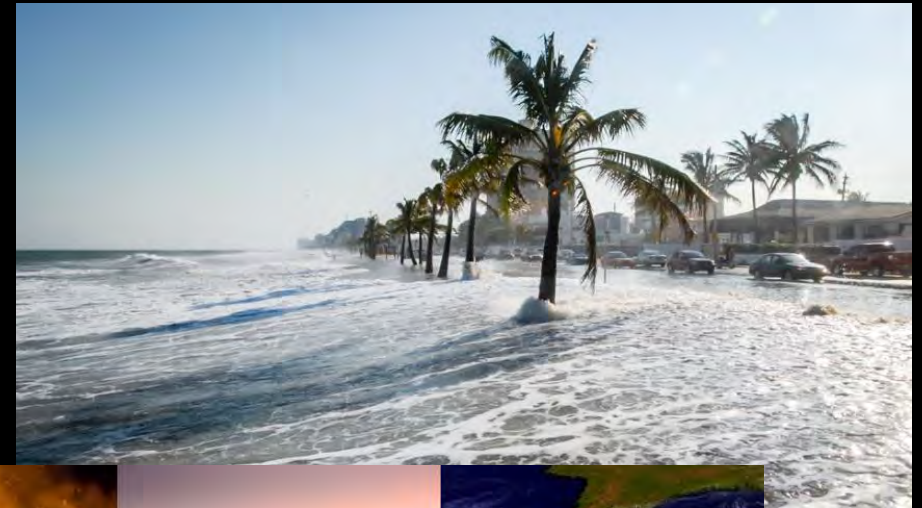
Climate change is likely to affect Walvis Bay like any other urban area in the world. However, information and data on climate change and its potential impacts on urban areas are lacking. The University of Cape Town runs a programme whereby they assist local authorities to set a system in place for the collection of time series environmental data that could assist with preparing for and responding to the impacts of climate change.

### PLAN PROPOSALS

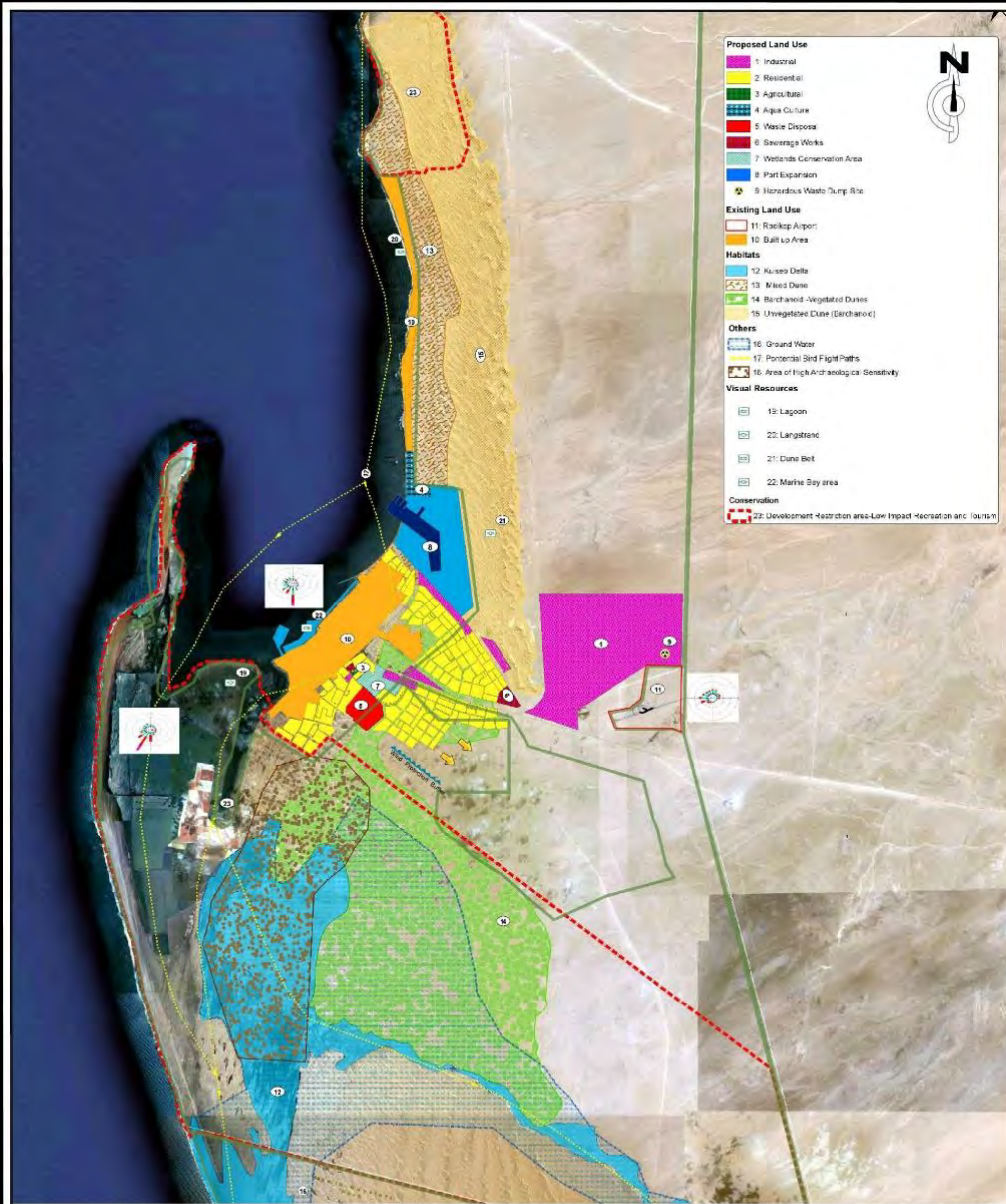
Council will engage academic institutions and the MEFT to assist with preparing a strategy on how to prepare for and deal with the potential impacts of climate change on Walvis Bay.

### Desired Land Use Outcomes

Walvis Bay maintains a database to monitor climate change and help with decision making and strategic planning on how to deal with this. Walvis Bay Municipality has a plan in place for dealing with the risks of climate change namely the Walvis Bay Climate Change Strategic Action Plan (WBCCSAP).



# STRATEGY 5: ENVIRONMENTAL RESILIENCE



ENVIRONMENTAL RESPONSE TO PROPOSALS

## Proposed Land Use

- 1: Industrial
- 2: Residential
- 3: Agricultural
- 4: Aqua Culture
- 5: Waste Disposal
- 6: Sewerage Works
- 7: Wetlands Conservation Area
- 8: Port Expansion
- 9: Hazardous Waste Dump Site

## Existing Land Use

- 11: Walvis Bay International Airport
- 10: Built up Area

## Habitats

- 12: Kuiseb Delta
- 13: Dunes
- 14: Barchanoid-Vegetated Dunes
- 15: Unvegetated Dune (Barchanoid)

## Others

- 16: Ground Water
- 17: Potential Bird Flight Paths
- 18: Area of High Archaeological Sensitivity

## Visual Resources

- 19: Lagoon
- 20: Langstrand
- 21: Dune Belt
- 22: Marine Bay Area

## Conservation

- 23: Development Restriction Area-Low Impact Recreation and Tourism

# URBAN MANAGEMENT ASPECTS

## DEVELOPMENT CONTROL

Five tasks :

- Investigations
- Development guidance and control
- Forward planning and control
- Council property management; and
- Building approval and control

Three tools are vital for the efficient execution of the above tasks:

- A “Structure Plan” to provide a long term development vision, policy guidelines and implementation projects;
- An up-to-date Zoning Scheme to establish short-term legal land rights and procedures for implementing and amending these; and
- A set of building by-laws to guide the approval of building plans and the supervision of building works.

WB has all of these in place.

## POLICY GUIDANCE

Walvis Bay has a suite of policies to guide spatial decision-making and these all support the provisions of this structure plan. The main policies related to management of the urban space are:

- Densification Policy
- Accommodation Establishments and Licensed Hotels Policy
- Open Space Policy
- Encroachment on Public Place Policy
- Business Policy
- Peri-Urban Land Use Policy
- Shebeen Policy
- Informal Trade Policy

Structure Plan policy frameworks that will be elaborated into fully fledged policies are:

- Town Planning Layout Standards and Layout Design Guidelines
- Mixed Land Use Policy
- CBD Transition Policy
- Inclusionary Housing Policy

**Policies reduced to policy frameworks as part of the Structure Plan to provide a decision making framework**

# Closure

THANK YOU.

FLOOR OPEN FOR DISCUSSION

# CALCULATIONS

## Existing Stock

AREA \ TYPE	SINGLE RESIDENTIAL		GENERAL RESIDENTIAL (Units)	
	Developed and Occupied	and Vacant	Developed and Occupied	Vacant (Potential Units)
KUISEBMOND	6826	472	620	513
NARRAVILLE	1822	37	98	169
MEERSIG	868	279	149	149
WALVIS BAY	1781	210	1284	333
LANGSTRAND/DOLPHIN/ APRODITE	369	342	728	332
<b>CURRENT TOTAL UNITS</b>	<b>11666</b>	<b>1340</b>	<b>2879</b>	<b>1496</b>
<b>OCCUPIED (UNITS)</b>	<b>14545</b>			
<b>VACANT POTENTIAL (UNITS)</b>	<b>2836</b>			
<b>TOTAL EXISTING OPPORTUNITIES</b>	<b>17 381</b>			

# CALCULATIONS

## Planned but not Serviced

AREA \ TYPE	SINGLE RESIDENTIAL ERVEN	GENERAL AND SPECIAL RESIDENTIAL (Units)
	Planned but not serviced	Planned but not serviced
KUISEBMOND	205	81
NARRAVILLE	2434	579
MEERSIG	0	0
WALVIS BAY	0	0
LANGSTRAND/DOLPHIN/ APRODITE	0	0
GREEN VALLEY	1905	3410
<b>PLANNED TOTAL UNITS</b>	<b>4544</b>	<b>4070</b>
<b>TOTAL PLANNED OPPORTUNITIES</b>	<b>8614</b>	



# CALCULATIONS

## Market Segmentation

CATEGORY	SUBURBS	HOUSEHOLDS 2022	AVE. HOUSEHOLD SIZE	POPULATION
Up-Market	Meersig	2,253	1.94	4,381
	Langstrand			
	Dolfynstrand			
Mid-Market	Lagoon	4,791	3.15	15,083
	Walvis Bay Central			
	Naraville			
Low-Cost	Kuisebmond	22,042	3.12	68,773
	Tutuleni			
Shacks	Backyard	11,343	2.98	33,803
	Shacks			
TOTALS		40,429	3.01	122,040

# CALCULATIONS

## Market Segmentation

CATEGORY	PROJECTIONS TO 2041		EXISTING STOCK	ROUNDED
	Population	Households		SHORTFALL
UP-Market	8,401	3,555	3,216	339
Mid-Market	28,122	8,269	8,747	-478
Low-Cost	159,817	74,881	14,032	60,849
MHDP	33,803	11,343	nil	11,343
<b>TOTALS</b>	<b>230,000</b>	<b>98,000</b>	<b>25,995</b>	<b>72,053</b>