

# 5<sup>th</sup> WINDHOEK MAYORAL BUSINESS FORUM

10<sup>th</sup> November 2021

INNOVATIVE SOLUTIONS AND PRACTICAL INTERVENTIONS FOR THE  
LOCAL ECONOMY

## URBAN DEVELOPMENT STRATEGIES

OPINION PAPER BY WINFRIED HOLZE  
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# CHAIN-REACTIONS



**ENVIRONMENT**

**PLANNING**

**URBANITY**

**EMPLOYMENT**

**HOUSING**

**ECONOMY**



**HUMAN BEINGS  
AND THEIR  
URBAN LIVING SPACE**

# **SOME COMMENTS FROM LAST MAYORAL BUSINESS FORUM**

Mrs. Mwiya, NCCI CEO: Challenges facing SME's and regulatory burdens

CoW Mayor, his Worship Hon. Kazapua: Windhoek West, malls and mixed developments

Mr. Kahimise, CoW CEO: Inefficient bus transport

Mr. Shipanga, NCCIWB Chairperson: National government and people empowerment

Mr. Martin: Affordable and financing strategies for housing

# INTERVENTION STRATEGIES

## LOW HANGING FRUITS

- - Inner-city vacant land utilization
- - Densification of private single residential erven larger than 800m<sup>2</sup>
- - Vacant office space in CBD converted to res. units.
- - Accommodation at industrial erven
- Scrap 5m street boundary building line
- Revise 3+ story building policy
- Moratorium on shopping malls





# INTERVENTION STRATEGIES

## MIDDLE HANGING FRUITS

- - Activity corridor policy instead of precinct policy
- Scrap 'Betterment fee'
- Introduce new 'Shop-House' zoning category
- Revise 3+ story building policy along activity routes
- Delete 5m and 3m building lines rules along activity corridors
- Adopt various housing typologies
- - Implement 'River-walk' projects  
Klein Windhoek-, Gammams + Arebbush rivers

# INTERVENTION STRATEGIES

## HIGH HANGING FRUITS



-  - State Prison area development project
-  - Monte Christo development corridor
-  - NUST/ WERNHILL development Flyover
-  - UNAM/ City Center development corridor
-  - CoW/ Transnamib joint venture



**The fruit on the tree will perish  
if the fence surrounding it is too high  
for anyone to get to them**

# Thank You



**WINFRIED HOLZE**  
URBAN DESIGN ARCHITECTURE



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