

BAKERSVILLE



"A NEW WAY OF LIVING"



SMART INDUSTRIAL PRIVATE CITY



Travel and movement will be accomplished via public mass transit and rapid transit systems with restricted automobile use within the city

SKYTRAMS



RAPID TRANSIT

FIXED-ROUTE



MASS TRANSIT

WATER-BASED



CANAL TRANSIT

Bakersville's initiative aims to address public, national and international needs providing urban and rural communities with Energy Efficient housing, generating clean resilient energy for the country, Southern African Region and the rest of the world.

SITE

BAKERSVILLE
Walvis Bay | Namibia
Eronga Region

COVERING
6,306 Hectares

COSTING
USD \$10Bn

POPULATION
500 000
to 700 000

❖ SUSTAINABILITY



1. RENEWABLE ENERGY



2. POTABLE WATER DESALINATION



3. WASTE WATER TREATMENT



4. SOLID WASTE TREATMENT



POWERED BY:

SMART INFRASTRUCTURE
"Success through Efficiency"





Bakersville Township Development CC (Reg No 2015/14378) has been established with the purpose to develop a new urban node near Walvis Bay, to the north of Dune 7. This private sector initiative to establish a new urban area, adjacent to the harbour town of Walvis Bay, is supported by the Erongo Regional Council (ERC). It will contribute to achieving the goals set out by Vision 2030, **Harambee Prosperity Plan and NDP5** which include, amongst other, industrialization, poverty alleviation, affordable housing, employment creation and social upliftment.

Mission Statement:

Bakersville's initiative aims to promote and operate business initiatives that through Namibia entities, jointly with regional and international businesses, are able to address public and national needs providing urban and rural communities with energy efficient housing, generating clean resilient energy for the country and the Southern African Region, ultimately creating over **10 000 jobs opportunities** for Namibian youth and the unemployed.



BAKERSVILLE

Smart Industrial City

Portion of Farm Bakersville No.308 SG No. A692/2017

SMART
INFRASTRUCTURE

BAKERSVILLE

"A NEW WAY OF LIVING"

CITY REQUIREMENTS:



1. SOLAR ENERGY



2. POTABLE WATER
(Desalination)



3. WASTE WATER



4. SOLID WASTE



- **JOB OPPORTUNITIES**
- **ACCESSIBILITY:**
 - FOOD/ SUPPLIES
 - EDUCATION
 - RECREATION
 - SPORT
 - COMMUNITY
 - LIFESTYLE
 - ACCESS
- SECURITY
- AFFORDABILITY



Efficient Energy Use



Reuse Reduce Recycle



Innovative Agriculture



Waste Management



Infrastructure Efficiency



Information & Communication Technology (ICT)



Smart Mobility



Intelligent Transportation System (ITS)



Internet of Things (IoT)



Society



Government Services



Law and Order



Health Care



SCHOOL



500K to 700k POPULATION



PEOPLE

CORPORATE INCENTIVE

- Land lease rates
- Cost of services
- SDAC and global accessibility – proximity to harbor and Airport
- Climate
- Land rights

POWERED BY:

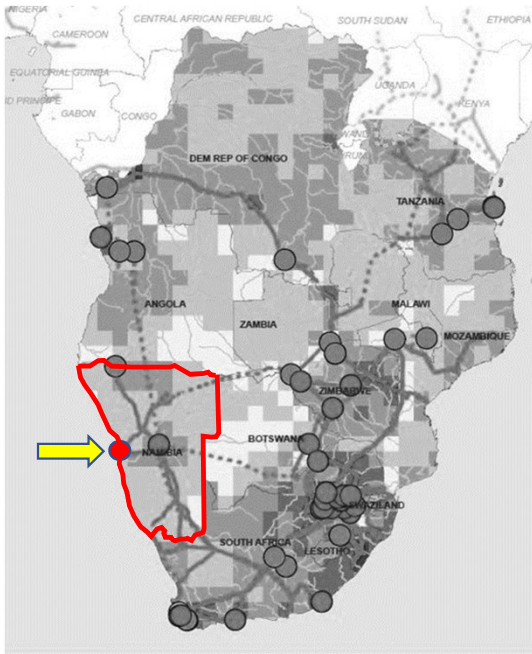
SMART

INFRASTRUCTURE

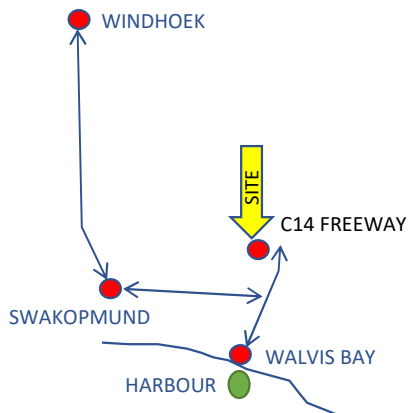
DEVELOPMENT MANAGER/ PRINCIPAL AGENT	THRIVE FX PROF DEV
BIM MANAGER	CYBER TWIN
PLANNER	FRAME ENGINEERS
LAND SURVEYOR	CG PIETERSE PROFESSIONAL LAND SURVEYORS
ARCHITECT/ LEAD CONSULTANT	UF ARCHITECTS
QUANTITY SURVEYOR	SENEKAL AND ALLEN
SUSTAINABILITY AND GREEN ENERGY ENGINEER	ECOLUTION
CIVIL ENGINEER	FRAME ENGINEERS
TRAFFIC ENGINEER	FRAME ENGINEERS
STRUCTURAL ENGINEER	FRAME ENGINEERS
ELECTRICAL + ELECTRONICS ENGINEER	LOMBAARD ENGINEERING
MECHANICAL ENGINEER	LOMBAARD ENGINEERING
FIRE ENGINEER	FRAME ENGINEERS
SOFTWARE DEV/ ENGINEER	R. ARNOTT
WEB/ GRAPHIC/ PRODUCT DESIGNER	MARKETING4U
LEGAL	MAB LEGAL CONSULT

PROFESSIONAL TEAM





SADC Region - **NAMIBIA**



NAMIBIA MAP

MACRO CONTEXT

NAMBIA_SITE

ERONGO REGION

Portion of Farm Bakersville No.308 SG No. A692/2017

SMART
INFRASTRUCTURE

POWERED BY:



- Airport
- Harbour



MICRO CONTEXT

NAMBIA_SITE

ERONGO REGION

Portion of Farm Bakersville No.308 SG No. A692/2017

SMART
INFRASTRUCTURE

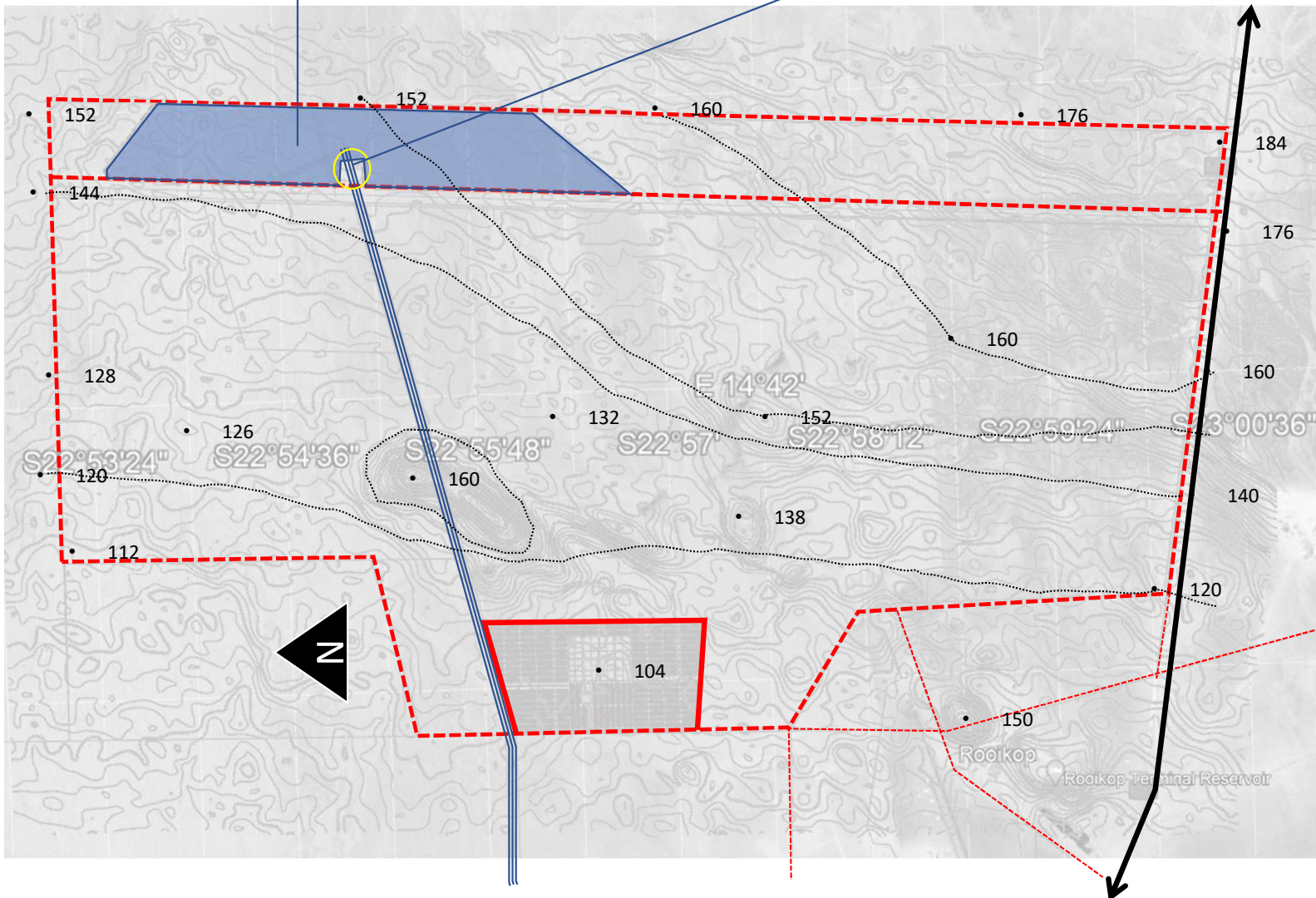
POWERED BY:



SOLAR PLANT – UMBHAKI FX SOLAR

Hectares: 400 ha

EXISTING STATION



SITE EXTENT

Bakersville

Perimeter: 37 km
Hectares: 6,306 ha

NEVDALE – PHASE 1

Perimeter: 7,25 km
Hectares: 299 ha

NAMBIA_SITE

ERONGO REGION

Portion of Farm Bakersville No.308 SG No. A692/2017

**SMART
INFRASTRUCTURE**

POWERED BY:





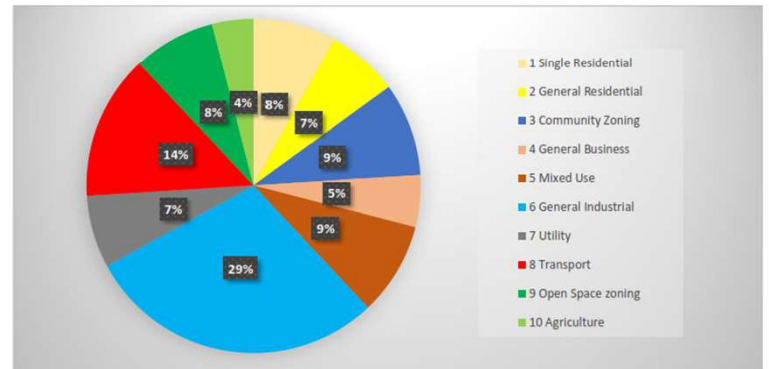
	ha	m2
Property size	6306	63060000

10000 m2

Land Use break down

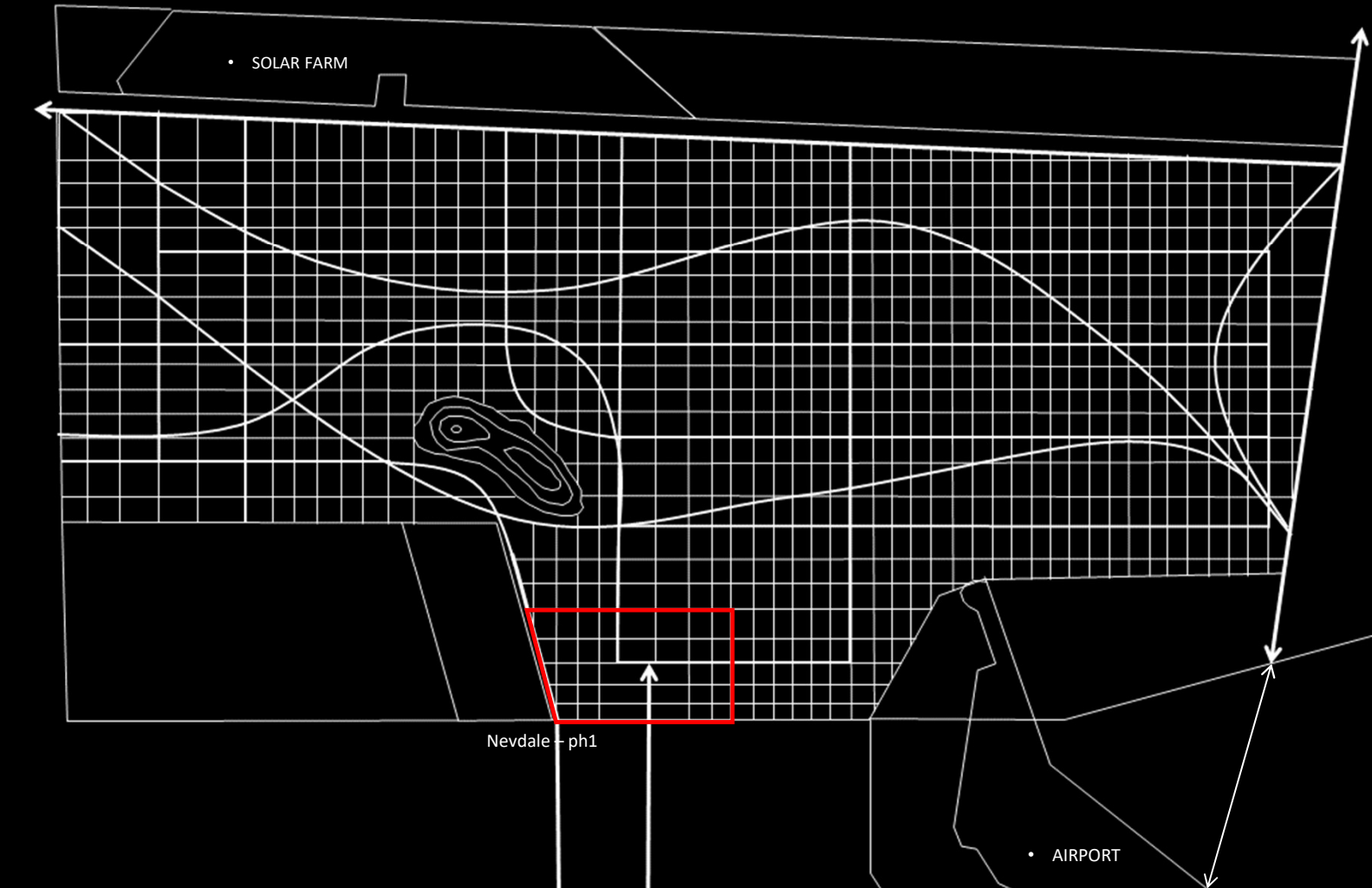
A SUMMARY TABLE

#	Zoning	(ha)	%
1	Single Residential	504.48	8%
2	General Residential	441.42	7%
3	Community Zoning	567.54	9%
4	General Business	315.3	5%
5	Mixed Use	567.54	9%
6	General Industrial	1828.74	29%
7	Utility	441.42	7%
8	Transport	882.84	14%
9	Open Space zoning	504.48	8%
10	Agriculture	252.24	4%
		6306.00	100%



B DETAIL BREAKDOWN

		Land size (ha)	Land size (m2)	%	Heights	Floor factor	Floor area (m2)	Bulk (m2)	Number of plots	Number of Resi opportunities	Number of People
1	Single Residential	504.48	5044800	8%	2	varies	2522400	2976432	10978	10978	32935
2.1	General Residential 1	126.12	1261200	2%	3	1	1261200	1488216	420	20664	41329
2.2	General Residential 2	157.65	1576500	2.5%	4	2	3153000	3720540	390.0	41878.3	83756.6
2.3	General Residential 3	157.65	1576500	2.5%	8	4	6306000	7441080	390	83757	167513
3.1	Community Zoning 1	126.12	1261200	2%	3	2	2522400	2976432	82		
3.2	Community Zoning 2	441.42	4414200	7%	3	3	13242600	15626268	221		
4.1	General Business 1	94.59	945900	1.5%	3	4	3783600	4464648	112		
4.2	General Business 2	94.59	945900	1.5%	8	4	3783600	4464648	112		
4.3	General Business 3	126.12	1261200	2.0%	12	6	7567200	8929296	223		
5.1	Mixed Use 1	126.12	1261200	2%	4	2	2522400	2976432	420	36064	72128
5.2	Mixed Use 2	189.18	1891800	3%	6	3	5675400	6696972	631	81144	162287
5.3	Mixed Use 3	252.24	2522400	4%	8	5	12612000	14882160	631	180319	360639
6.1	General Industrial 1	504.48	5044800	8%	2	2	10089600	11905728	298		
6.2	General Industrial 2	1135.08	11350800	18%	3	3	34052400	40181832	1005		
6.3	General Industrial 3 - Risk Industrial	189.18	1891800	3%	2	2	3783600	4464648	112		
7.1	Utility 1	126.12	1261200	2%	3	2	2522400	2976432			
7.2	Utility 2	315.3	3153000	5%	4	3	9459000	11161620			
8.1	Transport 1 - rail	63.06	630600	1%	3	1	630600	744108			
8.2	Transport 2 - public roads + parking + Pavements	693.66	6936600	11%	0	0	0	0			
8.3	Transport 3 - Canal	126.12	1261200	2%	2	0.5	630600	744108			
9.1	Open Space zoning 1	189.18	1891800	3.0%	2	0.5	945900	1116162			
9.2	Open Space zoning 2	315.3	3153000	5.0%	3	0.5	1576500	1860270			
10	Agriculture	252.24	2522400	4%	2	1	2522400	2976432			
TOTALS		6306	63060000	100%			32791200	38693616	16023	454804	920587



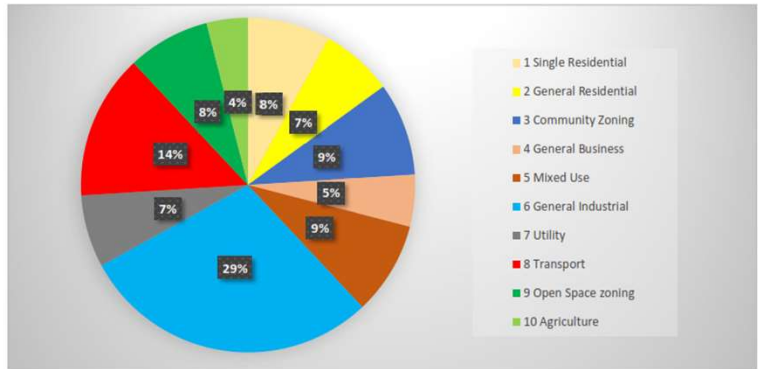
	ha	m2
Property size	6306	63060000

10000 m2

Land Use break down

A SUMMARY TABLE

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		6306.00	100%





NEVDALE

SMART
INFRASTRUCTURE

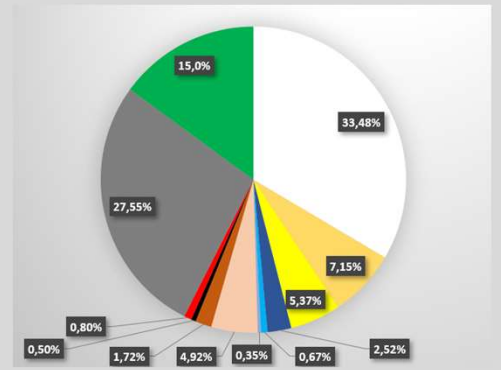
Phase 1 – Bakersville Smart Industrial City
Portion of Farm Bakersville No.308 SG No. A692/2017





NEVDALE – DEVELOPMENT BREAKDOWN

A	EXT 3 + 4 (PHASE 1 - HOUSING)	E	EDUCATION ZONE
B	EXT 5 + 6 (PHASE 2 - HOUSING)	F	NEVDALE URBAN PARK
C	COMMUNITY FACILITIES	G	EXT 7 + 8 (PHASE 2 HOUSING)
D	BUSINESS DISTRICT (MIXED USE ZONE)	H	EXT 1 + 2 (PHASE 2 HOUSING)



	ha	m2
NEVDALE SITE AREA	299	2990000

		Land size (ha)	Land size (m2)	%	Heights	floor factor	floor area (m2)	Number of plots	Number of Res. Opportunities	Number of ppl
1	Single Residential	100,1	1001200	33,48%	2	0,5	500600	2830	2830	8490
2	General Residential 1	21,4	213880	7,15%	3	1,0	213880	41	3504	7009
3	General Residential 2	16,1	160574	5,37%	5	2,0	321148	34	4266	8531
4	Community Zoning 1	7,5	75263	2,52%	4	2,0	150526	10		
5	General Business 1	2,0	20000	0,67%	3	2,0	20966	14		
6	General Business 2	1,0	10483	0,35%	5	3,0	60000	12		
7	Mixed Use 2	14,7	147040	4,92%	5	2,5	367600	43		
8	Mixed Use 3	5,2	51536	1,72%	8	4,0	206144	12		
9	Utility 1	1,5	14950	0,50%	2	0,5	7475			
10	Transport 1 - rail	2,4	23920	0,80%	2	2,0	47840			
11	Transport 2 - public roads + parking + Pavements	82,4	823651	27,55%			0			
12	Open Space zoning 1 - landscaping	44,8	447503	15,0%	1	0,1	44750			
TOTALS		299	2990000	100,0%			1940929	2996	10600	24030

