

# KING KAULUMA GARDENS, DEVELOPMENT PLAN

2017 (ongoing)

## Location

Ondangwa, Namibia

## Client

Nambel

## Estimated Cost

202 000 000,00 NAD  
(12 198 067,00€)

## Scope

New Village Development  
with low cost houses

## Stages

- Planning Scheme Approach
- Planning Scheme for Authorities
- Base Program
- Design Concept
- Urban Design Development
- Urban Detail Design
- Technical Assistance
- Supervision Works

## Data

- Area: 24,9 ha
- Estimated population: 1828
- Housing units: 494
- 261 dwellings
- 28 036 m<sup>2</sup> of construction
- 137 Sectional Titles in
- 24 Bodycorporates
- 8301 m<sup>2</sup> of construction
- 96 flats in 12 building
- 5360 m<sup>2</sup> of construction

This Plan corresponds to the development of a new Residential Zone integrating the various urban components and adequate to the social and cultural structure of the region, for a sustainable development.

This new area will cater for all the needs of the neighborhood, keeping in mind its centrality including the creation of differentiating and aggregating public areas of the community, making possible the development of local economies, educational, a good pedestrian and road circulation and with its own identity.

The development will have 494 residential units, plus business and institutional services, taking into account the optimization of the area, not forgetting the integration of the public spaces necessary for a good urban environment.

The development of the urban structure is based on the creation of an affordable residential area. In percentage terms the plan integrates 53% for Dwelling Houses (erf with an area of 300m<sup>2</sup>); 28% for Sectional Titles and 19% Housing units in building residential (Flats).

The intervention area in the south-west of the city of Ondangwa, covers 24,9 hectares, which integrates parts of two Extensions of the Town Planning Scheme of Ondangwa. The plan includes an existing Commitment Area for a school and informal existing cemetery, that which are considered in the new proposal zoning with new Residential areas (Single and General), Business, Institutional and complementary zones such as Public Open Space.





VOLUMETRIC OCCUPATION SCENARIO

**Residential:** The plan provides various typologies of houses and is based on a neighborhood unit, walking distance comfortable to basic services and facilities.

**Institutional:** A one-half mile of all residents in the neighbourhood and the other institutions are suitably grouped about a central point. All of which institutional space are organically inter-related by a street system.

**Business:** For the daily needs, they should serve the entire population of the plan, and be preferably located in the main traffic junctions, near the main facilities and in the confines of the neighbourhoods adjacent to similar districts.

**Open Spaces:** People need a place for culture and new ideas. The plan provides a system of small parks and a recreation spaces in each group of houses.

The scope includes the development of the: Town Planning Scheme for Authorities (develop a model of territorial occupation organises and structures the occupation through a zoning to be approved); Urban Design (develop for the Preliminary Study and Detailed Design); Housing Program (the Architectural Projects to develop are focus in the conception of the different residential typologies. Architectural Projects are developed in parallel to the elaboration of the Urban Project.

The concept for the proposal is based on the neighbourhood unit and is structured in five key points.

**Street System:** The plan is bounded by arterial streets, sufficiently wide to facilitate the heavy traffic, and is provided with a special internal streets system designed to facilitate circulation within the unit by the residents and to discourage the by-passing traffic.

AERIAL VIEW



TYPICAL ROAD PROFILE

