

KING KAULUMA GARDENS

2017–(2019)

Location

Ondangwa, Namibia

Client

Nuvella (Pty) Ltd.

Estimated Cost

300 million NAD

Stage

Detailed Design

Area

24.9 ha

Estimated Population

1828

Number of Housing Units

494

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

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

The development has 494 residential units, plus business and institutional services, taking into account the optimization of the area, without forgetting the integration of the public spaces necessary for a good urban environment.

The development of the urban structure was based on the creation of an affordable residential area. In percentage terms, the plan integrates 53 % for dwelling

houses (erfs with areas of 300 m²); 28 % for sectional titles and 19 % for housing units in residential buildings (flats).

The intervention area, south-west of the city of Ondangwa, covers 24.9 ha, integrating 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, which are considered in the new proposal zoning with new Residential areas (Single and General), Business, Institutional and complementary zones such as Public Open Spaces.

The concept of 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 heavy traffic, and is provided with a special internal street system designed to facilitate circulation within the unit by the residents and to discourage the by-passing traffic.

URBAN DESIGN DEVELOPMENT





VOLUMETRIC OCCUPATION SCENARIO

- Residential: The plan provides various typologies of houses and is based on a neighborhood unit, within comfortable walking distance of basic services and facilities.
- Institutional: Half a mile of all residents in the neighborhood, the other institutions are suitably grouped about a central point. All institutional spaces are organically inter-related by a street system.
- Business: For daily needs, these spaces 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 neighborhoods adjacent to similar districts.

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

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

AERIAL VIEW



TYPICAL ROAD PROFILE

