

AVIS VILLAGE URBAN DEVELOPMENT

2018

Location

Windhoek, Namibia

Client

Nuvella (Pty) Ltd.

Service Type

Territorial and Urban Planning

Stage

Planning Scheme Approach
Urban Concept Design
Urban Developed Design

Data

Area: 37.3 ha

Housing Units: 420

Avis Village Urban Development is a project to develop a new attractive urban center, not only due to the outstanding programmatic objectives but mainly due to its privileged location, at the western entrance of the capital of Namibia, Windhoek, which has excellent access conditions and benefits of a singular views. It is intended that the plan act as a catalyst for urban flows in and out of the metropolis (resembling a lung), safeguarding the present natural resources and promoting an urban development that ensures access to all necessary functions for the inhabitants.

The plan is located 5 km from the center of the capital and 39 km from Hosea Kutako International Airport.

Avis Village is limited to the North by the railroad and the National Road B6, which connects the city center to the airport. To the south, the plan is limited by the future expansion of Sam Nujoma Road, which will connect to the Western Bypass that is under construction, providing a direct connection to the city and the airport.

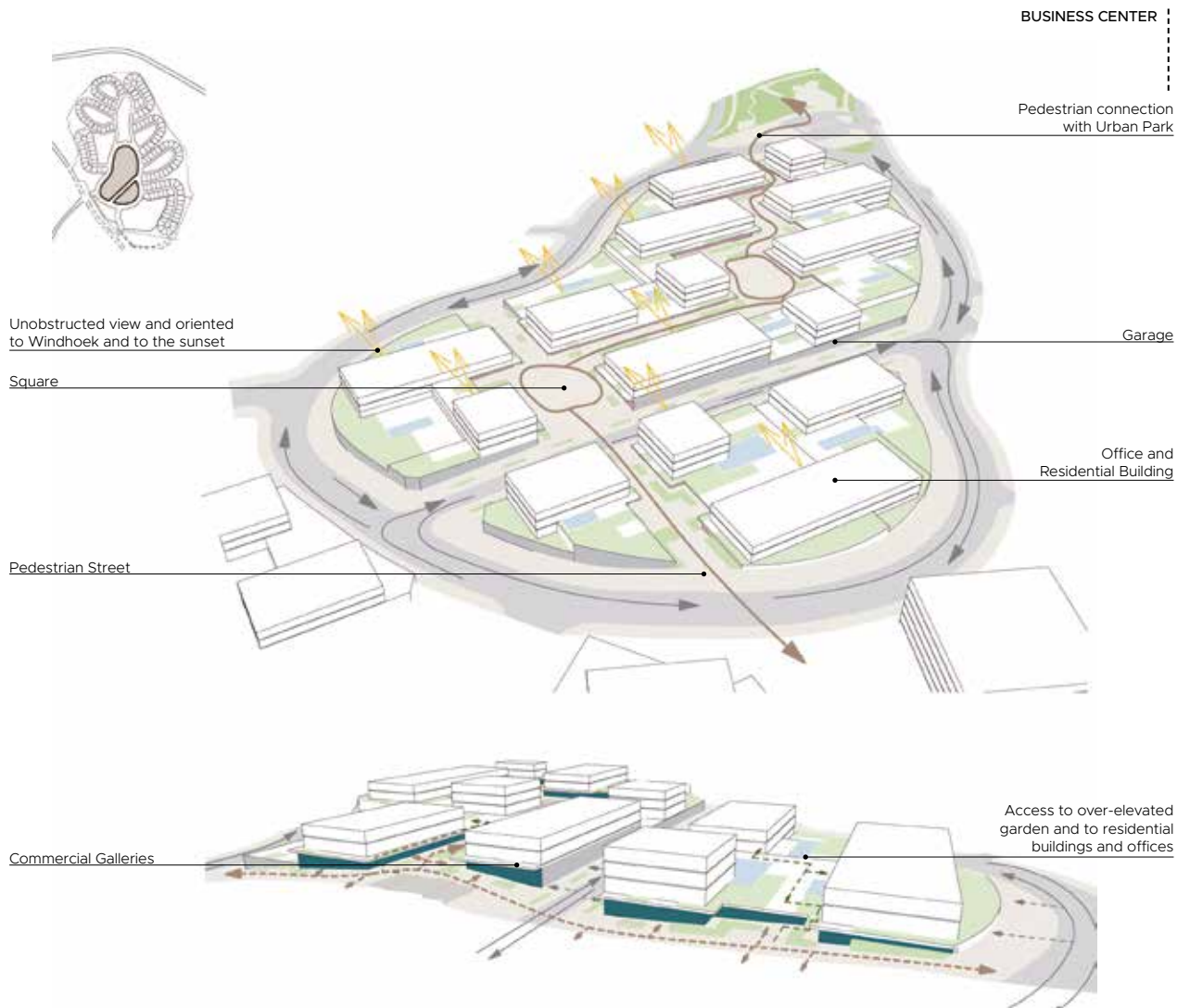
With its territorial context in mind, the urban structure, occupying an intervention area of 37.3 ha, takes advantage of the existing topographical features, exploring alignments and visual orientations, particularly those that enhance panoramic views, and integrates existing structures, in line with the programmatic objectives and the requirements laid out by the client.

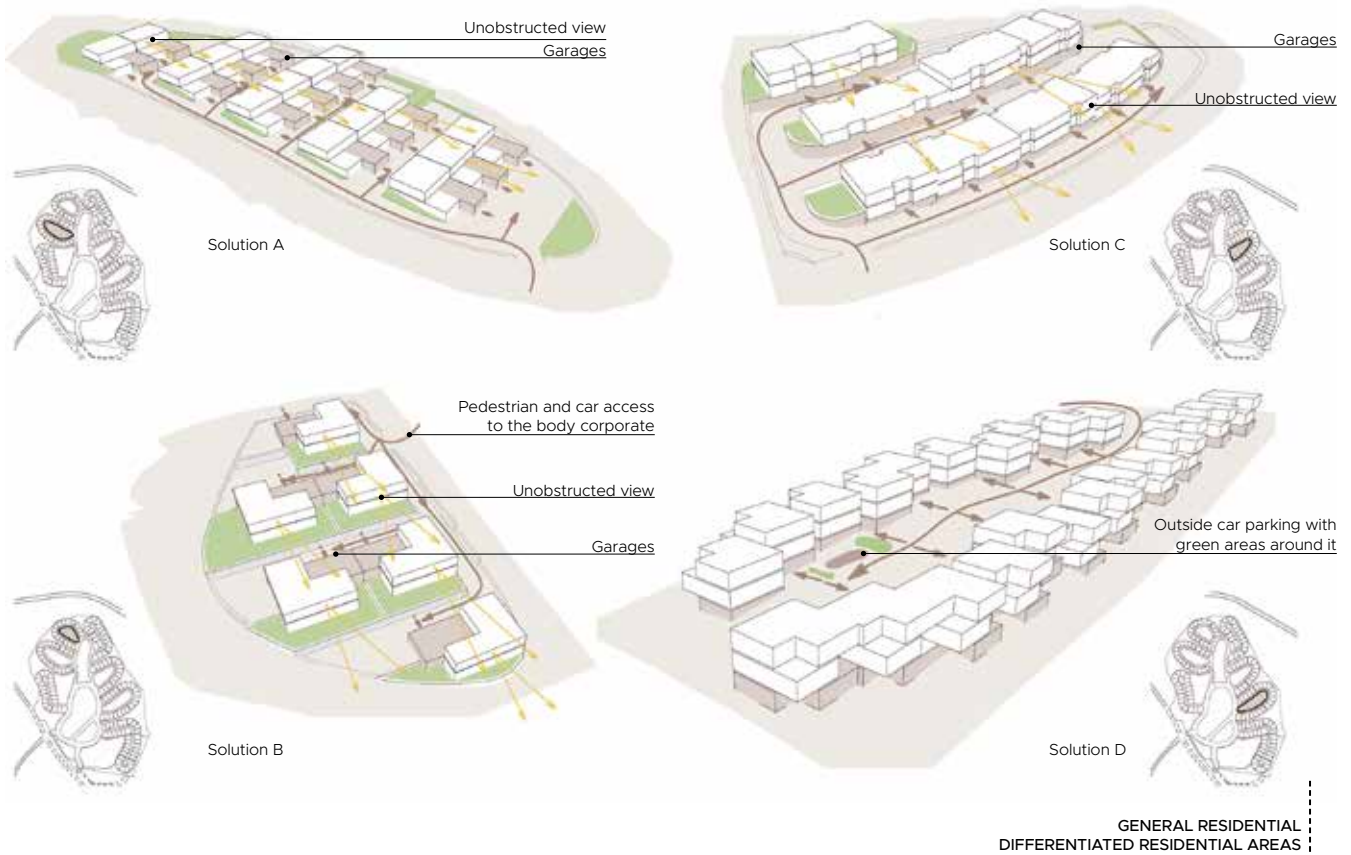
URBAN DESIGN DEVELOPMENT





VOLUMETRIC OCCUPATION SCENARIO
SOUTHERN PERSPECTIVE





The programmatic structure defined for the development of this plan includes functional areas, such as a central business area, a tourist complex, differentiated residential areas and an urban park connected to the occupied areas and to the remaining existing ecological structure, ordered through a hierarchical road network.

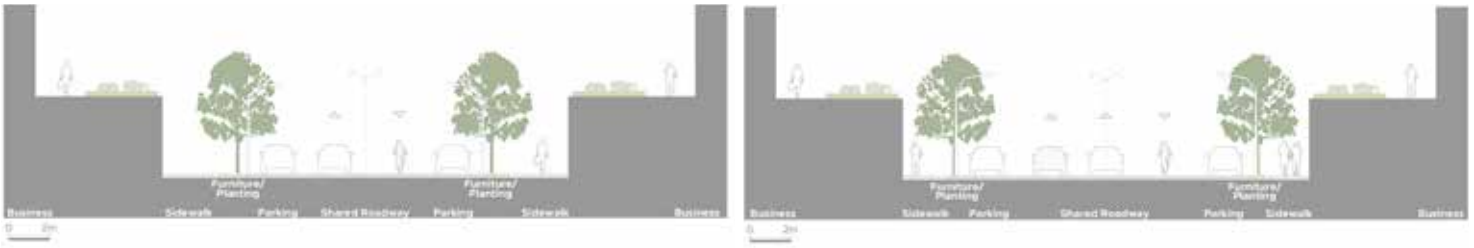
In percentages, the plan integrates 37.6 % of residential areas (Single and General), of which 30.3 % correspond to dwelling houses (erfs with areas from 600 m² to 1150 m²) and 7.3 % for sectional titles and housing units in residential buildings (flats); 3.4 % related to the area to integrate an Old Age Home; 9.6 % of business center, of which 1.6 % corresponds to a market area, 8.0 % for business and residential uses and 7.8 % for tourist complex (hotel and conference space); 22.8 % for Public Open Space, of which 3.7 % are for the urban park, 1.9 % for pedestrian paths and 17.2 % for a system of small parks and recreational spaces and 18.8 % of services.

The project was developed according to a strategy of structured urban occupation, from which, in association with the lung function, emerged the symbology of the protected species flower Camel thorn.

The “flower” (the engine of seed production, which is the principal means by which species are perpetuated and propagated) represents the centre and heart of the city, the motor of development where commerce, services and housing are gathered (central business area). This center is located to the south at the highest point of the intervention area. The tourist complex is strategically located to the south of the intervention area, becoming the outstanding visual element for anyone entering the city of Windhoek, with its privileged visual alignment both towards the sunset and towards the mountains surrounding the intervention area.

The pedestrian routes and road network, symbolically represented by the “branches” of the Camel thorn, are hierarchically organised, providing continuity and connectivity between the central business area, the urban park and the differentiated residential areas.

The urban park is located on a high point of Avis Village, in the centre and to the north of the central business area. With a privileged view of the sunset, the park integrates multiple recreational, leisure and contemplation spaces, such as an open air amphitheatre, playground, mobile shop spaces, restaurants and other spaces for support equipment.



TYPICAL ROAD PROFILES
MIDDLE ORDER STREET SCENARIOS (2ND LEVEL)
BUSINESS STREET

The differentiated residential areas are symbolically represented by sets of “foliage”. These residential pockets are distributed around the “flower”, namely around the central business area and around the urban park. They include detached houses, sectional titles and housing units in residential buildings (flats).

There is also dedicated space for a retirement home (located at a sheltered and accessible point, taking into account the nature of the space).

The scope of the project was the development of the Town Planning Scheme for the Authorities (the model of territorial occupation that organises and structures the occupation through zoning to be approved) and the Urban Design (Preliminary Study and Detailed Design).

TYPICAL ROAD PROFILES
MIDDLE ORDER STREET SCENARIOS (2ND LEVEL)
URBAN PARK STREET

