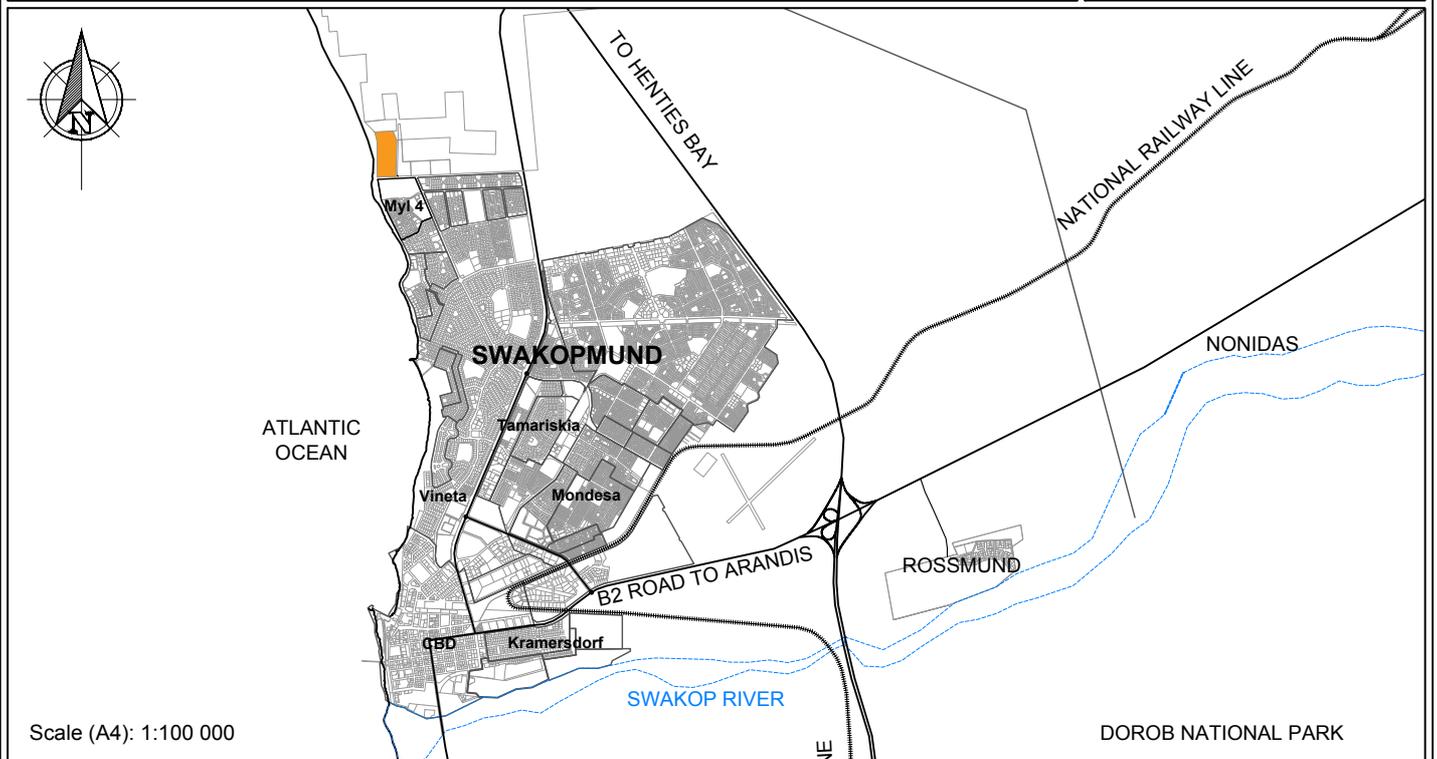
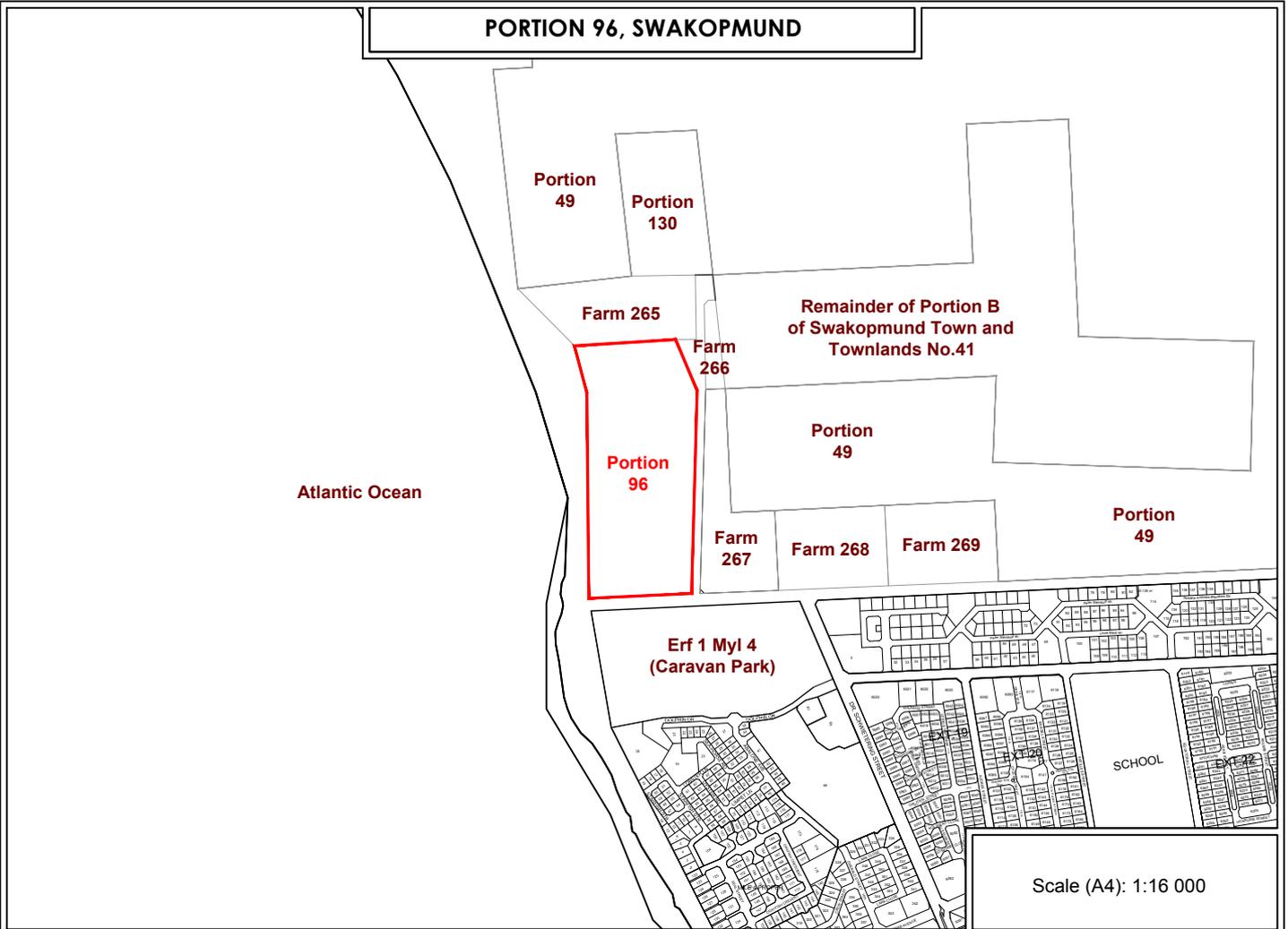
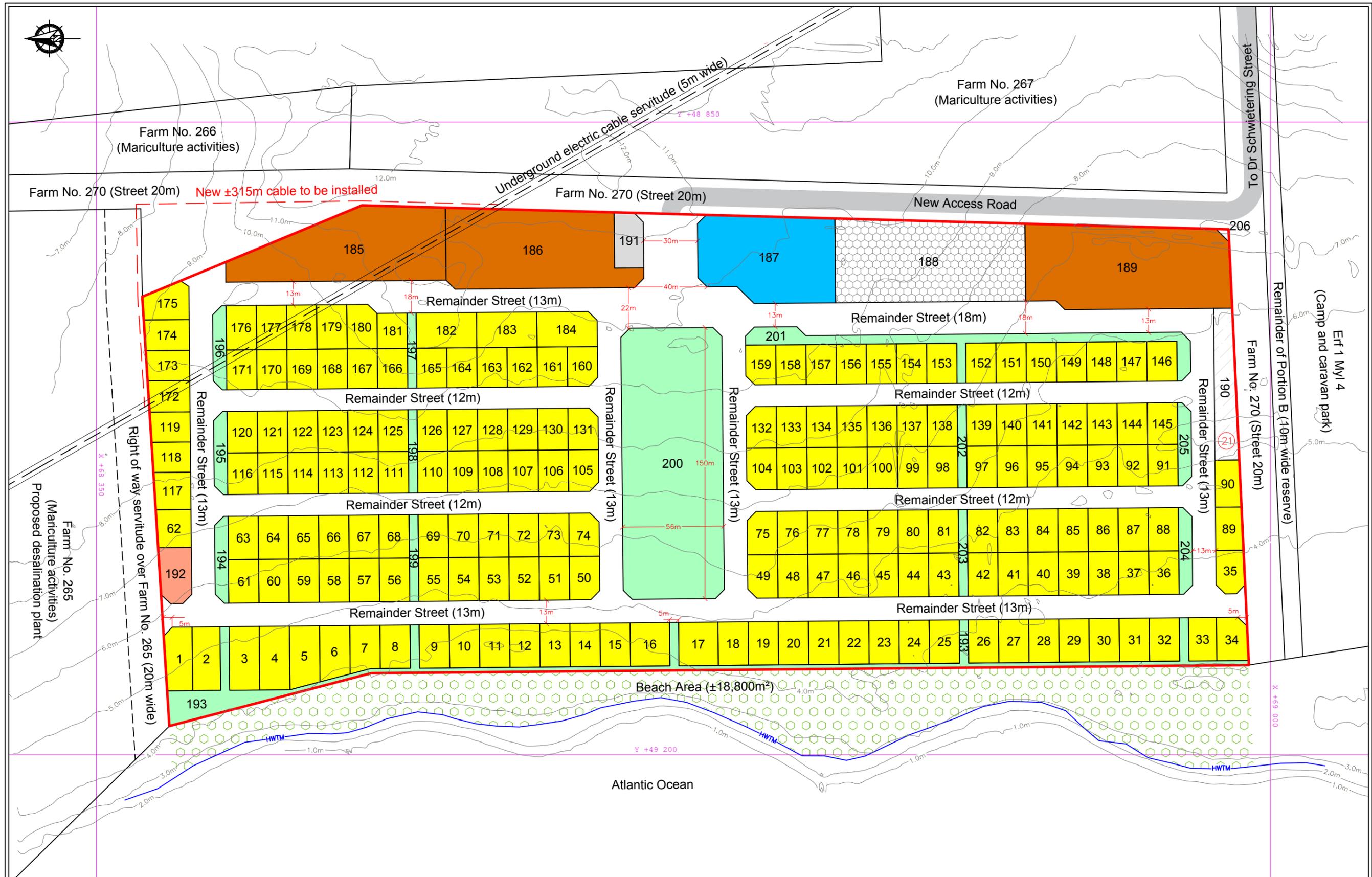


**PORTION 96, SWAKOPMUND**



DWG NO:	PTN96/LP	TITLE:	<b>LOCALITY PLAN: PORTION 96</b> North of the Myl 4 Caravan Park		 <b>STEWART PLANNING</b> TOWN & REGIONAL PLANNERS
DATE:	15 APR 2025				
SCALE:	AS SHOWN				
DRAWN:	JN OTTO				
		Version: V1	otto@sp.com.na	064 280 773	



DWG NO:	PTN96/TE/V17
DATE:	25 JAN 2025
SCALE:	1:2000 (A3)
DRAWN:	JN OTTO

TITLE:	PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 96 (A PORTION OF PORTION B) OF SWAKOPMUND TOWN AND TOWNLANDS NO. 41 COMPRISING OF 206 ERVEN AND THE REMAINDER (STREET)		
VERSION: V17	CLIENT: NAMIBIA OYSTERS (PTY) LTD	CONSULTANT: STEWART PLANNING	

First Floor 122 On Main  
122 Sam Nujoma Avenue  
PO Box 2095 Walvis Bay  
Tel: +264 64 280 770  
bruce@sp.com.na  
otto@sp.com.na  
melissa@sp.com.na



TABLE 1: ERF SIZES

ERF NUMBER	SQUARE METRES														
1	519	29	401	57	401	85	401	113	384	141	384	169	367	197	208
2	547	30	401	58	401	86	401	114	384	142	384	170	367	198	230
3	589	31	401	59	401	87	401	115	384	143	384	171	367	199	240
4	589	32	401	60	401	88	401	116	384	144	384	172	396	200	8,350
5	554	33	372	61	401	89	358	117	413	145	384	173	397	201	1,623
6	484	34	400	62	398	90	363	118	352	146	367	174	420	202	230
7	417	35	354	63	401	91	384	119	367	147	367	175	453	203	240
8	401	36	401	64	401	92	384	120	384	148	367	176	409	204	335
9	401	37	401	65	401	93	384	121	384	149	367	177	409	205	320
10	401	38	401	66	401	94	384	122	384	150	367	178	409	206	24
11	401	39	401	67	401	95	384	123	384	151	367	179	409	Remainder	37683
12	401	40	401	68	401	96	384	124	384	152	367	180	396	TOTAL	150,000
13	401	41	401	69	401	97	384	125	384	153	367	181	326		
14	401	42	401	70	401	98	384	126	384	154	367	182	651		
15	401	43	401	71	401	99	384	127	384	155	367	183	651		
16	523	44	401	72	401	100	384	128	384	156	367	184	639		
17	523	45	401	73	401	101	384	129	384	157	367	185	3,898		
18	401	46	401	74	388	102	384	130	384	158	367	186	4,201		
19	401	47	401	75	388	103	384	131	372	159	355	187	3,384		
20	401	48	401	76	401	104	372	132	372	160	355	188	4,706		
21	401	49	388	77	401	105	372	133	384	161	367	189	5,066		
22	401	50	388	78	401	106	384	134	384	162	367	190	999		
23	401	51	401	79	401	107	384	135	384	163	367	191	482		
24	401	52	401	80	401	108	384	136	384	164	367	192	519		
25	401	53	401	81	401	109	384	137	384	165	367	193	2,735		
26	401	54	401	82	401	110	384	138	384	166	367	194	335		
27	401	55	401	83	401	111	384	139	384	167	367	195	320		
28	401	56	401	84	401	112	384	140	384	168	367	196	324		

**EXPLANATORY NOTES:**

**1) SURVEY INFORMATION:**

- Portion 96 size: 150,000m<sup>2</sup> or 15 hectares  
As surveyed vide Diagram No. A803/2007.
- Contour interval: 1 Metre
- Contours framed by: CG Pieterse - Professional Land Surveyor  
B.Landsurv. (UP) Pr.L (S.A.) PLS 1016
- High Water Tide Mark: HWTM surveyed (CG Pieterse) as indicated in blue.

**2) ZONING INFORMATION:**

- Single Residential: Portions 1 to 184  
Density Zone: 1:300 (no subdivisions permitted)  
Building lines: As per architectural guidelines
- General Residential 1: Portions 185, 186, and 189  
Density Zone: 1:250 (One dwelling unit per 250m<sup>2</sup>)
- General Business: Portion 187  
Bulk Factor: 2.0
- Institutional: Portion 188  
Bulk Factor: 2.0
- Special: Portion 190: Sectional title garages and storage units.
- Parastatal: Portion 191: Reserved for Erongo RED for a substation (30.6m x 16.1m).  
Existing substation to be decommissioned.
- Local Authority: Portion 192: Reserved for Local Authority for a pump station (31.0m x ±17m).
- Public Open Space: Portions 193 to 205: Reserved for the Local Authority.  
Internal POS: 15,489 m<sup>2</sup> or 10.33%  
Fallout POS (Beach Area): ±18,800 m<sup>2</sup>  
Total POS available: ±34,289 m<sup>2</sup>  
Fallout open space: ±20.31%
- Street: Portion 206: Reserved for the Local Authority  
Remainder of Portion 96: Reserved for the Local Authority

**3) STREET LAYOUT AND WIDTHS:**

- Collector roads: 20 to 30 metres wide (external)
- Main entrance/exit: 18 m road reserve
- Ring street: 13 m road reserve
- Access streets: 12 m road reserve
- Corner splays: Minimum 5m (Portion 189 has a splay of 7m)
- Street length (internal): 2.9 km
- No cul-de-sac streets are provided.
- Street widths and splays are fully in accordance with Ministerial Town Planning Standards and Urban Design Guidelines of 2013 and the CSIR Red Book (*Guidelines for Human Settlement Planning and Design, 1998*).

**4) EXISTING SERVITUDE:**

- The 5-meter wide underground electric cable servitude (not registered) over Portion 96 to be rerouted as shown at the cost of the township developer/applicant.

**5) SPECIAL CONDITIONS:**

- All measurements and sizes are approximate and subject to final survey.
- No Single Residential erf size shall be smaller than 300m<sup>2</sup>.
- All bulk and internal services to be designed and installed at the cost of the township developer to the satisfaction of Erongo RED and the Local Authority.
- Township layout subject to approval by the Local Authority and Urban and Regional Planning Board in terms of the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018).
- All buildings are subject to the aesthetical design guidelines and rules of Olive Park as determined by Namibia Oysters (Pty) Ltd.
- Western "Single Residential" erven to be graded to a contour height of at least 4 meters or as determined otherwise by the consulting engineer.

**6) PROFESSIONAL TEAM**

- Registered owner: Namibia Oysters (Pty) Ltd  
CY/2005/0736
- Consulting town planner: Stewart Town Planning CC  
CC/2020/0365
- Consulting engineers: Lithon Project Consultants (Namibia)
- Consulting land surveyor: C.G. Pieterse - Professional Land Surveyor
- Architect/urban designer: Cobus Lötter Architects CC
- Conveyancer: PH Legal Practitioners

TABLE 2: ZONING SCHEDULE

ZONING	NO. OF ERVEN	TOTAL AREA	% OF TOTAL AREA
Single Residential	184	73,549 m <sup>2</sup>	49.03
General Residential 1	3	13,165 m <sup>2</sup>	8.78
General Business	1	3,384 m <sup>2</sup>	2.26
Institutional	1	4,706 m <sup>2</sup>	3.14
Special	1	999 m <sup>2</sup>	0.67
Parastatal	1	482 m <sup>2</sup>	0.32
Local Authority	1	519 m <sup>2</sup>	0.35
Public Open Space	13	15,489 m <sup>2</sup>	10.33
Street	1 & Remainder	37,707 m <sup>2</sup>	25.14
TOTAL	206 & Remainder	150,000 m <sup>2</sup>	100.00

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DATE:	25 JAN 2025	VERSION: V17	CLIENT: NAMIBIA OYSTERS (PTY) LTD	CONSULTANT: STEWART PLANNING	Tel: +264 64 280 770 truce@sp.com.na otto@sp.com.na melissa@sp.com.na	
SCALE:	1:2000 (A3)					
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