

B. GENERAL RESIDENTIAL 1 ZONE

1. **Colour Notation:** Orange fill
Primary Uses: Dwelling House/s, Block of Flats, Residential Buildings, Townhouses
Consent Uses: Place of Public Worship, Place of Instruction, Resident Occupation, Bed and Breakfast, Pensions, Licensed Hotels, Institutional Buildings, Residential Guest House.

2. **Land Use Restrictions**

2.1 **Coverage**

The maximum **coverage** for all buildings in this zone is 60%.

2.2 **Bulk**

The maximum bulk for all buildings in this zone is 1.

2.3 **Minimum Erf Sizes**

- (a) The minimum prescribed erf sizes for this zone are as follows:

Minimum Erf Size	Blocks of Flats	Licensed Hotels	Residential buildings, townhouses and institutions
Minimum size of site	1 500m ²	1 500m ²	1 000m ²

- (b) Notwithstanding the conditions in sub-paragraph (a) above the Council may in certain cases, beyond the control of the applicant, give its special consent for the erection of any of the listed buildings on an erf smaller than the prescribed area in sub-paragraph (a) above.

2.2 **Density Control:**

- (a) No building in the General Residential 1 Zone shall be so erected that the number of dwelling houses and dwelling units on an erf exceeds the number specified in Table B1 for the density zone in which the erf is situated-

TABLE B1: DENSITY ZONE

DENSITY ZONE	DENSITY
1:100	One dwelling unit or dwelling house per 100m ²
1:250	One dwelling unit or dwelling house per 250m ²
1:300	One dwelling unit or dwelling house per 300m ²
1:600	One dwelling unit or dwelling house per 600m ²
1:900	One dwelling unit or dwelling house per 900m ²
1:ERF	One dwelling unit or dwelling house per erf

- (b) Not more than one dwelling house or residential building may be erected on any erf without the consent of the Council.

2.5 Height

No building in this use zone shall be erected to exceed a height of 10 metres.

Provided that:

- (i) a height relaxation up to a maximum building height of 16 metres may be permitted with special consent of the Council.
- (ii) except for architectural features, no height relaxation be permitted within the conservation area.

2.6 Building Lines

- (a) No building, permanent structure or portion thereof, except for boundary walls and fences, may be erected on the site within:
 - (i) 5 metres from any street boundary;
 - (ii) 3 metres from any rear boundary;
 - (iii) 3 metres from any side boundary; and
 - (iv) 5 metres in the case of a garage from any street boundary or half the height of the building, whichever is greater.
- (b) The three (3) metres requirement for side and rear boundaries shall apply to single storey units and shall increase by two (2) metres for each additional storey; measured from the external walls of the building under consideration.
- (c) The Council may relax the requirements of sub-clause (a) and (b) if it is satisfied that no interference with the amenities of the neighbourhood, existing or as contemplated by the Scheme, will result.
- (d) With the consent of the Council or the Competent Authority a building (with opening windows overlooking the neighbouring property) can be erected on a common border with a Public Open Space.

2.7 Parking

- (a) Except where specified elsewhere in the scheme, when a building is to be erected on a site the owner thereof shall construct and maintain, at his own expense and to the satisfaction of the Council, parking spaces on the site as set out in Table B2:

TABLE B2: Provision of Parking

Dwelling Houses	As determined by Council.
Other Residential Buildings	1 per dwelling unit
Hotels	1 per 50m ² of floor area
Youth Organisation Erven	1 per 10 members/residents; min: 4 bays
Pension & Bed & Breakfast	A minimum of 2 plus 1.5 per room
All other uses	As determined by Council

The parking requirements, subject to the specified use zoning, shall be calculated as set out in column (2) of Table B2 and that the number of parking bays thus obtained, shall be rounded off to the nearest integer.

- (b) The maximum number of garages for dwelling houses is restricted to four (4) with a total internal floor area of 80m². Further the area of such outbuilding, garages excluded, may not exceed 50% of the total floor area of the main building (excluding garages) and may be erected separately from the main building.
- (c) Parking may be provided in basements and/or on certain floors in blocks of flats and is excluded from the maximum floor area.
- (d) The access to and the position and dimensions of a parking place shall conform to the requirements of the Council
- (e) The Council may relax the requirements of sub-clause (a) and (b) if it is satisfied that no interference with the amenities of the neighbourhood, existing or as contemplated by the Scheme, will result.

2.8 Additional Land Use Restrictions

- (a) The requirements prescribed for dwelling houses and places of instruction and public worship in a residential zone, including the provision of on-site parking, shall apply to such buildings in this zone:
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MUNICIPALITY OF SWAKOPMUND

Ref No: E 10033

Enquiries: J Angolo

The Acting General Manager
Corporate Service and Human Capital
Municipality of Swakopmund

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18 January 2022

Dear Sir,

ZONING CERTIFICATE FOR ERF 10033 SWAKOPMUND EXTENSION 1

Erf 10033, Swakopmund, Extension 1 is zoned "General Residential 2" with a density of 1:250 The property measures 3923 m² in extent.

Below please find the zoning provisions for the specific zoning as contained within the Swakopmund Town Planning Amendment Scheme.

CLAUSE 5: CONTROL MEASURES

The following restrictions shall apply in the relative zone:

C. GENERAL RESIDENTIAL 2 ZONE

1. **Colour Notation:** Red Hatch
Primary Uses: Dwelling House/s, Block of Flats, Townhouses
Consent Uses: Place of Public Worship, Resident Occupation, Bed and Breakfast, Pension, Residential Buildings.

2. Land Use Restrictions

2.1 Coverage

The maximum **coverage** for all buildings in this zone is 60%.

2.2 Bulk

The maximum bulk for all buildings in this zone is 1.

2.3 Minimum Erf Sizes

All correspondence must be addressed to Chief Executive Officer

- (a) The minimum prescribed erf sizes for this zone are as follows:

Land Use	Townhouses	Residential buildings and blocks of flats
Minimum area of site	900m ²	1 000m ²

- (b) Notwithstanding the conditions in sub-paragraph (a) above, the Council may in certain cases, beyond the control of the applicant, give its special consent for the erection of a block of flats or residential building on an erf smaller than the prescribed area in sub-paragraph (a) above.
- (c) Save with the consent of the Council even smaller than 1000m² may be used for the erection of Residential Buildings or Block of Flats within the following areas:
- (i) Swakopmund;
South of Bahnhof Street, west of Lüderitz Street and north of Rhode Allee / Cordes Street / Swakop Street.
 - (ii) Tamariskia; and
 - (i) Mondesa

2.4 Density Control:

- (a) No building in the General Residential 2 Zone shall be erected if the number of dwelling houses and dwelling units on an erf exceeds the number specified in Table C1 for the density zone in which the erf is situated.

TABLE C1: DENSITY ZONE

DENSITY ZONE	DENSITY
1:100	One dwelling unit per 100m ²
1:250	One dwelling unit per 250m ²
1:300	One dwelling unit per 300m ²
1:600	One dwelling unit per 600m ²
1:900	One dwelling unit per 900m ²
1:ERF	One dwelling unit per erf

- (b) Not more than one dwelling house or residential building may be erected on any erf without the consent of the Council.

2.5 Parking

- (a) Except where specified elsewhere in the scheme, when a building is to be erected on an erf, within this zone, the owner thereof shall construct and maintain, at his own expense and to the satisfaction of the Council, parking spaces on the erf as set out in Table C2:

TABLE C2: Provision of Parking

Dwelling Houses	As determined by Council
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Other Residential Buildings	1 per dwelling unit
Hotels	1 per 50m ² of floor area
Youth Organization Erven	1 per 10 members/ residents; min: 4 bays
Pension & Bed & Breakfast	A minimum of 2 plus 1.5 per room
All other uses	As determined by Council

The parking requirements, subject to the specified use zoning, shall be calculated, as set out in column (2) of Table C2 and that the number of parking bays thus obtained, shall be rounded off to the nearest integer

- (b) The maximum number of garages for dwelling houses is restricted to four (4) with a total internal floor area of 80m². Further the area of an outbuilding, garages excluded, may not exceed 50% of the total floor area of the main building (excluding garages) or 100 m² whichever is the most restrictive, and may be erected separately from the main building.
- (c) Parking may be provided in basements or erected elsewhere on the site and is excluded in the calculation of the maximum floor area, but in the case where garages are erected outside the buildings, the area is included in the calculation of the coverage.
- (d) The access to and the position and dimensions of a parking area and parking bays shall conform to the requirements of the Council.
- (e) The Council may relax the requirements under clauses (a) and (b), if it is satisfied that no significant interference with the amenities of the neighbourhood, existing or as contemplated by the Scheme, will result.

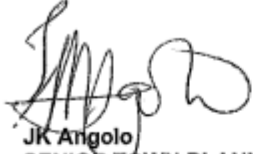
2.6 Height control

Except with the special consent of the Council no building in this zone may exceed a height of 8 metres.

2.7 Building lines

- (a) No building, permanent structure or portion thereof inclusive of swimming pools, but excluding boundary walls and fences, may be erected on the erf within:
 - (i) 5 metres from any street boundary;
 - (ii) 3 metres from any rear boundary;
 - (iii) 3 metres from any lateral boundary; and
 - (iv) 5 metres in the case of a garage from any street boundary or half the height of the building, whichever is greater.
- (b) The (3) three meters requirement for side and rear boundaries shall apply to single storey units and shall increase by (2) two meters for each additional storey; measured from the external walls of the building under consideration.
- (c) The Council may relax the requirements of sub-clauses (a) and (b), if it is satisfied that no interference with the amenities of the neighbourhood, existing or as contemplated by the Scheme, will result.

- (d) With the consent of the Council or the Competent Authority, a building (with opening windows overlooking the neighbouring property) can be erected on a common border with a Public Open Space.



JK Angolo
SENIOR TOWN PLANNING OFFICER
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