

# AUASBLICK EXTENSION 1: TOWN PLANNING FAQ -DEVELOPMENT RIGHTS

10 AUGUST 2023

|  | ZONING              | LAND USES   | DENSITY/BULK  | DEVELOPMENT POTENTIAL  |
|--|---------------------|---|---|--|
|  | Residential         | Single house with secondary unit and outbuildings   | One dwelling per Erf,<br>Coverage: 50%<br>Double storey structures are allowed. For more than a double storey houses, consent needs to be obtained from the City.   | No subdivisions are allowed even for very large erven of which only a portion is used. Subdivision can only take place after a rezoning to be approved by the City of Windhoek |
|  | General Residential | Flats and town houses are allowed   | One dwelling per 250m <sup>2</sup> .<br>Coverage:50%.<br>Multi-storey buildings are allowed.  | Subdivisions are possible depending on CoW requirements  |
|  | Business Erven      | Shops, restaurants, medical practices, dwelling units, and residential buildings are allowed  | Coverage 85% for business buildings.<br>Bulk: 1.0. It means you can erect a building with an area equal to the size of the erf area. It can be single or multi-storey as long as the total building area does not exceed the area of the erf. | Subdivisions are possible depending on CoW requirements.   |
|  |                     |   |   |  |
|  | SERVITUDES          | <p>There is only 1 registered servitude that runs over the business erf.</p> <p>For residential erven general City of Windhoek servitudes apply on all erven 3 meters from the rear and lateral boundaries and 5 meters from the street boundary. These servitudes can be relaxed on application to the City where municipal services are not affected.</p> |   |  |

Disclaimer: The information provided herein must be verified with the City of Windhoek

**HARMONIC TPC**