

LIST SINGLE RESIDENTIAL ZONED ERVEN

NO.	ERF	TOWNSHIP	STREET	ZONING	DENSITY / BULK	SIZE M²	UPSET PRICE	CONDITIONS
1	5465	Khomasdal	Greenshank Street	RES	1/300	450	R307 000,00	Access difficult. Water and Sewer available. Electricity available.
2	5743	Khomasdal	Pochard Street	RES	1/300	375	R256 000,00	Access sloping up to ± 1 meter above the road level. No stormwater issues. Erf sloping up to the back. Sidewalk level may not be changed for access purposes. A sewer and water connection is available. Take note that water pressure may be low.
3	5758	Khomasdal	Pochard Street	RES	1/300	481	R328 000,00	Access sloping down to about ± 2 meters below the road level. Stormwater trench across the Erf. Erf sloping down to the back. Sidewalk level may not be changed for access purposes. A sewer and water connection is available. A sewer line runs within the eastern building line of the erf. A 3m building line should be maintained on the eastern boundary.
4	204	Rocky Crest	Marshall Rocks Street	Res	1/500	832	R582 400,00	Water and sewer available. A sewer line runs thru the northern portion of the erf. No structure shall be erected within 1.5m from the main sewer line. No Objection. Electricity available. Stormwater outlet structure & stormwater course crossing erf. Catchpit on street front. Erf sloping down to the back. Sidewalk level may not be changed for access purposes. Owner to appoint registered professional Engineer to do detailed stormwater analysis. Points 1 - 6 of Clause 35 of Town Planning Scheme applicable. No development over stormwater system. No access over catchpit.

5	257	Kleine Kuppe	Gamsa Street	Res	1/500	1000	R850 000,00	Erf have road embankment which may render the erf accessible only with difficulty in the absence of design/planning. It is therefore recommended that access to the erf be properly planned. Sidewalks levels may not be changed for access purposes.
6	703	Auasblick	Hunis Street	Res	1 dwelling/Erf	1196	R1 136 200,00	The southern bypass is planned to pass erf at Southern border. Erf 703 Auasblick is a panhandle erf. Water, sewer and electricity services are available.
7	166	Kleine Kuppe	Gamsa Street	Res	1/500	966	R821 100,00	That access be provided at a minimum of 15 meter from the bend in the road. That surface stormwater runoff be accommodated according to clause 35 of the Windhoek Town Planning Scheme. That no subdivision of Erf 166 Kleine Kuppe be approved after the purchase and should the purchaser intend to rezone the erf to a higher density that only a rezoning to a density of 1:350 be allowed which application should be submitted and motivated seperately to Council for consideration. that an amount of N\$46 691.59 be contributed to the Urban Arterial Account (UAA). Water, Sewer and Electrical services are available.
8	729	Rocky Crest	Brava Island Road	Res	1/250	600	R420 000,00	Water and sewer connection available. A sewer line passes near the south western boundary of the erf. A 3m building line should be maintained on the south western boundary of the erf due to the sewer line. No Objection. Electricity available. Stormwater course crossing the Erf. Stormwater Servitude will be required. Erf sloping down to the front (towards the stormwater course), toward the stormwater course. Owner to appoint registered professional Engineer to

								do detailed stormwater analysis. Points 1 - 6 of Clause 35 of Town Planning Scheme applicable. No development over stormwater system.
9	640	Kleine Kuppe	Henties Street	Res	1/500	839	R713 150,00	Water and sewer connections available. Electricity available. Access may not be obtained from Kleine Kuppe Street. High Road Embankment, sidewalk levels may not be changed for access purposes. There is a stormwater inlet structure next to Kleine Kuppe Street.
10	992	Rocky Crest	ST Helena Road	Res	1/250	659	R461 300,00	Panhandle Access to the Erf.
11	693	Rocky Crest	Black Rock Street	Res	1/250	360	R252 000,00	That the standard condition of four (4) times the minimum building value be imposed for the buildings to be constructed on Erf 693, Rocky Crest. That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating: That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that: The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or

								<p>impeded.</p> <p>That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.</p> <p>That the sidewalk levels not be changed for access purpose.</p> <p>That no access be obtained over public open space Erf R/851, Rocky Crest.</p>
12	184	Kleine Kuppe	Gamsa Street	Res	1/500	1249	R1 061 650,00	sidewalk Levels may not be changed for access purposes
13	735	Auasblick	Sean Macbride Street	Res	1 dwelling/Erf	1146	R1 031 400,00	<p>That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:</p> <p>That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that: The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded. That the maintenance of such stormwater pipe, channel or work be the</p>

								<p>responsibility of the owner of the concerned property.</p> <p>That prior approval be obtained from the Strategic Executive: Urban Planning and Property Management if the accommodation of the stormwater on the erf is contemplated.</p> <p>That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban Planning and Property Management be submitted for approval simultaneously with the building plans. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof. That no building plans be approved until the stormwater conditions are met. That a condition be included in the Title Deed of the erf, whereby selling to a third party only be allowed, once the stormwater has been accommodated to the satisfaction of the Strategic Executive: Urban Planning and Property Management. That the applicant or purchaser appoint an Engineer to do a detailed flood analysis and the required civil works to accommodate the stormwater to the satisfaction of the Strategic Executive: Urban Planning and Property Management, and that those costs be subtracted from the initial purchase price. That it be noted that water, sewer and electricity is available.</p>
14	856	Kleine Kuppe	Garibes Street	Res	1/500	857	R728 450,00	Water and sewer connections available. Electricity available. Access may not be obtained from Kleine Kuppe Street or Robert Mugabe Avenue. Panhandle.

15	429	Rocky Crest	19 Gotland Street	Res	1/250	781	R546 700,00	Water and sewer connection available. A sewer line passes near the northern boundary of the erf. A 3m building line should be maintained on the northern boundary of the erf due to the sewer line. No Objection. Electricity available. Water and sewer connection available. A sewer line passes near the northern boundary of the erf. A 3m building line should be maintained on the northern boundary of the erf due to the sewer line. No Objection. Electricity available. CR: 181/08/2019
16	219	Rocky Crest	Marshall Rocks Street	Res	1/500	1698	R1 188 600,00	Water and sewer connection available. A main sewer line passes near the eastern boundary of the erf. A 3m building line should be maintained on the eastern boundary of the erf due to the sewer line. No Objection. Electricity available. Stormwater course crossing the erf. Erf sloping down to the back. Sidewalk level may not be changed for access purposes. Owner to appoint registered professional Engineer to do detailed stormwater analysis. Points 1 - 6 of Clause 35 of Town Planning Scheme applicable. No development over stormwater system.
17	407	Rocky Crest	Liberty Island Road	Res	1/250	782	R547 400,00	Water and sewer connection available. A sewer line passes near the south western boundary of the erf. A 3m building line should be maintained on the south western boundary of the erf due to the sewer line. A sewer line crosses the panhandle portion of the erf. No permanent structure should be erected within 1.5m from the sewer line. No Objection. Electricity available. Stormwater outlet structure and stormwater course along the south western boundary

								<p>of erf. Erf sloping down to the back, toward the stormwater course. Owner to appoint registered professional Engineer to do detailed stormwater analysis. Points 1 - 6 of Clause 35 of Town Planning Scheme applicable. No development over stormwater system. No access will be allowed from Gotland Street.</p>
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