

**LIST GENERAL RESIDENTIAL ZONED PROPERTIES**

<b>NO.</b>	<b>ERF</b>	<b>TOWNSHIP</b>	<b>STREET</b>	<b>ZONING</b>	<b>DENSITY / BULK</b>	<b>SIZE M<sup>2</sup></b>	<b>UPSET PRICE</b>	<b>CONDITIONS</b>
1	253	Auasblick	Robert Mugabe Avenue	See CR: 220/08/2015	See Conditions	22739	R11 791 200,00	<p>That only a left in access off Robert Mugabe Avenue is possible, if needed, located approximately 130 metres from the exit of the Sean McBride Circle. [An Engineer must be appointed to investigate the viability of such left in access considering topography and submit such design to the City for approval.] That a full access be provided from Hunis Street for which an all-weather river crossing shall be needed. [The exact intersection to be clarified during the finalising of the layout.] That Erf 253, Auasblick be subdivided creating internal streets that shall be transferred over to Council. [A corresponding Development Agreement must be signed.] That the successful Tenderer be responsible for the subdivision, rezoning and all cadastral procedures. [A corresponding application needs to be submitted to the Strategic Executive: Urban Planning and Property Management for approval.] That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all costs involved be for the applicant's own account.</p> <p>That only one (1) service connection from the municipal electrical network will be allowed per erf.</p> <p>That only one (1) additional meter point will be allowed for an approved flat on erven that are zoned 'single residential' and for more meter points, the erf must be rezoned to 'general residential'. That for erven that are zoned 'general residential', 'business', 'office',</p>



								dwelling units. That land use be restricted to 15 % business having a bulk of 0.4. That residential can vary from single to general residential not allowing more than sixty four (64) dwelling units in total. That the owners along Hunis Street be consulted to raise any objections regarding the increased traffic before the subdivision is finalised. That Erf 253, Auasblick only be developed once a full access point from Hunis Street, including an all-weather river crossing accommodating the 50 year flood, is incorporated as part of the development.
2	1391	Rocky Crest	Long Island Street	Gen Res	1/250	2267	R1 586 900,00	That no access be taken within 15 metres from an intersection. That access should preferably be taken from Ichaboe Street, due to high traffic volumes on Long Island Road. That a stacking length of 6 metres be provided for all the properties. That on-site parking be provided as per the requirements of the Town Planning Scheme of a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, explicitly for visitors' parking. That an amount of N\$219 211.59 be contributed to the Urban Arterial Account (UAA). That it be noted that there are three (3) 11 kilovolt underground cables that run along the sidewalk of Long Island Road parallel to Erven 1391, 1392 and 1393, Rocky Crest which cables are to be protected during the period of construction, mainly when excavating in the vicinity of the cables. [Thus, this area is to be excavated by hand.]. That a 6 x 3 metre servitude be registered over Erf 1393, Rocky Crest to accommodate a future substation that shall be



## **1. ERF 253 AUASBLICK**

[Municipal Council Minutes: 2015-08-31]

**BRB.3 [PLA] APPEAL AGAINST COUNCIL  
RESOLUTION 321/10/2014 - PROPOSED SALE  
OF ERF 253, ROBERT MUGABE AVENUE,  
AUASBLICK  
(L/253/AB)**

On proposal by Councillor M Shiikwa, it was

### **RESOLVED**

- 1 That the appeal from Mr K Kandjavera, be noted.
- 2 That the applicant, Mr K Kandjavera, be informed that Council resolved to sell Erf 253, Auasblick by way of tender and that they may take part in such a tender process.
- 3 That permission be granted to the Strategic Executive: Urban Planning and Property Management to sell Erf 253, Auasblick by way of tender at an upset price of N\$11 791 200.00 (15 % VAT exclusive) as determined by the Strategic Executive: Urban Planning and Property Management.
- 4 That it be noted that the availability of the property largely depends on access conditions and constraints from Robert Mugabe Avenue. [Only a left in slip to the development is viable from Robert Mugabe Avenue, if needed.]
- 5 That Council take note of the following:
  - 5.1 That access conditions primarily determine and restrict the land use on Erf 253, Auasblick.
  - 5.2 That it be noted that only a small portion (15 % with a low bulk of 0.4) is suited for a small business venture and the majority for residential purposes, equally having a density not higher than 1:300 m<sup>2</sup>.

- 5.3 That it be noted that such proposed land use will have the development potential of a business building of  $\pm 1\,164\text{ m}^2$  and sixty four (64) dwelling units which in turn will generate approximately one hundred and forty (140) to one hundred and fifty (150) additional trips per peak.
- 5.4 That Erf 253, Auasblick be sold by tender, subject to the following conditions:
- 5.4.1 That only a left in access off Robert Mugabe Avenue is possible, if needed, located approximately 130 metres from the exit of the Sean McBride Circle. [An Engineer must be appointed to investigate the viability of such left in access considering topography and submit such design to the City for approval.]
- 5.4.2 That a full access be provided from Hunis Street for which an all-weather river crossing shall be needed. [The exact intersection to be clarified during the finalising of the layout.]
- 5.4.3 That Erf 253, Auasblick be subdivided creating internal streets that shall be transferred over to Council. [A corresponding Development Agreement must be signed.]
- 5.4.4 That the successful Tenderer be responsible for the subdivision, rezoning and all cadastral procedures. [A corresponding application needs to be submitted to the Strategic Executive: Urban Planning and Property Management for approval.]
- 5.4.5 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all costs involved be for the applicant's own account.
- 5.4.6 That only one (1) service connection from the municipal electrical network will be allowed per erf.
- 5.4.7 That only one (1) additional meter point will be allowed for an approved flat on erven that are zoned 'single residential' and for more meter points, the erf must be rezoned to 'general residential'.
- 5.4.8 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her Electrical Engineering Representative contact the Acting Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
- 5.4.9 That it be noted that the nearest adequate existing water supply is about 300 metres away from the erf.

- 5.4.10 That the successful Tenderer be responsible for the cost to provide a minimum 90 millimetre diameter water line.
- 5.4.11 That the successful Tenderer take note that to connect the property with the existing services, the connection of the water line needs to be done in accordance with municipal standards and to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.
- 5.4.12 That it be noted that a sewer line passes through Erf 253, Auasblick.
- 5.4.13 That a servitude be surveyed and registered and that the costs involved be for the successful Tenderer's own account.
- 5.4.14 That no structure be erected within 1.5 metres from the main sewer line.
- 5.4.15 That the land be sold at its proposed development potential of 15 % with a bulk of 0.4 for a small business venture for residential purposes with a density not higher than 1:300 m<sup>2</sup>.
- 5.4.16 That such proposed land use will have the development potential of a business building of ± 1 164 m<sup>2</sup> and sixty four (64) dwelling units.
- 5.4.17 That land use be restricted to 15 % business having a bulk of 0.4.
- 5.4.18 That residential can vary from single to general residential not allowing more than sixty four (64) dwelling units in total.
- 5.4.19 That the owners along Hunis Street be consulted to raise any objections regarding the increased traffic before the subdivision is finalised.
- 5.4.20 That Erf 253, Auasblick only be developed once a full access point from Hunis Street, including an all-weather river crossing accommodating the 50 year flood, is incorporated as part of the development.
- 6 That the applicant and all other applicants be informed of this Council Resolution in writing and the option to participate in the tender process.
- 7 That the resolution be implemented prior to confirmation of the minutes in order for the Strategic Executive: Urban Planning and Property Management to put the property out on the next tender process.

**RESOLUTION 220/08/2015**