

List of Erven - Single Residential – (Tender Feb 2024)

No	Erf	Suburb	Size in m ²	Density	Upset Price	Technical Comments
1	Re/82	Academia	1213	1/900	1,516,300.00	<p>That the standard conditions, including a minimum building value equal to four (4) times the municipal valuation of the erf, be imposed for the buildings to be constructed on each erf. That surface stormwater run-off be accommodated according to clause 35 of the 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:</p> <p>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</p> <p>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.</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 it be noted that only one (1) service connection from the municipal electrical network will be allowed per erf.</p> <p>That it be noted that only one (1) additional meter point will be allowed for an approved flat on erven that is zoned 'single residential and for more meter points, the erf must be rezoned to 'general residential'. That it be noted that for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the 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.</p>

2	219	Rocky Crest	1708	1/500	1,315,000.00	<p>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.</p> <p>No development over stormwater system.</p>
3	436	Rocky Crest	804	1/250	603,000.00	<p>That the standard condition of two (2) times the minimum building value equal two (2) times the municipal valuation of the erf be imposed for the building to be constructed on the erf. 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: 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 responsibility of the owner of the concerned property. That the owner note that the erf is affected by stormwater therefore a professional and registered Civil Engineer should be appointed to conduct a detailed flood investigation as to how the stormwater course should be accommodated. 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. 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 for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Infrastructure, Water and Technical Services has certified that the stormwater has been accommodated satisfactorily.] That it be noted that Erf 436, Rocky Crest, being 804 m² in extent and having a density of 1:250 m², allow three (3) dwelling units per density, however in terms of the</p>

						Panhandle Policy the development potential is restricted to two (2) dwelling units. That sidewalk levels not be changed for access purposes. That Erf 436, Rocky Crest obtain access from Gotland Street through the 4 metre wide panhandle. That, should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per a request received from the applicant, all costs involved will be for the applicant's own account. That only one (1) service connection from the municipal electrical network will be allowed per erf and only one (1) additional meter point will be allowed for an approved flat on erven that are zoned 'single residential' and that for more meter points, the erf must be rezoned to 'general residential'. That a 3 metre building line be maintained along the northern and western boundary for the main sewer lines passing over the property. That no structures be erected less than 1.5 metres from the above main sewer lines.
4	593	Rocky Crest	389	1/250	355,000.00	Water and sewer connection available. Electricity available.
5	1427	Cimbebasia	302	1/300	389,600.00	Water, Sewer and electricity available.
6	931	Kleine Kuppe	725	1/500	1,020,100.00	Water and sewer connections available, Sewer line and manhole constructed constructed 1m from erf boundary in the North-Western side of erf. Electricity available.
7	715	Kleine Kuppe	918	1/500	1,291,600.00	Water and Sewer connections available. Sewer line constructed 1 meter from erf boundary in the southern side of erf. Electricity available. There is a catchpit adjacent to the road in the middle of the north eastern boundary over which access may not be obtained.
8	462	Kleine Kuppe	375	1/350	527,600.00	Water, Electricity and sewer available. Sewer line 1 meter within north western boundary. Sidewalk levels may not be changed for access purposes.
9	684	Kleine Kuppe	652	1/500	917,400.00	Water, Sewer, and Electricity available. Manhole constructed in the South western corner of erf. There are catchpits along the road edge over which access may not be obtained. Access may not be obtained from within 15 meter of the intersection.

10	1671	Hochland Park	745	1/500	800,200.00	<p>That surface stormwater run-off be accommodated according to clause 35 of the 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 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 responsibility of the owner of the concerned property. That prior approval be obtained from the Strategic Executive: Infrastructure, Water and Technical Services if the accommodation of the stormwater on the erf is contemplated. That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services 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 for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Infrastructure, Water and Technical Services has certified that the stormwater has been accommodated satisfactorily.]That the purchaser note that the eastern corner of Erf 1671, Hochland Park, is affected by the 1:100 year flood line of the Arebbusch River and to appoint a registered professional Civil Engineer to conduct a detailed flood analysis of the Arebbusch River. That the purchaser appoint a registered professional Civil Engineer for the survey and detailed design of a retaining wall to safeguard the erf against any possible flood damage or erosion. That no access be allowed less than 15 metres of the intersecting kerb line of the intersection of Tauben and Ibis Streets. That access only be obtained directly from Tauben Street and not from over the public open space. That it be noted that a sewer line passes about 1.5 metres from the north eastern boundary inside Erf 1671, Hochland Park and that a 3 metre building line restriction should be maintained along this border.</p>
11	RE/593	Dorado Park	906	1/250	1,169,600.00	<p>That a 3 meter wide sewer servitude be surveyed and registered over the sewerline passing through the North Western area of Erf 593 Dorado Park. That the new owner of Erf/R 593 Dorado Park be responsible for all the cost of the survey and registration of the sewer servitude. That No permanent structures be erected within 1.5 meter over</p>

						the existing sewer line that pass within 3 meter building restriction area. That following the subdivision, and in terms of the panhandle policy, a maximum of 3 dwelling unit be allowed on Erf/593 Dorado Park.
12	614	Auasblick	886	1 Dwelling/Erf	933,000.00	Water, sewer and electricity available. Access problems. The sidewalks may not be changed for access purposes
13	617	Auasblick	830	1 Dwelling/Erf	874,000.00	Water, sewer and electricity available. Access Problems. The sidewalks may not be changed for access purposes
14	452	Auasblick	626	1 Dwelling/Erf	969,000.00	<p>That surface stormwater run-off be accommodated according to clause 35 of the 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</p> <p>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 responsibility of the owner of the concerned property. That sidewalk levels not be changed for access purposes.</p> <p>That it be noted that should it be needed that any municipal electrical infrastructure be relocated, dismantled or replaced as per the request received from the applicant, all costs involved will be for the applicant's own account. That it be noted that only one (1) service connection from the municipal electrical network will be allowed per erf.</p> <p>That it be noted that only one (1) additional meter point will be allowed for an approved flat on erven that is zoned 'single residential' and for more meter points, the erf must be rezoned to 'general residential'. That it be noted that for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the 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.</p>