

## APPLICATION FOR LAND FOR DEVELOPMENT PROJECTS

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In view of the interest by private developers to obtain land from Council for the development of erven, Council on 28 September 2006 under item 11.1.10 resolved:

- (a) That the proposed guidelines for the development of erven in Swakopmund be approved and implemented as a policy.**
- (b) That Council, based on the specific characteristics of each township development or application for land for the development thereof, determines the specific approach to be followed.**
- (c) That officials identify areas that Council wishes to reserve for own development and other areas to be offered to private developers.**
- (d) That all developers / applicants who applied during 2006 be invited to renegotiate their rejected applications.**

The following applications were received for land for development purposes:

<b>APPLICANT</b>	<b>LAND APPLIED FOR</b>	<b>Date applied</b>
Tutungeni Properties (Pty) ltd	Portion of land north of Atlantic Primary School Tamariskia as per annexure "A"	25 April 2006
OB Davids Properties cc	Portion of land north of Atlantic Primary School Tamariskia Annexure "B"	15 September 2006
Vision Construction	Tamariskia/Mahetago area Annexure "C"	March 2007
Manah Enterprises cc	Portion of land north of extension 9 Swakopmund Annexure "D"	4 April 2007
Sea Breeze Development Company	Portion of land north of Extension 9 Swakopmund Annexure "E"	February 2007
The Shikongo Investment group CC	Portion of land north of Atlantic Primary School, Tamariskia Annexure "F"	20 April 2007

- (i) Tutungeni, OB Davids and The Shikongo Investment cater for the same land in Tamariskia for single and general residential purposes.
- (ii) Vision Construction wants to cater for the middle and lower income groups in Tamariskia as well as in Mondesa.
- (iii) Manah Enterprises and Sea Breeze Development Company cater for land next to Extension 9 Swakopmund. In his letter Manah Enterprises mentioned that his intention is to also cater for the lower income groups. It must be mentioned that Extension 9 is not earmarked for low income housing development.

The application by Tutungeni has previously been discussed by Council and it is accordingly recommended that they be allocated the portion of land as applied. O'B Davids has in the meantime obtained land and should accordingly not be considered for additional land.

During April 2007 the Planning Forum (as reported in the monthly report of Corporate Services of May 2007) discussed some possible criteria for the qualification of applications for developments in order to reduce the substantial risk to Council when selling land to applicants along the following lines:

*That the following information be obtained from applicants before their applications for land can be considered:*

- (i) Identity of entity and main shareholders.*
- (ii) Supply a track record of completed projects.*
- (iii) Submit proposed design for housing and layout, number and mixture of units.*
- (iv) Applicant shall submit written proof from a financial institution that an account exists specifically to finance this project upon submission of the application.*
- (v) Submit total layout plans, indicating the infrastructure, details of the project as well as the service demand for the intended project within 3 (three) months of being notified of the approval of the application.*

On 28 June 2007 at an Ordinary Council Meeting the following was resolved:

- (a) That Council in principle approves the allocation of land for a housing development project to Tutungeni Properties (Pty) Ltd on the land North of Atlantic Primary School.**
- (b) That Council takes note that O’B Davids Properties CC has already obtained land for development and that they accordingly not be considered for additional land,**
- (c) That Council in principle approves the allocation of land for housing development projects to the following applicants:**

<b>APPLICANT</b>	<b>LAND AWARDED</b>
Tutungeni Properties (Pty) Ltd	Portion of land north of Atlantic Primary School Tamariskia as per annexure “A”
OB Davids Properties cc	No Award
Vision Construction	Alternative land to be identified
Manah Enterprises cc	Portion of land north of extension 9 Swakopmund Annexure “D”
Sea Breeze Development Company	Portion of land north of Extension 9 Swakopmund Annexure “E”
The Shikongo Investment group CC	Alternative land to be identified

- (d) That the following information be obtained from applicants before their applications for land can be considered:**
  - (i) Identity of entity and main shareholders.**
  - (ii) That the developer provides proof of acceptable standards of materials used.**
  - (iii) Applicant shall submit written proof from a financial institution that an account exists specifically to finance this project upon submission of the application.**

- (v) Submit total layout plans, indicating the infrastructure, details of the project as well as the service demand for the intended project within 3 (three) months of being notified of the approval of the application.**
  - (e) That all applicants be invited for a meeting with Council during which time all conditions of the proposed alienations can be discussed, whereafter the final conditions between Council and applicants be drafted for approval by both parties.**
  - (a) That the developer be required to state categorically whether they intend to develop only services or services and improvements.**
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