

[Municipal Council Minutes: 2008-11-26]

**8.3.19 BRB.20 [EDC] DEVELOPMENT OF A
NEW RECREATIONAL COMPLEX ON
ERF R/6344, OLYMPIA
(L/R/6344/W)**

On proposal by Councillor Ms E Trepper, it was

RESOLVED

- 1 That Erf R/6344, Windhoek be subdivided into Portions 1 to 9 and the Remainder, irrespective of any withdrawal or cancellation by an applicant.
- 2 That Portions 1, 2, 4, 5, 6, 7, 8 and 9 of Erf R/6344, Windhoek remain 'private open space'.
- 3 That Portion 3 be rezoned from 'private open space' to 'undetermined' and that consent be granted for a nursery and its ancillary activities only, such as an office and coffee shop.
- 4 That consent be granted that Portion 5 be used for a gymnasium not exceeding a floor area with a bulk of 1.0.
- 5 That Erf 8305 (148 m²) be rezoned from 'private open space' to 'business' not exceeding a floor area with a bulk of 1.0.
- 6 That the Remainder of Erf 6344, Windhoek be reserved as 'street' (parking 7 149 m²).
- 7 That the following allocation of portions and portion sizes of the Erf R/6344, Windhoek and applicants be approved for lease or purchase:

Area	Applicant	Size	Option	Valuation 2005 (NS)	Valuation 2008 (NS)
Portion 1	Namibia Darts Association	300 m ²	Lease p/m	150.00	190.00
Portion 2	! Na Recreation Centre	5 232 m ²	Purchase	627 840.00	796 600.00
Portion 3	Camel Thorn Nursery	8 013 m ²	Purchase	961 560.00	1 220 000.00
Portion 4	Windhoek Beachfront & Sports	5 261 m ²	Purchase	631 320.00	799 672.00
Portion 5	Nucleus Health & Fitness Club CC	2 077 m ²	Purchase	249 240.00	316 300.00
Portion 6	Franchise Namibia CC	2 563 m ²	Lease p/m	1 281.50	1 625.96
Portion 7	Kidz Fun	4 000 m ²	Lease p/m	2 000.00	2 537.59
Portion 8	Water Slide	600 m ²	Lease p/m	300.00	380.64
Erf 8301	Namibia Canoe Club	1 050 m ²	Purchase	27 300.00	34 700.00
Erf 8305	Derks - Line Shops	148 m ²	Purchase	17 760.00	22 496.00
			Total purchases		3 189 768.00
			Total leases p/m		4 734.19

- 8 That it be noted that the Strategic Executive: Economic Development and Community Services negotiated with nine (9) of the applicants and that the latter submitted full business plans.
- 9 That it be noted that at the Councillors' meeting with the applicants some of the applicants indicated that the business plans need revision with regard to the size and location of the allocated portions.

- 10 That it be noted that Camel Thorn Nursery (Mr J de Waal, Portion 3) has an existing Lease Agreement with the City, but expressed interest to purchase.
- 11 That it be noted that the Lease Agreement is still in the name of Mr J de Waal, but it was confirmed that the latter would be forming a Close Corporation, should approval be granted to purchase Portion 3.
- 12 That approval be granted to the Chief Executive Officer to draft the long-term leases for ten (10) years and Deed of Sale with individual applicants.
- 13 That the rentals escalate annually with the Namibia Inflation Rate.
- 14 That it be noted that in order to have a uniform looking recreational complex, it be a condition in the lease and purchase agreements:
 - 14.1 That the buildings constructed by the applicants be to the same building (finishing) specifications as used at the new swimming pool complex;
 - 14.2 That the boundary walls and entrances to the different developments from Tennis Street be to the same (finishing) specifications as used at the new swimming pool.
- 15 That the City be responsible for all town planning and cadastral procedures, i.e. application to the Townships Board, land surveying and registration, but that the applicants/purchasers pay for the registration of the portions.
- 16 That it be noted that the survey cost would be additional to the selling price as reflected in the submission and for the account of the applicants/purchasers.
- 17 That the standard reverting and restrictive resale conditions as per Council Policy be registered in favour of Council, against the titles of the newly registered erven.
- 18 That Ministerial approval be obtained in terms of section 30(1) (t) of the Local Authorities Act, 1992 (Act 23 of 1992) to lease Portions 1 to 8 of the remainder of Erf 6344, as well as Erf 8301 and 8305 Windhoek to the applicants.
- 19 That no access be obtained from Frank Fredericks Drive.
- 20 That approval be granted to the Strategic Executive: Finance to create the necessary item numbers and transfer the funds needed from funds available for Township Development to:
 - 20.1 Construct the parking area;
 - 20.2 Supply and installation of water infrastructure to the portions;
 - 20.3 Supply and installation of sewer infrastructure to the portions;
 - 20.4 Supply and installation of electrical infrastructure to the portions, including street lights; and
 - 20.5 Contingencies.
- 21 That it be noted that the application of the Namibia Canoe Club is dealt with in terms of the regulations relating to sport clubs.

- 22 That it be noted that each applicant will be responsible for providing ablution facilities.
- 23 That it be noted that each applicant will be responsible for his/her own security arrangements.

Financial implications

Funds required

	N\$
Completion of eastern boundary wall (Frankie Fredericks Drive)	700 000.00
Construction of parking area	1 912 960.00
Supply and installation of water infrastructure	90 000.00
Supply and installation of sewer infrastructure	130 000.00
Supply and installation of electrical infrastructure, including street lights	558 615.00
Contingencies	300 000.00
Town planning	650.00
Registration	<u>5 000.00</u>
Total	<u>3 697 225.00</u>

Funds available

Township development (Windhoek Unappropriated) – N\$3 697 225.00

RESOLUTION 421/11/2008
