

MUNICIPALITY OF HENTIES BAY

REF. NO : 7/3/2/2  
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ENQUIRIES: CEO  
DATE : 2023/03/10



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Messrs Slambert  
Hentiesbaai Chicken farm  
Hentiesbaai Townland No.133  
Cell: 0813958482

Per email: [hbestate@iafrica.com.na](mailto:hbestate@iafrica.com.na)

Dear Sir/ Madam

RE: REQUEST FOR REDUCTION OF PURCHASE PRICE \_MESSRS JC SLABBERT  
(HENTIES BAY CHICKEN FARM) [7/3/2/2]

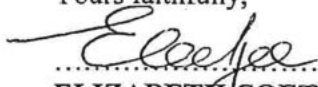
The Council *consensus as idem* resolved by –

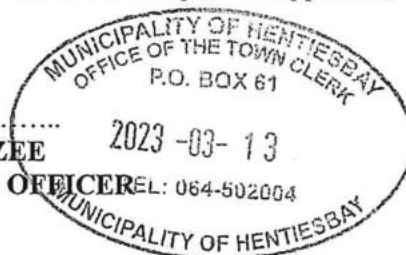
**CO11/17/02/2023/02nd/2023**

THAT:

- (a) In terms of Section 30 (1) (t) of the Local Authorities Act no. 23 of 1992, the proposed reduction in the purchase and alienation of portion 3394 in extent of 17.291 hectares of the farm of Hentiesbaai townland no. 133, by way of private treaty at a purchase price from N\$ 1,729 100.00 to N\$ N\$ 1 037 460.00 (One Million and Thirty-Seven Thousand Four Hundred & Sixty Namibia Dollars) be approved;
- (b) Developer pay 10 % of purchase price upon approval and 90% within 90 days after approval.
- (c) An EIA be conducted on the specific erf as it is undermined and in terms of the energy act, an assessment be done for the relevant business.
- (d) All municipal services infrastructure be designed and construction to the satisfaction of council at developers cost.
- (e) In terms of Section 55, read together with Section 127 of the Urban & Regional planning Act, the exemption for none payment/ compensation fee by the developer after the rezoning processes has complete be approved;

Yours faithfully,

  
ELIZABETH COETZEE  
CHIEF EXECUTIVE OFFICER





# **MUNICIPAL COUNCIL OF HENTIESBAAI**

**OFFICE OF THE CHIEF EXECUTIVE OFFICER  
DIVISION: COUNCIL ADMINISTRATION & PUBLIC RELATIONS**

## **MINUTES**

**OF THE 02<sup>ND</sup> ORDINARY COUNCIL MEETING OF 2023**

**DATE : THURSDAY 23 FEBRUARY 2023**

**VENUE : COUNCIL CHAMBERS**

**TIME : 10H00**

## PRESENTATION LIST

### COUNCIL MEMBERS PRESENT

Cllr Reiner Kamati	:	Deputy Mayor
Cllr Paulus T limbamba	:	Chairperson of the Management Committee
Cllr Sifried //Garoeb	:	Member of Council
Cllr Memrod Haraseb	:	Member of Council

### STAFF MEMBERS PRESENT

Ms Elizabeth Coetzee	:	Chief Executive Officer and
Mrs Erenstine Seibes	:	Council Administrator

#### 1. OPENING AND WELCOMING

Cllr Reiner Kamati chaired the council proceedings and welcomed all the members present to the 02<sup>nd</sup> Ordinary Council meeting of 2023.

#### 2. ADOPTION OF AGENDA

the Council *consensus ad idem* resolved by –

**CO01/17/02/2023/2<sup>nd</sup>/2023**

#### THAT:

The agenda of the 02<sup>nd</sup> Ordinary Council was adopted in terms of Section 14 subsection (4) (a) it states the chairperson of a local authority council or, in his or her absence, the vice-chairperson, shall preside at the meetings of the local authority council.

As the chairperson of the above meeting, Cllr Reiner Kamati herewith suspended rule 2 (1) of the 72 hours' notice in terms of Rule 44 (1) and (4) for the purpose of proper dispatch of the business of the committee.

Furthermore, the meeting commenced since it met a quorum in terms of rule 4 (2) that states the business of a meeting may only be proceeded with, if a quorum is present and such be noted.

#### 3. DECLARATION OF INTEREST

None

#### 4. APPLICATION OF LEAVE OF ABSENCE AND FILLING OUT OF THE ATTENDANCE REGISTER

- Michael Skini: Member of MC (Alan Workshop)
- Cllr Lewies Vermaak: Chairperson of Council (Alan Workshop)
- Cllr Petrus Swart: Member of MC (Alan Workshop)

## 5. CONFIRMATION OF PREVIOUS MINUTES

*The minutes of the 01<sup>st</sup> Council held on 18<sup>th</sup> January 2023 were confirmed as the true reflection of the business of the day.*

## 6. INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING

- 6.1 Mr van Schalkwyk on behalf of Mrs Ehlers: Objection of land alienation to Mr C Steyn (Supertube)
- 6.2 Cronje Inc: Representing Mr van Schalkwyk: Objection of land alienation to Mr C Steyn
- 6.3 Mr Coenrad Steyn: Prospective buyer/developer supertube.
- 6.4 Masiza Law Chambers: Low cost housing Transfers: after presentation the Council advised the legal cost be incorporated in the deed of sale to avoid misunderstanding of financial cost in purchasing and transfer of ownership of such property.

the Council *consensus ad idem* resolved by –

**CO02/17/02/2023/2<sup>nd</sup>/2023**

THAT:

- (a) All new transfers be sent to Masiza Law Chambers for at the deeds office

- 6.5 MK Training Academy: the presenters, indicated their intend is not to buy or lease land, however, they would like the Council to source the land for the training of mushroom planting and harvesting, for youth development and employment. They further indicated that in order to begin the process, they a written indication from Council with regards to land availability, for their financier to fund the program.

MK Trading mere offers Training and to 30 youth in order from them sustain themselves, and should the identified youth wish to further train or employ others, that the honours rest on the trainees, and not on MK Training academy. It was also clarified that, such training can also include other members of society such as women in particular, and that it is the Council's prerogative to identify such person's as they are knowledgeable of its residents.

Council *consensus ad idem* resolved by –

**CO03/17/02/2023/2<sup>nd</sup>/2023**

THAT:

- (a) The land adjacent to Tulongeni garden be made available for the mushroom project.

- 6.6 Micgeo Mining Investment CC: The company had 2 different presentation one of salt mining and the other on Combo town (housing project):

For the salt mining, this was their second presentation, although the Council granted them land, Micgeo Mining Investment indicated that the said land was far thus they would want council to offer them land closer to the salt pans, also in the same amount as previous which is 10 hectares of land to put up their refinery.

Micgeo, is sourcing itself finically, and thus foresees fast job creation of up to 100 job opportunities, for Henties residents only (women in particular). Micgeo given the opportunity assured Council to start within a month from the date such communication as they are ready with all and has met all regulatory process, such as architecture etc.

Council *consensus ad idem* resolved by –

**CO04/17/02/2023/2<sup>nd</sup>/2023**

THAT:

- (a) Fifty serviced erven be provided to Micgeo Mining Investment cc for the purpose of Combo project; of which 10 houses must be build to prove their commitment towards the intended project.

## 7. OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS

- 7.1 Engagement: establishment of TVET College in Henties Bay:

the Council *consensus ad idem* resolved by –

**CO05/17/02/2023/2<sup>nd</sup>/2023**

THAT:

- (a) Cllr Memrod Haraseb and Cllr Paulus T limbamba to convene a meeting with the Minister of Ministry of Higher Education, Technology and Innovation.

- 7.2 Office of the Governor: Invitation to all Local Authorities 27<sup>th</sup> February 2023: for discussion on:

- Sanitation
- Economic Development
- Land & Housing Development

Council *consensus ad idem* resolved by –

**CO06/17/02/2023/2<sup>nd</sup>/2023**

THAT:

- (a) Cllr Lewies Vermaak, Cllr //Garob and Cllr Reiner Kamati to attend the meeting in Walvis Bay.

## 8. PETITIONS

None

## 9. MOTIONS OF MEMBERS

9.1 Motion 2/2023 by: Michael Skini; Dealing with Submissions:

Council *consensus as idem* resolved by

**CO07/17/02/2023/02<sup>nd</sup>/2023**

### RECOMMEND THAT:

- Motion be referred back to the next Management Committee meeting in order for the writer (Cllr Michael Skini) to give clarity.

9.2 Motion 3/2023 by: Sifried //Garoeb; Council to reconsider MC resolution MC21/20/10/2022/09<sup>th</sup>/2022 and reposes the land.

Council *consensus as idem* resolved by

**CO08/17/02/2023/02<sup>nd</sup>/2023**

### RECOMMEND THAT:

- (a) Council to annul the Joint Venture between Council, JAJJ Investments CC AND JAJ Investment cc with immediate effect.
- (b) No legal opinion needed by Council to determine the (PPP), (JV) as developers have defaulted on the agreement and the addendum.
- (c) Council retains its properties and claim further damages on the developer as per the addendum and agreement.
- (d) Council to set up new payment terms and service agreement with the Benguela Engineers as they have already serviced part of the project.
- (e) Council to consider time frame as key, therefore Council gives 2 (two) months to administration to implement or enforce the motion.
- (f) Administration to set up a meeting with Benguela Engineers within 1 (one) week of the approval of the above motion.
- (g) Agreement be drawn on serviced plots and compensate the contractor, and the un-serviced plots to go out on tender.
- (h) The remaining plots to go out on tender.

9.3 Motion 04/2023 by: Sifried //Garoeb; Council to reposes Mafinikio Investment CC land in Omdel extension 5: accepted as presented.

## 10. ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE HAS BEEN GIVEN

None

## 11. REPORT OF MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(i) (e) OF THE LOCAL AUTHORITIES ACT, 1992 (ACT 23 OF 1992)

Council consensus as idem resolved by -

**CO9/23/02/2023/02<sup>nd</sup>/2022**

12.2 DEPARTMENT CORPORATE SERVICES, ECONOMIC DEVELOPMENT AND URBAN MANAGEMENT: PROPERTY ADMINISTRATION: REQUEST FOR REDUCTION OF PURCHASE PRICE \_MESSRS JC SLABBERT (HENTIES BAY CHICKEN FARM) [7/3/2/2]

Council consensus as idem resolved by -

**CO11/17/02/2023/02<sup>nd</sup>/2023**

THAT:

- (a) In terms of Section 30 (1) (t) of the Local Authorities Act no. 23 of 1992, the proposed reduction in the purchase and alienation of portion 3394 in extent of 17.291 hectares of the farm of Hentiesbaai townland no. 133, by way of private treaty at a purchase price from N\$ 1,729 100.00 to N\$ N\$ 1 037 460.00 (One Million and Thirty Seven Thousand Four Hundred & Sixty Namibia Dollars) be approved;
- (b) Developer pay 10 % of purchase price upon approval and 90% within 90 days after approval.
- (c) An EIA be conducted on the specific erf as it is undermined and in terms of the energy act, an assessment be done for the relevant business.
- (d) All municipal services infrastructure be designed and construction to the satisfaction of council at developers cost.
- (e) In terms of Section 55, read together with Section 127 of the Urban & Regional planning Act, the exemption for none payment of the betterment/compensation fee by the developer after the rezoning processes has complete be approved;.

12.3 DEPARTMENT CORPORATE SERVICES, ECONOMIC DEVELOPMENT AND URBAN MANAGEMENT: DIVISION OF TOWN PLANNING: APPLICATION FOR SUBDIVISION OF THE REMAINDER OF THE FARM OF HENTIESBAAI TOWNLAND NO. 133 INTO PORTION "A" AND REMAINDER; CREATION OF A NAMWATER RESERVOIR BY MESSRS STUBENRAUCH PLANNING CONSULTANTS ON BEHALF OF HENTIES BAY MUNICIPALITY [17/4/2]

Council consensus as idem resolved by

**CO12/17/02/2023/02<sup>nd</sup>/2023**

THAT:

- (a) In terms of Section 87 & 88 of the Urban and Regional Planning Act, (Act no. 5 of 2018), as amended, read in conjunction with sections 105(1) (e) of the same Act no. 5 of 2018 the proposed subdivision and rezoning of the remainder of the farm hentiesbaai townland no. 133 be approved:

Council *consensus as idem* resolved by

**CO28/17/02/2023/02<sup>nd</sup>/2023**

**THAT:**

(a) That Code of Conduct be endorsed.

**15. CONFIDENTIAL AND STAFF MATTERS**

None

**16. ADJOURNMENT OF THE MEETING**

The Chairperson thank every member present and for their inputs and adjourn the meeting at 17:35

\_\_\_\_\_  
CLLR REINER KAMATI  
VICE-CHAIRPERSON OF THE COUNCIL

DATE STAMP

\_\_\_\_\_  
ELIZABETH S COETZEE  
CHIEF EXECUTIVE OFFICER

DATE STAMP

CONFIRMED ORIGINAL MINUTES