



Republic of Namibia

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Ministry of Urban and Rural Development

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Email: enquiries@murd.gov.na  
Website: www.murd.gov.na

Government Office Park  
Luther Street Windhoek, Namibia

Private Bag 13289

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Enquiries: J. Ishila (Mr)  
Tel: (+264+61) 2975192  
Fax: (+264+6) 2975305

Our Ref: 14/17/3/W5  
Your Ref:

Date: 12 August 2019

Mr. Muronga Haingura  
Chief Executive Officer  
Walvis Bay Municipality  
Private Bag 5017  
**WALVIS BAY**


Dear Mr. Haingura,

**SUBJECT: WALVIS BAY: SALE OF IMMOVABLE PROPERTY**

Your letter dated 19 June 2019 has reference.

Approval has been granted to the Municipality of Walvis Bay in terms of Section 30(1) (t) read together with Section 63 of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, to sell Erf 2009 measuring  $\pm 16,987 \text{ m}^2$  in extent previously zoned street/railway, to Namibia Fish Processors at a purchase price of N\$ 14,438,950.00 ( $850.00/\text{m}^2$ ) plus N\$ 2,165,842.50 (15% VAT), subject to the conditions of the Council Resolution number C/M 22/05/2018, item 12.4.

Yours Sincerely,

  
NGHIDINUA DANIEL  
EXECUTIVE DIRECTOR





# Municipality of Walvis Bay

Civic Centre • Nangolo Mbumba Drive • Private Bag 5017 • Walvis Bay • Namibia  
Phone +264 (0)64 201 3111 • Fax +264 (0)64 204 528 • [www.walvisbaycc.org.na](http://www.walvisbaycc.org.na)

Stewart Planning Consultants  
Walvis Bay

Enquiries	Dorothy Müller
Phone	+264 (0)64 201 3232
E-mail	<a href="mailto:dmuller@walvisbaycc.org.na">dmuller@walvisbaycc.org.na</a>
Date	09 September 2019

Email: [otto@sp.com.na](mailto:otto@sp.com.na)

Dear Sir

**Subject** Application to Purchase a Portion of Street/railway Reserve Erf 2009 Walvis Bay  
**Ref. No.** 2009 W

We refer to our letter dated 28 September 2018 with regard to abovementioned matter and can inform u that no objections have been received.

U can now attend to paragraph (j) of Council resolution of 28 may 2018 (item 12.4).

Yours faithfully

**Jack Robert Manale**  
Manager: Housing & Properties





# Municipality of Walvis Bay

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B Stewart  
Stewart Planning Consultants  
Theo Ben Gurirab Street  
Walvis Bay

Enquiries	Dorothy Muller
Phone	+264 (0)64 201 3232
Fax	+264 (0)64 20 9146
Cell	
E-mail	dmuller@walvisbaycc.org.na
Date	28 September 2018

Dear Sir

**Subject** Application to purchase a portion of street/railway reserve erf 2009  
Walvis Bay

**Ref. No.** 2009W

We refer to previous correspondence and our communique with the Ministry of Urban and Rural Development in the above matter and can advise that Council at its Ordinary meeting held on 29 May 2018 (item 12.4) resolved as follows:

- " (a) That Erf 2009, Walvis Bay, measuring approximately 16,987 m<sup>2</sup>, be sold by private transaction to Namibia Fish Processors (the applicant) for N\$14,438,950.00 (N\$850.00/m<sup>2</sup>), plus N\$2,165,842.50 (15% VAT).
- (b) That the applicant advertise the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended.
- (c) That the applicant shall, at own cost, ensure the permanent closure of Erf 2009 and the consolidation thereof with Erf 4605, as well as adhere to all other legally required procedures in terms of the Walvis Bay Town Planning Scheme.
- (d) That after the applicant has adhered to all the procedures as set out in paragraph (c) above, and after all approvals have been obtained, an Agreement of Sale be signed and the 10% deposit and 15% VAT be paid on the date of sale.
- (e) That, on the date of sale, an additional amount of N\$1,443,895.00 be paid by the applicant towards landscaping and the establishment of a green belt.
- (f) That any new additions or alterations to, or relocation of, municipal/electrical services, shall be the responsibility and for the account of the applicant.
- (g) That approval be granted that the applicant lease Erf 2009 at a rate of N\$0.50 per square meter per month, whilst the purchase and town planning processes pertaining to the sale of Erf 2009, is in progress.
- (h) That the applicant appoints a land surveyor to survey the land within 21 days after being notified in writing of Council resolution.





- (i) That the applicant shall commence with development within twelve (12) months from the date of registration in the Deeds Office, and that such development be completed within twenty-four (24) months from the date of registration in the Deeds Office, failing which the undeveloped erf to revert back to Council at the cost of the applicant.
- (j) That the applicant in terms of the Environmental Management Act, 2007 (Act No 7 of 2009) and its Regulations, Regulation 5 (2) should consult the Environmental Commissioner to determine whether the activity for which the application is made, is a listed activity and whether this activity requires an Environmental Impact Assessment (EIA) and that such consultation, guidelines and or Environmental Clearance Certificate (ECC) be submitted to Council for record keeping purposes.
- (k) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay."

You are requested to acknowledge receipt and accept the conditions of this letter within fourteen (14) days from date of this letter.

In case you accept the conditions of sale you may proceed to attend to point (b) and revert with the information to our offices if that point is concluded

Should you require further information or clarity in this matter please feel free to contact Mrs D Muller at telephone 064 - 2013232 during office hours.

Yours faithfully



**Jack Manale**  
Manager: Housing & Properties

## MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended, that the Municipality of Walvis Bay intends to sell, by private transaction, Street/Railway reserve Erf 2009 Walvis Bay to Namibia Fish Processors.

<u>DESCRIPTION</u>	<u>AREA</u>	<u>ZONING</u>	<u>PURCHASE PRICE</u>
Erf 2009 Walvis Bay	16,987 m <sup>2</sup>	Street/Railway	N\$14,438,950.00 (Plus N\$2,165,842.50 (15%VAT))

An additional amount of N\$1,443,895.00 is to be paid towards landscaping and the establishment of a green belt.

Full particulars pertaining to the sale will lie for inspection by interested persons until **\*Tuesday 23 October 2018** at room 29, Municipal Offices, Kuisebmond. For more information Mrs D Muller can be contacted at telephone (064) 2013232 during office hours.

Any person objecting to the proposed sale, may in writing lodge an objection together with the grounds/motivation thereof, to the Manager: Housing and Properties at the above address or to Private Bag 5017, Walvis Bay, before or on **Friday, 26 October 2018** at 12:00.

**Jack Manale**  
**Manager: Housing and Properties**  
Tel: (064) 201 3338  
Email: [jmanale@walvisbaycc.org.na](mailto:jmanale@walvisbaycc.org.na)

\* **EXAMPLE**



# CLOSURE CERTIFICATE



## CERTIFICATE ACCORDING TO THE STIPULATIONS OF SECTION 50(1)(C) OF THE LOCAL AUTHORITIES ACT OF 1992

I, **Hilia Etuhekeleka Hitula**, the undersigned, in my capacity as Town Planner of the Municipality of Walvis Bay, hereby certify that with reference to the closing of:

**Remainder Erf 2009 Walvis Bay, Extension 5 as a  
Railway reserve "Street"**

All the necessary conditions as stipulated by Section 50(1)(C) of the Local Authorities Act of 1992 (Act 23 of 1992) have been carried out.

  
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**HILIA E. HITULA**  
**TOWN PLANNER**  
2019-07-04





28 November 2018

Mr. Bruce Stewart  
Stewart Planning  
First Floor CLA Building  
84 Theo Ben Gurirab St.  
Walvis Bay

Dear Mr. Stewart,

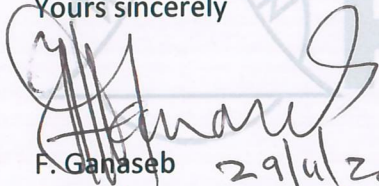
I refer to your email dated 24<sup>th</sup> October 2018.

**Re: Railway Reserve Closure Application –Erf 2009 Walvis Bay**

As stated in our letter dated 31 July 2017 TransNamib has no objection to the permanent closure of Erf 2009 Walvis Bay as a railway reserve.

TransNamib has no intention to reconsider its position in line with possible future development after this confirmation.

Yours sincerely



F. Ganaseb 29/11/2018  
Executive: engineering & Technical Services