

OFFICE OF THE CHIEF EXECUTIVE OFFICER

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P. O. Box 61, Henties Bay
Enquiries: Bianca B. Hamutenya
18th November 2022

The Executive Director
Ministry of Urban and Rural Development
Private Bag 13289
Windhoek

Dear Mr. N. Daniel

HENTIES BAY: APPROVAL REQUEST: APPLICATION TO PURCHASE PORTION OF VIRGIN LAND WITH MIXED LAND-USE DEVELOPMENT: MESSRS THYTEK ENERGY

We refer to the above caption and it has reference.

1. Council on 16TH November 2022, confirmed the minutes of its 10TH Ordinary Council meeting held on Wednesday, 16th November 2022, ad idem and resolved vide Resolution No. CO19/26/10/2022/09th /2022 to purchase a portion of land for construction of mixed land-use development purposes to Messrs Tythek Energy cc.
2. As such, the intended alienation was advertised in two local newspapers for two consecutive weeks as per Section 63 of the Local Authority Act 1992, (Act 23 of 1992) as amended, calling for possible objections and/or comments by the general public for a period of 14 (fourteen) days from the last placement of adverts of which was 18th November 2022, should there be any, however, no objections were received.

Pursuant to the above, approval is herewith requested to alienate such portion of the Remainder of Farm Hentiesbaai Townlands No. 133, in extent 10.5Ha to Messrs Thytek Energy cc at a cost of N\$15.00 p/m² amounting to a total purchase price of (N\$ 1 575 000.00 (One Million Five Hundred and Seventy Five Thousand Namibian Dollars), for a mixed land-use development.

Attached, please find copies of:

- Confirmed Council Minutes; and
- Proof of advertisement placements

Yours Sincerely,

ELIZABETH SUSANNA COETZEE
CHIEF EXECUTIVE OFFICER



ALL CORRESPONDENCE IS TO BE ADDRESSED TO THE CHIEF EXECUTIVE OFFICER



MUNICIPAL COUNCIL OF HENTIESBAAI

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

MINUTES

OF THE 09TH ORDINARY COUNCIL MEETING OF 2022

DATE WEDNESDAY, 26TH OCTOBER 2022
VENUE : COUNCIL CHAMBERS
TIME : 10H00



PRESENTATION LIST
MEMBERS PRESENT

Cllr L Vermaak	:	Chairperson of the Council
Cllr P T Iimbamba	:	MC Chairperson
Cllr P D Swart	:	MC Member
Cllr S //Garob	:	Council Member
Cllr M Haraseb	:	Council Member

CONTINUATION:

Cllr Michael Skini	:	MC Member
Cllr Reiner Kamati	:	Ex-Officio

STAFF MEMBERS PRESENT

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

PUBLIC ATTENDANCE

None

1. OPENING WITH PRAYER AND OFFICIAL WELCOMING REMARKS

The Chairperson Cllr Lewies Vermaak called the meeting to order, where-after he welcomed all members present at the 08th Ordinary Council Meeting 2022 and ask councillor Memrod Haraseb to open the meeting with a prayer.

2. ADOPTION OF AGENDA

Council consensus *ad idem* resolved by

C01/26/10/2022/09th/2022

THAT-

The agenda for the 09th Ordinary Council Meeting dated 26th October 2022 is adopted as the business of the day with no additional item.

3. DECLARATION OF INTEREST

12.9 Cllr Sifried //Garob item 12.9

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

- Cllr Michael Skini MC Member
- Cllr Reiner Kamati Deputy Mayor

12.14 DEPARTMENT CORPORATE SERVICES, ECONOMIC DEVELOPMENT AND URBAN MANAGEMENT: PROPERTY ADMINISTRATION: APPLICATION TO PURCHASE 25 HECTARES OF THE PORTION OF THE FARM OF HENTIESBAAI TOWNLAND NO. 133 FOR PURPOSES OF CONSTRUCTING A MIXED LAND USE DEVELOPMENT_MESSRS THYTEK ENERGY [[7/3/2/2]

Council unanimously *consensus ad idem* resolved by

CO19/26/10/2022/09th/2022

RESOLVED THAT:

- a) Council to consider the varying and amendment of council resolution no: CO10/05/09/2022/07th/2022 which states that;
- In terms of Section 30 (1) (t) of the Local Authorities Act no. 23 of 1992, the proposed purchase and alienation of portion X, in extent 10.5 hectares (situated South of Henties Bay) by way of private treaty to Messrs Thytek Energy for purposes of establishing a mixed land use development be approved;
- b) In terms of Section 30 (1) (t) of the Local Authorities Act no. 23 of 1992, the proposed purchase and alienation of portion X, in extent 10.5 hectares (situated South of Henties bay) by way of private treaty to Messrs Thytek Energy for purposes of establishing a mixed land use development be approved;
- c) In terms of section 30 (1) (t) of the Local Authorities Act no. 23 of 1992, the sale of land (portion) by way of private treat to Messrs Thytek Energy at a cost rate of N\$ 15.00 p/m, at an estimated purchase price of N\$ 1, 575 000.00 (One Million, Five Hundred & Seventy-five Thousand Namibian Dollars) a market related land price be approved;
- d) 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 subdivision of the remainder of the farm of Hentiesbaai townland into portion X (in extent of 10.5 hectares) and Remainder be approved;
- e) The intended alienation be advertised in two local newspapers for two consecutive weeks, the applicant to bear the cost for such placements in the printed media.
- f) The exemption of the subdivision application be approved in terms of Section 127 of the Urban & Regional Planning Act, Act No. 5 of 2018 from the Requirement of Section 105 of the same Act.
- g) The proposed Land development be conducted in accordance with the provisions of the Environmental Management Act of 2007, to comply with the requirements of Environmental Impact assessment (EIA).

- h) All statutory processes be implemented within the period of 36 months.
- i) Developers pay 10% of the purchase price upon approval and 90% within 90 days after initial approval.
- j) All municipal services infrastructure be designed and constructed to the satisfaction of the Council at the developers' cost.

12.15 DEPARTMENT CORPORATE SERVICES, ECONOMIC DEVELOPMENT AND URBAN MANAGEMENT: TOWN PLANNING, CONTROL AND PROPERTY ADMINISTRATION: DIVISION LOCAL ECONOMIC DEVELOPMENT: APPLICATION TO PURCHASE A REMAINDER OF PORTION X OF FARM HENTIES BAY TOWNLAND NO. 133 FOR PURPOSES OF HOUSING DEVELOPMENT BY MESSRS NERAL INVESTMENT
[7/3/2/2]

Council consensus *ad idem* resolved by

CO20/26/10/2022/09th/2022

RESOLVED THAT:

- a) In terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) Council to consider Sale & alienation of portion X of the remainder of the farm Hentiesbaai townlands no. 133 byway of private treaty, in extent 250 000 m² to be sold at a cost of N\$ 15.00 p/m², amount to N\$ 3 750 000.00 (Three million seven hundred and fifty thousand Namibians dollars only)
- b) 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, to consider the subdivision of the remainder of the farm of Hentiesbaai townland no. 133 into portion X (in extent of 25 hectares) and Remainder
- c) An EIA be conducted on the specific portion as it is undermined and an assessment be done for the establishment of housing development.
- d) All municipal services infrastructure be designed and constructed to the satisfaction of Council at developers cost.
- e) All statutory processes related to creation of the portions are for the account of the developers, including to statutory processes that need to be carried out in future.
- f) The alienation of the portion shall be subject to a 10% deposit of N\$ 375,000.00 (Three hundred seventy-five thousand Namibian dollars only) at the date of signing and the balance of N\$ 3 375,000.00 (Three million three hundred and seventy-five thousand Namibian dollars only) is payable at date of transfer within 90 days.
- g) Property to be developed within a time frame of thirty-six (36) months
- h) Institutional plots transferred to Council

12.17 DEPARTMENT FINANCE, ADMINISTRATION AND INFORMATION TECHNOLOGY:
CHANGING OF COUNCIL FINANCIAL OPERATIONAL SYSTEM [6/18]

Management Committee unanimously *consensus ad idem* resolved by

CO22/26/10/2022/09th/2022

RESOLVED THAT:

- a) In terms of sections 86 subsections (4) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended obtain approval from Council to change the current Council outdated financial system to an adequate and effective financial operational system.
- b) Ministerial approval be sought for the replacement of the Council financial operational system to this effect.
- c) The financial operational system be acquired through the procurement process.

13. REPORTS AND RECOMMENDATIONS OF COMMITTEES

Council *consensus ad idem* resolved by –

CO23/26/10/2022/9th/2022

RESOLVED THAT-

- a) The Accountability report for the month September 2022 submitted in terms of section 27(i) of the Local Authority Act, 1992 (Act 23 of 1992) as amended has been accepted.

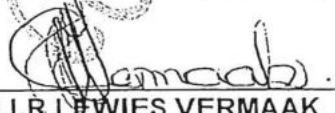
14. DRAFT REGULATIONS, POLICIES AND TARIFFS


None

15. CONFIDENTIAL AND STAFF MATTERS [Submitted in terms of section 14(2) (a) (i) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.]

ADJOURNMENT OF THE MEETING

The Chairperson concluding the meeting with prayer at 16:30


CLLR LEWIES VERMAAK
CHAIRPERSON OF THE COUNCIL


ELIZABETH S COETZEE
CHIEF EXECUTIVE OFFICER



