



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

W. Shilunga
Managing Director
Demshi Investment Holdings (Pty) Ltd
Windhoek

Enquiries	Merinda Matsuis
Phone	+264 (0)64 201 3235
Fax	+264 (0)64 20 9146
Cell	
E-mail	mmatsuis@walvisbaycc.org.na
Date	22 August 2022

E-mail: erner@demshiinvest.com

Dear Sir

Subject: Application to lease portion of various erven in Walvis Bay for the installation of telecommunication towers and equipment rooms (BTS): Demshi Investment Holdings (Pty) Ltd

Ref. No. 7/2/3/2/5; 7334 K

We have pleasure to inform you that approval has been granted for the lease of a portion of various erven, recommended as follows:

(a) That for the purpose to construct telecommunication towers and equipment rooms, the lease of 100m² portions of land, at the following erven, to Demshi Investment Holdings (Pty) Ltd, for a period of one year only, be approved;

- Erf 7334 Kuisebmond
- Erf 7333 Kuisebmond
- Erf 8144 Kuisebmond
- Erf 4474 Kuisebmond
- Erf 7004 Kuisebmond
- Erf Rem 194 Kuisebmond
- Erf Rem 643 . Kuisebmond
- Erf 3307 Narraville
- Erf 3787 Narraville
- Erf 1739 Walvis Bay
- Erf 2840 Walvis Bay
- Erf 821 Walvis Bay
- Erf 127 Walvis Bay
- Erf 453 Meersig
- Erf 1585 Meersig

(b) That a rental of N\$ 3 015.00 (N\$ 30.15 m²) plus N\$ 452.25 (15% VAT) per site per month, be charged.

(c) That, prior to the signing of lease agreements in this regard, the Applicant obtain an Environmental Clearance Certificate in terms of section 56 of the Environmental



Management Act (Act 7 of 2007), from the Ministry of Environment and Tourism, Directorate: Environmental Affairs.

- (d) That a refundable, non-interest bearing deposit, equal to the monthly rental, be paid by the Applicant on date of signing the lease agreement, to cover the last month rent if not paid or to cover possible rehabilitation cost.
- (e) That the Applicant advertises the lease, by private transaction, for objections in terms of the provisions of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), within 14 days after having received the letter of approval.
- (f) That the Applicant complies at all times with the National safety Regulations as well as to all relevant requirements of Council's Standard Building, Health, Fire and any other Municipal Regulations.
- (g) That the Applicant guarantees and indemnifies the Municipality of Walvis Bay against any action, claim or loss, injury or damage which the applicant or any third party may suffer as a direct or indirect result of storage facility covered by the Lease Agreement.
- (h) That the Applicant, in conjunction with the Department of Roads & Building Control, have the required 100 m² portions of land at the various sites as per recommendation (a) above, surveyed at the applicants' costs and submit the surveyed map to Council.
- (i) That the design of the structure of the telecommunication towers and equipment rooms be subject to the final approval and conditions of the Aesthetics Committee.
- (j) That, after the lease has been advertised, the applicant be granted three (3) months' time as from date of letter of notice, to enter into a Lease Agreements with the Municipality of Walvis Bay and to accept conditions for the payment of monthly rental.
- (k) That the applicant, at its own cost, provides all services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electricity reticulation.
- (l) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (m) That the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads and Building Control.
- (n) 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.

- (o) That conditional approval be granted for the lease of these sites on a long-term basis. Such approval be subject to the following conditions;
- Formal application be submitted to Council for the lease of the sites for specific long-term lease periods, during the one-year lease period.
 - The advertisement of such long term lease periods for objections.
 - The application be submitted to the Ministry of Urban and Rural Development for approval.

Seeing that the land is to be leased by private transaction, section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), requires that a notice be published in at least two newspapers circulating in Walvis Bay on one occasion in a week for two consecutive weeks.

[For example publication in newspapers A and B on Friday 02 September 2022 and again on Friday 9 September 2022.]

Full particulars pertaining to the lease will lie for inspection at our offices for a period of not less than seven (7) days (Saturdays and Sundays excluded) after the last date of the second publication.

[For example until Tuesday 20 September 2022.]

Interested persons are called upon to lodge any objections to such lease with the Municipality in writing within a period of not less than ten (10) days after the last date of the second publication.

[For example before or at 12:00 Friday 23 September 2022.]

An example of the notice to be published is attached for your convenience. You must arrange the notices and copies of the publications thereof must be furnished to this office. It is of the utmost importance that you bring to the attention of the relevant newspapers to send their accounts to you for settlement and not to the Municipality of Walvis Bay.

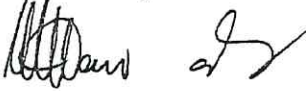
If there are no objections and all other conditions have been met, we will forward to you the Lease Agreement.

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

Should you require further information or clarity in this matter please feel free to contact Mrs Selma Satchipia 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), that the Municipality of Walvis Bay intends to lease, by private transaction, Portion of various erven to Demshi Investment Holdings (Pty) Ltd.

DESCRIPTION	AREA(m ²)	<u>LEASE PRICE PRICE EXCLUDING 15% VAT</u> (N\$)
a Portion of erf 7334 Kuisebmond	100	3 015.00
a Portion of erf 7333 Kuisebmond	100	3 015.00
a Portion of erf 8144 Kuisebmond	100	3 015.00
a Portion of erf 4474 Kuisebmond	100	3 015.00
a Portion of erf 7004 Kuisebmond	100	3 015.00
a Portion of Rem. erf 194 Kuisebmond	100	3 015.00
a Portion of Rem. erf 643 Kuisebmond	100	3 015.00
a Portion of erf 3307 Narraville	100	3 015.00
a Portion of erf 3787 Narraville	100	3 015.00
a Portion of erf 1739 Walvis Bay	100	3 015.00
a Portion of erf 2840 Walvis Bay	100	3 015.00
a Portion of erf 821 Walvis Bay	100	3 015.00
a Portion of erf 127 Walvis Bay	100	3 015.00
a Portion of erf 453 Meersig	100	3 015.00
a Portion of erf 1585 Meersig	100	3 015.00

Full particulars pertaining to the lease will lie for inspection by interested persons until ***Tuesday 20 September 2022** at room 29, Municipal Offices, Kuisebmond. For more information Mrs Selma Satchipia 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, 23 September 2022 at 12:00.

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

* EXAMPLE





**NATIONAL RADIATION
PROTECTION AUTHORITY**
*Established pursuant to Section 33 (1) of the Atomic Energy &
Radiation Protection Act, Act No 5 of 2005*

Ministry of Health and
Social Services
P/BAG 13198
Ministerial Building
Harvey Street
Windhoek 9000
Namibia
Tel: +264 (61) 2032417
Fax: + 264 (61) 230424
E-mail: aerpr@mhss.gov.na
Website: aebofnamibia.org

Enquiries: G. Amakali

Ref: 19/2/2/2

Date: 26 October 2022

Mr Werner Shilunga
Demshi Investment Holdings (Pty) LTD
P.O.Box 81474
Windhoek

Dear Mr Shilunga

**Subject: Request for the letter of Consent for (15) telecommunication towers in
Walvis Bay**

The Authority has reviewed your submission dated 27 September 2022 together with the supporting documentation received on 19 October 2022 on the above subject matter. The Authority fully understood that Demshi Investment Holdings is only responsible for installation of the telecommunication tower for leasing to other mobile operators.

We have noted that the telecommunication towers will be installed in the Public parks / Open Spaces located in densely populated residential areas in Walvis Bay, whereby your submission indicates that parks have been inactive. Your submission, further, indicates that a public meeting was conducted on the 26th September 2022 with the residents to inform them of the intended development in the area. The submission is however silent on the views of the residents on the proposed development and there is no proof of evidence that the public consultation had taken place.


In principle, the Authority does not have any objection in granting Demshi Investment Holdings a letter of consent. Should, however, the radiation measurement results at the commissioning



sites and / or during regulatory inspection exceeds the recommended limits at any locality with potential for public exposure, the authority will not be held accountable for any eventualities.

Please, consider this communication as a formal consent of this Authority on the above-cited subject matter. You are therefore required to update this office regularly on any development that might have impacts on radiation exposure.

I hope the above is in good order.

Yours Sincerely,

Axel Tibinyane
Director



27 September 2022

Ministry of Health and Social Services
Atomic Energy and National Radiation Protection Authority
C/O Florence Nightingale & Harvey Street
Windhoek
Namibia

Dear Dr. Gideon Amakali – Chief Radiation Physicist

Inre: Letter of Consent for (15) telecommunication towers in Walvis Bay

Reference is made to your mail of September 8 wherein the Authority requested for more detailed descriptions of:

1. Localities where the towers will be installed
2. Particular person who will potentially be exposed to the presence of non-ionising radiation sources.

Below is the detailed description of the localities where installation will take place:

ERF NO.	AREA	STREET	CO-ORDINATES	DESIGNATION
Erf 7334	Kuisebmond	C/O Peter Mbereshu Circle & Penny Crescent	22.92492 14.54163	POS
Erf 7333	Kuisebmond	Jonas Haiduwa Street	22.92874 14.53973	POS
Erf 8144	Kuisebmond	C/O Atlas Street & Lukas Ashipla Crescent		
Erf 4474	Kuisebmond	/O Simson Shipanga Strt & Lukas Ashipala Crescent	22.94370 14.52507	
Erf 7004	Kuisebmond	C/O Tataleni Uugwanga Str & Richard Kariseb Street		
Erf Rem 194	Kuisebmond	C/O Stonefish Street & Narra Street	22.93536 14.53027	
Erf Rem 643	Kuisebmond	C/O 16 th Avenue & Rock Street	22.93572 14.52662	

Erf 3307	Narraville	C/O Willem Colff Street & Willie De Wee Street	22.95575	14.54612	POS
Erf 3787	Narraville	C/O Caesar martin Street & Sunbird Street	22.94511	14.54062	POS
Erf 1739	Walvis Bay Proper	C/O Jonker Afrikaner Road & F.Morgenschweiss Street	22.95200	14.51559	POS
Erf 2840	Walvis Bay Proper	C/O Moses Garoeb Street & Sixteenth Road	22.95314	14.51277	POS
Erf 821	Walvis Bay Proper	C/O Johnson Mabakenk Str & Hage Geingob Avenue	22.95940	14.49988	POS
Erf 127	Lagoon	C/O Paul Vincent Street & Bramwell Road	22.96309	14.48960	POS
Erf 453	Meersig	C/O Fifth Road East & Eleventh Street North	22.98059	14.49410	POS
Erf 1585	Meersig	C/O Eighth Road West & Tribunal Street	22.98232	14.48796	POS

***POS (PUBLIC OPEN SPACE)**

Kindly also find attached hereto the maps of each site as depicted on the Walvis Bay Municipality Spatial GIS platform.

Persons who will potentially be exposed to the presence of non-ionised radiation source:

As indicated in our submission, Demshi Investment Holdings is an independent network infrastructure. Demshi Investment Holdings is only responsible for installation and operation of the telecommunication tower. The telecommunication tower does not emit any radiation and neither is any equipment used which causes radiation during the installation of the telecommunication tower.

Demshi Investment Holdings will provide co-location on the tower to other operators e.g Telecom Namibia, Paratus etc to mount their network antennas on the telecommunication tower. The network antennas have the potential to cause radiation. Therefore, before any network antenna is mounted on the telecommunication by an operator, Demshi Investment Holdings will request that the operator obtain a license from the Radiation Authority in re the specific network antennas that the operator wishes to mount on the tower. The operator will furthermore be responsible for taking annual radiation measurement to be submitted to the Radiation Authority.




As the owners of the telecommunications towers we equally bear a responsibility to ensure that harmful radiation is not emitted from the telecommunication towers. In the light, we will also take annual radiation measurement that we will submit to the Radiation Authority for verification at each individual site.

The telecommunication towers will be installed in Public Open Spaces located in densely populated residential areas in Walvis Bay. Demshi Investment Holding has conducted a public meeting on the 26th September with residents of the identified areas to inform them of the intended development to install telecommunication towers. The Public Open Space where the telecommunication towers will be constructed are designated as parks. Majority of them are regarded as "Dead" parks as they have been abandoned and do not receive any visitors. Therefore, while the towers are in residential areas they are being installed in public parks which are located a few meters away from the nearest houses.

Residents will only be potentially exposed to non-ionised radiation source once the mobile operators and internet service providers start installing their network antennas on the telecommunication towers and during installation of the telecommunication towers.

We sincerely hope the above provides the requested information and we look forward to receiving the consent for the installation of the telecommunication towers. Once the telecommunication towers are installed, we will inform the Radiation Authority before any network antennas are placed on the towers by third party mobile operators and internet service provider.

Kind regards



Demshi Investment Holding (Pty) Ltd
Name: Werner Shilunga
Designated: Managing Director