



Municipality of Walvis Bay

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The Chairperson
Land and Housing Federation
October Seafarers United
P.O Box 2471
WALVIS BAY
NAMIBIA

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Date	18 February 2025

Dear Sir/Madam

Subject: Application to purchase Portion 18 of Farm 37, Walvis Bay

Ref. No. Farm 37

Previous correspondence in the abovementioned regard refers.

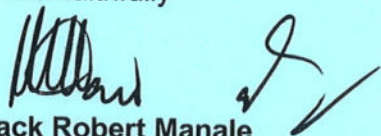
We are pleased to inform you that the Ministry of Urban and Rural Development has granted approval in terms of section 30 (1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, to the Municipality of Walvis Bay to sell the immovable property by way of private treaty, subject to the conditions of the Ordinary Council Meeting held on 15 July 2024 under item no. 11.11. **(Attached copy of the Ministerial approval)**

Furthermore, before any Agreement can be signed, we wish to bring to your attention that clause (7) of the recommendation conveyed to you in our letter dated 12 August 2024 must be attended to, which reads as follows:

- "(7) That the applicant submits the necessary Environmental Impact Assessment Study (EIAS) and Environmental Clearance, in terms of section 56 of the Environmental Management Act 7 of 2007 from the Ministry of Environment, Forestry and Tourism, Directorate: Environment Affairs for the development of Portion 4 of Remainder Farm 37."

It is advisable to liaise with Water Waste and Environmental Management Section at the Municipality of Walvis Bay in this regard and Mr D Uushona can be contacted during office hours at telephone 2013250.

Yours faithfully


Jack Robert Manale
Manager: Housing & Properties





Republic of Namibia

Ministry of Urban and Rural Development

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Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 14/14/1/W5
Your Ref.

Ms. Victoria Kapenda
Chief Executive Officer
Walvis Bay Municipality
Private Bag 5017
WALVIS BAY
13013

Dear Ms. Kapenda,

RE: APPLICATION TO PURCHASE PORTION 18 OF FARM 37, WALVIS BAY

Your letter dated 17 October 2024 has reference.

- i. The Honorable Minister has in terms of Section 30 (1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended, granted approval to the Municipality of Walvis Bay to sell the immovable property to the applicant as indicated in the table below, subject to the conditions of the attached Ordinary Council meeting held on 16 July 2024 under item 11.1.

Applicant	Erf No.	Size (m ²)	Zoning	Purchase Price/M ²
Land and Housing Federation (October Seafarers United)	Portion 18 of Farm 37	482 588	Undetermined	N\$ 2 412 940.00

- ii. Council is further urged to ensure that the applicant comply with all statutory processes as outlined in the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for rezoning and surveying of the said Portion to serve the purpose of the intended development.

Yours Sincerely,


NGHIDINUA DANIEL
EXECUTIVE DIRECTOR



All official correspondence must be addressed to the Executive Director