

**MUNICIPALITY OF HENTIES BAY**

REF. NO : 17/4/2  
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ENQUIRIES: Town planning  
DATE : 2023/10/31



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Messrs Stewart Planning  
P O Box 2095  
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Walvis bay

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

Dear Sir/ Madam

**RE: APPLICATION TO PURCHASE PORTION X OF THE PORTION OF KABELJOU & BENGUELA STREET, THE SUBSEQUENT SUBDIVISION, CLOSURE & REZONING OF PORTION X FROM "STREET" TO PARASTATAL**

Council *consensus as idem* resolved by

**CO17/25/10/2023/09<sup>th</sup>/2023**

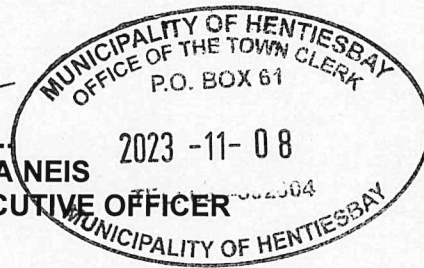
**RESOLVED THAT:**

- (a) In terms of Section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), the sale of portion X, portion of the Kabeljou & Benguela street reserve in extent of 369m<sup>2</sup> (of the public open space, named as Street) to Messrs ErongoRed by way of private treaty for the construction and development of a larger electrical substation building be approved;
- (b) In terms of section 30 (1) (t) of the Local Authorities Act no. 23 of 1992, the sale of portion X (a portion of the street), in extent of 369 m<sup>2</sup>) by way of private treat to Messrs Erongo Red at a cost rate of N\$ 50.00 p/m, at an estimated purchase price of N\$ 18,450.00 (Eighteen thousand, four-hundred & fifty Namibian Dollars) at market related land price be approved;
- (c) 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 portion x of Kabeljou & Benguela street reserve in extent of 369m<sup>2</sup> and remainder of the street 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 closure & subsequent rezoning of portion x of Kabeljou & Benguela street reserve in extent of 369m<sup>2</sup> from "Street" to "Parastatal", 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 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).
- (g) All statutory processes be implemented within the period of 36 months.
- (h) Developers pay 10% of the purchase price upon approval and 90% within 90 days after initial approval.
- (i) All municipal services infrastructure be designed and constructed to the satisfaction of the Council at the developers' cost.

Yours faithfully,

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**IGNASIA FLORENCIA NEIS**  
**ACTING CHIEF EXECUTIVE OFFICER**





**MUNICIPALITY OF HENTIES BAY  
NOTICE**



**INTENTION TO ALIENATE PORTION X (PORTION OF KABELJOU & BENGUELA STREET)  
SITUATED WITHIN HENTIESBAAI PROPOER TO MESSRS ERONGORED**

By virtue of Council Resolution **CO17/25/10/2023/09th/2023** and in terms of Section 63 (2)(b) of the Local Authorities Act, (Act 23 of 1992) as amended, read in conjunction with Section 30 (1)(t) of the Local Authorities Act 1992 ( Act 23 of 1992) as amended, notice is hereby given that the Municipal Council of Hentiesbaai intends to alienate portion X of Kabeljou & Benguela Street situated within Hentiesbaai proper, measuring 369m<sup>2</sup> at a cost of N\$ 50.00 p/m<sup>2</sup> amounting to a total purchase price of N\$ 18,450.00 (Eighteen thousand, four-hundred & fifty Namibian Dollars) by way of private treaty to Messrs ERONGORED for the construction and development of a high capacity electrical substation.

Further take note that the locality and the layout plan of the property lies open for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkalsputz Road and Nickey Iyambo Avenue.

Any person(s) having objection(s) to the intended alienation of the portion may lodge such objection(s) fully motivated to the undersigned, within fourteen (14) days after the second placement of the advert.

**Chief Executive Officer  
P O Box 61  
Henties Bay**