



MUNICIPALITY OF WALVIS BAY

AGENDA

ORDINARY COUNCIL MEETING

**To be held at the
Kuissebmond Council Chambers,
Nathaniel Maxuilili Avenue,
Kuissebmond.**

**ON TUESDAY
29 SEPTEMBER 2020
AT 18:00**



Municipality of Walvis Bay

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NOTICE

His Worship the Mayor and Councillors
General Managers

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Date	25 September 2020

SEPTEMBER – ORDINARY COUNCIL MEETING OF THE LOCAL AUTHORITY COUNCIL OF WALVIS BAY

Notice is hereby given that the Ordinary Council meeting of the Local Authority Council of Walvis Bay will be held in the Kuisebmond Council Chambers, Nathaniel Maxuillili Avenue, Walvis Bay on:-

Tuesday 29 September 2020 at 18:00

Yours faithfully,


Muronga Haingura
Chief Executive Officer



Agenda

1. **Opening by prayer** (File 3/1)
2. **Adoption of agenda and declaration of interest**
3. **Application for leave of absence by members of council** (File 3/3/1/4)
4. **Confirmation of minutes of previous meeting/s** (File 3/3/2/3/1)

No minutes to be confirmed.
5. **Interviews with deputations or persons summoned or requested to attend meeting**
(File 3/3/2/3/2)

Tuesday, 22 September 2020

- Presentation: Consortium represented by: Venmar Fishing (Pty) Ltd, Scrombus Fishing (Pty) Ltd, Overberg Fishing Company (Pty) Ltd and Rainbow Fishing Company (Pty) Ltd
- Presentation: HEH Urban Nest Creations cc

Thursday, 24 September 2020

- Presentation: Power Shield Trading (Pty) Ltd

6. **Official announcements, statements and communications**

Announcements by His Worship the Mayor, Alderman I Wilfried.

7. **Petitions** (File 3/2/1/6)

No petitions have been submitted by Council members.

8. **Motions of members** (File 3/3/1/1)

No motions of members have been received.

9. **Answers to questions of which notice has been given** (File 3/3/1/2)

No notice of questions has been received.

REPORTS OF THE MANAGEMENT COMMITTEE FOR SEPTEMBER 2020

The reports of the Management Committee regarding its decisions on matters delegated to it or in respect of which it has legal powers, are submitted to the Council in terms of Section 26(1)(e) of the Local Authorities Act, 1992.

The Chairperson of the Management Committee must put the report to the Council for information.

The report may be discussed but no motion or proposal on the report may be introduced.

10. **REPORTS OF THE MANAGEMENT COMMITTEE FOR SEPTEMBER 2020**

- 10.1 **Rezoning of Farm 139 from "Undetermined" to "Light Industrial"; Incorporation of Farm 139 (A Portion Of Remainder Portion 13) of the Farm Wanderdünen No. 23 into Walvis Bay Extension 14 as an Erf; and subdivision of incorporated Erf X into Portions 1 to 10 and Remainder (Street)** (Add. 3; M/C Meeting 17/9/2020; File Farm 139)

RESOLVED:

That the item be withdrawn for consultations with relevant stakeholders.

- 10.2 **Application to purchase land for a golf estate development: President's Links Estate (Pty) Limited** (Add. 6; M/C Meeting 17/9/2020; File 7/2/3/1/1/4)

RESOLVED:

That the item be withdrawn and then resubmitted with the initial land application and minutes of the Extra Ordinary Council meeting of 30 June 2020 attached.

- 10.3 **Need and desirability for township establishments on Erf 5880 Walvis Bay (A Portion of Consolidated Erf 5461 Walvis Bay Extension 5) and Remainder Erf 5461 Walvis Bay Extension 5, to be known as Walvis Bay Extensions 16 and 20 respectively; and approval of proposed township establishment layouts for Walvis Bay Extensions 16 and 20** (Add. 1; M/C Meeting 24/9/2020; File REM 5461/ 5880 W)

RESOLVED:

That the item be withdrawn for the inclusion of details relating to developed erven to be transferred back to Council and then be resubmitted.

RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE FOR SEPTEMBER 2020

Proposing each item:

The chairperson of the Management Committee must propose each recommendation of the Management Committee for acceptance by the Council - Standing Rule 22(2).

Amendment of recommendations:

The chairperson of the Management Committee may, with the consent of at least two-thirds of the members of the Management Committee present, amend a recommendation of the management committee or withdraw an item for remission to the management committee - Standing Rule 22(3).

Seconding of each recommendation:

Any recommendation of the Management Committee is considered a proposal which has been seconded, and no further seconding is therefore required - Standing Rule 22(5).

11. RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE FOR SEPTEMBER 2020

11.1 Lease agreements: Recycling at the landfill site (Add. 1; M/C Meeting 17/9/2020; File 16/5/2/1/2)

The purpose of this report is to obtain approval from Council for the extension of the current lease arrangements with existing recyclers operating on the Landfill Site.

The Municipality of Walvis Bay only has six (6) recycling stalls available on the Landfill site which are leased to recycling companies on a basis of first come first serve and availability. The purpose of the stalls is to be temporary collection points from where the material can be moved to a recycling plant. The following four (4) recycling companies: Rent-A-Drum for stalls 1+2+3 with a total size 2800m², Scrap Metal for stall 5 with size 625m², JL Platt Builders for stall 4 with a size of 400m² and Scrap Salvage for stall 6 with size of 400m² at the tariff of N\$ 0.48 per square. These companies had lease agreements with Council before Waste Power Generation (Ltd) Pty took over the control and operation of the Walvis Bay Landfill Site on 1 November 2019. In the Concession agreement between Council and Waste Power Generation, provision was made for the existing companies to continue with their recycling activities.

Currently the recyclers pay Council N\$ 0.48 per m² which is the approved tariff for unserved areas. Water and electrical meters are only installed by Council on request and is paid for by the recycler of such stall/s. These companies are invoiced for the use against the promulgated tariffs.

Below is a table indicating what each company pays to Council per month.

Name of company	Stall No	Size of Stall	Total paid to Council per month (N\$)
Rent-a-drum (Pty) Ltd	Stall No. 1	1200m ²	576.00
	Stall No. 2	1200m ²	576.00
	Stall No. 3	400m ²	192.00
JL Platt Builders	Stall No. 4	400m ²	192.00
Scrap Metal Sales CC	Stall No. 5	625m ²	300.00
Scrap Salvage (Pty) Ltd	Stall No. 6	400m ²	192.00
TOTAL			2,028.00

The lease agreements with all recycling companies started in 2015. The latest expiring date was on 31 October 2019 when WPG took over the operation and control of the Landfill Site. Even with the new waste to power generation, it is of national importance that recycling is done before anything else.

With the operation of the Landfill Site handed over to Waste Power Generation (Ltd) Pty, it was seen as necessary to observe if the same terms and conditions would be applicable and conducive to the new arrangement before an extension was requested from Council, thus the extended period before the extension request. It should be noted that all recyclers are in good standing with Council. This extension is to compliment the current Concession Agreement with Waste Power Generation on the "Operation and Control of the Walvis Bay Refuse Landfill Site & Establishment and Operation of a Waste-to-Energy Generation Facility (OCM 06/12/2016; File 16/5/2 & 17/28/2/5)" with WPG.

RECOMMENDED:

- (1) That approval be granted to (extend) the current lease agreements with the current four (4) recyclers namely; Rent-A-Drum for stall 1+2+3 with total size 2800m², Scrap Metal for stall 5 with size 625m², JL Platt Builders for stall 4 with size 400m² and Scrap Salvage for stall 6 with size of 400m² at the tariff of N\$0.48 per square with an annual increase based on the Council tariff change.

- (2) That it be agreed that the lease agreement be for a period of 3 years with the option of renewal upon satisfactory performance of recyclers by the General Manager (WWEM).
- (3) That the applicant, at its own cost, 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), as amended.

11.2 **Consent for a place of Public Worship (Church) on Erf 6673 Kuisebmond** (Add. 2; M/C Meeting 17/9/2020; File 6673 K)

The purpose of the report is to obtain the consideration of the Municipal Council of the application for consent for a Place of Public Worship (Church) on Erf 6673 Kuisebmond.

The applicant is Apostolic Faith Mission of Namibia of P O Box 1764, Walvis Bay. The applicant has given power of attorney to Stewart Planning -Town and Regional Planners to submit the application on their behalf.

Erf 6673 Kuisebmond is situated along Kilimanjaro Street, as demonstrated by **Figure 1**.



Figure 1: Locality Plan of Erf 6673 Kuisebmond

Erf 6673 Kuisebmond is zoned as Single Residential with a density of 1 per 300m² in terms of the Walvis Bay Town Planning Scheme. The size of Erf 6673 Kuisebmond is 421 m².

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There are temporary structures on the site. The site is in the within the built-up area of Kuisebmond, surrounded by predominantly residential developments. Existing and surrounding land uses are demonstrated by **Figure 2** below.

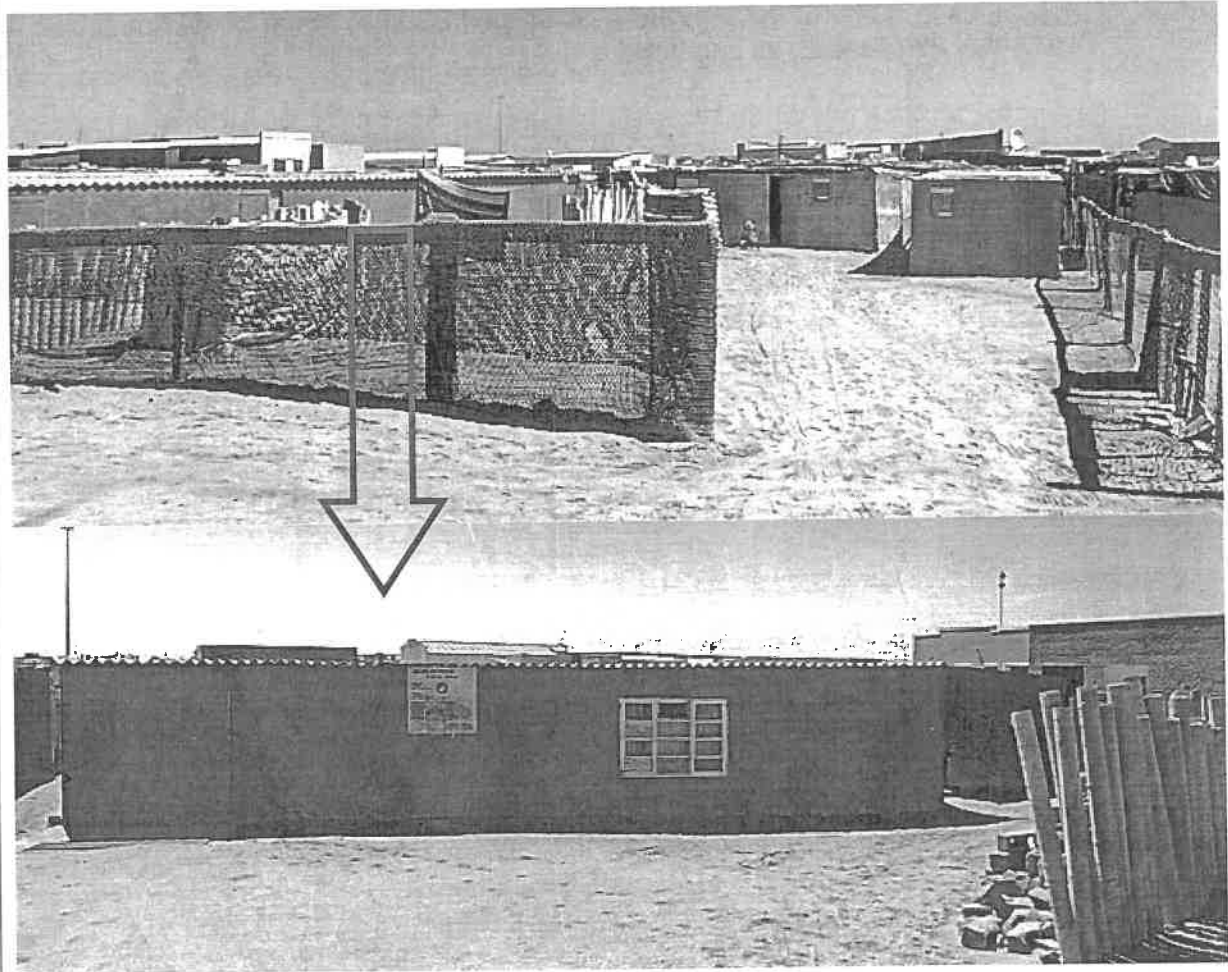


Figure 2: Existing Structures/Land Uses

The owner intends to legalise the land use (a church) through consent; and to rezone the erf at a later stage to an Institutional zoning. The intention of the consent application is to enable the client to develop a permanent church structure on the erf. The proposed development is shown by Figure 3.

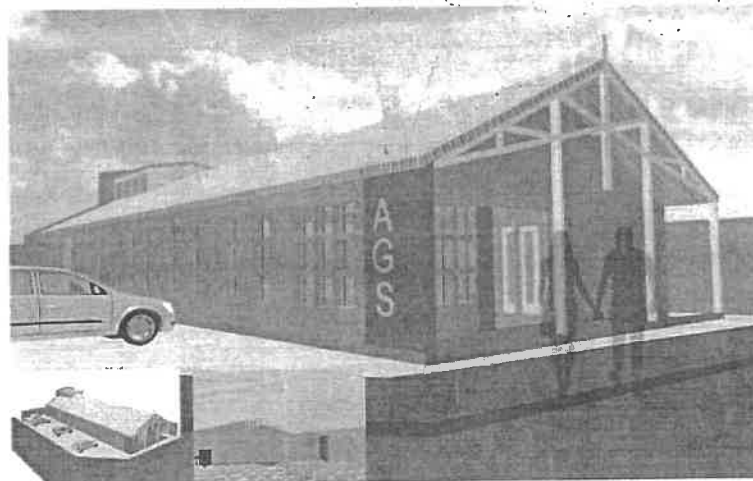


Figure 3: Proposed Development

According to the applicant's motivation, the owner is currently operating a church from the site, within an informal structure. However, the owner would like to legalise the land use, and thus hereby applies for Consent Use for a Place of Public Worship (Church) as a short-term land use. As a long-term plan, the applicant will submit the rezoning application to rezone the Erf to Institutional.

Erf 6673 Kuisebmond is currently zoned as Single Residential in terms of the Walvis Bay Town Planning Scheme, which only permits a single dwelling house as a primary right. Place of Public Worship (Church) can be permitted with consent of the council. A church is an integral part of the community and can therefore be established on Single Residential erven in terms of the Walvis Bay Town Planning Scheme with the consent of the Municipal Council.

The proposed consent is required to enable the upgrade of the existing structure in which the congregation worship. The upgrade will further improve the members' comfortability. Additionally, being able to build a larger church will enable the church to be easily identifiable; thereby attracting more members and increasing fellowship.

The application was advertised once a week for two consecutive weeks in the Namib Times and the Namibian. The first and second notices appeared on 8 May 2020 and 15 May 2020, respectively. In addition to newspapers notices, letters were sent to the neighbours via registered post to inform them about the proposed consent use. The closing date for objections was Friday, 29 May 2020.

Moreover, two notices regarding the consent application were placed on the site (on two notice boards, measuring 60cm by 42cm in size). Those notices were visible to the public from 8 May 2020 to 29 May 2020. A notice was also placed at the Municipality of Walvis Bay's notice board from 8 April 2020 to 29 May 2020.

A letter objecting to the consent application was received from Mr. Christian S. Muimanenwa who is in the process of purchasing the adjacent erf (Erf 6674 Kuisebmond). The reasons for objection are outlined by the Table below.

Grounds for Objecting	Town Planning Response
The objector is in the process of buying the adjacent property (Erf 6674 Kuisebmond).	The objections raised are not valid objections, because they are not specifically dealing with the consent application, or the effects of the Place of Public Worship (Church) on the adjacent property or potential owners of Erf 6674 Kuisebmond.
Building plans have been drafted.	

Places of Public Worship are necessary in a community for mental and spiritual wellbeing and therefore need to be planned for accordingly. The Municipal Council has not formulated the Place of Public Worship Policy to provide comprehensive guidelines on assessing applications for Places of Public Worship such as churches. Discussions have been held with public and private planning officials to draft up policy guidelines for Places of Public Worship. However, no detailed policy has been formulated and approved by the Municipal Council.

Therefore, the application for consent (for Place of Public Worship Church) will be assessed from the town planning point of view based on:

- Conformity of proposed development with the Council's regulatory framework (i.e. Town Planning Scheme); and
- Influence of the land use on the neighbourhood.

Conformity of Proposed Development with the Town Planning Scheme (TPS)

Control Measure	TPS Clause & Requirements	Conformity of Proposed Development with the TPS
Land	12.1 – Places of Public Worship are	Conforms: The application is for

Uses	allowed on Single Residential erven subject to Council's special consent	consent for a Place of Public Worship (Church).
Consent	12.2.1.1 – Council shall not grant consent where the new use will be permanent or where the new buildings to be constructed are over 80m ² .	<u>Does Not Conform:</u> The proposed "church" building is about 265m ² , of which 122.5m ² will be used as a hall for public worshipping. The proposed Place of Public Worship (Church) will therefore exceed 80m ² . Furthermore, the intention of the applicant is to develop a permanent church structure on the erf. However, Council is not allowed to grant consent where the new use will be permanent. In such cases where the new use will be permanent, applicants usually apply to subsequently rezone the property.
Minimum Erf Size	23.2.5.1 - The minimum erf size for an Institutional zoned erf serving as a Place of Public Worship is 1000m ² .	<u>Does Not Conform:</u> The subject erf is 417m ² and thus too small for the proposed land use. That is, even if Erf 6673 Kuisebmond is rezoned to Institutional, the size of the erf will not comply with the minimum size required for Institutional erven.
Parking	<p>12.2.8.1 – No specific number of parking bays have been specified for Places of Public Worship. However, the minimum number of parking spaces to be provided need to be determined by Council.</p> <p>12.2.8.1(a) – The applicant can:</p> <ul style="list-style-type: none"> • pay an amount to the Municipal Council to provide and maintain the same number of parking bays required; or • transfer a suitable site to the Municipal Council and pay an amount to the Municipal Council to construct the parking; or <p>construct and maintain the number of parking bays required.</p>	<p><u>Does Not Conform:</u> Based on international standards, churches requires at least 1 parking bay for every 2 to 4 attendees. The applicant states that the church will accommodate about 120 parishioners. So, taking the less restrictive measure of 1 parking bay for every 4 attendees, about 30 parking bays will be required for the church in question. However, the building plans show only 8 on-site parking bays.</p> <p><u>Will Not Conform</u> There is no undeveloped non-residential site owned by the Municipal Council where parking can be provided. Furthermore, the applicant has not furnished proof of agreement with any adjacent private property owners regarding the possibility of constructing the parking lot on their properties.</p>

RECOMMENDED:

- (1) That the Municipal Council does not support the consent application for a Place of Public Worship (Church) on Erf 6673 Kuisebmond, because the proposed Place of Public Worship does not conform with Clauses 12.2.1.1 and 12.2.8.1 of the Walvis Bay Town Planning Scheme control measures.

- (2) That the applicant be advised that the rezoning of Erf 6673 Kuisebmond from Single Residential to Institutional will not comply with Clause 23.2.5.1 of the Walvis Bay Town Planning Scheme that requires the minimum erf size for Institutional zoned erf accommodating Places of Public Worship to be 1000m².
- (3) That the applicants be advised that he/she can, should he so wish (if grieved by the decision of the Municipal Council), Lodge an appeal against the Municipal Council's decision, to the Minister of Urban and Rural Development, within twenty-eight (28) days of the notification of the Municipal Council's decision.
- (4) That, in accordance with Clause 9.5 of the Walvis Bay Town Planning Scheme, if the applicant and objector are aggrieved by the decision of the Municipal Council, they may lodge written appeal, within twenty-eight (28) days from the date of notification of the Municipal Council's decision, with the Municipal Council, which will be referred to the Minister of Urban and Rural Development, which decision shall be final.
- (5) That, in accordance with Clause 9.6 of the Walvis Bay Town Planning Scheme, the decision of the Municipal Council, shall not take effect until the expiration of twenty-eight (28) days from the date on which the applicant and objectors are notified thereof; and if an appeal is lodged, until such appeal is disposed of.
- (6) That the applicants cease the current operations of the Place of Worship (Church) on Erf 6673 Kuisebmond withing twenty-eight (28) days from the date of notification of the Municipal Council's decision.
- (7) That the Town Planning Division formulates the Place of Worship Policy for approval of the Municipal Council.

11.3 **Subdivision of Portion 216 (A Portion of Rem Portion 193 Walvis Bay Town and Townlands No. 1) into Portions A, B, C and Remainder; and rezoning of Portions A, B and C from undetermined to institutional; consent to proceed with development while rezoning is ongoing; and incorporation of Portions A, B, C and Remainder of Portion 216 into the Meersig township as Erven** (Add. 4; M/C Meeting 17/9/2020; File PTN 216)

The purpose of the report is to obtain the approval of the Municipal Council for the subdivision of Portion 216, a Portion of Rem Portion 193 Walvis Bay Town and Townlands No.1 (hereinafter referred to as Portion 216) into Portions A, B, C and Remainder; rezoning of proposed Portions A, B and C from "Undetermined" to "Institutional" with a bulk factor of 2.0; consent to commence with development while rezoning is ongoing; and incorporation of Portions A, B C, and the Remainder of Portion 216 into the Meersig township as erven.

The application has been submitted by Stewart Planning Town Planning CC on behalf of Windhoek Gymnasium, being one of the three institutions that have been granted approval by the Municipal Council to be reserved land that forms part of Portion 216. The other two institutions are the International School of Walvis Bay and International University of Management. The Municipal Council of Walvis Bay is the registered owner of Portion 216.

Portion 216 is located on the eastern side of Meersig and is bordered by First Road on the north and Eleventh Street North on the West.

Portion 216 is currently zoned as Undetermined in terms of the Walvis Bay Town Planning Scheme. Portion 216 measures approximately 35.4371 hectares in extent. Portion 216 is zoned as Undetermined in terms of Walvis Bay Town Planning Scheme.

The site is in the proximity of the Walvis Bay Golf Course and low-density residential area (Meersig Proper). Portion 216 is currently undeveloped. However, there is a greenbelt on the eastern side of the site. The applicant will have to make necessary changes to the existing greenbelt to the satisfaction of the Municipal Council. In particular, the existing

greenbelt will need to be removed to open access and visibility to the proposed developments on Portion 216.

Institutional land uses, in a form of a private school and universities, are proposed on the site.

The site is flat with a few low-level (barchan) dunes. Minor earthworks will have to be undertaken by the applicant to level the site before development.

The application is made up of four sub-applications, being the subdivision, rezoning, construction and incorporation application.

The first part of the application is for the subdivision of Portion 216 (a Portion of Remainder Portion 193 of Walvis Bay Town and Townlands No. 1) into Portions A, B and C, and Remainder, and is made in terms of Section 21 of the Townships and Division of Land Ordinance (No.11 of 1963) as amended. The subdivision will be in accordance with the plan and, the following table:

Portion Number	Size in Ha
Portion A	±15.5000
Portion B	±10.0000
Portion C	± 5.0000
Remainder of Portion 216	± 4.9371

The second part of the application is for the rezoning of proposed Portions A, B and C of Portions 216 from "Undetermined" to "Institutional" with a bulk factor of 0.5, and is made in terms of the Town Planning Ordinance 18 of 1954. Rezoning will be in accordance with the plan.

The third part of the application is for the Municipal Council to grant consent to the various institutions to start with developments once the subdivision, sale and transfer processes have been concluded, while the rezoning process is ongoing. The reasoning being that the rezoning process usually takes longer and might delay those institutions that wish to start with their developments.

The fourth part of the application is for incorporation of Portions A, B, C and the Remainder of Portion 216 into the Meersig (proper) township as erven, and is made in terms of Section 29 of the Townships and Division of Land Ordinance (No.11 of 1963) as amended. The incorporation will enable the portions to be part of the Meersig (Proper) township, and subsequently be allocated with erf numbers.

The rezoning application was advertised once a week for two consecutive weeks in the Namib Times and the Namibian. The first and second notices appeared on 08 May 2020 and 15 May 2020, respectively. Two A2-size notices were displayed on the site from 08 May 2020 to 29 May 2020. A notice was also placed at the Municipality of Walvis Bay's notice board from 08 May 2020 to 29 May 2020. The notices granted potential interested and affected parties sufficient time to submit comments and/or objections.

The closing date for objections was 29 May 2020. No written objections or concerns were received during the advertising period, which implied that no objections were received against the rezoning of Portion 216.

The application for subdivision, rezoning, consent and incorporation has been evaluated from the town planning point of view based on conformity of the proposed development with the Council's regulatory framework (i.e. Town Planning Scheme, and Integrated Urban Spatial Development Framework).

RECOMMENDED:

- (1) That the Municipal Council grants consent for the subdivision of Portion 216 (a Portion of Remainder Portion 193 Walvis Bay Town and Townlands No.1) into Portions A, B and C, and Remainder in accordance with sketch plan CURRO-SPV6 dated 09 July 2020, subject to the following conditions:
 - (a) That the conditions presently registered against the portion be cancelled, and that the following conditions be registered against the proposed portions in favour of the Municipal Council:
 - (i) The portion shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
 - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the portions shall be at least four times the municipal valuation of the erf.
 - (b) That each of the proposed portions be provided with one electricity, water, and sewerage connection only.
 - (c) That the applicant be responsible for new entrances.
 - (d) That a 15-meter-wide Right of Way (RoW) servitude (street) be registered against the proposed Portion A in favour of Erven 206 and 207 Meersig and the Local Authority as indicated on sketch plan CURRO-SPV6 dated 09 July 2020.
 - (e) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
 - (f) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any private sewers and private water pipes traversing the newly created portions.
 - (g) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electrical cables and connections.
 - (h) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
 - (i) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
 - (j) That an application for the subdivision be lodged with the Namibia Planning Advisory Board (NAMPAB) in terms of the Townships and Division of Land Ordinance No. 11 of 1963.
- (2) That the Municipal Council supports the rezoning of proposed Portions A, B and C from "Undetermined" to "Institutional" with a maximum bulk of 2.0, subject to the following conditions:
 - (a) That the rezoning of proposed Portions A, B and C be included in the next Walvis Bay Amendment Scheme to be submitted to the Minister of Urban and Rural Development for approval.

- (b) That the applicant re-establishes the existing greenbelt or alternatively establish a new greenbelt at an appropriate area to ensure wind protection, to the satisfaction of the General Manager: Roads and Building Control and General Manager: Water, Waste and Environment.
- (3) That the Municipal Council grants consent for the incorporation of Portions A, B, C, and the Remainder of Portion 216 of Walvis Bay Town and Townlands No. 1 into Meersig Township as erven in terms of Section 29 of the Townships and Division of Land Ordinance No. 11 of 1963, subject to the following condition:
 - (a) That an application for the incorporation be lodged with the Townships Board in terms of the Townships and Division of Land Ordinance No. 11 of 1963.
- (4) That the Municipal Council grants consent to Windhoek Gymnasium, the International School of Walvis Bay (ISWB) and International University of Management (IUM) to proceed with developments, at their own risks, while the rezoning is in progress; provided that:
 - (a) Approval has been granted for the subdivision of Portion 216 (a Portion of Remainder Portion 193 Walvis Bay Town and Townlands No.1) into Portions A, B, C and Remainder.
 - (b) No objection has been received against the Amendment Scheme pertaining to the rezoning of the proposed Portions A, B and C.
 - (c) Purchase arrangements are finalised with the Municipal Council for the sale of proposed Portions A, B and C (Portions of Portion 216 of Walvis Bay Town and Townlands No. 1), as per the Municipal Council resolutions dated 31/03/2015, item 13.10; 31/05/2015, item 12.6; and 12/12/2019, item 5.4.
 - (d) The applicant notes that the Municipal Council's approval for consent to proceed with developments should neither create an expectation nor should it bind the Minister of Urban and Rural Development to consider and approve the Amendment Scheme; and the provisions of the Town Planning Ordinance 18 of 1954 therefore still apply.
- (5) That all costs regarding the above conditions be borne by the applicant.

11.4 **Permanent closure of Portion A of Remainder Erf 5238 Walvis Bay as a "Public Open Space" and Portion A of Remainder Portion 188 Walvis Bay Town & Townlands No.1 as a "Street"** (Add. 5; M/C Meeting 17/9/2020; File 5238W / 188 PTN)

The purpose of the report is to obtain the Municipal Council's approval for the permanent closure of Portion A of Erf 5238 Walvis Bay Extension 14 as a "Public Open Space" and Portion A of Remainder of Portion 188 Walvis Bay Town and Townlands No.1 as a "Street" in terms of Section 52(3) of the Local Authorities Act (No. 23 of 1992), as amended.

Many of the electrical substations and switching stations in Walvis Bay are located on various portions of land under the ownership of the Municipal Council of Walvis Bay. The Municipal Council and Erongo Regional Electricity Distributors (Erongo RED), have signed the Transfer Agreement on 09 December 2005. In terms of that agreement, the Municipal Council is required to take all steps essential to transfer the ownership of the assets to Erongo RED. The assets include the immovable property owned by the Municipal Council that relate to the distribution and supply of electricity.

It is based on the above grounds, that applications have been received from Stewart Planning on behalf of Erongo RED for the closure Portion A of Erf 5238 Walvis Bay Extension 14 as "Public Open Space"; and Portion A of Remainder Portion 188 Walvis Bay

Town and Townlands No.1 as "Street". The closure of both portions will necessitate the transfer of these portions of land to Erongo RED.

Portion A of Erf 5238 Walvis Bay Extension 14 currently houses the "Flamingo Primary Station" and is reserved as Public Open Space. The said portion measured about 360m² in extent and is located on the strip of land between the Narraville Business erven and the Light Industrial Area, as shown by Figure 1.

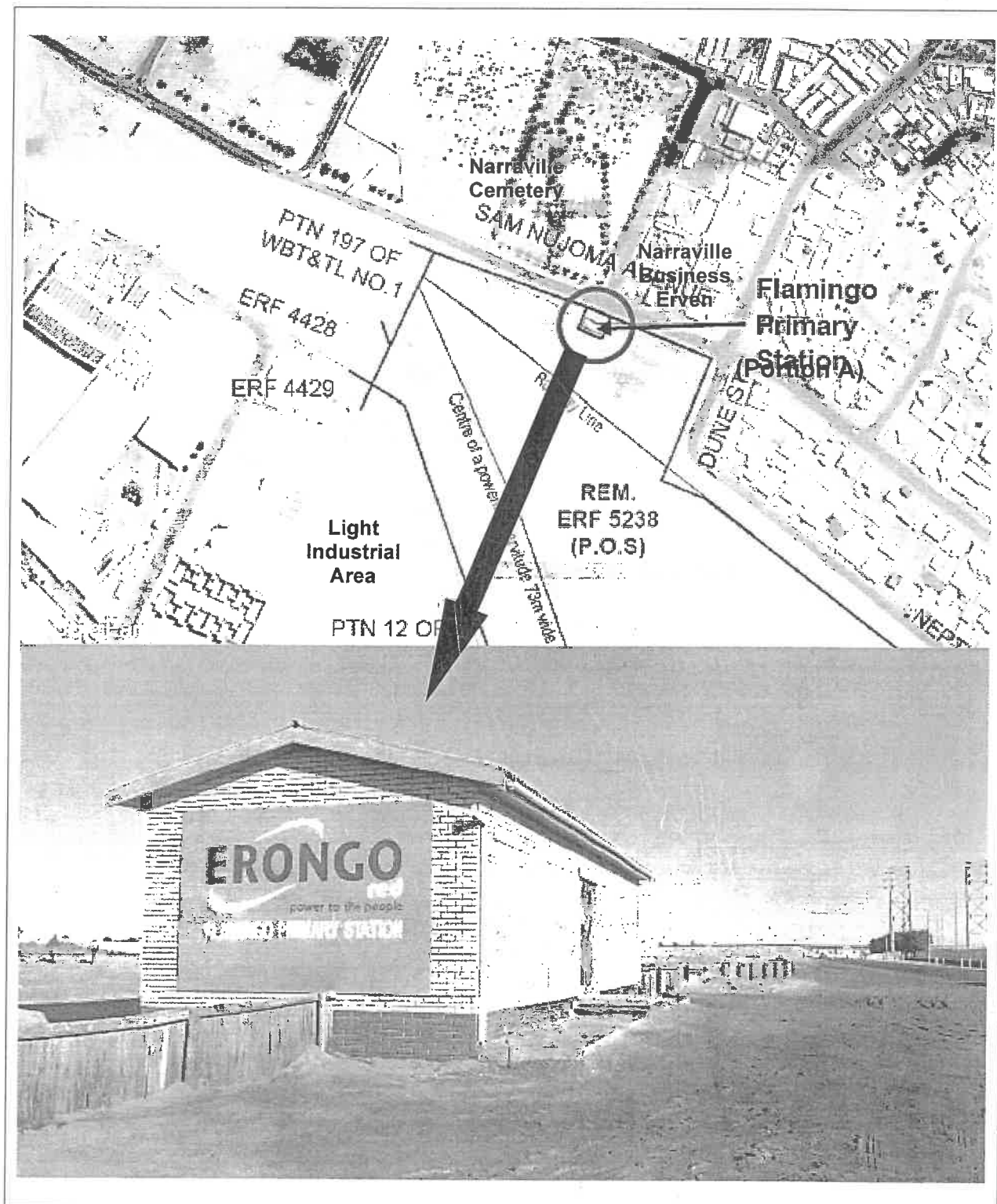


Figure 1: Locality Plan of Portion A of Erf 5238 Walvis Bay Extension 14

Portion A of Remainder Portion 188 Walvis Bay Town and Townlands No.1 currently accommodates the "Narra Substation" and is reserved as Street. The aforementioned

portion is about 120m² and is situated along Unity Street in Meersig Extension 1, as shown by Figure 2.

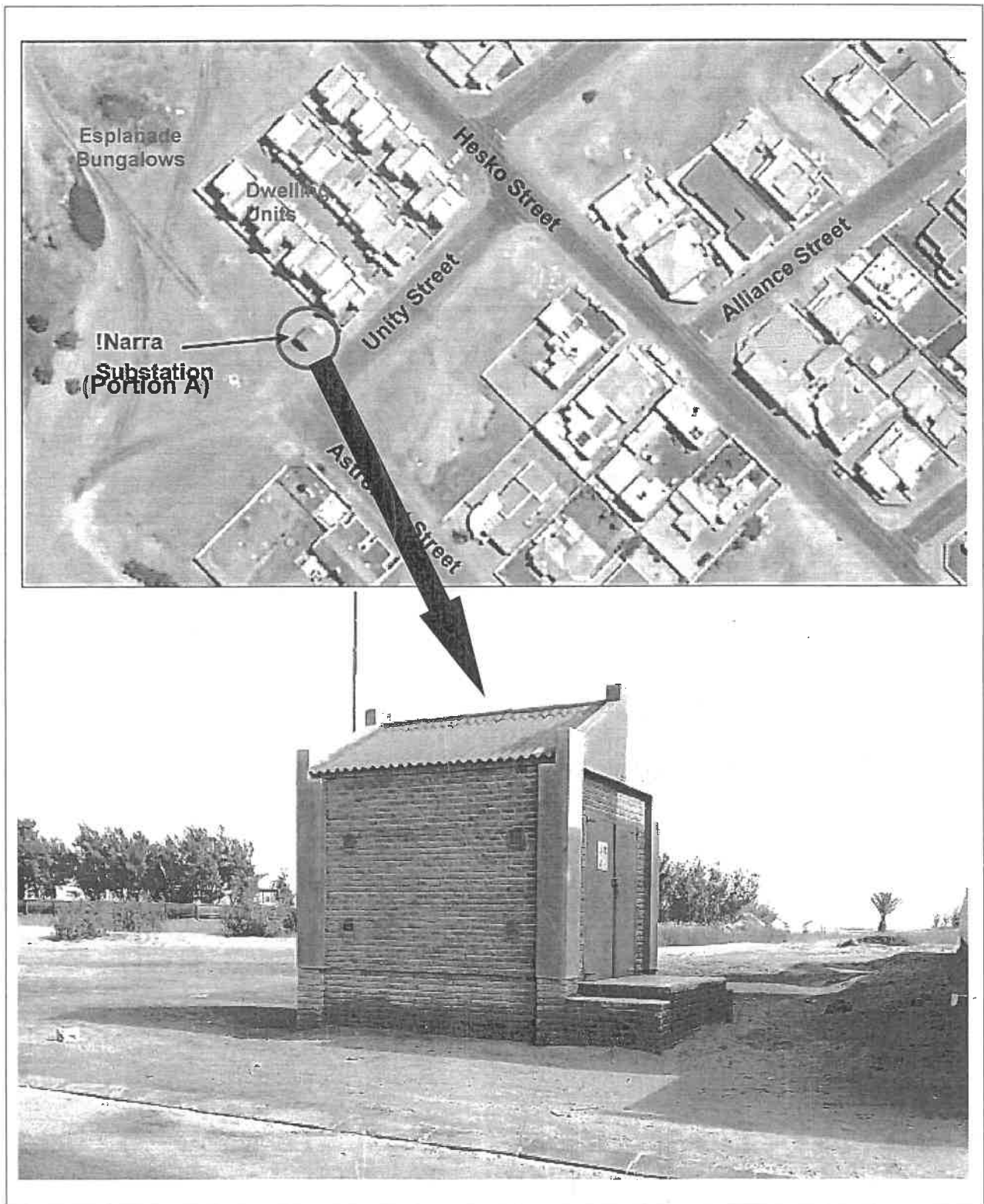


Figure 2: Locality Plan of Portion A of Remainder Portion 188 of Walvis Bay Town and Townlands No.1

Subdivision applications for both sites have been approved under delegated authority. However, prior to the submission of the subdivision applications to the Minister of Urban and Rural Development, the portions need to be closed as Public Open Space and Street. Furthermore, the portions of land can only be transferred to Erongo RED once the subdivision and closure of the portions as Street and Public Open Space have been concluded.

Section 50(1)(a)(ii) of the Local Authorities Act (Act No.23, 1992) stipulates that the Municipal Council may permanently close any portion of a street for any purpose which in its opinion requires it to be so closed. Additionally, Section 50(1)(c) of the aforesaid Act makes provision for the Municipal Council to permanently close any part of a public place. However, before a portion of the Street or Public Open Place can be closed, a notice is required to be published in the Government Gazette and in at least two newspapers circulating within the local area.

In view of the above Act's stipulation, notices for closure of both sites were placed in the Government Gazette and the two newspapers (Namib Times and The Namibian). Additionally, notices were placed on sites and Municipal notice board. The closing date for objections was 21 August 2020. No objections were received.

From the Town Planning point of view, the applications to permanently close Portion A of Erf 5238 Walvis Bay Extension 14 (measuring 360m²) as a "Public Open Space" and Portion A of Remainder of Portion 188 Walvis Bay Town and Townlands No.1 (measuring 120m²) as a "Street", can be recommended for approval, based on the following:

- The proposed closure of the two sites comply with the Local Authorities Act.
- No objections were received against the closures.
- The closure of the portions will not conflict with the Walvis Bay Town Planning Scheme and the Walvis Bay Public Open Space Policy.

The closures will enable Erongo RED to acquire legal ownership of the assets spread across Walvis Bay in general, and these two sites in particular

RECOMMENDED:

- (1) That, in terms of Section 50 of the Local Authorities Act (Act 23 of 1992), the Municipal Council grants approval for the permanent closure of Portion A of Erf 5238 Walvis Bay Extension 14 (measuring 360m²) as a "Public Open Space".
- (2) That, in terms of Section 50 of the Local Authorities Act (Act 23 of 1992), the Municipal Council grants approval for the permanent closure of Portion A of Remainder Portion 188 Walvis Bay Town and Townlands No.1 (measuring 120m²) as a "Street".
- (3) That the Town Planning Division issues the Closure Certificates to the Offices of the Registrar of Deeds and Surveyor General, and the applicant.

11.5 Rectification of Council Resolution: Application to purchase Erf 7442 Kuisebmond (Institutional) and Erf 7503 Kuisebmond (Public Open Space): Namibia College of Open Learning (Add. 7; M/C Meeting 17/9/2020; File 7442 K & 7503 K)

The purpose of this report is to recommend that some parts of the Council Resolution taken regarding the sale of erven to NAMCOL, be rectified.

Council at its meeting held on 27 September 2016, under item 12.7, inter alia resolved that Erven 7442 Kuisebmond and 7503 Kuisebmond, approximately 3320 m² in size each, be sold by private transaction to Namibian College of Open Learning (NAMCOL), for N\$1 494 000.00, plus 15% VAT.

As per conditions of sale, Council resolution was advertised for objections and no objection was received for the sale of Erven 7442 and 7503 Kuisebmond.

Following the necessary procedures as per the Council resolution, the applicant was in process to consolidate the two erven through a registered Town Planner, when it was determined that the erf sizes of the two erven in question, were erroneously depicted in the

Council report dated 27 September 2016. The correct erf sizes of the two erven are as follows:

- Erf 7442 K - 11229 m²
- Erf 7503 K - 3320 m²

It is therefore necessary to rectify clause 1 of Council Resolution 12.7 of 27 September 2016, to indicate the correct erf sizes and the correct selling prices of the two erven.

It is further important to note that the applicant recently indicated that they would be interested to only purchase Erf 7442 Kuisebmond, as this one erf would be sufficient to establish a sub-regional NAMCOL center in Walvis Bay. Clause 1 of Council Resolution 12.7, of 27 September 2016, will therefore also need to be rectified in order to indicate the purchase of only Erf 7442 Kuisebmond.

RECOMMENDED:

- (1) That Clause 1, of Council Resolution dated 27 September 2016, item 12.7, be rescinded.
- (2) That institutional Erf 7442 Kuisebmond (11,229 m² in size), be sold by private transaction to Namibia College of Open Learning (NAMCOL) for N\$ 2 526 525.00, plus N\$ 378 978.75 (15% VAT).
- (3) 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 together 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.

11.6 Consolidation of Erven 980, 991, 992, 993 And 1288 Meersig Extension 1 into new Erf X; Rezoning of new Erf X from Single Residential (1:500m²) to General Residential 2 (1:500m²); and consent to operate a hotel and commence with construction while the rezoning is in progress (Add. 2; M/C Meeting 24/9/2020; File 980/991/992/993 & 1288 M)

The purpose of the report is to obtain the approval of the Municipal Council to the consolidation of Erven 980, 991, 992, 993, and 1288 Meersig Extension 1 into New Erf X, rezoning of New Erf X from "Single Residential" with a density zoning of 1 per 500m² to "General Residential 2" with a density zoning of 1 per 500m²; and consent to operate a hotel and permission to commence with construction while the rezoning is in progress.

The applicant is Mr Gui Wei Wang (the sole member of Primeline Investment CC) of P O Box 1997219, Windhoek. The applicant has given power of attorney to Stewart Planning - Town and Regional Planners to submit the application on his behalf.

When the application was initially lodged, Erven 980 and 993 Meersig Extension 1 were owned by Tomas Shetwaadha Taapopi and Lina Fu, respectively. These two erven were however transferred to Primeline Investment CC. Hence, all erven (Erven 980, 991, 992, 993 and 1288 Meersig Extension 1) are now registered in the name of Primeline Investment CC. Copies of the Deed of Transfer for all properties have been submitted to the Municipal Council by the applicant.

Erven 991, 992, 993 and 1288 Meersig are located in Meersig Extension 1. Erven 980, 991, 992 and 993 Meersig are situated along Kovambo Nujoma, and just across the lagoon. Erven 980 and 1288 Meersig can be accessed via Harmony Street.

All the five (5) erven, being Erven 980, 991, 992, 993 and 288 Meersig Extension 1, are zoned as Single Residential with a density of 1 per 500m² in terms of the Walvis Bay Town Planning Scheme.

The sizes of Erven 980, 991, 992, 993 and 288 Meersig Extension 1 are illustrated by Table 1 below.

Erf Number	Size
980 Meersig Ext 1	1000 m ²
991 Meersig Ext 1	1252 m ²
992 Meersig Ext 1	1252 m ²
993 Meersig Ext 1	1306 m ²
1288 Meersig Ext 1	500 m ²
Total	5310 m²

Table 1: Erven Sizes

The development site (comprising of Erven 980, 991, 992, 993 and 288 Meersig Extension 1) is currently vacant. The site is in the proximity of existing high residential and accommodation establishment developments. Existing and surrounding land uses are demonstrated by Figure 1 below.



Figure 1: Existing and Surrounding Land Uses

The proposed hotel will be four storeys high and will contain 68 en-suite bedrooms and ancillary uses (namely a conference centre, 2 restaurants, 2 bars, a gym and spa). The proposal initially included a casino. However, the casino was withdrawn from the development proposal, following many objections from Interested and Affected Parties. Therefore, the hotel will not contain a casino.

The first part of the application is for the consolidation of Erven 980, 991, 992, 993 and 1288 Meersig Extension 1 into New Erf X, which is made in terms of Section 30 of the Townships and Division of Land Ordinance (No.11 of 1963), as amended. The consolidation will be in accordance with the plan.

The second part of the application is for the rezoning of New Erf X (Erven 980, 991, 992, 993 and 1288 Meersig Extension 1) from "Single Residential" with a density of 1 dwelling unit per 500m² to "General Residential 2" with a density of 1 dwelling unit per 500m², and is

made in terms of the Town Planning Ordinance 18 of 1954. The rezoning will be in accordance with the plan.

The third part of the application is for the consent of a Hotel and to commence with construction while the rezoning is in progress in order to help fast track development and is made in terms of the Walvis Bay Town Planning Scheme. Consent for a Hotel is required, because even if the subject erven are rezoned to "General Residential 2", the Hotel will only be allowed with a special consent of the Municipal Council, because a Hotel is not primary right on "General Residential 2".

The application was advertised once a week for two consecutive weeks in the Namib Times and the Namibian. The first and second notices were published in these two newspapers on 6 and 13 April 2018. Two notice boards, measuring 60cm by 42cm in size, were placed on site, one facing Harmony Street and the other Kovambo Nujoma Drive, and were visible to the public from 6 April to 20 July 2018. A notice was also placed at the Municipality of Walvis Bay's notice board from 6 April to 7 May 2018.

Written notices were delivered by hand on 6 April 2018 to occupiers of properties near the proposed site, including Egumbo Lodge and Flamingo Villas. Written notices were also sent via registered mail on 9 April 2018 to other stakeholders.

RECOMMENDED:

- (1) That the Municipal Council grants consent for the consolidation of Erven 980, 991, 992, 993 and 1288 Meersig Extension 1 into New Erf X in accordance with sketch plan 980+M/CP dated 3 August 2018, subject to the following conditions:
 - (a) That the conditions presently registered against the erven be cancelled, and that the following conditions be registered against the Erf in favour of the Municipal Council:
 - (i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
 - (ii) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning (or Zoning) Scheme prepared and approved in terms of the Urban and Regional Planning Act (URPA), 2018 and Regulations Relating to Urban and Regional Planning: URPA, 2018 (that repealed the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended).
 - (iii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.
 - (b) That the New Erf X be provided with one electricity, water and sewerage connection only.
 - (c) That the applicant be responsible for new entrances.
 - (d) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.

- (e) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any private sewers and private water pipes traversing the newly created portion.
 - (f) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electrical cables and connections.
 - (g) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
 - (h) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
 - (i) That the zoning of the New Erf X shall remain Single Residential, until such time the rezoning is approved.
 - (j) That prior to the approval of the application to rezone the New Erf X to General Residential 2, only one main dwelling (per 500m²) excluding outbuildings shall be erected.
 - (k) That an application for the consolidation be lodged with the Urban and Regional Planning Board or Townships Board, whichever is in effect at the time of lodging the application with Minister of Urban and rural Development in terms of the *Urban and Regional Planning Act (URPA), 2018* and *Regulations Relating to Urban and Regional Planning: URPA, 2018* (that repealed the *Townships and Division of Land Ordinance No. 11 of 1963*, as amended).
- (2) That the Municipal Council supports the rezoning of Erven 980, 991, 992, 993 and 1288 (proposed consolidated New Erf X) Meersig Extension 1 from "Single Residential" with a density of 1 dwelling unit per 500m² to "General Residential 2" with a density of 1 dwelling unit per 500m², subject to the following conditions:
- (a) That an application be made to the Minister of Urban and Rural Development for the imposition of a Betterment Levy of 20% in terms of the *Policy on the Levying of Betterment Fees for Local Authorities in Namibia*, as approved by the Minister of Urban and Rural Development on 01 June 2009.
 - (b) That the rezoning of Erven 980, 991, 992, 993 and 1288 (proposed consolidated New Erf X) Meersig Extension 1 be included in the next Walvis Bay Amendment Scheme to be submitted to the Minister of Urban and Rural Development for approval.
- (3) That the Municipal Council grants consent for a Hotel (excluding the Casino) on Erven 980, 991, 992, 993 and 1288 (proposed consolidated New Erf X) Meersig Extension 1; and for constructions works to commence; provided that:
- (a) the appeal period against the Municipal Council's decision has lapsed and no appeal is received, or such appeal has been disposed of;
 - (b) no objection has been received against the Amendment Scheme pertaining to the rezoning of the above properties;
 - (c) approval has been granted, by the Minister of Urban and Rural Development for the consolidation of Erven 980, 991, 992, 993 and 1288 Meersig Extension 1 into New Erf X;

- (d) betterment fee, being 20% of the increase in value of the rezoned Erven 980, 991, 992, 993 and 1288 (or consolidated New Erf X) Meersig Extension 1, has been paid; and
 - (e) the applicant has submitted to the Municipal Council written agreement from the registered owner(s) of Portion 1 of Farm 45 or any properties adjacent the development site, where the shortfall of the required parking bays for the proposed development will be provided, prior to the Municipal Council's approval of the building plans.
- (4) That the Municipal Council grants approval for a portion of a Public Open Space (a Portion of Erf 1128 Meersig Extension 1), across the proposed development, to be used for off-site parking purposes, as generally shown by Figure 6.
 - (5) That the applicant constructs and maintains the number of on- and off-site parking bays required for the proposed development, in terms of the Walvis Bay Town Planning (zoning) Scheme and to the satisfaction of the General Manager: Roads and Building Control, prior to the issuing of the Completion Certificate or commencement of use, whichever is earlier.
 - (6) That the rooms and ancillary facilities of the proposed development be designed in such a way that increased privacy is bestowed to the adjacent neighbours; and that the applicant ensures neighbours' privacy during and post construction.
 - (7) That the applicant conducts a sewer network modelling (average and peak flow) for the entire affected system capacity (including affected pump station), prior to the approval of the construction designs, to the satisfaction of the General Manager: Water, Waste and Environment.
 - (8) That in accordance with Clause 9.5 of the Walvis Bay Town Planning (Zoning) Scheme, if the objectors and/or applicant are aggrieved by the decision of the Municipal Council, they may lodge written appeal with the Municipal Council, which will be referred to the Minister of Urban and Rural Development, which decision shall be final.
 - (9) That the written appeal as per Condition or Point (9) shall be given within twenty-eight (28) days from the date of notification of the Municipal Council's decision.
 - (10) That, in accordance with Clause 9.6 of the Walvis Bay Town Planning (Zoning) Scheme, the decision of the Municipal Council, shall not take effect until the expiration of twenty-eight (28) days from the date on which the applicant and objectors are notified thereof; and if an appeal is lodged, until such appeal is disposed of.
 - (11) That all costs related to the above conditions be borne by the applicant.

11.7 **Resubmission: Application to purchase land for a Golf Estate Development: President's Links Estate (Pty) Ltd** (Add. 3; M/C Meeting 24/9/2020; File Farm 139)

The purpose of this report is to recommend that certain unserved/unsurveyed portions of land be alienated to President's Links Estate (Pty) Ltd (the applicant), for the purpose of the development of a Golf Estate:

The initial application of President's Links Golf Estate to purchase land for a golf estate, was submitted during October 2019.

Management Committee at its meeting held on 22 October 2019, under Item 6.1, resolved that the matter be withdrawn for informal consultations with the applicant and be re-submitted thereafter.

Informal discussions were held with the applicant on 10 March 2020. At these discussions, the applicant also presented a revised development proposal to Council.

The applicant then submitted their revised proposal to Council for consideration, which dealt with the following land;

- Portions 217 – 219 of Portion 193 of Walvis Bay Town and Townlands No. 1 (108.7596 ha in size);
- A portion of erf 449 Meersig (20.2008 ha in size);
- Remainder erf 637 Meersig (1.9186 ha in size); and
- All street portions (3.3184 ha in size).

The total size of land applied for, therefore measured 134.1974 ha. This unserviced/unsurveyed land, is depicted in the locality plan.

Council, at its Extra Ordinary meeting held on 30 June 2020, under Item 5.3, considered the revised application and subsequently resolved that the item be withdrawn for the possible reduction in the size of the land applied for. The applicant was informed of the Council resolution and they have now submitted their revised proposal to Council for consideration.

The new revised development proposal of the applicant deals with only the following land parcels:-

- Portions 217 – 219 of Portion 193 of Walvis Bay Town and Townlands No. 1 (108.7596 ha in size); and
- Street portion (2.2899 ha in size).

The total size of land applied for, therefore measures 111.0495 ha. This unserviced/unsurveyed land is depicted in the locality plan.

With its revised application, the applicant indicates that its main aim is to purchase unserviced/unsurveyed Portions 217 – 219 of Portion 193 of Walvis Bay Town and Townlands No.1 is to develop a Golf Course Estate.

The development will provide a strategic recreational facility that will consist of the following;

1. A golf course with associated club-house facilities.
2. A secure, limited access, residential golf course estate, of ±440 single residential erven and 19 general residential erven for hotel/time share/retirement village/flats/townhouses.
3. Four (4) business erven.

The opinion is held that this development will contribute to the growth and development of Walvis Bay. The development will provide a strategic recreational facility of local, national and international significance, whilst also meeting housing needs, providing business opportunities and increasing Council revenue.

With regards to the balancing of management between the current and proposed golf course, detailed discussions were held between Walvis Bay Golf Club and President's Links Estates (Pty) Ltd. The Walvis Bay Golf Club supports the idea of relocation and upgrade of the golf course.

Also, President's Links (Pty) Ltd, as part of their corporate social responsibility (CSR) on the project, pledged an amount of N\$ 6,000,000.00 towards the development of Farm 37. This amount will be additional to the cost of land applied for.

In its final application, the applicant made an offer of N\$ 25.00/m² for the unsurveyed/unserviced land, to Council. However, during May 2013, Council sold unsurveyed/unserviced land, erven 4686, 4747 and 4743 Walvis Bay, to Wakuna Investment, for N\$ 25.94/m².

Given the above, the opinion is held that the base price of N\$ 25.00/m² should at least be escalated with 10% over the period of 6 years. Thus, the unsurveyed/unserviced Portions 217 – 219 of Portion 193 of Walvis Bay Town and Townlands No.1 and street portion, should be offered to the applicant at N\$50.06/m².

Important to note, is that the project will require approximately 3 000 m³ semi treated effluent water per day. The applicant also informs that the Golf Course in particular, will require water of a specific standard to maintain sensitive grassed areas. In this regard the applicant proposes that effluent received from Council will have to be treated further, by means of a treatment plant within the proposed development.

The required amount of effluent needed for the development, therefore represents a significant amount of water and should be carefully considered. Also, Council has an obligation, under the LA Act, to ensure that the treatment and discharge of treated effluent is according to the necessary standards and subject to municipal permit conditions. Afore the development be finally approved, it will therefore be necessary that all issues pertaining to the supply of potable and treated effluent, be approved by the Department Water, Waste and Environment.

In conclusion, the application by President's Links Estate (Pty) Ltd is supported. The development should bring about much needed job opportunities as well as a state-of-the art recreational facility to Walvis Bay. The opinion is held that this development will contribute to the growth and development of Walvis Bay. The development will provide a strategic recreational facility of local, national and international significance, whilst also meeting housing needs, providing business opportunities and increasing Council revenue.

The estimated investment in this regard amounts to more than N\$ 500 000 000.00.

RECOMMENDED:

- (1) That a total of $\pm 1,110,495$ m² ($\pm 111,0495$ Ha) of unserviced/unsurveyed land, be alienated, to President Links Estate (Pty) Ltd, for the purpose of developing a Golf Estate and course.
- (2) That Portions 217–219 of Portion 193 of Walvis Bay Town and Townlands No.1, and street portion to be closed, be sold by private transaction to President Links Estate (Pty) Ltd.
- (3) That Portions 217–219 of Portion 193 of Walvis Bay Town and Townlands No.1, be surveyed and the purchase price of that portion be set at N\$ 50.06/m².
- (4) That the street portion to be closed, be surveyed and the purchase price of that portion be set at N\$ 50.06/m².
- (5) That the surveying of the above erven be for the cost of the applicant.
- (6) That the applicant, at its own cost, advertises 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 of 1992), as amended.
- (7) That, in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, the approval of the Minister of Urban and Rural Development be obtained.

- (8) That the Ministry of Urban and Rural Development be consulted on the proposed sale and its conditions in terms of Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018).
- (9) That the applicant submits the necessary Environmental Impact Assessment Study (EIAS) and 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 : Environment Affairs, for the development of this land as a golf estate.
- (10) That after all approvals have been obtained, the agreement of sale be signed and a 10% deposit of the purchase price be paid on the date of sale, and the balance be paid within 90 days from the date of sale.
- (11) That, the applicant pays 10% of the purchase price towards the landscaping fund on the date of sale.
- (12) That it be noted that the applicant offered to contribute, as part of social responsibility and towards development of Farm 37, an amount of N\$ 6,000,000.00 and that this gesture be accepted by Council.
- (13) That the applicant's concept, design, construction, operation and maintenance of planned wastewater treatment or recycling facilities on or off the property for irrigation purposes, be approved by the Department Water Waste and Environment prior to any finalization of the development and/or construction thereof.
- (14) That the applicant contributes to the actual cost of the provision of bulk services. The Department Roads and Building Control determine the exact contribution when final designs of bulk services are approved.
- (15) That the applicant, at own cost, do all and/or or any required ground works, provides all outstanding services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electrical reticulation, tarred roads and that such services be transferred to Council, free of charge.
- (16) That electrical requirements/services and/or any other information in this regard, be taken up with ERONGO RED.
- (17) That the applicant shall commence with development within twenty- four (24) months from the date of transfer in the Deeds Office for phase 1, and that such development be completed within thirty-six (36) months from such date of transfer; failing to comply would result in the undeveloped erf/erven to revert back to Council at the cost of the applicant.
- (18) 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 together 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.

12. **Reports and recommendations of Advisory Committees and the Chief Executive Officer**

No reports have been received.

13. **Minutes of associations**

13.1 **Management Committee of the Association for Local Authorities (ALAN)** (File 12/1/2/1/2)

None.

13.2 **National Executive Committee of the Namibia Association of Local Authorities Officers (NALAO)** (File 12/1/2/1/11)

No minutes have been received.

13.3 **Namibia National Mayors' Forum** (File 12/1/2/1/17)

No minutes have been received.

