



# **MUNICIPALITY OF WALVIS BAY**

## **AGENDA**

### **ORDINARY COUNCIL MEETING**

**To be held in the  
Namib Conference Room, Civic  
Centre, Nangolo Mbumba Drive,  
Walvis Bay.**

**ON THURSDAY  
05 AUGUST 2021  
AT 11:00**



# 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](http://www.walvisbaycc.org.na)

## NOTICE

His Worship the Mayor and Councillors  
General Managers

Enquiries	Gwenneth !Gaoses
Phone	201 3236
Fax	201 3216
E-mail	<a href="mailto:ggaoses@walvisbaycc.org.na">ggaoses@walvisbaycc.org.na</a>
Date	30 July 2021

## JULY 2021 - 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 Namib Conference Room, Civic Centre, Nangolo Mbumba Drive, Walvis Bay on: -

**Thursday 05 August 2021 at 11:00**

Yours faithfully,



**F. I. Gonteb**  
Acting 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)
  - 4.1 Minutes of the Ordinary Council meeting held on Thursday 08 July 2021.
  - 4.2 Minutes of the Extra Ordinary Council meeting held on Wednesday 14 July 2021.
5. **Matters arising from the minutes**
6. **Interviews with deputations or persons summoned or requested to attend meeting**  
(File 3/3/2/3/2)

Wednesday, 14 July 2021

  - WinSalt Manufacturing (Pty) Ltd
  - Ms Elsabe Mouton
  - Offlimit Communications

Wednesday, 21 July 2021

  - PwC
7. **Official announcements, statements and communications**

Announcements by His Worship the Mayor, Trevino Forbes.
8. **Petitions** (File 3/2/1/6)

No petitions have been received.
9. **Motions of members** (File 3/3/1/1)

Sale of Mass Erven Land Services (MULS) houses – Motion submitted by Councillor R Hoaeb (File 3/3/1/1) attached on Page 2
10. **Answers to questions of which notice has been given** (File 3/3/1/2)



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## MOTION FORM

To submit a motion for consideration by the Municipal Council of Walvis Bay, please complete and sign this form and submit it to the Chief Executive Officer at least 6 working days prior to the date of the next ensuing Council meeting as contemplated in Rule 13 of the Standing Rules of Order

Motion sequence number: \_\_\_\_\_  
(to be completed by the administration)

**MOTION:**

*Sale of Mass Erven Land Services (MULS) houses*

**Motion submitted by:**

*Councillor Richard Hoaeb*

**Objective of Motion:**

The major concern that I am raising are the following and hence if that is not in place I unfortunately will not be able to support the sale of the remaining houses.

1. What was the terms of reference that was used on previous houses sold?
2. What Conditions of Sales was used in terms of in house laws?
3. What was the original agreement between the Council and MURD if any?

**Rationale and motivation:**

As Local Authority Council, part of our Duties and Functions as per Local Authority Act 23 of 1992 Part V (30),1 K( i,) and (t).

It is also a Fundamental Right as per the Constitution of Namibia that every Namibian has a right to housing, hence the reason the Municipality of Walvis Bay agreed with Ministry of Urban & Rural Development to build Mass Urban Land Services (MULS) houses, funded by the MURD and administered by Walvisbay Municipality. It was adopted at an Extra Ordinary Council Meeting dated 11-04-2017 with recommendations with regards to the construction of the houses.

I requested for any further council resolution or terms of reference how part of the abovementioned houses were to be sold or sold but I was informed by the relevant administration that there was no council resolution by the previous council.

It also only came to my attention from the agenda of council informal discussion I received for Tuesday 27 July 2021 a letter addressed to Mr. Muronga Haingura by the Permanent Secretary of MURD dated 25 April 2018' Heading **(Walvisbay Municipality – Request for Ministerial Approval to use income from erven revolving fund, to pay building contractors)**

Subsequent to the response, there is also no clear directive or indication of how the houses were is to be sold as point b) **The money paid to contractors should be recouped from the proceedings arising from the sale of houses upon registration of such properties.**

As democratically elected by the residence of Walvis Bay representing Popular Democratic Movement, it is my mandate and duty to make sure that

- Ethics and good governance is practiced.
- To identify and promote principles of both staff and public life to counter corruption.

Hence it is our duty to right the wrongs without dwelling too much in the past but learning from the past to better the future not only through short term solutions but, short term solutions interlinked with our long term objectives.

We need to follow correct procedures to prevent any corruption as this housing project is already currently under investigation.

I urge that your office treats this matter as of utmost importance and urgency.

**Proposal to be considered by Council:**

**My request/recommendation through the OACEO, the Chairman of the Council are the following:**

1. **The sale of the Houses should be put on hold until proper structures are in place.**
2. **The Municipality of Walvis Bay is currently operating under "Sale and Lease of Land Policy" hence the sale of fully developed structures under the current policy is/was unlawful. Because there is no policy in place for Sale of fully developed structure.**
3. The council in consultation with relevant departments/stakeholders should draft and implement a "House Sales and Lease Policy" guided by well-structured and established institutions and also in consultation with MURD with reference to the Local Authority Act 23 of 1992.
4. We observed that the Municipal staff morals has been quite low and is still low since the new council has taken over the office due to number of reasons, amongst other and the most crucial one lacking shelter. There are employees on lower bands that has been working for the Municipality for years, some fast approaching retirement and does not own any dwelling to call their own. How do we expect the staff to execute the core values of the Municipality if we as leaders turn a blind eye to their outcry for years?

My request is that the council reserves at least 20 houses from the 102 for them to purchase it through the **Credit Control Policy and Procedures**, under sections 7 and or 8 which can also be reviewed and amended to suit the current economic and governance structure.

Chairperson of Council. I so move.

Richard Hoach  
Cllr *insert name here*

27 / 07 / 2021  
Date



**11. Report of the Management Committee for July 2021**  
[Report referred to in section 26(1)(e) of the Local Authorities Act]

No items to be reported on.

**12. Recommendations of the Management Committee for July 2021**  
*The Chairperson of the Management Committee must individually propose the recommendations of the Management Committee to the Council for consideration - Rule 22(2)*

**12.1 Termination of concession agreement: operation and control of the Walvis Bay landfill site and establishment and operation of a waste-to-energy generation facility**  
(Add. 1; M/C Meeting 29/07/2021; File 16/5/2 & 17/28/2/5)

The purpose is to obtain approval for Council to terminate a concession agreement with Waste Power Generation (WPG) (Pty) Ltd to "Operate and Control the Walvis Bay Landfill Site" while "Establishing and Operating a Waste-to-Energy Facility" at the Walvis Bay Landfill Site.

During the meeting held on 23 May 2017, the Council appointed a project team comprising of Municipal staff members and members from outside. Several meetings were held by the Project Team Committee. The Project Team Committee has also had several feedback sessions with Council, with the last one held during a recent informal discussion session the 12 April 2021, where various challenges and delays of the project were presented.

The Council and WPG entered into a concession agreement to erect and operate a Waste to Energy plant on the landfill site. The electricity generated would then be sold to Erongo RED the local energy distributor. The agreement stipulates that WPG would take over the operation of the landfill site while bailing and storing of refuse would commence soon after the takeover. In the meantime, the construction of the plant will take place. The agreement was signed on 2 May 2019 with a takeover by WPG on 1 November 2019.

Despite WPG having taken over the landfill site, they were not prepared to effectively operate the landfill site and has now withdrawn from the project.

**RECOMMENDATION OF THE MANAGEMENT COMMITTEE:**

- (1) That the Municipal Council takes note and accept the termination of the concession agreement notice from WPG although not in compliance with clause 4 of the three months' notice period.
- (2) That the Municipal Council regards that both parts of the concession agreement (operation and control as well as the establishment of the waste to energy facility) are terminated.
- (3) That the Municipal Council through the Acting Chief Executive Officer instructs WPG to remove all its structures, equipment and plant and vacate the Refuse Landfill Site within 30 days.
- (4) That the Municipal Council takes note that this project was regarded as a pilot project which did not materialise as planned, and thus thank Waste Power Generation (Pty) Ltd for the efforts put into this endeavor.

12.2 **Valuation court sitting: 2021 Provisional (interim) valuation roll and valuations for the 2021-2026 General valuation roll** (Add. 2; M/C Meeting 29/07/2021; File 15/2/P & 5/2/4/2/1 (2016/2021) & 5/2/4/2/1 (2021-2026))

The purpose is for the Municipal Council to take note of the sitting of the Valuation Court for the consideration and the approval of the 2019/2021 Provisional (Interim) Valuation Roll, and to approve the valuation process for the 2021/2026 General Valuation Roll.

1. **2019/2021 Interim Valuation Roll**

Council's valuator for the 2019/2021 valuations, Trust and Estate Company, completed the 2019/2021 Provisional (Interim) Valuation Roll. This is the 3rd interim valuation roll for the 2016/2021 main valuation roll period and addressed changes to the status of properties for the period 1 July 2019 to 31 May 2021.

The purpose of an Interim Valuation Roll as contemplated in section 66(6) of the Local Authorities act, 1992, is to valuations in respect of the following rateables properties since the inception of the General Valuation Roll for a specific 5-year period (in this instance the 2016/2021 General Valuation Roll):

- (a) whenever new improvements have been erected to a property contained in the main valuation roll;
- (b) whenever additions or alterations have been effected to improvements contained in the main valuation roll;
- (c) whenever improvements contained in the main valuation roll, or a portion thereof, have been demolished;
- (d) whenever a property or part thereof is not contained in the main valuation roll;
- (e) whenever a property has been subdivided or consolidated after being included in the main valuation roll;
- (f) whenever a property included in the main valuation roll was rezoned or granted a consent use in terms of a town planning scheme promulgated in terms of the Town Planning Ordinance, 1954 (Ordinance No. 18 of 1954);
- (g) whenever a property was substantially incorrectly valued as it is contained in the main valuation roll; or
- (h) whenever there is good cause to revalue a property contained in the main valuation roll.

The prescribed notice for objections was placed on the notice board and in the media under section 69 of the Local Authorities Act, 1992. The roll was open for inspection as prescribed and the last date for objections was Friday 16 July 2021.

No objections were received against this roll and the Valuation Court on 22 July 2021 considered, accepted and approved the valuation roll.

With this approval the roll must now be implemented and the effective date for each property must be as is indicated in the approved roll, which in each individual case depicts the date of the change of the status of each property and the new value/s attached to it.

2. **Approval for valuations for the 2021/2026 General Valuation Roll**

Through the procurement process and under an open advertised bid (Bid No. 01/2021: Valuation Services for the 2021/2026 General and Interim Valuations), a valuer was already appointed to undertake the next general valuation.

For him to commence with the valuation process, a notice must be placed in the Government Gazette. As in the past and since the re-integration of Walvis Bay into Namibia in 1994, the notice as contemplated in section 66(4) of the Act was forwarded to the Ministry of Urban and Rural Development. However, they now informed us verbally that they now need a formal Council resolution for such notice, and therefore the Municipal Council of Walvis Bay must adopt such a resolution.

**RECOMMENDATION OF THE MANAGEMENT COMMITTEE:**

- (1) That the approval by the Valuation Court of the 2019/2021 Provisional (Interim) Valuation Roll, to be implemented in each individual case from the date of the change of the status of each property as indicated in the approved valuation roll, be noted.
- (2) That it be approved that a general valuation for the period 2021 to 2026 be conducted and that the Minister of Urban and Rural Development be requested to place the required notice under section 66(2)(b) of the Local Authorities ACT, 1992, as was already provided to the Ministry under cover of a letter dated 16 June 2021, in the Government Gazette, so that the valuer may commence with the valuation process.

**12.3 Application for lease of land on Farm 38: Winsalt Manufacture (Pty) Ltd (Add. 3; M/C Meeting 29/07/2021; File Farm 38)**

The purpose is to recommend, amongst others, that 1 ha of a portion of Farm 38 be leased to WinSalt Manufacture (Pty) Ltd (the applicant), for the establishment of a salt lick products manufacturing factory.

WinSalt Manufacture (Pty) Ltd is a registered Namibian company with the Ministry of Industrialisation, Trade and SME Development and located in Walvis Bay. The company manufacture salt lick products for all animals as well as salt tablets for dishwashers and water softening machines. They applied to Council for the lease of 1 ha of land, situated on a portion of Farm 38.

It should be noted that WinSalt made a presentation at Informal Council Discussions held on 14 July 2021, at which occasion the company was introduced to Councillors and the issue of land requirement was discussed.

The applicant manufactures a range of products and currently sells their products locally. They also export to Angola, Zambia and Uganda and exported sample pallets of their product to South Korea, Australia and Europe. The company is also driven to export their products into Africa, more especially central Africa.

WinSalt currently lease a facility in Walvis Bay, which at this point does not meet their expectations for the anticipated growth of the company. The application to lease a portion of Farm 38, would support their efforts of expansion. They intend to create efficient and productive land use of the site, contribute to local economic growth and promote environmentally sustainable land development practices. They intend to employ more staff and acquire more machines with the anticipated expansion.

The expansion expectations and concomitant development of land and facilities at Farm 38, of WinSalt Manufacturers (Pty) Ltd, will add significant economic value to the development of Walvis Bay and its people. The opinion is held that the application be supported.

WinSalt applied for a lease period of 15 to 20 years. It should be mentioned that other leases with time spans ranging from 5 to 20 years periods, have in the past been approved by Council for Farm 38 and are currently in place.



**RECOMMENDATION OF THE MANAGEMENT COMMITTEE:**

- (1) That 1 ha (10 000 m<sup>2</sup>) of a portion of Farm 38 be leased to WinSalt Manufacture (Pty) Ltd (the applicant), at a rental of N\$ 8 000.00 [0.80 cents/m<sup>2</sup> per month (VAT excluded)], escalating with 10% per annum, for the establishment of a salt lick products manufacturing factory.
- (2) That the applicant be informed that the particular portion of land applied for, have already been allocated and that the applicant, in conjunction with the Town Planning Section, identify an alternative portion of land on Farm 38, suitable to their needs.
- (3) That the lease term be for a period of ten (10) years, with an option to renew, which renewal to be applied for in writing by the applicant at least six (6) months prior to the termination date of the lease.
- (4) That the applicant be informed that the lease agreement would not constitute an automatic sale after the lease agreement of 10 years have lapsed.
- (5) 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.
- (6) That the Ministry of Urban and Rural Development be consulted on the proposed lease period longer than one year and its conditions, in terms of Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018).
- (7) That if required, 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.
- (8) That the applicant, in conjunction with the Department of Roads & Building Control, have the required 1 ha of Farm 38 surveyed at the applicant's cost.
- (9) That no unauthorized structures, or structures not approved in terms of the provisions of the Standard Building Regulations, shall be allowed on the site and the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads & Building Control.
- (10) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (11) That a refundable, non-interest-bearing deposit of N\$ 18,000.00 be paid by the applicant on date of signing the lease agreement, to cover the costs of rehabilitation of the site should the applicant fail to do so.
- (12) 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.
- (13) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (14) That the applicant has to comply at all times to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.

- (15) That it be made an explicit condition of lease that the applicant must pay all rental and other municipal charges and accounts for the site by its monthly due dates, failing to do so that the lease be cancelled without delay, and that this be included in the lease agreement.
- (16) That the Municipal Council of Walvis Bay is not held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after the initial lease period, while all fixed improvements made by the applicant on the site becomes the property of the Municipality of Walvis Bay without any compensation to the applicant.
- (17) 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 the development covered by the lease agreement.
- (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.

**12.4 Application for waiving of pre-emptive rights registered over various properties (Add. 4; M/C Meeting 29/07/2021; File 7/2/3/2/10)**

The purpose is to consider applications to waive the pre-emptive right registered in favour of the Municipal Council of Walvis Bay over Erf 3584 Narraville, Erf 7329 Kuisebmond, Erf 7173 Kuisebmond and Erf 7436 Kuisebmond and to make certain recommendations pertaining to each application.

The applications received for waiving of pre-emptive rights, are from owners who benefited from the Massive Urban Land Servicing Project. It was a specific term of reference of the project that a ten (10) year pre-emptive right be registered over properties once allocated to beneficiaries.

The pre-emptive clause in the agreement of sale reads as follows:

*"A right of pre-emption in favour of the Municipal Council of Walvis Bay in that the purchaser and his/her heirs or successors in title shall not be entitled to sell, dispose of or alienate the aforesaid property in any way whatsoever within a period of 10 (ten) years from date of first registration hereof, except after first offering it for sale to the Municipal Council of Walvis Bay at a value as reflected on the main valuation roll plus the costs of any improvements erected thereon, and the Municipal Council of Walvis Bay rejecting the said offer in writing. In the event the Municipal Council exercising the right of pre-emption such transfer shall be effected at the cost of the purchaser".*

The four applicants, when allocated with a property, signed the respective agreements of sale, which specifically included the pre-emptive right.

**RECOMMENDATION OF THE MANAGEMENT COMMITTEE:**

- (1) That the Municipal Council does not approve the waiving of pre-emptive rights registered on Erf 3584 Narraville, but the consent to transfer ½ to the spouse, be approved.

- (2) That the Municipal Council does not approve the waiving of pre-emptive rights registered on Erf 7329 Kuisebmond.
- (3) That the Municipal Council does not approve the waiving of pre-emptive rights registered on Erf 7436 Kuisebmond.
- (4) That the Municipal Council does not approve the waiving of pre-emptive rights registered on Erf 7173 Kuisebmond.
- (5) That the applicants be informed accordingly.
- (6) That the Municipal Council agrees to waive the 10-year pre-emptive right regarding disposal or alienation of properties purchased under the Massive Urban Land Servicing Project as contained in the sale agreements as it is regarded as unrealistically long, and that the period for the pre-emptive right be limited to 5 years from date of registration of each property in the name of the purchaser.

12.5 **Rezoning of Erf 45 Dolphin Beach from General Residential 1 (1:300m2) to Single Residential (1:500m2) and consent to commence construction while rezoning is in progress** (Add. 5; M/C Meeting 29/07/2021; File 45DB)

The purpose of the report is to consider the application for the rezoning of Erf 45 Dolphin Beach from General Residential 1 with a density of 1 dwelling per 300m<sup>2</sup> to Single Residential with a density of 1 dwelling per 500m<sup>2</sup>.

Erf 45 Dolphin Beach is zoned as General Residential 1 with a density of 1 per 300m<sup>2</sup> in terms of the Walvis Bay Town Planning Scheme. The size of Erf 45 Dolphin Beach is 807m<sup>2</sup>. The erf is currently vacant, and the owner intends to develop a lower density residential development (one residential dwelling unit) when the Single Residential rights are in place.

The application was advertised once a week for two consecutive weeks in the New Era and Republikein Newspapers. Moreover, a notice regarding the rezoning application was placed on the site. The closing date for objections was 22 June 2021. No objections against the rezoning of Erf 45 Dolphin Beach from General Residential 1 to Single Residential were received.

**RECOMMENDATION OF THE MANAGEMENT COMMITTEE:**

- (1) That the Municipal Council recommends for approval the application for the rezoning of Erf 45 Dolphin Beach from "General Residential 1" with a density of 1 dwelling per 300m<sup>2</sup> to "Single Residential" with a density of 1 dwelling per 500m<sup>2</sup>, to the Urban and Regional Planning Board, in accordance with Sections 56(2) and 109(2)(a) of the *Urban and Regional Planning Act (Act No. 5 of 2018)*.
- (2) That the applicant notes that a Dwelling Unit is a primary use on both Single Residential and General Residential 1 zoned erven and thus permission for consent use is not necessary.
- (3) That Kamau Town Planning & Development Specialist be delegated to submit the rezoning application to the Minister of Urban and Rural Development for approval.

12.6 **Identification of land for flexible land tenure system** (Add. 6; M/C Meeting 29/07/2021; File 7/2/3/2/11)

The purpose of the report is to obtain the principle approval of the Council's for the identification of site(s) for the implementation of the Flexible Land Tenure Act (Act No 4 of 2012), hereinafter referred to as the Act. The Act establishes new forms of land title to ensure security of tenure. In particular, the Act makes provision for two types of secure urban land tenure, being the starter title and land hold title.

The starter title enables a holder to have rights over a dwelling at a specified location within a block erf. That is, the holder can build a house on the block erf, leave the house to his/her heirs, lease the house to another person and transfer the starter title rights to another person. However, the holder does not have full rights over the land on which a dwelling is situated. The whole block of land is initially under the ownership of the Municipal Council. Land rights held under a starter title cannot be used as a security for credit or mortgage.

The land hold title is the next phase after the starter title and provides almost the same rights as the freehold title. In addition to the starter title rights, the holder of the land hold title has an undivided share in the common property. Furthermore, the land rights held under a land hold title can be used as a security for mortgage or credit. However, the land remains under the ownership of the scheme on that block erf (and thus no individual ownership).

In terms of Section 11(1) of the Act, a local authority may establish a starter title scheme or a land hold title scheme on a piece of land. Pursuant to Section (11)(6) of the Act, before the titles can be established on any piece of land, a feasibility study needs to be conducted in order to assess the feasibility and desirability of establishing starter or land hold title schemes on the identified piece of land.

**RECOMMENDATION OF THE MANAGEMENT COMMITTEE:**

- (1) That the Municipal Council in principle supports and approves the identification of the following sites for the possible establishment of starter title schemes or land hold title schemes in accordance with the Flexible Land Tenure Act (Act No 4 of 2012):
  - (a) Tataleni (Erven 3015 – 3303 Kuisebmond),
  - (b) Proposed Narraville Extension 17 (on Farms 79 and 90),
  - (c) Portions 10 and 11 of Remainder Farm 37, and
  - (d) Relevant portions of the old Compound area in Kuisebmond.
- (2) That the Town Planning Division, in conjunction with the Housing and Properties Division as well as the Ministry of Land Reform, commences with investigations regarding the feasibility of the identified areas, as required by the Flexible Land Tenure Act (Act No 4 of 2012).
- (3) That after the feasibility study of the identified areas is concluded, a further report be submitted to the Municipal Council.
- (4) That the Ministry of Land Reform be informed about this decision of the Municipal Council.

12.7 **Development of the temporary truck port in Walvis Bay Extension 14** (Add. 7; M/C Meeting 29/07/2021; File 17/3/6)

The purpose of this report is to update Council on the works and related expenditure undertaken for the development of a temporary truck port in Walvis Bay Extension 14.

Following the outbreak of COVID-19, a temporary truck port was set up last year by the private sector on the NIDA land adjacent to Walvis Bay Extension 14. This area also served as a screening point and quarantine facility for the Ministry of Health and Social Services, where truck drivers were checked for COVID-19 symptoms before entering town, enroute to the harbour.

With the lifting of the State of Emergency, followed by new health regulations, the need for quarantining and screening operations was halted and the temporary sanitation facilities provided on the site were also no longer available from Min of Health, although trucks continued to be parked there.

Even before the onset of Covid-19, it was agreed that the provision of an area for trucks to overnight with a minimum provision of ablution facilities, is of crucial importance for Walvis Bay from a health- and a traffic management point of view was urgently required in this regard.

A consultative meeting, facilitated by the Erongo Regional Governor was held on 19 February 2021 where the following points were raised and noted:

- The Ministry of Health and Social Services confirmed that they will not continue to screen truck drivers at the temporary truck port.
- The social and hygiene problems at the site were highlighted.
- Most of the local trucking companies have their own facilities and will not require the services of the truck port. It is thus the foreign and outside companies that will mostly make use of a truck port.

At this same meeting, the need for Council to investigate setting up a permanent truck port was also discussed. The long-term benefit of this is that trucks will be restricted to parking and overnighting at the truck port and not in streets around Walvis Bay as is currently the case. This will greatly reduce the noise and inconveniences to residents of Walvis Bay and heavy loading distress on the existing roads, many of which are past their design life.

#### **RECOMMENDATION OF THE MANAGEMENT COMMITTEE:**

- (1) That the Municipal Council takes note of the urgent need to construct an interim designated truck parking area for Walvis Bay as identified earlier 2021, as contemplated in section 30(1)(m) of the Local Authorities Act, 1992.
- (2) That the Municipal Council condones the expenditure to date of N\$ 2,202,026.03 (excl. VAT) for the construction of a suitable gravel platform for the truck parking area on following erven 5221 (6246 m<sup>2</sup>), 5222 (5105 m<sup>2</sup>), 5223 (5021 m<sup>2</sup>), 5224 (5021 m<sup>2</sup>), 5225 (5021 m<sup>2</sup>), 5226 (5021 m<sup>2</sup>) and erf 5227 (5085 m<sup>2</sup>) in Walvis Bay Extension 14.
- (3) That the following Votes be used for the capturing of costs pertaining to the facility in order for these costs to be included in the future upset prices of the erven:
  - (a) For 2020/2021: Vote C551/9952/0000 (Walvis Bay Truck port - Roads and Earthworks) in the amount of N\$800,000 to be funded from a transfer of N\$800,000 from Vote C523/9952/0000 (Meersig Ext 3 - Roads and Earthworks) where N\$8,650,000 was budgeted, but no funds were used.
  - (b) For 2021/22: Vote C551/9952/0000 (Walvis Bay Truck port – Roads & Earthworks) in the amount N\$2,200,000 to be funded from a transfer of N\$2,200,000 from Vote C523/9952/0000 (Meersig Ext 3 - Roads and Earthworks) where N\$5,000,000 was budgeted.
- (4) That a further investigation into the management and operation of the facility, including possible private sector involvement or commercialization, be done and be submitted to the Management Committee for discussion.

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

*No reports have been received.*

14. **Minutes of associations**

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

*No minutes have been received.*

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

*No minutes have been received.*

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

*No minutes have been received.*