



MUNICIPALITY OF WALVIS BAY

AGENDA

ORDINARY COUNCIL MEETING

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

**ON TUESDAY
21 SEPTEMBER 2021
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	15 September 2021

SEPTEMBER 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 Council Chambers, Civic Centre, on: -

Tuesday 21 September 2021 at 18:00

Yours faithfully,


M Haingura
Chief Executive Officer



10. Petitions (File 3/2/1/6)

No petitions have been received.

11. Motions of members (File 3/3/1/1)

11.1 Financial assistance from Government – Development of Farm 37
Motion by Councillor Olivia Andrews.

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

No questions received.

13. Report of the Management Committee for August and September 2021

[Report referred to in section 26(1)(e) of the Local Authorities Act]

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.

13.1 Amendment: Sale and Lease of Land Policy (Add. 2; M/C Meeting 25/08/2021; File 3/3/1/1, 7/2/3/2/5 & 7/2/3/2/10)

RESOLVED:

That the item be withdrawn for informal discussions and then be resubmitted to the Management Committee.

13.2 Disposal of movable asset: Skip loader M530 (Add. 7; M/C Meeting 25/08/2021; File M530)

RESOLVED:

That the request to dispose of the asset not be approved and that the vehicle be put to use as part of the fleet.

13.3 Outsourcing of positions: Section Parks and Cemeteries (Add. 3; M/C Meeting 14/09/2021; File 4/3/3/5/48 & 4/3/3/5/49, 4/3/3/5/50 & 4/3/3/5/22)

RESOLVED:

That the item be withdrawn for informal discussions and then be resubmitted to the Management Committee.

14. Recommendations of the Management Committee for August and September 2021

The Chairperson of the Management Committee must individually propose the recommendations of the Management Committee to the Council for consideration - Rule 22(2), and unless there are dissentient votes against a recommendation each recommendation is regarded as seconded (Rule 22(5) and adopted by general consensus.

14.1 Installation of pre-paid water meters: Rescind Point 11.1 of Council resolution dated 24 April 2019 (Add. 1; M/C Meeting 25/08/2021; File 16/1/1/12/3)

The purpose of the report is to request permission from Council to nullify point 1(i) of the Council resolution dated 24 April 2019 under item 11.1

Since 2017, Council installed over 1283 prepaid meters in Kuisebmond and Naraville, mostly on Councils' residential properties such as Tataleni and Old Hostel (erf 218K). This was done as per the Council resolution below.

Council at its meeting of 24 April 2019 under item 11.1 resolved as follows:

"(1) That Council takes note of the following debt collection strategies in place:

- (i) The customer has to settle his/her 30 days old account up to date before pre-paid water is sold to him/her.
- (ii) 50% of each pre-prepaid water purchase is allocated to customer's outstanding debt.

(2) That installation of pre-paid water meter at Council's owned rental properties be compulsory, however a choice given to other Low-Cost Housing units not owned by Council.

- (ii) The minimum value of the main building, excluding the outbuilding to be erected on the proposed consolidated erf shall be at least four times the municipal valuation of that proposed consolidated erf.
 - (b) That the newly created erf be provided with one electricity, water and sewerage connection.
 - (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erf.
 - (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 existing 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 Telecom Namibia regarding telephone cables and connections.
 - (g) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity 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 consolidation application be lodged with the Urban and Regional Planning Board in accordance with Section 109(5) of the *Urban and Regional Planning Act (Act No. 5 of 2018)*.
- (2) That all costs related to the above conditions be borne by the applicant.

14.3 **Request to substitute condition 1(g) of the Municipal Council's approval for consent: Renewal to establish a service station on Erf 5433 Walvis Bay** (Add. 4; M/C Meeting 25/08/2021; File 5433 W)

The purpose of the report is to obtain the Municipal Council's approval to substitute condition 1(g) of the Municipal Council's resolution dated 08 July 2021 for item 12.10, for the renewal of the consent to establish a Service Station on Erf 5433 Walvis Bay.

Erf 5433 Walvis Bay is owned by Dunes Mall (Pty) Ltd and comprises of the Dunes Mall development.

Condition 1(g) of the Municipal Council's resolution reads as follow:

(g) That this permission lapses when the property is sold, leased or alienated in whatever process engaged.

The owner intends to lease the proposed service station to a tenant. However, with condition 1(g) in force, when the service station is leased out, the Municipal Council's consent for a service station automatically lapses, which subsequently creates a legal barrier and restriction for the tenant to operate the service station.

In view of the above, Stewart Planning, on behalf of the owner has requested that condition 1(g) be removed or amended to enable necessary lease agreements to be made with the tenant and construction of the Service Station to commence.

Vote	Description	Budget Amount (N\$)	Reason/Motivation
B336/9896/0000	Boundary Wall (Narraville Sport Complex)	1,000,000.00	Contractor only appointed in June 2021 and is yet to complete the works.
B372/9504/0000	Single Quarter Upgrades	750,000.00	Structural investigations will be undertaken in August, which will guide the approach to follow in undertaking the necessary refurbishments.
B380/5287/0000	Traffic Bush Bus/Panel Van (Complete)	1,500,000.00	Supplier only appointed in May and are yet to complete the special installations.
B500/5293/0000	Fleet Management System	100,000.00	Department is still engaging the Supplier to look at different options available.
B563/5313/0000	LDV for Workshop - Mechanic	350,000.00	Delivery only in August 2021, after delays from the supplier.
B565/5315/0000	Replace Pneumatic Tyre Roller M326	1,500,000.00	Delivery only in August 2021, after delays from the supplier.
B571/9739/0000	Replace Grader M091	3,000,000.00	Delivery only in August 2021, after delays from the supplier.
B575/5317/0000	Replace Water Trucks (M225, M255)	1,500,000.00	Delivery only in August 2021, after delays from the supplier.
B576/5318/0000	Water Pumps and Motors x 2	180,000.00	Delivery only in August 2021, after delays from the supplier.
B609/5206/0000	New Vehicle	250,000.00	Delivery only in August 2021, after delays from the supplier.
B612/5325/0000	Safety tools, including Gas Detectors	500,000.00	Delays in internal procurement processes.
B613/5256/0000	Telemetry at Pump Stations	450,000.00	Delays in internal procurement processes.
B620/5330/0000	Renovation of High Mast Security Light	50,000.00	Contractor only appointed in June 2021 and is yet to complete the works.
B641/5342/0000	Replace M348	300,000.00	Delivery only in August 2021, after delays from the supplier.
B800/5219/0000	Note Counters (NV and KM)	50,000.00	Delays in internal procurement processes.

- (8) That the applicants shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (9) That the applicants shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (10) That the applicants be held liable for the construction of a firewall where structures are closer than 1,50m to the boundary, if not such structures on boundaries be demolished.
- (11) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 109(5) of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*.
- (12) That the applicant/owner pay a 7.5% Endowment Fee for Portion A, in terms Clause 35.3 of the Walvis Bay Town Planning (Zoning) Scheme and Section 66(1)(k) of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*, prior to the registration/transfer of Portion A.
- (13) That all costs regarding the above be borne by the owner (applicant).

14.6 **Consolidated Land Application by President Links Golf Course Estate Development**
(Add. 1; M/C Meeting 14/09/2021; File 7/2/3/1/4)

The purpose of the report is to submit a consolidated land application for the Presidents Links Golf Estate, as well as to submit and address certain anomalies contained in the two previous Council resolutions, in such consolidated application.

Council considered and approved two separate applications for land from President Links Estate (Pty) Ltd, with the purpose of establishing a Links Golf Course and Estate.

The first application was considered by Council at its meeting held on 29 September 2020. This application dealt with unserviced/unsurveyed Portions 217, 218 and 219 of Portion 193 of Walvis Bay Town and Townlands No. 1 and a street portion, which represented a total area of 111.0495 Ha.

The second application was considered by Council at its meeting held on 8 July 2021. This application dealt with the request for an additional portion of land, i.e., unserviced/unsurveyed Portion 220 and a portion of Portion 221, of Portion 193, Walvis Bay Town and Townlands No. 1 and a street portion, which represented an area of 37.3254 Ha.

For the sake of completeness, the purpose of the two applications for land can shortly be summarised as follows;

- An 18-hole links golf course with club-house facilities, are to be established.
- A golf estate is to be established, comprising of ± 584 single residential erven. ± 190 of these erven, ± 600m² in size, will have direct golf course frontage. Other erven, off the golf course, will be ± 300 to 400m² in size.
- Other facilities such as a retirement village and frail care will be provided for.
- 6 erven will be set aside for an hotel, for time share units, for flats and for town houses.
- 4 business erven will be provided for.
- A dedicated security entrance off First Road Meersig, will be established.
- The development will be executed in two phases. Phase one would comprise of the development of the golf course, club house and the single residential, freehold erven. Phase two would comprise the development of the business erven, general residential erven and retirement village erven.

- (iii) Such annual contributions commence after the completion of Phase 1 of the development.
 - (iv) The Board of Directors of the Living Desert Fund include a Council presence.
- (12) That the applicant, at own cost, establish a planned semi purified effluent treatment works (wastewater treatment or recycling facilities), for irrigation purposes, on Council owned land at the existing Waste Water Treatment Plant.
- (i) That the applicant's concept, design, construction, operation, maintenance, location, costs and related issues, of a planned semi purified effluent treatment works, be approved by the Department Water Waste and Environment prior to any finalization of the development and/or construction thereof.
 - (ii) That the design and construction costs of the purified effluent treatment works will be offset against the purchase price of the land.
 - (iii) That the purified treatment works be operated and maintained in partnership between Council and President Links (Pty) Ltd.
 - (iv) That the provision of 3 000m² semi-purified effluent treated water per day, be made available by Council to President Links (Pty) Ltd. for the said purposes of a Golf Course Estate development.
 - (v) That the semi purified effluent provided by Council, be supplied at the relevant cost and that any available surplus treated effluent by the President Links Treatment Plant, be supplied back to Council at a cost still to be established.
- (13) That the provision of a minimum of 3 000m² semi purified effluent be made available by council to President Links (Pty) Ltd for the purposes of a golf course estate development, and that such semi purified effluent be supplied at the relevant cost, and that if surplus treated effluent water from their plant is available it be supplied back to Council at a cost still to be established once the requirements in (12) above is finalized between the parties.
- (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, provide all outstanding services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electrical reticulation and tarred roads inside the development and that such services be owned, operated and maintained by President's Links (Pty) Ltd, at no cost to Council.
- (16) That prior to the commencement of the Phase 1 development, the apportionment of rates and taxes/service charges, be finally negotiated between Council and President Links (Pty) Ltd.
- (17) That electrical requirements/services and/or any other information in this regard, be taken up with ERONGO RED.
- (18) That the applicant commences with the Phase 1 development within twenty- four (24) months from the date of transfer in the Deeds Office, and that such development be completed within thirty-six (36) months from such date of commencement; failing to comply would result in the undeveloped erf/erven to revert back to Council at the cost of the applicant.

14.8 **Amendment: Sale and Lease of Land Policy and sale of 102 Mass Housing Units**
(Add. 4; M/C Meeting 14/09/2021; File 3/3/1/1 & 7/2/3/2/5 & 7/2/3/2/10)

The purpose of the report is to introduce amendments to the current Policy on the Sale and Lease of Land to also include; the sale of improvements/buildings, the relaxation of the condition pertaining to the time period specified for the submission of a bank guarantee after land or improvements has been purchased, new method of sale of land and improvements; to recommend the reservation of twenty (20) of the one hundred and two (102) remaining empty properties within the Massive Urban Land Servicing (MULS) Project, for municipal staff members; and to recommend the execution of an annual survey of backyard shacks in Walvis Bay.

At its meeting held on 5 August 2021 (Item 9.1), Council accepted an unopposed motion to amend the current Policy on the Sale and Lease of Land, to include the sale and lease of improvements/buildings. The motion also addressed the reservation of 20 of the 102 empty houses within the MULS Project, for Municipal staff.

At its meeting held on 8 June 2021, Council resolved that the available improved erven (102) under the MULS Project, be sold "voetstoots" by way of public bidding. At the same instance, Council also resolved that a final evaluation on all these properties be undertaken to determine defects and shortcomings in order to eventually determine upset prices for the improvements.

Following the recent sale of industrial and business erven in Kuisebmond Extensions 5 and 7 and Extension 14 Walvis Bay, two requests have already been lodged with Council by purchasers of some of the erven, to relax the condition pertaining to the time period specified for the submission of a bank guarantee for the balance of the purchase price after land or property has been purchased. Currently the Sale and Lease of Land Policy determines that purchasers of land should submit a bank guarantee for the balance of the erf price (after the 10% deposit has been paid), within twenty-one (21) days from date of sale.

The complete "Method of Payment", as depicted in the policy. Regarding the actual method of sale, Council resolution in this regard, determined that the properties be sold by way of public bidding. The opinion is however held that the policy be amended to determine a more fitting method of sale, in order to benefit and make it possible for a broader scope of low-cost housing beneficiaries, to acquire land or improvements.

RECOMMENDED:

- (1) That the amended Sale and Lease of Land and Improvements Policy of the Municipality, attached as Annexure D to the Management Committee agenda item, be approved.
- (2) That twenty (20) of the one-hundred and two (102) remaining empty MULS properties, be reserved for sale to Municipal officials.
- (3) That the remaining 82 MULS properties be sold subject to the conditions of the amended Policy on the Sale and Lease of Land and Improvements, with the new valuation of each property as upset price.
- (4) That the Minister of Urban and Rural Development be informed of the actions taken by Council regarding the sale of the remaining 102 properties of the MULS Project.
- (5) That an annual survey of backyard shacks be conducted in Walvis Bay.

- (8) That the applicants shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (9) That the applicants shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (10) That the applicants be held liable for the construction of a firewall where structures are closer than 1,50m to the boundary, if not such structures on boundaries be demolished.
- (11) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 109(5) of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*.
- (12) That the applicant/owner pay a 7.5% Endowment Fee for Portion A, in terms Clause 35.3 of the Walvis Bay Town Planning (Zoning) Scheme and Section 66(1)(k) of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*, prior to the registration/transfer of Portion A.
- (13) That the panhandle shall be at least 4m wide.
- (14) That all costs regarding the above be borne by the owner (applicant).

14.10 **Subdivision of Erf 458 Dolphin Beach into Portion A and Remainder Erf 458 Dolphin Beach** (Add. 6; M/C Meeting 14/09/2021; File 458DB)

The purpose of the report is to obtain the Municipal Council's approval on the application for the subdivision of Erf 458 Dolphin Beach into Portion A and Remainder Erf 458 Dolphin Beach.

The applicant is Stewart Planning Town & Regional Planners, and the registered owner of Erf 458 Dolphin Beach is Rainy Day Trading Enterprises Sixteen CC. The owner has given the Power of Attorney to Stewart Planning Town & Regional Planners to submit the application. Erf 458 Dolphin Beach is zoned as General Residential 1 with a density of 1 per 250m² in terms of the Walvis Bay Town Planning (Zoning) Scheme. The usual "Residential" conditions - no restrictions.

The size of Erf 458 Dolphin Beach is 645m², and the site is currently vacant. The relevant neighbours have been contacted for objections no objections were received.

The application is assessed based on its conformity with the Walvis Bay Town Planning Scheme (TPS).

RECOMMENDED:

- (1) That, in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*, the application for the subdivision of Erf 458 Dolphin Beach into Portion A and Remainder Erf 458 Dolphin Beach be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 458DB/SP dated 10 August 2021, which bears the approval stamp of the Municipal Council.
- (2) That the following conditions be registered in favour of the Municipality of Walvis Bay:
 - (e) 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

the Board to recommend the township for approval to the Minister of Urban and Rural Development.

The incorporation is no longer necessary because a "new" township will be established on Farm 65 (being Narraville Extension 13). Hence, there is no need to incorporate the subject farm into another existing township.

RECOMMENDED:

(1) That the Municipal Council grants approval to amend Point (1) of Resolution (Item) 11.11 taken at the meeting held on 06 November 2018, to now read as follows:

(1) *That the consent be granted for the township establishment in terms of Section 5(5)(a)(i) of the townships and Division of Land Ordinance, 1963, (Ordinance 11 of 1963) as amended be approved Farm 65 (a Portion of Remainder Farm Wanderdünen No. 23) as depicted on the layout plan.*

(2) That this approval comes into effect immediately after the Municipal Council has taken the resolution and prior to the confirmation of the Municipal Council's minutes.

14.12 Request to amend Council's Resolution for item 11.12 dated 06 November 2018 (for Narraville Extension 16) (Add. 8; M/C Meeting 14/09/2021; File 15/2/11)

The purpose of the report is to obtain the Municipal Council's approval to amend its resolution for item 11.12 taken at its meeting held on 06 November 2018.

The application for township establishment (Narraville Extension 16) on Farm 84 has been submitted to the Urban and Regional Planning Board (the Board). The Board recommended that Point (1), Municipal Council's resolution (dated 06 November 2018) referring to the incorporation of Farm 84 be amended. The requested changes will enable the Board to recommend the township for approval to the Minister of Urban and Rural Development.

The incorporation is no longer necessary because a "new" township will be established on Farm 84 (being Narraville Extension 16). Hence, there is no need to incorporate the subject farm into another existing township.

RECOMMENDED:

(1) That the Municipal Council grants approval to amend Point (1) of Resolution (Item) 11.12 taken at the meeting held on 06 November 2018, to now read as follows:

(1) *That the consent be granted for the township establishment in terms of Section 5(5)(a)(i) of the townships and Division of Land Ordinance, 1963, (Ordinance 11 of 1963) as amended be approved on Farm 84 (a Portion of Remainder Farm Wanderdünen No. 23) as depicted on the layout plan.*

(2) That this approval comes into effect immediately after the Municipal Council has taken the resolution and prior to the confirmation of the Municipal Council's minutes.

14.13 Request to amend Council's Resolution for item 12.2 dated 05 September 2017 (Add. 9; M/C Meeting 14/09/2021; File PTN 216)

The purpose of the report is to obtain the Municipal Council's approval to amend its resolution for item 12.2 taken at its meeting held on 05 September 2017.

- (4) That this approval comes into effect immediately after the Municipal Council has taken the resolution and prior to the confirmation of the Municipal Council's minutes.

14.14 **Request to amend clause 23.2.3.1 of the Walvis Bay Town Planning (zoning) Scheme**
(Add. 10; M/C Meeting 14/09/2021; File PTN 216)

The purpose of the report is to obtain the Municipal Council's approval to amend Clause 23.2.3.1 of the Walvis Bay Town Planning Scheme.

In terms of the Walvis Bay Town Planning Scheme, "Bulk" refers to the ratio of the total floor area of a building to the area of the erf concerned. The ratio is obtained by dividing the total floor area of all the storeys of the building(s) on the erf by the total area of the erf.

Clause 23.2.3.1 of the Walvis Bay Town Planning Scheme deals with the Bulk for Institutional zone. Currently, the clause reads as follows:

23.2.3.1 No building in the Business zone shall be erected if the bulk exceeds that depicted on the Scheme Bulk Map or a factor of 2.0, whichever is the lower. In those areas where no bulk has been specified, appropriate bulk factors may be imposed by Council in accordance with the following Table:

The above clause is clearly just a typo and was supposed to read as "Institutional" zone and not "Business" zone.

Although the current Bulk Clause under the Institutional zone refers to the Business zone, this does not currently negatively influence the sizes of Institutional building. This is because the Institutional zone bulk is further covered under Clause 23.2.3.2 (of the Institutional zone) that states that

23.2.3.2 Council may consent to an increase in bulk up to a maximum of 2.0 if it is satisfied that the applicant has furnished sufficient evidence that the greater bulk is necessary and desirable. Council shall, in considering the application, have regard to the impact, real or potential, which the additional bulk will have on the neighbouring properties.

However, the Urban and Regional Planning Board interprets Clause 23.2.3.1 as ambiguous and subsequently requests that this clause be changed. The requested changes will enable the Board to send its recommendation to the Minister of Urban and Rural Development for approval of the application to rezone the subject Portions of Portion 216 to Institutional. Although the Walvis Bay Town Planning Scheme is going under review, the review takes longer and it is important to rectify the bulk clause under the Institutional zone in the meantime, as not to hold up the approval of Institutional developments.

RECOMMENDED:

- (1) That in accordance with Section 55(8) of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*, the Municipal Council recommends for approval to the Minister of Urban and Rural Development the amendment of Clause 23.2.3.1 of the Walvis Bay Town Planning (Zoning) Scheme) to read as follows:

23.2.3.1 No building in the Institutional zone shall be erected if the bulk exceeds that depicted on the Scheme Bulk Map or a factor of 2.0, whichever is the lower. In those areas where no bulk has been specified, appropriate bulk factors may be imposed by Council in accordance with the following Table:

- (2) That pursuant to Section 127(1)(b) of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*, the Minister of Urban and Rural Development exempts the

prepared and approved in terms of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*.

- (2) That the Municipal Council approves the Township Establishment on Portion 236 (a consolidated Portion of Portions 85, 111, 141 and 235 (a Portion of Remainder Portion 196)) Walvis Bay Town and Townlands No. 1, to be known as Walvis Bay Extension 19, comprising of 108 erven and Remainder Street(s), as generally shown by drawing number TS/EXT19W/P236 dated 12/07/2021 that bears the Municipal Council's stamp and in accordance with Sections 63 - 67 of the Urban and Regional Act, 2018, subject to the following conditions:
- (a) That the new Township be called Walvis Bay Extension 19.
- (b) That the following conditions be registered against the proposed Walvis Bay Extension 19 erven in favour of the Municipality of Walvis Bay:
- (i) The erven 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 (Zoning Scheme) prepared and approved in terms of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*.
- (ii) That the following minimum building values be registered:
- | | |
|--------------------------------|--------------------------------------|
| ▪ Single Residential erven: | 4 times the municipal valuation; |
| ▪ General Residential 1 erven: | 4 times the municipal valuation; |
| ▪ Undetermined erven: | Equal the municipal valuation; |
| ▪ General Business erven: | 4 times the municipal valuation; |
| ▪ Light Industrial erven: | 3 times the municipal valuation; |
| ▪ Private Open Space erven: | Equal the municipal valuation; |
| ▪ Combined Land Use erven: | 4 times the municipal valuation; |
| ▪ Special Erf: | 3 times the municipal valuation; and |
| ▪ Institutional erven: | 3 times the municipal valuation. |
- (c) That the following land reservations be made:
- (i) Remainder Portion 236 Walvis Bay Town and Townlands No. 1 be reserved for the local authority for Streets Purposes
- (ii) Erf 77 and 78 be reserved for the local authority for Cemetery Purposes
- (iii) Erf 79 and 80 be reserved for the local authority for Municipal Purposes
- (iv) Erven 32, 33 and 36 be reserved for the Republic of Namibia for Government Purposes
- (v) Erven 93-98 be reserved for the local authority for Public Open Space Purposes.
- (d) That the erven or land zoned as Utility Services and reserved as Public Open Space or Street be registered free of conditions.
- (e) That the zonings and land reservations as generally shown on drawing number TS/EXT19W/P236 dated 12/07/2021, which bears the Municipal Council stamp be approved.
- (f) That the following density provisions as generally shown on drawing number TS/EXT19W/P236 dated 12/07/2021, which bears the Municipal Council stamp be approved be imposed:
- (i) Single residential: 1 dwelling per 500m²
- (ii) General residential 1: 1 dwelling per 150m²
- (g) That the bulk provisions be in accordance with the Walvis Bay Town Planning (Zoning) Scheme.

