



MUNICIPALITY OF WALVIS BAY

AGENDA

ORDINARY COUNCIL MEETING

**To be held in the
Civic Centre Council Chambers,
Nangolo Mbumba Drive,
Walvis Bay**

**ON TUESDAY
14 FEBRUARY 2022
AT 18:00**



Municipality of Walvis Bay

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Date	08 February 2023

NOTICE

His Worship the Mayor and Councillors
General Managers

DECEMBER 2022 AND JANUARY 2023 - 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 at the Civic Centre Council Chambers, Nangolo Mbumba Drive, Walvis Bay on: -

Tuesday 14 February 2023 at 18:00

Yours faithfully,

J Esterhuizen
Acting Chief Executive Officer

Date	Time
08/02/2023	16:13

Official	Date	Time	Signed off
Compiler	08/02/2023	14:43	
MCS	08/02/2023	14:58	



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 Tuesday, 29 November 2022 to be confirmed and approved.
 - 4.2 Minutes of the Special Council meeting held on Wednesday, 30 November 2022 to be confirmed and approved.
 - 4.3 Minutes of the Special Council meeting held on Tuesday, 07 February 2023 to be confirmed and approved.
5. **Interviews with deputations or persons summoned or requested to attend meeting**
(File 3/3/2/3/2)

None.
6. **Official announcements, statements, and communications**
7. **Petitions** (File 3/2/1/6)

None.
8. **Motions of members** (File 3/3/1/1)
 - 8.1 Motion: Development of Farm 37 by developers (Harmony Future Housing Development Project), as received from Councillor R Gordon. See Pages 02 and 03.
 - 8.2 Motion: Protection of the water supply to Walvis Bay from NAMWATER and the Rooibank/Dorop South Water Scheme, as received from Councillor R Bramwell. See Pages 04 and 05.
9. **Answers to questions of which notice has been given** (File 3/3/1/2)

The response to the questions that were submitted by Councillor E Shoji are attached as **Annexure A**.

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: 18
(to be completed by the administration)

MOTION: Development of Farm 37 By Developers (Harmony Future Housing Development Project)

Motion submitted by: Councillor Ryan Gordon

Objective of Motion:

To promote the Council's aim in addressing homelessness and to assist the housing challenges faced due to lack of funding within the Community of Walvis Bay.

Rationale and motivation: The farm 37 project was initiated by the previous Council and the current Council has undertaken to continue with the initiative based on the need of the community still being prevalent. Progress on the project for the years 2021 and 2022 has yet to commence on account of availability of funds or resources by the Council to date. Over the past two years the expectation that has been created within the community is that the residence of Walvis Bay would gain access to this development based on the housing need of the Walvisbay community but it never materialized.

This project has also received an allotment of awarded to the Council in order to facilitate the development and construction of houses. The Council carries a responsibility to account for the funds received and to indicate where those funds have been utilized.

To conclude, please note that I was never against the development of Farm 37 but rather how certain important things were addressed for e.g communal toilets. It would totally undignified our people not just for their safety and privacy but the fact that we will be moving backwards as this is a past version of ablution and totally do not fit the vision of Vision 2030. Therefore I humbly request that you would consider this motion as every citizen of this country need to feel included and dignified regardless their income, ethnicity.

Proposal to be considered by Council:

In light of the above it is my request that the Council should consider above mentioned developers to make proposals to the full Council in order to set forward development of the property. I also would like to emphasize that this motion for proposal only includes portions of land and not the whole of Farm 37 and for Council to consider that the planning hereof be done in consultation with the people it may potentially affect in order to address their interest as well as to garner buy-in in order to ensure facilitation of certain tasks.

Chairperson of Council. I so move.

20 / 01 / 2023

Cllr Ryan Gordon



Date: 20/01/2023



04

Municipality of Walvis Bay

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MOTION FORM

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Motion sequence number: 19
(to be completed by the administration)

MOTION: PROTECTION OF THE WATER SUPPLY TO WALVIS BAY FROM NAMWATER AND THE ROOIBANK / DOROP SOUTH WATER SCHEME

Motion submitted by: Councillor RONALD NOEL BRAMWELL OF THE JOINT WALVIS BAY RESIDENTS ASSOCIATION

Objective of Motion: TO STRIVE FOR A GUARANTEED CONSTANT WATER SUPPLY TO WALVIS BAY FROM THE NAMWATER / ROOIBANK / DOROP SOUTH WATER SCHEME

Rationale and motivation: The interruption to the water supply to Walvis Bay from the Namwater / Rooibank / Dorop South water scheme has now become critical with recent breakdowns in the supply highlighting the following facts:-

1. Aging infrastructure which is now more than 40 years old and is becoming very unreliable.
2. The lack of proper maintenance to the infrastructure by Namwater
3. The total lack of a backup power supply by Namwater in the event of a power failure from Nampower *(The issue of loadshedding in Namibia is a distinct possibility in the near future)*
4. Slow response to breakdowns of supply even if they are of a minor nature
5. No forward planning to build a desalination plant at Walvis Bay to mitigate the total failure of the Kuseb aquifer

Proposal to be considered by Council: The purpose of this motion is to make Namwater aware of the perilous situation that we find ourselves in at present and to get a commitment in writing from them that they will restore the backup power station at Rooibank and maintain it as well as the boreholes and pipelines to the Mile 7 and High dune reservoirs to an acceptable standard so as to guarantee a 24/7 water supply to Walvis Bay.

They must also give their consent to the Walvis Bay Municipality to build our own desalination plant to augment the supply from the Kuseb aquifer

In the event that they are unwilling to do this we will be obliged to do the repair work to the power station ourselves and hold Namwater accountable for the settlement of the costs thereof.

Chairperson of Council. I so move.

05

R. Brannwell

Cllr insert name here

03 / 02 / 2023
Date



10. Report of the Management Committee for December 2022 and January 2023
[Report referred to in section 26(1)(e) of the Local Authorities Act]

10.1 Rates and taxes levied against Erven 4743 and Remainder 4746 Walvis Bay - Extension 5: Wakuna Investment CC (Add. 2; M/C Meeting 13/12/2022; File:)

RESOLVED:

- (1) That, due to the erroneous inclusion of Farm 51 in the initial sale and the time it took to rectify the matter, the rates, taxes, services charges and interest accrued on erven 4746 and Remainder 4743 Walvis Bay for the period 25 January 2016 to 13 December 2022 be reversed.
- (2) That the amounts to be reversed as per clause (1) above is N\$2,594,270.51 plus interest and plus other municipal service charges levied.
- (3) That a new agreement of sale be signed with Wakuna Investment CC after this approval of the Management Committee.
- (4) That the rates and taxes be levied from date of signing of the new agreement.
- (5) That, in lieu of the reversal above, Wakuna Investment CC must agree not to claim any interest in moneys paid to Council for the sale of erven 4746 and Remainder 4743 Walvis Bay.

RECOMMENDED:

That, due to the urgency of the matter and to enable the clearance certificate as per Council resolution item 11.10 dated 29 November 2022, the decision of the Management Committee be condoned by the Council at the next Ordinary Council meeting.

10.2 Application for reservation of industrial land at heavy industrial area behind Dune 7: Portion 48 of Remainder Farm 58 – for the construction of a Gas Power and LPG Plant: Khoekhoen Energy (Pty) Ltd (Add. 12; M/C Meeting 24/01/2023; File 17/28/2)

RESOLVED:

That the applicant be invited to make a presentation at informal discussions, whereafter the matter be resubmitted to the Management Committee.

10.3 Application to purchase Erf 1413 Meersig and Erf 1539 Meersig: Austin Helao Elindi (Add. 14; M/C Meeting 24/01/2023; File 1413M & 1539M)

RESOLVED:

That the matter be referred back for the inclusion of supporting documents and confirmation of the actual upset prices, to be submitted to the Management Committee.

10.4 Application to purchase Erf 5613 Kuisebmond: Family Garden Investment Group (Add. 18; M/C Meeting 24/01/2023; File 5613 K & 5/16/1/1/1)

RESOLVED:

That a visit to the site be arranged for the Councilors whereafter the matter be resubmitted to the Management Committee with detailed information.

- 10.5 **Request for approval of the Residential Density Policy review** (Add. 20; M/C Meeting 24/01/2023; File 15/2/P/1)

RESOLVED:

That the matter be referred to informal discussions.

- 10.6 **Encroachments on Public Places Policy** (Add. 21; M/C Meeting 24/01/2023; File 17/19/2/1/4)

RESOLVED

That the matter be referred to informal discussions.

11. **Recommendations of the Management Committee for December 2022 and January 2023**

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.

- 11.1 **Amendment to the policy on the sale/lease of land and improvements** (Add. 1; M/C Meeting 13/12/2022; File: 7/2/3/2/5)

The purpose of this report is to recommend, amongst others, that certain amendments to the current Policy on the Sale/Lease of Land and Improvements be approved, to accommodate prospective buyers that want to purchase available land/erven within Walvis Bay.

The Policy on the Sale/Lease of Land and Improvements (hereinafter referred to as the policy), was for the first time adopted on 30 June 1994 with several amendments. The following amendment dates should be noted as per the attached Policy, December 2000, October 2002, November 2020, February 2021, 21 September 2021, and June 2022

The current amended Policy on the Sale/Lease of Land and Improvements was approved by Council at its meeting held on 08 June 2022. This policy is a comprehensive document which outlines specific procedures to be followed pertaining to the sale/lease of land, methods of payments, etc.

It has been observed during the past six (6) months that the property market has improved significantly especially on the open market and the demand for serviced erven is picking up. However, as per the Council incentives, the prospective buyers that opt to buy serviced erven through the method of installment sale find it difficult to pay their installments. This is in our view due to economic hardships or prospective buyers losing their employment as per the explanations received from buyers.

In terms of the current policy, if the prospective buyer fails to pay the balance of the purchase price or fail to pay the equal installments as requested, the purchaser shall forfeit the deposit and all down-payments made, including those made within any grace period given. This provision is challenging as some buyers still experienced the economic downturn and the COVID-19 pandemic after-effects.

Therefore, in modern society the set procedures are constantly under pressure to adapt to changing socio-economic dynamics and the opinion is therefore held that it would be opportune to, at this time, introduce amendment to the current policy on the Sale/Lease of Land and Improvements for Council to accommodate the community.

The following proposed amendment to be addressed in the policy are elaborated on, as follows:

(i) Unique Proposals (Paragraph 6.4 of the current Policy)

Experience proved that some purchasers who cancelled their sales agreements did so due to financial constraints caused by the current economic downturn. Moreover, some of the prospective buyers have lost employment, relocated to some other towns, or either have to pay school fees and thus cannot proceed with the agreement. We, therefore recommend that clause 6.4 of the current policy must be reviewed and amended.

(ii) Forfeiture of deposit/purchase price/other payments (Paragraph 9.1 and 9.2 of current Policy)

Experience proved that the provision to forfeit all payments made to the Council, including 10% deposit in our opinion is too harsh as a penalty for the prospective buyers and does not justify any effort from Council to put land on the market for sale. It is thus recommended that this provision be amended to assist community members.

RECOMMENDED:

(1) That the initiative to amend the current Policy on the Sale/Lease of Land and Improvements with certain amendments, be approved.

(2) That the current Policy on the Sale/Lease of Land and Improvements, be amended as follows:

6. Unique Proposals

6.4 Should the purchaser constitute a breach of contract, or fail to pay the purchase price, the property shall revert back to the Municipality at the cost of the purchaser and the 10% of the deposit paid shall be forfeited to the Municipality for administrative cost and as pre-estimated damages.

9. Forfeiture of deposit/Purchase Price/Other Payments

9.2 The purchaser shall forfeit the full deposit paid, should the purchaser breach any or all the conditions of the sale agreement/deed of sale and any outstanding monies namely rates and taxes and/or services and excluding installments in arrears, and also excluding any down payments already made by the purchaser, will be deducted from the down payment already made.

(3) That the amendments on the Sale/Lease of Land and Improvements Policy comes in force with immediate effect.

11.2 **Request to avail the Narraville Community Hall for the annual World Day of Prayer for Women** (Add. 1; M/C Meeting 24/01/2023; File 7/1/5/1/1/1)

The purpose of this report is for Council to consider the request by the Narraville churches for the free use of the Narraville Community Hall for the annual World Day of Prayer for Women.

An application for the annual free use of the Narraville Community Hall on the 1st Friday of March each year, for the hosting of the World Day of Prayer for Women, was received from the Chairperson of the Narraville Churches organising committee, the Rev. M Benz.

The current tariff for the use of the facility in question for religious purposes is N\$ 440.00 for the day (special rate) while for the use of the kitchen and crockery and cutlery is N\$ 2,200.00 per event, with a refundable deposit of N\$ 1,800.00 per event.

Careful consideration must be given to this request as it may create a precedent for future similar events. Moreover, Council's Regulations relating to the control and use of halls, 2015 as published in Government Gazette #5900 of 11 December 2015, does not make provision for the future reservation of any of the municipal halls for a specific date and regulation 4(4) provides that advance reservations are only allowed for no more than nine months in advance, provided that the reservation form is completed and submitted as prescribed and the rental fee is paid.

Regulation 3(2) determines that the Council may exempt a lessee from paying the regulated tariff if the Council:

- (a) receives a written motivation to do so from the lessee; and
- (b) is of the view that the exemption –
 - (i) is in the interest of the Council and community; or
 - (ii) is for the purpose of a *bona fide* welfare organisation registered for that purpose with the Ministry responsible for such registrations.

However, the lessee must still pay the (refundable) deposit.

In applying regulations 3(2) and 4(4), the Council can only consider the exemption of the lease amount and not the annual reservation of the specific date. Should the tariff be exempted, it would (in current figures) amount to N\$ 2,640.00 per annum.

RECOMMENDED:

- (1) That approval be granted to the organising committee of the Narraville Churches for the exemption of the payment of the special use tariff and the kitchen and crockery and cutlery tariff for the annual World Day of Prayer for Women for the years 2023 to 2027, provided that:
 - (i) the prescribed application form be completed and be submitted annually; and
 - (ii) the refundable deposit as prescribed from time to time, be paid as contemplated in the Regulations relating to the control and use of halls, 2015.
- (2) That the organising committee of the Narraville Churches for the event be informed that they must annually apply on the prescribed application form for the use of the Narraville Community Hall no more than 9 months in advance of any anticipated date of the annual event.

11.3 Subdivision of Erf 1684 Walvis Bay Extension 3 into New Portion A and Remainder Erf 1684 Walvis Bay Extension 3 (Add. 2; M/C Meeting 24/01/2023; File 1684W)

The purpose of the report is to obtain the approval of the Municipal Council for the subdivision of Erf 1684 Walvis Bay Extension 3 into Portion A and Remainder Erf 1684 Walvis Bay Extension 3. The owner of Erf 1684 Walvis Bay Extension 3 is Andre Dirsuwei. The owner has given the Power of Attorney to Pro Vision Planning & Design CC of P.O Box 4161, Walvis Bay to submit the application on their behalf.

Erf 1684 Walvis Bay is located along Sixteenth Road, Walvis Bay Extension 3, as illustrated in **Figure 1** on the next page.



Figure 1 Locality Plan of Erf 1684 Walvis Bay Extension 3

Erf 1684 Walvis Bay Extension 3 is zoned as Single Residential with a density zoning of 1 dwelling unit per 500m² and measures 996m² in extent.

Title deed conditions: The usual Single Residential conditions; no restrictions.

Existing and future land uses: Erf 1684 Walvis Bay Extension 3 consists of a main dwelling with a detached garage and two outbuildings. In terms of the Walvis Bay's Integrated Urban Spatial Development Framework, the area is demarcated for residential use.

Topography: The area is levelled, and it is the same height as the existing Walvis Bay Extension 3.

Services: The erf is connected to municipal services (water and sewerage) and electrical services.

Subdivision proposal: Erf 1684 Walvis Bay Extension 3 is proposed to be subdivided into New Portion A and Remainder Erf 1684 Walvis Bay Extension 3, as outlined by the table below and the plans.

Portion/Erf Number	Township	Zoning	Size (m ²)
Erf 1684	Walvis Bay	Single Residential	996
New Portion A	Walvis Bay	Single Residential	496
Remainder Erf 1684	Walvis Bay	Single Residential	500

Access to the proposed New Portion A is to be gained via panhandle, which is 3.7m wide. Panhandles are required to be at least 4m wide. However, in accordance with the ALAN Panhandle Guidelines, *proposals for panhandles in which the location of existing buildings has to be accommodated over a short length be handled on merit*. There are existing buildings on New Portion A, which gain access from the proposed handle. Hence, the 3.7m panhandle can be accepted in terms of the aforesaid ALAN Panhandle Guidelines.

RECOMMENDED:

- (1) That in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5, 2018)*, the application for the subdivision of Erf 1684 Walvis Bay Extension 3 into New Portion A and Remainder Erf 1684 Walvis Bay Extension 3, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plans SUB/1684/W dated 15/09/2022 and WAL1684/BLDG dated 30/09/2022, which bear the approval stamps of the Municipal Council.
- (2) That the following conditions be registered against New Portion A and the Remainder of Erf 1684 Walvis Bay Extension 3:
 - (a) 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 subjected to, the provision 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).
 - (b) The building value of the main building, excluding the outbuildings to be erected on the erf be at least four times the valuation of the erf.
- (3) 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.
- (4) That the newly created portion be provided with one electricity, water and sewerage connection.
- (5) That the panhandle shall be at least 3.7m wide, in accordance with the *ALAN Panhandle Guidelines* that state that *Proposals for panhandles in which the location of existing buildings has to be accommodated over a short length be handled on merit.*
- (6) 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.
- (7) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (8) 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.
- (9) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (10) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (11) That the applicant be held liable for the construction of a firewall where structures are closer than 1,50m to the erf boundary, if not such structures on boundaries be demolished.

- (12) That the applicant pays a 7.5% Endowment Fee for the proposed New Portion A (a Portion of Erf 1684) Walvis Bay Extension 3, in terms of 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 the proposed New Portion A.
- (13) That it should be noted that the above recommendation is also made in terms of Clause 12.2.5.1 of the Walvis Bay Town Planning (Zoning) Scheme that states that the Municipal Council can consent to a subdivision of land for single residential purposes into a portion less than the prescribed minimum, provided that one of the erven created by the subdivision is smaller in area by not more than ten per cent (10%) of the prescribed minimum size.
- (14) That all cost regarding the above be borne by the owner (applicant).

11.4 **Consolidation of Erven 464 and 1190 Meersig into new Erf X** (Add. 3; M/C Meeting 24/01/2023; File 464/1190M)

The purpose of the report is to obtain the Municipal Council's recommendation on the application for the consolidation of Erven 464 and 1190 Meersig into a New Erf X.

Applicant & registered owner: The applicant and registered owner of Erven 464 and 1190 Meersig is Mr S J Vermaak of P.O. Box 1061, Walvis Bay.

Existing Zoning and Density: Both erven are as zone as Single Residential in terms of the Walvis Bay Town Planning (Zoning) Scheme.

Title deed conditions: The usual "Single Residential" conditions - no restrictions. The size of Erf 1190 Meersig is 1213m² and Erf 464 Meersig is 311m².

Location: Erven 464 and 1190 Meersig are situated along Main Road, as illustrated in Figure 1 below.



Figure 1. Locality Plan of Erven 464 and 1190 Meersig Proper

Existing land uses: Erf 464 Meersig is currently vacant whiles, Erf 1190 is developed with a dwelling unit and attached garage.

Public consultation: The relevant neighbours have been contacted for objections for the consolidation application. The period for objections expired on 13 September 2022 during which time no objections were received.

The application is for the consolidation of Erven 464 and 1190 Meersig into New Erf X. The application is assessed based on its conformity with the Walvis Bay Town Planning Scheme (TPS).

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

Control Measure	TPS Clause & Requirements	Conformity of Proposed Development with the TPS
Zoning	The erven are zoned as Single Residential	<u>Will Conform:</u> The application is only for the consolidation of Erven 464 and 1190 Meersig into New Erf X. No changes to the proposed zoning or land uses are proposed.
Consolidation	35 – This clause makes provision for consolidation of erven, subject to conditions.	<u>Conforms:</u> The consolidation will generally comply with the Town Planning Scheme, because the consolidation will not change any land use or zoning. Relevant conditions relating to services will need to be imposed.

Motivation for the consolidation: Erven 464 and 1190 Meersig are within an existing township, Meersig Proper. The owner purchased Erf 1190 Meersig from council in 2007 and part of the conditions was to consolidate Erf 1190 Meersig with Erf 464 Meersig, as on council resolution dated 24 April 2007. There won't be any changes in the zoning, so the consolidated Erf will be used for residential purpose only. The proposed consolidation conforms with the IUSDF.

RECOMMENDED:

That, in terms of Section 109(2)(a) of the *Urban and Regional Planning Act (Act No. 5 of 2018)*, the application for the consolidation of Erven 464 and 1190 Meersig into New Erf X be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan Con/1190/464M dated 09 September 2022, which bears the approval stamp of the Municipal Council, subject to the following conditions:

- (a) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:
 - (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 (or Zoning) Scheme prepared and approved in terms of the *Urban and Regional Planning Act (Act No. 5 of 2018)*.
 - (ii) 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 newly created erf be provided with one electricity, water and sewerage connection.
- (c) That the applicants 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 applicants.
- (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 Erf.
- (f) That the applicants shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (g) That the applicants 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 all cost regarding the above be borne by the applicant.
- (j) That a 3m wide telecom line servitude be registered against the consolidated New Erf X in favour of Telecom.

11.5 **Consolidation of Erven 1118 and 1119 Meersig Extension 1 into Portion X and Rezoning of consolidated Portion X Meersig Extension 1 from "Single Residential" with a density of (1:500m²) to "General Residential 2" with a density of (1:500m²) and consent to operate a guesthouse while the consolidation and rezoning are in process** (Add. 4; M/C Meeting 24/01/2023; File 1118/1119M)

The purpose of the report is to obtain the approval of the Municipal Council for the following:

- (a) consolidation of Erven 1118 & 1119 Meersig Extension 1 into Portion X.

- (b) rezoning of consolidated Portion X Meersig from “Single Residential” with a density of (1:500m²) to “General Residential 2” with a density of (1:500m²) and
- (c) consent to operate a Guesthouse while consolidation and rezoning are in process.

Application and registered owner: The applicant and owner of Erven 1118 and 1119 Meersig Extension 1 is Christof Marais of P.O Box 2095 Walvis Bay. The applicant has given the Power of Attorney to Stewart Planning Town and Regional Planners (the Consultant) to submit the application on their behalf.

Location: Erven 1118 and 1119 Meersig Extension 1 are located along Astronaut Street, as illustrated on Figure 1 below:



Existing zoning and density: Erf 1118 Meersig Extension 1 is zoned as Single Residential and measures 803m² in extent. Erf 1119 Meersig Extension 1 is zoned Single Residential and measures 803m² in extent.

Title deed conditions: The usual “Single Residential” conditions. The application submitted by the consultant, is made up of three components, being the consolidation, rezoning, and consent.

Consolidation component: The **first** part of the application is for the consolidation of Erven 1118 and 1119 Meersig Extension 1 into Portion X and is made in terms of the Urban and Regional Planning Act (Act No.5, 2018). The consolidation will be in accordance with the plan the following table:

PORTION / ERF NUMBER	SIZE (m ²)	ZONING
Erf 1118 Meersig	±803	Single Residential
Erf 1119 Meersig	±816	Single Residential
Portion X	±1619	Single Residential

Rezoning component: The **second** part of the application is for the rezoning of consolidated Portion X Meersig Extension 1 from “Single Residential” with a density of 1:500 to “General Residential 2” with a density of 1:500 and is made in terms of the *Urban and Regional Planning Act, 2018* (Act No. 5, 2018). The rezoning will be in accordance with the plan and the following table:

PORZION NUMBER	SIZE (m²)	CURRENT ZONING/DENSITY	PROPOSED ZONING/DENSITY
Portion X	1619	Single Residential (1:500)	General Residential 2 (1:500)

Consent component: The third part of the application is for the consent to establish a Guesthouse on consolidated Portion X Meersig Extension 1 while consolidation and rezoning are in process and is made in terms of the Town Planning Scheme.

The application was advertised for comments and objections in the Namib Times, the Namibian, and Government Gazette. Notices of the consolidation, rezoning and consent were displayed on the site and on the Municipality of Walvis Bay's notice board. Furthermore, adjacent landowners and occupiers were notified about the application by hand-delivered mail and some by standard mail. The closing date for comments/objections were on 24 November 2022. No written comments or objections were received.

The application for the consolidation, rezoning and consent use has been evaluated from the town planning point of view based on conformity of the proposed development with the Town Planning Scheme, Integrated Urban Spatial Development Framework and the Accommodation Establishment Policy.

RECOMMENDED:

- (1) That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the consolidation of Erven 1118 and 1119 Meersig Extension 1 into Portion X, as generally shown on sketch plan 1118M/CP dated 20 October 2022, subject to the following conditions:
 - (k) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:
 - (iii) 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 (Act No. 5 of 2018)*.
 - (iv) 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.
 - (l) That the newly created erf be provided with one electricity, water and sewerage connection.
 - (m) 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.
 - (n) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
 - (o) 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 erf.
 - (p) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.

- (q) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
 - (r) 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.
 - (s) That all cost regarding the above be borne by the applicant.
- (2) That the Municipal Council recommends for approval the application for the rezoning of Erven 1118 and 1119 Meersig Extension 1 from "Single Residential" with a density of 1 dwelling per 500m² to "General Residential 2" with a density of 1 dwelling per 500m², to the Urban and Regional Planning Board, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
- (a) That, in terms of the *Policy on the Levying of Betterment Fees for Local Authorities in Namibia*, the applicant pays a betterment fee deposit of 20% of the increase in the municipal land value of the rezoned property, prior to the submission of the application to the Urban and Regional Planning Board.
 - (b) That, in case the Minister of Urban and Rural Development approves a betterment fee lower than the deposit paid, the Municipal Council shall refund the difference between the betterment fee approved by the Minister of Urban and Rural Development and deposit paid by the applicant to the Municipal council.
 - (c) That, in case the Minister of Urban and Rural Development approves a betterment fee higher than the deposit paid, the Municipal Council shall claim the difference between the betterment fee approved by the Minister of Urban and Rural Development and deposit paid by the applicant from the applicant.
 - (d) That the applicants note that the payment of the betterment fee deposit should neither create an expectation nor bind the Minister of Urban and Rural Development to consider and approve the Amendment Scheme; and the provisions of the *Urban and Regional Planning Act (Act No. 5 of 2018)* therefore still apply.
- (3) That consent be granted in terms of Clauses 6.1.2 and 12.1 of the Walvis Bay Town Planning Scheme for the establishment of an Accommodation Establishment (Guesthouse) on Portion X (proposed consolidation on Erven 1118 and 1119) Meersig Extension 1 subject to the following conditions:
- (a) Access to and from the site shall be to the satisfaction of the General Manager: Roads and Building Control.
 - (b) The area of the public/service areas (kitchen/lounge/dining room) shall not exceed the area of the rooms for accommodation purposes.
 - (c) On-site parking shall be provided in the ratio of 2 parking bays plus 1 per room for accommodation purposes.
 - (d) No signs shall be erected without the consent of the General Manager: Roads and Building Control.

- (e) The public/service areas shall only be used by bona-fide residents and their guests and not by the general public.
- (f) Meals may only be supplied to bona-fide residents and their guests and not to the general public.
- (g) Neither the buildings nor grounds shall be used as an entertainment hall, amusement area or for any other similar use.
- (h) The scale and appearance of the buildings and grounds shall be residential in character.
- (i) The Municipal Council requires the registration of this Guesthouse Unit with the Namibia Tourism Board in terms of the Namibia Tourism Board Act, 2000 (Act No. 21 of 2000).
- (j) The approval is subject to the applicable laws and regulations of both the Government and the Municipality.
- (k) All rates and services charges for business be made applicable.
- (l) That should valid complaints be received, or the imposed conditions not be complied with and after giving the owner 14 days written notice, consent may be withdrawn.
- (m) That this permission lapses when the property is sold, leased, or alienated in whatever process engaged or rezoned to General Residential 2.

11.6 **Subdivision of Remainder Erf 4611 Walvis Bay into Portion B and Remainder, Permanent closure of Portion B (a Portion of Remainder Erf 4611) Walvis Bay as a street, rezoning of Erf 4888 Walvis Bay from "Special" to "Institutional" and consolidation Portion B with Erven 4888 and 5721 Walvis Bay into consolidated Portion X** (Add. 5; M/C Meeting 24/01/2023; File 5721/R4611/4888W)

The purpose of the report is to obtain the approval of the Municipal Council for the following:

- (a) subdivision of Remainder Erf 4611 Walvis Bay into Portion B and Remainder (Street);
- (b) permanent closure of Portion B (a Portion of Remainder Erf 4611) Walvis Bay as "Street";
- (c) rezoning of Erf 4888 Walvis Bay from "Special" to "Institutional" and
- (d) consolidation of Portion B with Erven 4888 and 5721 Walvis Bay.

Application and registered owner: The applicant and owner of Erven 5721 and 4888 Walvis Bay is Walvis Bay Medipark (Pty) Ltd of P.O Box 2926 Walvis Bay and Remainder Erf 4611 is owned by the Municipality of Walvis Bay Private Bag 5017 Walvis Bay. The applicant has given the Power of Attorney to Stewart Planning Town and Regional Planners to submit the application on their behalf.

Location: Erf 5721 Walvis Bay is located at the corner of Rikumbi Kandanga Road and Hidipo Hamutenya Drive, Remainder Erf 4611 is located is situated right opposite Erf 5721 Walvis Bay within the Welwitschia Medical Park and Erf 4888 situated along Sister Olman Street, as illustrated by Figure 1 on the next page:

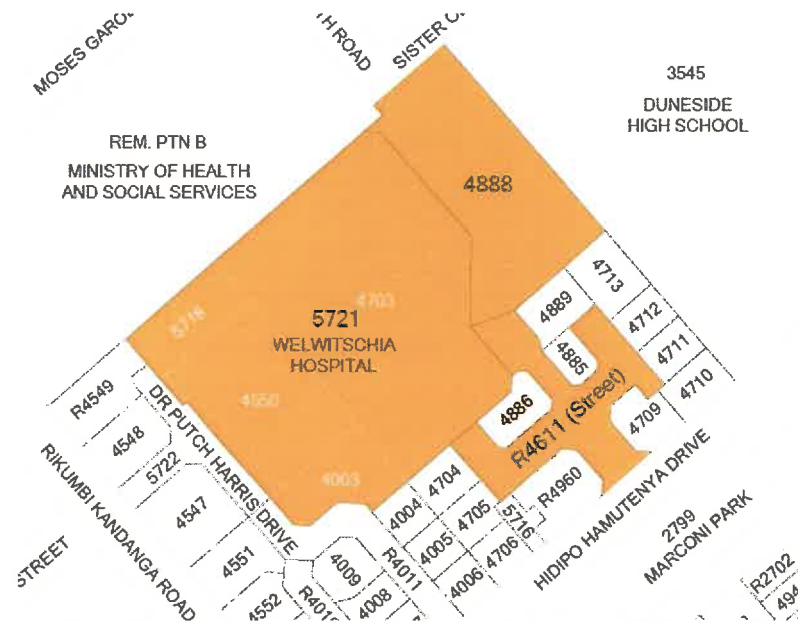


Figure 1 Locality Plan of Remainder Erf 4611 & Erven 4888 & 5721 Walvis Bay

Existing zoning and density: Remainder Erf 4611 Walvis Bay is reserved as Street and measures 3,600m² in extent. Erf 4888 Walvis Bay is zoned Special and has an area of 5,794m² whereas Erf 5721 Walvis Bay is zoned Institutional with an erf size of 17,494m².

Title Deed Conditions: The usual Street, Special and Institutional conditions; there are no restrictions on the subject properties.

Existing land use: Erf 5721 Walvis Bay is occupied by the existing Welwitschia Hospital whereas Erf 4888 Walvis Bay is undeveloped. The Remainder of Erf 4611 Walvis Bay is largely used as a street which provide access and parking for other medical facilities. The portion of the Remainder of Erf 4611 Walvis Bay proposed to be closed is currently undeveloped and not utilised as part of the existing street.

This application is made up of four components, being the subdivision, permanent street closure, rezoning and consolidation.

Subdivision Component: The first part of the application is for the subdivision of Remainder Erf 4611 Walvis Bay into Portion B and Remainder (Street) and is made in terms of the Urban and Regional Planning Act (Act No.5, 2018). The subdivision will be in accordance with the following table:

PORTION / ERF NUMBER	SIZE (m ²)	LAND RESERVATION
Portion B Walvis Bay	±76	Street
Remainder Erf 4611 Walvis Bay	±3524	Street
Total	±3600	Street

Closure component: The second part of the application is for the Closure of Portion B (a Portion of Remainder Erf 4611) Walvis Bay measuring (±76m²) as "Street" in terms of Section 50(3)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992), as amended.

Rezoning component: The third part of the application is for the rezoning of Erf 4888 Walvis Bay from "Special" to "Institutional" and is made in terms of the *Urban and Regional Planning Act, 2018* (Act No. 5, 2018). The rezoning will be in accordance with the following table:

ERF NUMBER	SIZE (m ²)	CURRENT ZONING	PROPOSED ZONING
Erf 4888 Walvis Bay	5,794	Special	Institutional

Consolidation component: The fourth part of the application is for the consolidation of Erven 4888, 5721 and Portion B (formerly Street) Walvis Bay into New Portion X and is made in terms of the Urban and Regional Planning Act (Act No.5, 2018). The consolidation will be in accordance with the following table:

PORTION / ERF NUMBER	SIZE (m²)
Erf 4888 Walvis Bay	±5,794
Erf 5721 Walvis Bay	±17,494
Portion B (a Portion of Remainder Erf 4611 Walvis Bay, formerly street)	±76
Total	±23,364

The application was advertised for comments and objections in the Namib Times, The Namibian and Government Gazette. Notices of the subdivision, closure, rezoning and consolidation were displayed on the site and on the Municipality of Walvis Bay's notice board. Furthermore, adjacent landowners and occupiers were notified about the application by hand-delivered mail and some by standard mail. The closing date for comments/objections were on 14 October 2022. No written comments or objections were received.

The application for the subdivision, permanent closure, rezoning and consolidation has been evaluated from the town planning point of view based on conformity of the proposed development with the Town Planning Scheme, Integrated Urban Spatial Development Framework, Local Authorities Act (Act No.23, 1992) and Council's Sale of Land Policy.

RECOMMENDED:

- (1) That in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5, 2018)*, the Municipal Council recommends to the Urban and Regional Planning Board the application for the subdivision of Remainder Erf 4611 Walvis Bay into Portion B (Street) and Remainder (Street, free of conditions), as generally shown on sketch plan 4888WB2/SP1 dated 19 August 2022.
- (2) That, in terms of Section 50 of the Local Authorities Act (Act No. 23 of 1992), as amended, the Municipal Council grants approval for the permanent closure of Portion B (a Portion of Remainder Erf 4611) Walvis Bay, measuring approximately 76m², as "Street" as generally shown on drawing number 4888WB2/SP1 dated 19 August 2022, subject to the issuing of the Closure Certificate to the Offices of the Registrar of Deeds and Surveyor General.
- (3) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the rezoning of Erf 4888 Walvis Bay from "Special" to "Institutional", in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act (Act No. 5, 2018)*, as generally shown on drawing number 4888WB3/ZP1 dated 19 August 2022.
- (4) That in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5, 2018)*, the Municipal Council recommends to the Urban and Regional Planning Board the application for the consolidation of Erf 4888, Erf 5721 Walvis Bay and Portion B of Remainder Erf 4611 Walvis Bay into New Erf X, as generally shown on sketch plan 4888WB4/CP1 dated 19 August 2022, subject to the following conditions:
 - (t) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:

- (v) 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 (Act No. 5 of 2018)*.
 - (vi) 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.
- (5) That the local authority shall not submit the subdivision and consolidation application(s), as per the preceding Conditions (1) and (4), to the Urban and Regional Planning Board in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5, 2018)* until such time the Municipal Council has granted approval for the sale of Portion B (a Portion of Remainder Erf 4611 Walvis Bay) to the applicant.
- (6) That the local authority shall not issue a Closure Certificate, as per the preceding Condition (3), to the Urban and Regional Planning Board in accordance with Section 50 of the Local Authorities Act (Act No. 23 of 1992), until such time the Municipal Council has granted approval for the sale of Portion B (a Portion of Remainder Erf 4611 Walvis Bay) to the applicant.

11.7 **Rezoning of Erf 2680 Walvis Bay Extension 8 from Single Residential (1:500) to Institutional and consent to for home-Based Business (Administration/Medical Consulting) while rezoning is in process** (Add. 6; M/C Meeting 24/01/2023; File 2680W)

The purpose of the report is to obtain the approval of the Municipal Council for the following:

- (a) rezoning of Erf 2680 Walvis Bay Extension 8 from “Single Residential” with a density of (1:500m²) to “Institutional”; and
- (b) consent for a home-based business (administration/medical consulting) while rezoning is in process.

Application and registered owner: The applicants are Mr. R and Mrs H Oosthuizen of P.O Box 320 Walvis Bay and owner of Erf 2680 Walvis Bay Extension 8 is Erf 2680 Walvis Bay Closed Corporation (whereby Mr. J S E Gurirab is a sole member). The applicant and owner has given the Power of Attorney to Stewart Planning Town and Regional Planners (the Consultant) to submit the application on their behalf.

Location: Erf 2680 Walvis Bay (Extension 8) is located on the corner of Hertz Road and Hidipo Hamutenya Drive, as illustrated on Figure 1 on the next page:

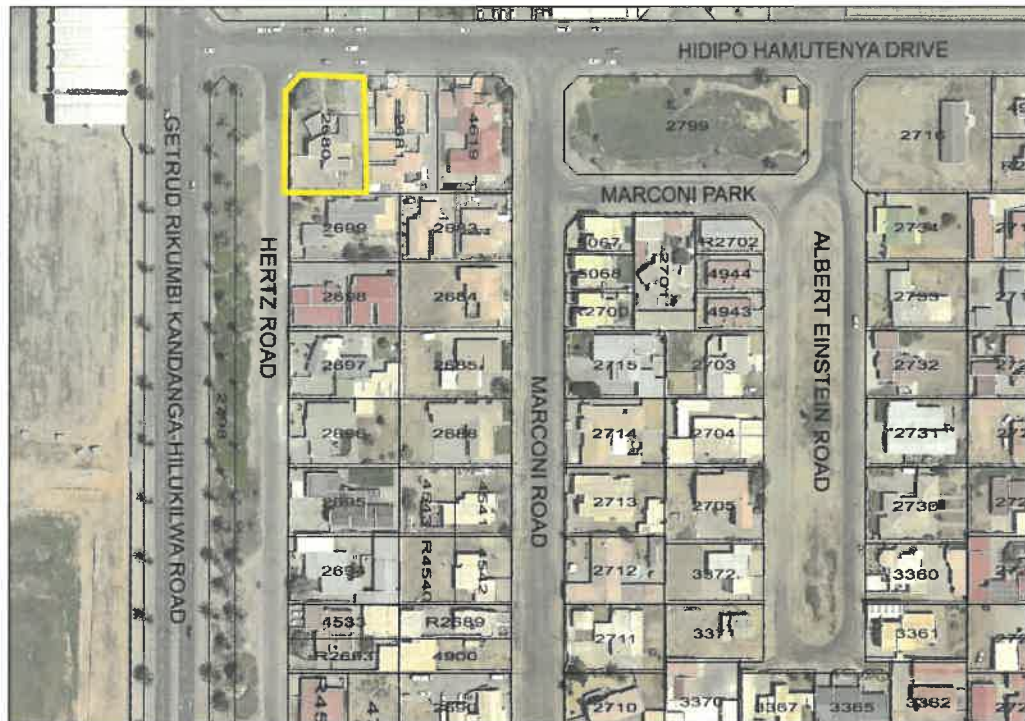


Figure 1 Locality Plan of Erf 2680 Walvis Bay (Extension 8)

Existing zoning and density: Erf 2680 Walvis Bay Extension 8 is zoned as Single Residential and measures 1154m² in extent.

Title deed conditions: The usual "Single Residential" conditions. The erf consists of a double storey dwelling with attached garage. The entire dwelling will be converted into consulting rooms, offices and small coffee shop, once rezoning has been completed.

The application submitted by the consultant, is made up of two components, rezoning and consent.

Rezoning component: The first part of the application is for the rezoning of Erf 2680 Walvis Bay Extension 8 from "Single Residential" with a density of 1:500 to "Institutional" and is made in terms of the *Urban and Regional Planning Act, 2018* (Act No. 5, 2018). The rezoning will be in accordance with the plan.

Consent component: The second part of the application is for the consent for a home-based business (Administration/Medical Consulting) while rezoning is in process and is made in terms of the Town Planning Scheme.

The application was advertised for comments and objections in the Namib Times, the Namibian, and Government Gazette. Notices of the consolidation, rezoning and consent were displayed on the site and on the Municipality of Walvis Bay's notice board. Furthermore, adjacent landowners and occupiers were notified about the application by hand-delivered mail and some by standard mail. The closing date for comments/objections were 4 November 2022. No objections were received and one letter from the public supporting application was received.

The application for the rezoning and consent use has been evaluated from the town planning point of view based on conformity of the proposed development with the Town Planning Scheme.

Conformity with the Walvis Bay Town Planning Scheme: Clause 12.1 of the Walvis Bay Town Planning (Zoning) Scheme makes provisions for the establishment of a Home-Based Business (as consent uses) on Single Residential properties.

The application is for consent to establish a Home-Based business (Administration/Medical Consulting Rooms) and will thus comply with the Town Planning (Zoning) Scheme.

The rezoning will enable the site to be use for its primary land use which will be Clinic/Medical Consulting Rooms and Coffee Shop on Institutional zoned erf.

RECOMMENDED:

- (1) That the Municipal Council recommends for approval the application for the rezoning of Erf 2680 Walvis Bay Extension 8 from "Single Residential" with a density of 1 dwelling per 500m² to "Institutional", to the Urban and Regional Planning Board, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (2) That it should be noted that in terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, no betterment fee is recommended when rezoning from any zone to institutional.
- (3) That consent be granted in terms of Clauses 6.1.2 and 12.1 of the Walvis Bay Town Planning Scheme for the establishment of a Home-Based Business (Administration/Medical Consulting) on Erf 2680 Walvis Bay subject to the following conditions:
 - (a) That the applicant or person operating the business must reside on the premises.
 - (b) That the Home-Based Business may employ up to 2 full time employees.
 - (c) Not more than one third of the total floor area of the dwelling shall be utilised for non-residential purpose (Home Based Business).
 - (d) The Home-Based Business must be clearly incidental and secondary to the residential use of the dwelling.
 - (e) The residential character and appearance of the dwelling and the property on which it is located shall not be changed in any visible manner. No advertisement of the existence of the Home-Based Business shall be displayed on the dwelling or the erf on which it is located, except for one sign as permitted by the Town Planning Scheme. In particular, only an advertising board, indicating the name, trade name and profession or occupation of the resident, may be displayed on the premises.
 - (f) No materials or products shall be stored on the erf outside the buildings in such a manner as to be visible from any adjacent property.
 - (g) Display of merchandise or products for the Home-Based Business for sale may be permitted at the discretion of Council in keeping with Condition (d) above.
 - (h) The Home-Based Business shall not create any objectionable noise, odour, vibration or unsightly conditions.
 - (i) The Home-Based Business shall not create a health or safety hazard.
 - (j) The Home-Based Business shall not create any interference with communication transmission or reception in the vicinity.

- (k) That parking facilities must be provided to the satisfaction of the General Manager: Roads and Building Control.
 - (l) That the use of the buildings as well as the required parking bays for the Home-Based Business must be indicated on building plans and submitted to the Department of Roads and Building Control prior to commencing with the consent use.
 - (m) That this approval is subject to the applicable laws and regulations of both the Government and the Municipality.
 - (n) That this permission lapses when the property is sold, leased or alienated in whatever process engaged or when the property is rezoned to Institutional.
 - (o) That should valid complaints be received, or the imposed conditions not be complied with and after giving the owner 14 days written notice, consent may be withdrawn.
 - (p) That the consent approval lapses after 5 years.
- (4) That all cost regarding the above be borne by the owner (applicant).

11.8 Subdivision of Erf 1439 Meersig Extension 2 into Erf X and Remainder Erf 1439 Meersig Extension 2 (Add. 7; M/C Meeting 24/01/2023; File 1439M)

The purpose of the report is to obtain the approval of the Municipal Council for the subdivision of Erf 1439 Meersig Extension 2 into Erf X and Remainder Erf 1439 Meersig Extension 2.

Application and registered owner: The owner of Erf 1439 Meersig Extension 2 is Mr Simon N H Iyambo. The owner has given the Power of Attorney to R Munyonga Land Surveyors CC of P.O Box 845, Walvis Bay to submit the application on his behalf.

Location and access: Erf 1439 Meersig Extension 2 is located along Tribunal Street, Meersig Extension 2, as illustrated on Figure 1.



Figure 1 Locality Plan of Erf 1439 Meersig Extension 2

Existing zoning, density and size: Erf 1439 Meersig Extension 2 is zoned as Single Residential with a density zoning of 1 dwelling unit per 500m² and measures 999m² in extent.

Title deed conditions: The usual Single Residential conditions; no restrictions.

Existing and future land uses: Erf 1439 Meersig Extension 2 is currently vacant. In terms of the Walvis Bay's Integrated Urban Spatial Development Framework, the area is demarcated for residential uses.

Topography: The area is levelled and it is the same height as the existing Meersig Extension 2. The erf is connected to municipal services (water and sewerage) and electrical services.

Subdivision proposal: Erf 1439 Meersig Extension 2 is proposed to be subdivided into Erf X and Remainder Erf 1439 Meersig Extension 2, as outlined by the table below:

Erf Number	Township	Zoning	Size (m ²)
Erf 1439	Meersig	Single Residential	999
Erf X	Meersig	Single Residential	499
Remainder Erf 1439	Meersig	Single Residential	500

Access to the proposed Erf X is to be gained via panhandle, which is 4.5m wide. Panhandles are required to be at least 4m wide.

RECOMMENDED:

- (1) That in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5, 2018)*, the application for the subdivision of Erf 1439 Meersig Extension 2 into Erf X and Remainder Erf 1439 Meersig Extension 2, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plans MEER1439-2 dated 13/09/2022 and MEER1439-3 dated 01/09/2022, which bear the approval stamps of the Municipal Council.
- (2) That the following conditions be registered against Erf X and the Remainder of Erf 1439 Meersig Extension 2:
 - (a) 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 subjected to, the provision 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).
 - (b) The building value of the main building, excluding the outbuildings to be erected on the erf be at least four times the valuation of the erf.
- (3) 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.
- (4) That the new erf be provided with one electricity, water and sewerage connection.
- (5) That the panhandle shall be at least 4m wide, in accordance with the *ALAN Panhandle Guidelines*.
- (6) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the new erf.

- (7) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (8) 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 erf.
- (9) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (10) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (11) That the applicant be held liable for the construction of a firewall where structures are closer than 1,50m to the erf boundary, if not such structures on boundaries be demolished.
- (12) That the applicant pays a 7.5% Endowment Fee for the proposed Erf X (a Portion of Erf 1439) Meersig Extension 2, in terms of 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 the proposed Erf X.
- (13) That it should be noted that the above recommendation is also made in terms of Clause 12.2.5.1 of the Walvis Bay Town Planning (Zoning) Scheme that states that the Municipal Council can consent to a subdivision of land for single residential purposes into a portion less than the prescribed minimum, provided that one of the erven created by the subdivision is smaller in area by not more than ten per cent (10%) of the prescribed minimum size.
- (14) That all cost regarding the above be borne by the owner (applicant).

11.9 **Subdivision of Erf 1258 into 6 Portions and Remainder and Rezoning of Erf 1258 Meersig from "General Residential 1" with a density of 1 Per 300m² to "Single Residential" with a density of 1 Per 300m²** (Add. 8; M/C Meeting 24/01/2023; File1258M)

The purpose of the report is to obtain the approval of the Municipal Council for the following:

- (a) subdivision of Erf 1258 Meersig into 6 Portions and Remainder; and
- (b) rezoning of Erf 1258 Meersig from "General Residential 1" with a density of 1 per 300m² to "Single Residential" with a density of 1 per 300m².

Application and registered owner: The applicants are Dantago //Hoebeeb, Natalia //Hoebes and Oketu //Hoebeeb of P.O Box 3151 Walvis Bay. The applicants have given the Power of Attorney to Stewart Planning Town and Regional Planners (the Consultant) to submit the application on their behalf. According to Roelien Stander of Anne Shilengudwa Inc, the property was registered under the applicants' names on 18 October 2022.

Location: Erf 1258 Meersig are located along First Road, as illustrated on Figure 1 on the next page:



Figure 1 Locality Plan of Erf 1258 Meersig

Existing zoning and density: Erf 1258 Meersig is zoned as General Residential 1 and measures 2572m² in extent.

Title deed conditions: The usual “General Residential 1” conditions.

Existing land uses: Erf 1258 Meersig is currently vacant, as shown in Figure 1.

The application submitted by the consultant, is made up of two components, being the subdivision and the rezoning.

Subdivision component: The first part of the application is for the subdivision of Erf 1258 Meersig into 6 Portions and Remainder Erf 1258 Meersig and is made in terms of the Urban and Regional Planning Act (Act No.5, 2018). The subdivision will be in accordance with the following table:

PORTION / ERF NUMBER	SIZE (m ²)	CURRENT ZONING
Erf 1258 Meersig	2572	General Residential 1
Portion 1	318	General Residential 1
Portion 2	517	General Residential 1
Portion 3	478	General Residential 1
Portion 4	318	General Residential 1
Portion 5	304	General Residential 1
Portion 6	312	General Residential 1
Remainder Erf 1258 Meersig	325	General Residential 1

Rezoning component: The second part of the application is for the rezoning of Erf 1258 Meersig from “General Residential 1” with a density of 1:300 to “Single Residential” with a density of 1:300 and is made in terms of the *Urban and Regional Planning Act, 2018* (Act No. 5, 2018). The rezoning will be in accordance with the following table:

PORTION NUMBER	SIZE (m ²)	CURRENT ZONING/DENSITY	PROPOSED ZONING/DENSITY
Erf 1258	2572	General Residential 1 (1:300)	Single Residential (1:300)

Public consultation: The application was advertised for comments and objections in the Namib Times, The Namibian, and Government Gazette. Notices of the consolidation, rezoning and consent were displayed on the site and on the Municipality of Walvis Bay's notice board. Furthermore, adjacent landowners and occupiers were notified about the application by hand-delivered mail and some by standard mail. The closing date for comments/objections were on 24 November 2022. No written comments or objections were received.

The application for the consolidation, rezoning and consent use has been evaluated from the town planning point of view based on conformity of the proposed development with the Town Planning Scheme.

RECOMMENDED:

That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the subdivision of Erf 1258 Meersig into 6 Portions and Remainder, as generally shown on sketch plan 1258/M/SP dated 20 October 2022 that bears a Municipal Council stamp and subject to the following conditions:

- (a) That the following conditions be registered against the proposed Portions 1 to 6 and the Remainder of Erf 1258 Meersig:
 - (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 subjected to, the provision 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) The building value of the main building, excluding the outbuildings to be erected on the erf be at least four times the valuation of the erf.
- (b) That a 5m wide Right of Way Servitude be registered against the proposed Portion 3 in favour of the proposed Portion 4, as generally shown on sketch plan 1258/M/SP dated 20 October 2022 that bears a Municipal Council stamp.
- (c) That the panhandles shall be at least 4m wide, in accordance with the *ALAN Panhandle Guidelines*.
- (d) That the applicant pays a 7.5% Endowment Fee for the proposed Portions 1 to 6 (Portions of Erf 1258) Meersig, in terms of 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 the proposed 6 new Portions.
- (e) 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.
- (f) That the proposed portions be provided with one electricity, water and sewerage connection.
- (g) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the proposed portions.
- (h) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.

- (i) 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 proposed portions.
- (j) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (k) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (l) That the Municipal Council recommends for approval, the application for the rezoning of Erf 1258 Meersig from "General Residential 1" with a density of 1 dwelling per 300m² to "Single Residential" with a density of 1 dwelling per 300m², to the Urban and Regional Planning Board, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (m) That, it should be noted that in terms of the *Policy on the Levying of Betterment Fees for Local Authorities in Namibia*, the applicant will pay no betterment fee as there will be no increase in the municipal land value of the rezoned property.
- (n) That the subdivision and rezoning application shall not be submitted to the Urban and Regional Planning Board until such time the applicants have provided the Municipality of Walvis Bay with a copy of the Title Deed or Deed of Transfer showing that Erf 1258 Meersig is registered under the applicants' names.
- (o) That all cost regarding the above be borne by the applicant.

11.10 **Rezoning of Erf 783 Meersig from Single Residential (1:500m²) to General Residential 1 (1:300m²)** (Add. 9; M/C Meeting 24/01/2023; File 783 M)

The purpose of the report is to obtain the Municipal Council's decision on the application for the rezoning of Erf 783 Meersig from Single Residential with a density of 1 dwelling per 500m² to General Residential 1 with a density of 1 dwelling per 300m².

Applicants & registered owners: The applicants and registered owner of Erf 783 Meersig is Matheus Haipinge Niilenge of P.O. Box 20562, Windhoek. The applicant has given the Power of Attorney to Urban Nest Creations to submit the application on his behalf.

Location: Erf 783 Meersig is situated along Nossob Street, as shown in Figure 1 on the next page:



Figure 1: Locality Plan of Erf 783 Meersig

Existing zoning and density: Erf 783 Meersig is zoned as Single Residential with a density of 1 per 500m² in terms of the Walvis Bay Town Planning Scheme.

Size: The size of Erf 783 is 876m² and the erf is currently vacant.

The owner intends to develop a higher density residential development (Sectional Title Units) when the General Residential 1 rights are in place.

The application was advertised for comments and objections in the Namib Times, The Namibian, and Government Gazette. Notices of the rezoning and consent were displayed on the site and on the Municipality of Walvis Bay's notice board. Furthermore, adjacent landowners and occupiers were notified about the application by hand-delivered mail and some by standard mail. No written comments or objections were received.

The application to rezone Erf 783 Meersig from Single Residential to General Residential 1 will be assessed from the town planning point of view based on:

- conformity of proposed development with the Walvis Bay Town Planning Scheme.
- conformity of proposed development with the Residential Density Policy; and
- influence of the land use on the neighbourhood.

Conformity of proposed development with the Town Planning Scheme: In terms of Clause 14.1 of the Walvis Bay Town Planning (Zoning Scheme), Dwelling Unit, Subsidiary Dwelling Unit, Residential Building, Block of Flats, Duplex Flats are primary land uses on General Residential 1 zone. The owner proposes to develop three sectional title units when the rezoning is approved. The proposal will comply with the Walvis Bay Town Planning Scheme in terms of land uses if the property is to be rezoned to General residential 1.

Conformity of the rezoning with the Residential Density Policy: Erf 783 Meersig is in Zone 6 of the Walvis Bay Residential Density Policy. In terms of the aforesaid Policy:

- sites that are less than 2500m² can accommodate a maximum of 1 unit per 500m²; and

- sites that are greater than 2500m² can accommodate a maximum of 1 unit per 300m².

Erf 783 Meersig is 876m² and the application is for a rezoning to a density of 1 per 300m². The application therefore does not comply with the provision of the Residential Density Policy as the requested density exceeds the permissible density pursuant to the Residential Density Policy.

Influence on the neighbourhood: The proposed development will not have a significant effect on the neighbourhood as it will be residential in character.

Need of proposed development: Residential developments including sectional titles are needed in Walvis Bay, as they will address the shortage of housing and accommodation establishment that are needed by both the residents and tourists/visitors.

In conclusion, the preceding assessment demonstrates that the application to rezone Erf 783 Meersig from Single Residential to General Residential 1 cannot be recommended for approval, as it is not in compliance with the Walvis Bay Residential Density Policy.

RECOMMENDED:

- (1) That the Municipal Council does not recommend for the approval of rezoning of Erf 783 Meersig from "Single Residential" with a density of 1 dwelling per 500m² to "General Residential 1" with a density of 1 dwelling per 300m², as the proposed density does not comply with the Walvis Bay Residential Density Policy.
- (2) That the applicant be advised that, in terms of Section 110 of the Urban and Regional Planning Act, 2018, if he/she is aggrieved by the decision of the local authority on the rezoning application, he/she may appeal against that decision to the Minister of Urban and Rural Development within (21) business days of the notification of the Municipal Council's decision and in the manner set out in Section 129 of the Urban and Regional Planning Act.

11.11 Rezoning of Erf 4449 Walvis Bay Extension 12 from "Light industrial" to "Institutional" consent to proceed with the operations while the rezoning is in process and consent for a residential building on an institutional erf (Add. 10; M/C Meeting 24/01/2023; File 4449 M)

The purpose of the report is to obtain the approval of the Municipal Council for the following:

- (a) rezoning of Erf 4449 Walvis Bay from "Light Industrial" to "Institutional",
- (b) consent to proceed with the operations while the rezoning is in process; and
- (c) consent for a Residential Building on an institutional erf.

Application and registered owner: The applicant and owner of Erf 4449 Walvis Bay Extension 12 is St. Gabriel Community Services CC, of P.O Box 2927 Walvis Bay. The applicant has given the Power of Attorney to Stewart Town Planning CC to submit the application on their behalf.

Location: Erf 4449 Walvis Bay Extension 12 is located along Langer Heinrich Crescent, as illustrated on Figure 1 on the next page.



Figure 1: Locality Plan of Erf 4449 Walvis Bay

Existing zoning and density: Erf 4449 Walvis Bay Extension 12 is zoned as Light Industrial and measures 6870m² in extent.

Title deed conditions: The usual “Light Industrial” conditions. The site consists of an existing health care facility/clinic.

The application was advertised for comments and objections in the Namib Times, the Namibian, and Government Gazette. Notices of the rezoning and consent were displayed on the site and on the Municipality of Walvis Bay’s notice board. Furthermore, adjacent landowners and occupiers were notified about the application by hand-delivered mail and some by standard mail. No written comments or objections were received.

From the Town Planning point of view, the rezoning and consent application is supported based on the following:

- (a) In terms of Clause 23.1 of the Walvis Bay Town Planning Scheme, Institutional Buildings are allowed on Institutional zoned erven as primary uses. The application is for rezoning of Erf 4449 from Light Industrial to Institutional in order to regularise the existing Health Recovery Clinic. Furthermore, in terms of Clause 23.1 of the Walvis Bay Town Planning Scheme, Residential Buildings are allowed on Institutional zoned erven as consent uses. Residential buildings are regarded as integral parts of health care facilities. Hence, the proposal to establish a Residential Building on the subject erf will conform with the town planning regulations.

The application will therefore conform with the Walvis Bay Town Planning (Zoning) Scheme in terms of the permitted land uses and other provisions such as coverage, minimum erf size, height, building lines and on-site parking.

- (b) There is a high demand for health care facilities within the town of Walvis Bay.
- (c) There is also a need for affordable emergency medical rescue services for the community of Walvis Bay.

- (d) The regularisation of the health clinic through the rezoning of the erf from Light Industrial to Institutional will enable the existing facility to further expand as and when required.
- (e) The proposed rezoning has a potential to promote economic development through employment creation, increase in local purchasing power and by attracting health professionals and retirees to Walvis Bay.
- (f) It is acknowledged that the existing health clinic is on an erf that is not zoned for current land uses. However, such a facility cannot be closed down, because the closure will have detrimental effects on the community, employees and patients. Furthermore, if the clinic or health care facility on Erf 4449 Walvis Bay Extension 12 is close down, this will decrease access to health care. Hence, the better solution is to keep the health facility on its current premises, but through the rezoning.
- (g) It is further acknowledged that the industrial and road traffic noise could be a problem to the health care facility/clinic clients. However, there are proven acoustical mitigation measures that can be provided to reduce noise generated by industrial activities and traffic. Therefore, acoustical conditions will need to be imposed to ensure that adequate sound proofing is attained at the health care facility/clinic.
- (h) The proposed rezoning and consent will not negatively affect the amenity of the area.

RECOMMENDED:

- (1) That the Municipal Council recommends for approval the application for the rezoning of Erf 4449 Walvis Bay Extension 12 from "Light Industrial" to "Institutional", to the Urban and Regional Planning Board, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (2) That the Municipal Council grants approval for consent to proceed with the operations of the existing health care facility or clinic on Erf 4449 Walvis Bay Extension 12 while the rezoning is in process, as the the existing health care facility or clinic offers significant health and emergency services to the town.
- (3) That, within four (4) months from the date of notification of Council's decision or prior to the submission of the rezoning application to the Urban and Regional Planning Board (whichever is earlier), the applicant provides the following acoustic mitigation measures to the existing health care facility/clinic:
 - (a) That the applicant shall provide sound barriers/absorbing material around the property such as high walls and trees to dampen noise from adjacent industries and main roads.
 - (b) That the applicant shall soundproof all windows and such soundproof be certified by an acoustic expert.
- (4) That the Municipal Council grants approval for consent for a Residential Building on Erf 4449 Walvis Bay Extension 12 subject to the following conditions:
 - (a) That the applicant shall submit a window schedule indicating noise mitigation measures for any Residential Building on Erf 4449 Walvis Bay Extension 12 prior to issuing a Building Permit.
 - (b) That the applicant shall soundproof all windows and such soundproof be certified by an acoustic expert prior to issuing the Occupation and Completion Certificate.

- (c) That the consent approval shall only come into effect once approval for the rezoning of Erf 4449 Walvis Bay Extension 12 from “Light Industrial” to “Institutional” has been obtained.
- (5) That all cost regarding the above be borne by the applicant.

11.12 Subdivision of Erf 690 Meersig into Portion A and Remainder Erf 690 Meersig (Add. 11; M/C Meeting 24/01/2023; File 690M)

The purpose of the report is to obtain the approval of the Municipal Council for the subdivision of Erf 690 Meersig into New Erf X and Remainder Erf 690 Meersig.

Application and registered owner: The applicant and owner(s) of Erf 690 Meersig are Mrs Susanna Peuya-Eshasho Shaapopi and Ms Rauna Ndapewoshali Kanu. The owner(s) has given Power of Attorney to R Munyonga Land Surveyors CC, P O Box 845 Walvis Bay, to submit the application on their behalf.

Location: Erf 690 Meersig is located along Nossob Street, Meersig Proper, as illustrated on Figure 1, below:



Figure 1: Locality Plan of Erf 690 Meersig

Existing zoning and density: Erf 690 Meersig is zoned as Single Residential with a density zoning of 1 dwelling unit per 500m² and measures 1096m² in extent.

Title deed conditions: The usual Single Residential conditions no restrictions, Erf 690 Meersig, and the erf is currently vacant.

Future land uses: In terms of the Walvis Bay's Integrated Urban Spatial Development Framework the area is demarcated for Residential uses.

Topography: The area is levelled; thus, it is the same height as the existing Meersig Proper.

Fauna and flora: The erf consist of no vegetation and have a typical desert landscape and has access through Nossob Street as indicated in Figure 1. The erf is connected to municipal services (water and sewerage) and electrical services.

Subdivision proposal: Erf 690 Meersig is proposed to be subdivided into New Erf X and Remainder Erf 690 Meersig,

Portion Number	Township	Zoning	Size (m ²)
Erf 690	Meersig	Single Residential	1096
New Erf X	Meersig	Single Residential	548
Remainder Erf 690	Meersig	Single Residential	548

RECOMMENDED:

That in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5, 2018)*, the Municipal Council recommends as follows:

- (1) That application for the subdivision of Erf 690 Meersig into New Erf X and Remainder Erf 690 Meersig, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan MEER690-3 dated 07 October 2022 and which bears the approval stamp of the Municipal Council.
- (2) That the following conditions be registered against New Erf X and the Remainder of Erf 690 Meersig:
 - (a) 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 subjected to, the provision 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).
 - (b) The building value of the main building, excluding the outbuildings to be erected on the erf be at least four times the valuation of the erf.
- (3) 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.
- (4) That the newly created portion be provided with one electricity, water and sewerage connection.
- (5) 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.
- (6) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (7) 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.
- (8) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (9) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (10) That the applicant pays a 7.5% Endowment Fee for the proposed New Erf X (a Portion of Erf 690 Meersig), in terms of 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 the proposed New Erf X.

(11) That all cost regarding the above be borne by the owner (applicant).

11.13 Application to purchase institutional Erf 6288 Kuisebmond: Ubuntu Health Care (Add. 13; M/C Meeting 24/01/2023; File 6288K)

The purpose of this report is to recommend that Clause 1 of Council resolution dated 29 November 2022, under item 11.12 be reconsidered by Council.

Council at its Ordinary meeting held on 29 November 2022 under item 11.12, inter alia, resolved as follows:

- (1) That, for purposes of an envisaged Healthcare Facility, Institutional Erf 6288, Kuisebmond $\pm 15,774 \text{ m}^2$ in extent, be sold by private transaction to Ubuntu Health Care (the applicant) at special rate of N\$ 650.00/m².
- (2) That it be made an express condition that the land may only be used for a health facility and related activities.
- (3) That the applicant, at its own cost advertise the sale, by private transaction, for objections in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992).
- (4) That 10% of the purchase price (based on the N\$ 650.00/m²), be paid on date of sale and the balance of the purchase price be secured by an acceptable bank guarantee within one hundred and twenty (120) days from the date of signing the Agreement of Sale.
- (5) That, on date of sale, the applicant contributes 10% of the purchase price towards the landscaping and green belt fund."

The applicant was informed of the Council resolution in writing. Messrs Ubuntu Health Care requested that Council review the purchase price of the institutional Erf 6288, Kuisebmond. The applicant has indicated that they must attend to the statutory procedures and earthworks, of which the cost is estimated at N\$4,6 million. Hence the request that the purchase price be reviewed by Council.

However, it is important to note that this erf is fully serviced, and all statutory procedures has been completed. Furthermore, there is no earthworks to be done on this erf as the institutional erf is situated within the build-up area of Kuisebmond.

The Public Open Space Erf 6288 Kuisebmond was offered to Sekamee Vandu Investment for N\$650/m² during July 2016. However, Sekamee Vandu Investment during September 2016 has requested Council to review the purchase price as they have to attend to statutory procedures.

The above request was considered by Council at its meeting held on 27 September 2016 and resolved under item 12.8 that the Public Open Space erf be offered to Sekamee Vandu Investment for N\$300/m². The Public Open Space Erf 6288 Kuisebmond was rezoned in the meantime to institutional.

The request by the applicant to review the purchase price and to offer the institutional Erf 6288 Kuisebmond to them at N\$300/m² has been taken note off and can be considered. It is important to note that the value of any land in a Local Authority area increases over time and the purchase price must be escalated. The request of the applicant has been carefully studied and although the purchase price may have increase over the last seven (7) years, the request of the applicant is regarded as reasonable and fair.

Therefore, clause 1 of the Council resolution dated 29 November 2022, under item 11.12 must be re-phrase and amended accordingly.

RECOMMENDED:

That Council resolution item 11.12 dated 29 November 2022 be reconfirmed.

11.14 **Donation of taxi rank facility to Municipality of Walvis Bay** (Add. 15; M/C Meeting 24/01/2023; File 5613 K & 5/16/1/1/1)

The purpose of this report is for Council to consider the request from Family Garden Investment Group CC for the donation of the taxi rank facility to the Municipality of Walvis Bay.

An application was received from the Family Garden Investment CC Group in March 2018 to establish a SME business Park on Erf 5613 Kuisebmond, on a lease basis. The applicant further proposed as part of social responsibility to build a public toilet with administrative offices for the Windhoek taxi on Erf 277 Kuisebmond. The applicants' application was considered by the General Manager: Community and Economic Development in terms of item 5.15 of the Delegation of Powers and approval was granted to the applicants' to establish the SME Park and to build the Taxi rank facility, the Lease agreement was signed with the applicant on 25 July 2018. This building consists of an office and ablution facility.

The Taxi rank facility was completed but is not operational as the initial idea of leasing the facility to Windhoek taxi operators was affected by the Covid-19 pandemic. Meanwhile, the development of the SME Park on Erf 5613 Kuisebmond couldn't also start as envisaged as the high mass pole had to be relocated from the erf at the cost of the applicant.

Currently only one or two taxi's are using the terminal as the shuttle services from Walvis Bay to Windhoek has predominately been taken over by the Seven seaters. The long-distance taxi's for Rundu and Grootfontein are mainly using the area now.

It is further important to note that once the property or the facility has been donated to Council, the management function of the facility be outsourced.

A request was received from the applicant to donate the Taxi rank facility to Council. The request from the applicant to donate the Taxi rank facility is welcomed as it will assist the Windhoek taxi operators immensely in their daily operation. No budgetary provision was made over all these years and the request by the taxi operators was answered by private sector.

It is further important to note that approval to accept the donation from Family Garden Group CC must be obtained from the Minister of Urban and Rural Developmental in terms of section 30 (1)(z)(i) of the Local Authorities Act, 1992 (Act 23 of 1992). We are further of the opinion that once the approval has been obtained from the Minister, a joint inspection be done on the property with the donor to repair all defects before the facility is handed over to Council.

RECOMMENDED:

- (1) That the offer by the Family Garden Investment Group CC to donate the Taxi Rank Facility to the Municipality of Walvis Bay, be approved and accepted by Council, subject to the approval for accepting the donation from Minister of Urban and Rural Development in terms of Section 30(1)(z)(i) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (2) That the Family Garden Investment Group CC do the final maintenance on the building before it is handed over to Council.

11.15 **Application to lease portion of Remainder Farm 39: Operatec Marine and Industrial Training Centre Namibia** (Add. 16; M/C Meeting 24/01/2023; File Rem Farm 39)

To purpose of this report is to recommend, amongst others, that 2,500 m² of Remainder Farm 39 be leased to Operatec Marine and Industrial Training Centre Namibia (the applicant), for a period of ten (10) years for the purpose of establishing a Marine and Industrial Training Centre.

An application was received from the applicant for the purpose of establishing a Marine and Industrial Training Center in Walvis Bay. The applicant indicated in their application that they require beachfront land for the development. However, as no beachfront land is available, consultations were held with the applicant and they have agreed to be allocated land on Remainder Farm 39. The applicant intends to lease the property for ten (10) years. The locality plan depicted on Remainder Farm 39.

The applicant applied to lease 2,500 m² of land from Council to establish a Marine and Industrial Training Centre in Walvis Bay. The center will inter alia provide the following courses to the community:

- Helicopter underwater escape training
- Basic offshore safety induction and emergency training
- Oil and Gas industry international training
- Offshore emergency training
- Offshore boat transfer training
- Personal survival training

It is believed that this Training Center will equip Namibians with necessary skills and knowledge to enter the Marine and Industrial field. The Training Center will further underscore the Government's initiative under Harambe Prosperity Plan II to empower and provide skills to Namibians. This development will be beneficial to Council and also to the broader Walvis Bay, especially with the recent discovery of an estimated 11 billion barrel in oil reserves found off the Namibian coast. Therefore, the application for Marine and Industrial Training Center on Remainder Farm 39 is supported.

Council has in the past approved lease for King Charcoal and Charcoal Warehouse on Farm 38 at a rental of 0.88 cents/m² plus 15% VAT. Therefore, the lease of 2,500 m² of Remainder Farm 39 must be set at a monthly rental of N\$2,200.00 (0.88 cents/m²) plus N\$330.00 (15 % VAT), as it is in line with rentals recommended in the case of the applications Council has received for the activities on Farm 38.

Seeing that the applicant has requested to enter into an agreement with the Municipality of Walvis Bay for a lease period of 10 years, a Notarial Deed of Lease must be registered in the Deeds Office. All costs would be for the account of the applicant.

Bearing in mind that 2,500 m² of Remainder Farm 39 is to be leased for a period exceeding one year, the approval of the Minister of Urban and Rural Development is required in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 19992), as amended.

RECOMMENDED:

- (1) That 2,500 m² of Remainder Farm 39 be leased to Operatec Marine and Industrial Training Centre Namibia (the applicant), at a rental of N\$2,200.00 (0.88 cents/m²) plus N\$330.00 (15 % VAT) per month, escalating with 10% per annum.
- (2) 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.

- (3) 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.
- (4) That the Ministry of Urban and Rural Development be consulted on the proposed lease and its conditions in terms of Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018).
- (5) That, prior to the signing of a lease agreement, the applicants obtain an 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: Environmental Affairs.
- (6) That the lease agreement be signed, and the monthly rental be levied once the agreement has been signed by all parties.
- (7) That the lease period be for ten (10) years, to be extended for a further period as agreed upon between the Municipality of Walvis Bay and the applicant.
- (8) That a Notarial Deed of Lease be registered and the applicant to bear all costs.
- (9) That the applicant, in conjunction with the Department of Roads & Building Control, have the required 2,500 m² of Remainder Farm 39 surveyed at the applicant's cost.
- (10) 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.
- (11) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (12) That a refundable, non-interest-bearing deposit of N\$10,000.00 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.
- (13) 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.
- (14) That the applicant shall, at own cost, enclose the leased area.
- (15) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (16) That the applicant has to comply at all times to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (17) That the Municipal Council of Walvis Bay not be held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after 10 years.
- (18) 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.

- (19) 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 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.

11.16 **Determination of the erf price and sale of Portion 233 Meersig: Diabate Health Centre CC** (Add. 17; M/C Meeting 24/01/2023; File PTN 233)

The purpose of this report is to recommend amongst others that Portion 233 Meersig, in extent 50,000 m² (5 Ha), be sold by private transaction to Diabate Health Centre CC (the applicant), for N\$30/m², for the purpose of establishing a Private Hospital (Healthcare Facility) in Walvis Bay.

In an application dated 15 November 2022, the applicant indicated that they wish to acquire Portion 233 Meersig, to establish a Private Hospital (Healthcare Facility) in Walvis Bay. The locality plan depicting the area (Portion 233 Meersig).

In their application, the applicant indicated that they want to establish a fully-fledged Private Hospital to support Government initiatives for more health facilities and particularly a sub-acute care facility in the region. The facility will cater for patients from within Walvis Bay and the surrounding towns.

The private hospital will have multi-disciplinary teams that specializes in the following disciplines:

- Orthopedics
- Urology
- ENT
- General Surgery
- Obstetrics and Gynaecology
- Paediatrics
- Internal Medicines
- Head and neck medicines
- Cardio Thoracic

The establishment of the state-of-the-art medical care facility in Walvis Bay will have the following benefits for the town:

- Accessibility to quality healthcare
- Providing more accessible access to specialized quality healthcare
- Expanding the range and quality of medical care
- Job creation, skills development and training
- Securing existing jobs and creating additional employment opportunities for medical and support personnel
- Training of student doctors and nurses through collaboration with academic Healthcare institutions
- Contributions to rates and taxes
- Medical tourism encouraged

RECOMMENDED:

- (1) That Portion 233 of Walvis Bay Town and Townlands No.1, 50,000 m² in extent, be sold by private transaction to Diabate Health Centre CC (the applicant), at a purchase price of N\$30.00 (Thirty Namibian Dollars) per m².

- (2) That the Ministry of Urban and Rural Development be consulted on the proposed sale and its conditions in terms of Section 63 (2) of the Local Authorities Amendment Act, 2018 (Act No.3 of 2018).
- (3) 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.
- (4) 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 120 days from the date of sale.
- (5) That the applicant shall commence with 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 transfer; failing to comply would result in the undeveloped erf/erven to revert back to Council at the cost of the applicant.
- (6) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED and be provided by the applicant to their satisfaction.
- (7) That applicant attends to any outstanding Town Planning matters at its own cost.
- (8) That the applicant contributes actual cost in the provision of bulk services.
- (9) That the applicant further contributes 10% of the purchase price towards landscaping and establishment of a green belt.
- (10) 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 donated to Council, free of charge.
- (11) 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.

11.17 Application to lease portion of Farm 38: Manale Trading Enterprises CC (Add. 19; M/C Meeting 24/01/2023; File Farm 38)

The purpose of this report is to recommend, amongst others, that 15 000 m² of Farm 38 be leased to Manale Trading Enterprises CC (the applicant), for a period of ten (10) years, for the purpose of establishing a Charcoal Processing Plant.

An application was received from the applicant for the purpose of establishing a Charcoal Processing Plant on a portion of Farm 38. The applicant intends to lease the property for ten (10) years. The locality plan is depicted on Farm 38.

The applicant applied to lease 15,000 m² of Farm 38 for the purposes of establishing a Charcoal processing Plant. The plant will be used for repacking of charcoal products into vacuum sealable bags. The offloading and loading of the materials will be done on site into containers.

It is believed that this plant will create much needed job opportunities for Walvis Bay and Erongo as a whole. The plant of 15,000 m² can create 150 direct jobs and this project will further underscore the Government's initiative of value addition to Namibian products and ultimately result in skills transfer to Namibians. This should be beneficial to Council, and to the broader Walvis Bay, especially with the envisaged developments in future. Therefore, the application for production and packaging of Charcoals on Farm 38 is supported.

Council has in the past approved lease for King Charcoal and Charcoal Warehouse on Farm 38 at a rental of 0.88 cents/m² plus 15% VAT. Therefore, the lease of 15,000 m² of Farm 38 must be set at a monthly rental of N\$13,200 (0.88 cents/m²) plus N\$1,980.00 (15 % VAT), as it is in line with the rentals recommended in the case of the applications Council has received for the activities on Farm 38.

Seeing that the applicant has requested to enter into an agreement with the Municipality of Walvis Bay for a lease period of ten (10) years, a Notarial Deed of Lease must be registered in the Deeds Office. All costs would be for the account of the applicant.

Bearing in mind that 10 ha of Farm 38 is to be leased for a period exceeding one year, the approval of the Minister of Urban and Rural Development is required in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.

RECOMMENDED:

- (1) That 15,000 m² of Farm 38 be leased to Manale Trading Enterprises CC (the applicant), at a rental of N\$13,200.00 (0.88 cents/m²) plus N\$1,980.00 (15 % VAT) per month, escalating with 10% per annum, for production and packaging of charcoals.
- (2) 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.
- (3) 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.
- (4) That the Ministry of Urban and Rural Development be consulted on the proposed lease and its conditions in terms of Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018).
- (5) That, prior to the signing of a lease agreement, the applicants obtain an 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: Environmental Affairs.
- (6) That the lease agreement be signed, and the monthly rental be levied once the agreement has been signed by all parties.
- (7) That the lease period be for ten (10) years, to be extended for a further period as agreed upon between the Municipality of Walvis Bay and the applicant.
- (8) That a Notarial Deed of Lease be registered and the applicant to bear all costs.
- (9) That the applicant, in conjunction with the Department of Roads & Building Control, have the required 15,000 m² of Farm 38 surveyed at the applicant's cost.

- (10) That the development commences after all approval has been obtained within Thirty (30) days from the date of notice, failing to comply, that the approval be regarded as null and void.
- (11) 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.
- (12) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (13) That a refundable, non-interest bearing deposit of N\$10,000.00 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.
- (14) 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.
- (15) That the applicant shall, at own cost, enclose the leased area.
- (16) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (17) That the applicant has to comply at all times to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (18) That the Municipal Council of Walvis Bay not be held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after 10 years.
- (19) 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.
- (20) 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 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.

11.18 **Application for allocation of Erven 294 and 295 Narraville and a portion of Erf 328 Narraville: Narraville elderly home** (Add. 22; M/C Meeting 24/01/2023; File 294,295 N & 328 N & 7/2/3/2/2)

The purpose of this report is to recommend, amongst others, that:

- (a) Erf 294 Narraville, single residential erven measuring approximately 560 square meters;
- (b) Erf 295 Narraville, Public Open Space measuring approximately 2142 square meters; and
- (c) A portion of Erf 328 Narraville, Public Open Space approximately 2371.20 square meters be allocated to Narraville Elderly Home (the applicant), for the establishment of an Old Age Home.

Council at its meeting held on 08 March 2022 under item 11.15 inter alia resolved as follows:

- “(1) That, approval be granted for Erf 294 Narraville, Erf 295 Narraville and a Portion of Erf 328 Narraville, be reserved for Narraville Elderly Home (the applicant), for the envisaged Old Age Home.
- (2) That, the applicant submit, within six (6) months after this approval, a concise project proposal that indicates the timeline of the planning/activities, as well as the financial and technical capability of Narraville Elderly Home to complete the project.
- (3) That the applicant submit approval from the Ministry of Health and Social Services that they are registered as an Old Age Home.
- (4) That, once the abovementioned planning/activities have been received, a further comprehensive report with recommendations be submitted to Council for consideration.”

The establishment of Narraville Elderly Home is an initiative by the private sector, primarily focusing on the establishment of an Old Age Home for Narraville. Seeing that Walvis Bay and Kuisebmond already have Old Age Homes, these residents identified a similar need for Narraville.

The applicant has identified and applied for Erf 294 Narraville measuring $\pm 559 \text{ m}^2$, Erf 295 Narraville measuring $\pm 2142 \text{ m}^2$ and a Portion of Erf 328 Narraville measuring $\pm 2371 \text{ m}^2$. The ervens in question are zoned “single residential” and “Public Open Space” and measures $\pm 5072 \text{ m}^2$. The locality plan depicting erven 294, 295 and a Portion of Erf 328 Narraville is attached with the detailed development proposal of the applicant.

The establishment of an Old Age Home for Narraville has over the years been a dream for Council and the community of Walvis Bay, more specifically the community of Narraville. Moreover, at the Informal Council meeting held during August 2021, more emphasis was put on the importance of an Old Age Home for Narraville and these discussions accelerated the official application for the identified portions of land.

The applicant indicates that their main aim is to establish/administer an Old Age Home like Kuisebmond that will cater for vulnerable elders. This envisaged development will provide a facility that will consist of 58 living units, a hall with a fully-fledged kitchen plus a Medical Center.

Furthermore, the Narraville Elderly Home Committee commits itself that the envisaged building will blend in with the surrounding environment. This Old Age Home will also cater for vulnerable/needy people of Walvis Bay. Additionally, the applicant will maintain the Play Park at the Remainder of Erf 326 Narraville.

Therefore, the opinion is held that this envisaged Old Age Home will contribute to the growth, especially social development of Walvis Bay and in particular Narraville. Further to that, this development is in line with the call by the Government to all Namibian citizens for the care and support of senior citizens in their communities.

Hence, the applicant as per the Council resolution dated 08 March 2022 was requested to submit concise project proposal as well as financial capability and approval from Ministry of Health and Social Services for the approval to operate an Old Age Home. The detailed project timeline, the constitution of the Narraville elderly Home, the financial capability and approval from Ministry of Health and Social Services is attached as **Annexure “B”**. It is evident from the detailed project proposal that the applicant is ready to start with the development of the elderly Home in Narraville.

We therefore support the application by Narraville Elderly Home as it will accommodate and bring about a part of a community dream to the senior citizens of Walvis Bay, the call from Council for private sector to support our local social projects is also hereby answered.

RECOMMENDED

- (1) That, approval be granted for the establishment of Narraville Elderly Home on erven 294 Narraville, 295 Narraville and a Portion of Erf 328 Narraville.
- (2) That the Narraville Elderly Home (Non-Profit) Association incorporated under Section 21), to manage the Narraville Old Age Home as per their mandate.
- (3) That the applicant donates back to the Municipality of Walvis Bay the improvements to be constructed of Erf 294 Narraville, Erf 295 Narraville and a Portion of Erf 328 Narraville.
- (4) That the applicant be responsible for the maintenance, water and electricity bills of the envisaged Old Age Home/ Welfare Organisation as per the Age Persons Act, 1967 (Act 81 of 1967).
- (5) That the applicant maintains the Playpark at the Remainder of Erf 326 Narraville.
- (6) That the applicant acknowledge receipt and accept the conditions of this Council resolution within fourteen (14) days from date of communication of this Council resolution. Failing to comply, this Council resolution will be regarded as null and void without any further notice.

11.19 Adoption of the Local Economic Development Strategy (Add. 23; M/C Meeting 24/01/2023; File 17/28/2)

The purpose of the report is to request Council to adopt the Local Economic Development (LED) Strategy as a planning and implementation tool for the town's economic development and growth for the next five (5) years.

The Municipality of Walvis Bay is tasked with the responsibility of implementing developmental activities that improve the economy of Walvis Bay. For this to happen, Council needs to craft strategies which outline the activities needed to bring about economic development.

LED refers to a process by which a Local Authority makes a concerted effort to formulate and implement strategies and initiatives to create a conducive environment for economic growth and social development, thereby improving the resident's living standards. The process brings about pluralities of actors who design, develop, and implement developmental strategies to stimulate economic development, increase competitiveness and restructure non-performing sectors of the Walvis Bay economy.

To achieve the above-mentioned goals, the LED strategy should embrace the aspiration of the town's residents, stakeholders and compliment the objectives of National Development Plan and strategies (Vision 2030, NDP5, the Harambee Prosperity Plan, etc). The LED is an elaborate plan to achieve Strategic Objective one (1) of the Municipality of Walvis Bay's Strategic Plan.

In February 2021, Council appointed Development Consultants for Southern Africa CC (DECOSA), to carry out consulting work for the development of the Local Economic Development (LED) policy and Strategy. The consultation process was carried out over a period of eight (8) months and was completed in September 2021. The LED Policy and Strategy was initially submitted to Council for approval in July 2022. However, the document needed some inputs from our technical departments before it could be finalised.

At the Council meeting dated 28 July 2022 Council resolved that (5.1 Add No 1; M/C Meeting 28/07/2022):

- (1) That the item be withdrawn for detailed reviews and corrections and aligning it with the Strategic Plan as well as the Urban Structure Plan.
- (2) That the final Local Economic Development (LED) Policy and Strategy be resubmitted before the end of this year.

The Department of Community and Economic Development has reviewed the document, corrected and aligned it to the Municipality of Walvis Bay Strategic Plan and the Urban Structure Plan. During the review process, the Department of Community and Economic Development has realised that the initial document did not clearly state Council's policy aspiration in terms of Economic development and decided to remove the policy aspect completely and concentrated on the strategy alone.

It should be noted that the Local Economic and Development (LED) Strategy (2023-2028), is a working document and Council should continuously review the progress and assess whether the stipulated strategies are still relevant to the prevailing economic condition and Council policies. For the LED Strategy to be considered a legitimate Municipal Planning and implementation tool, Council must first adopt the Local Economic Development (LED) Strategy. Hence the submission of the LED Strategy for the five (5) years, starting from 2023-2028.

The strategy is attached as **Annexure B**.

RECOMMENDED

- (1) That the Council adopts the Walvis Bay Local Economic Development (LED) Strategy as a planning and implementation tool for the town's economic development and growth for the next five (5) years.
- (2) That the Council carry out a mid-term reviews of the Walvis Bay Local Economic Development (LED) Strategy in 2026.
- (3) That an implementation plan be drawn up and be activated as soon as possible after Council's approval of the strategy.

11.20 Appointment of members to serve on the Walvis Bay Tourism Advisory Board (Add. 24; M/C Meeting 24/01/2023; File 12/1/1)

The purpose of this report is for the nomination by the Council and where applicable, the appointment of one Council member to serve on the Tourism Advisory Board for three (3) years (2023 to 2025).

On 14 November 2019, the Department of Community and Economic Development (CED) and the local tourism stakeholders convened the first Tourism Forum meeting at Atlantic Hotel. The aim was to establish a body that promote and coordinate the following:

- Regular dialogues on policy and strategy development and review
- Promote a framework for cooperation between public authorities and industry players
- Conduct regular consultative and planning meetings
- Facilitate responsive and practical policy development and strategies based on best practices
- Promote joint responsibilities on creating an attractive tourism destination

To achieve the above, the forum decided to elect an Interim Steering Committee for three (3) months, to work on the terms of reference, assess and establish linkages between industry players while members get familiar with each other, to eventually elect a Substantive Steering Committee. The Interim Steering Committee was elected at the second Tourism Forum meeting held on 19 February 2020. This Committee could however not do much during their tenure as Covid-19 started soon after their election.

Tourism was one of the worst industries affected by Covid-19 and there was very little movement in the industry for the past two years (2020-2021). To revitalise the industry the Department of Community and Economic Development once again convened the first meeting with stakeholder after the Pandemic, on 19 October 2022 at Atlantic Hotel. This time around the department chose to consult the whole forum on the terms of reference and composition of a proposed Tourism Advisory Board. The meeting also discussed among other things matters such as Lessons Learned from the Pandemic, Establishing a Resilient Brand for Walvis Bay.

Through an interactive workshop mode, participants actively contributed toward the formulation of the Tourism Advisory Framework. The proposed Tourism Advisory Board is a non-remunerative work and members volunteer their services to the Forum. Below are the new responsibilities of the Walvis Bay Tourism Advisory Board:

- Advise and make recommendations pertaining to local tourism.
- Increase awareness and elevate discussions on tourism issues within the various sectors -restaurants, accommodations, entertainment, adventure tours, etc;
- Be a centralized focal point for effectively building tourism as a key economic driver within Walvis Bay.
- Transmit and disseminate Council, MET, and Regional Tourism Forum decisions along with important information affecting the industry to stakeholders.

It must be noted that it is key to have Council support and participation on the Board, as Council ultimately makes budgetary decisions impacting the town's Tourism industry. The desire is for Council to receive adequate advice prior to taking such decisions that might require the expertise of the stakeholders. It is therefore recommended that Council nominates one (1) Councillor to serve as an ex-officio member of the Walvis Bay Tourism Advisory Board.

The Walvis Bay Tourism Advisory Board will consist of nine (9) voting members and three ex-officio members. The voting members are to be elected by the Tourism forum and will serve for a three-year term and may be re-elected for a second term only. The composition of the board will consist of individuals from the following industries:

- 1-Large accommodations sector—Full-Service Hotels, Conference Facilities, Lodges
- 1-Small accommodations sector—B& Bs, Guesthouses
- 1-Transport
- 1-Restaurants-Food & Beverages
- 1-Adventure Tours
- 1-Entertainment
- 1-Neighborhood Associations—Waterfront Committee, etc.
- 1-Financial Institutions
- 1-Chamber of Commerce

RECOMMENDED

That the Municipal Council, in terms of section 26(1) of the Local Authorities Act, 1992 (Act No. 23 of 1992), nominates and appoints 1 x Councillor to serve on the Walvis Bay Tourism Advisory Board.

11.21 Request for donation of land, Erf 1495 Meersig: Walvis Bay Child and Family Centre (Sunshine) (Add. 25; M/C Meeting 24/01/2023; File 1495 M& 5/16/1/1/1)

The purpose of this report is for Council to consider the request from the Walvis Bay Child and Family Centre for the donation of Erf 1495, Meersig to establish a Disability Services Center in Walvis Bay.

Application was received from Walvis Bay Child and Family Centre for a donation of land to establish a Disability Center in Walvis Bay. The Walvis Bay Child and Family Centre was established in 1996 and is currently operating from the North Hospital premises in Walvis Bay. The Walvis Bay Child and Family Centre currently share the premises with the clinic and children's home. The Ministry of Health and Social Services also accommodates illegal dwellers, people that do not have any accommodation elsewhere in Walvis Bay. However, in terms of the residential childcare facility standards, the Walvis Bay Child and Family Centre should be a safe and secure facility for people with disabilities.

As a result of the challenges that they are currently facing at the premises and to provide safe, secure, and pleasant environment for its beneficiaries, the Walvis Bay Child and Family Centre has now approached the Municipality of Walvis Bay for a donation of an erf to build their own facility. A meeting was also held with the representatives of the Walvis Bay Child and Family Centre on 29 November 2022 for more clarity and to identify a suitable site for their needs. Erf 1495 Meersig, 2841 m² in extent was thereafter identified as suitable by the applicant.

It is further important to note that approval to donate an erf to Walvis Bay Child and Family Centre must be obtained from the Minister of Urban and Rural Development in terms of section 30 (1)(z)(ii) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.

RECOMMENDED

- (1) That the request by the Walvis Bay Child and Family Centre for the donation of Erf 1495 Meersig, 2841 m² in extent, be approved as a donation in support of the activities of the Sunshine Centre, subject to the approval being obtained from the Minister of Urban and Rural Development in terms of Section 30(1)(z)(ii) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (2) That after Ministerial approval, the item be resubmitted to Council for final consideration.

11.22 Walvis Bay Fire Services – Benchmarking and Future (Add. 26; M/C Meeting 24/01/2023; File 17/10/1/P)

The purpose of this report is to provide Council with a background of the workings and dynamics of any Fire Brigade and its personnel.

The purpose of a Fire Brigade is to enhance community safety, quality of life and confidence by minimising the impact of hazards and emergency incidents on people, environment and economy, through the protection of life and properties.

A permanent firefighter is a full-time firefighter. Being a firefighter is no ordinary job, as the work is varied and challenging. A Firefighter is not just about the suppression and prevention of fires, but they are also involved in:

- Fire prevention and investigation.
- Disaster Risk Management.
- Security Services. (In the case of Walvis Bay Fire Brigade)
- Community education and activities related to fire safety and prevention, including School discussion (Fire Ed - Pre-school/ Kindergarten and Rescue Ed - High School/ Teens)
- Working with communities to help minimise the environmental impact of fire.
- Recovery and management of hazardous, toxic and flammable materials.
- Recovery of debris after flood and emergency incidents.
- Motor vehicle accidents rescue and administer of basic first aid until an accredited medical emergency provider arrives.

- Carry out building inspections to prepare risk assessments and pre-incident plans.
- Maintaining good health and physical fitness.
- Undertaking ongoing development and maintenance of skills and knowledge through regular training and studies.
- Cleaning/maintenance of equipment and the fire station.

Firefighters often operate in stressful situations, particularly when people are injured or threatened with injury. When attending an incident, firefighters may be required to comfort victims or advise the public to stay clear of the area. Firefighting is therefore physically and psychologically demanding, especially during major emergencies, and involves quick thinking, teamwork, and endurance.

Ideally, permanent firefighters work in a fire station as part of a platoon supervised by a Station Officer. Platoons contain between 3 to 12 firefighters of various ranks, depending on the size and nature of the fire station.

For the sake of completeness, benchmark information is submitted herewith to provide Council with a more complete picture of the fire prevention and fighting situations in other towns in Namibia, compared to Walvis Bay. A survey was recently conducted amongst the Fire Brigades of Windhoek and Swakopmund.

It should be mentioned that the fire brigades approached were in some instances reluctant to provide specific statistics of their institutions.

Benchmark information is submitted as follows;

Items	Windhoek	Swakopmund	Walvis Bay
Average response time to call-outs.	5 – 8 minutes	5 -10 minutes	10 - 15 minutes
Staff compliment – full time personnel	164 full time	12 full time	10 full time
Staff compliment - voluntary personnel	39 Interns	0 Volunteers	19 volunteers
Fire rescue vehicles available	45 vehicles	6 vehicles	8 vehicles
Working hours and shifts	24 hours shifts 08:00 – 08:00, 24 hours standby and 3 shift system.	48 hours shift 08:00 – 08:00, 48 hours standby and 2 shift system.	08:00 – 17:00 Monday to Friday and 24 hours standby.
Amount of personnel on duty on 24 Hours basis.	25 fulltime staff and 13 interns per shift.	5 members per shift. 2 at Head Quarter 3 at DRC fire station	19 voluntary firefighter and 10 permanent staff members.
How many fire stations / satellite stations	5 fire stations	2 fire stations	1 fire station

RECOMMENDED

- (1) That the contents of the report be noted.
- (2) That Council commits itself to the appointment of permanent staff, the appointment of Reservists and the streamline of the rank structure in the Section Protection Services, to enable a shift system and the establishment of a fully-fledged and effective Fire Brigade and Emergency Services Section.

- (3) That informal discussions with the affected employees be arranged before the implementation details of the process are further considered.

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

None.

13. **Minutes of associations**

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

No minutes have been received.

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.

From the onset I want to request Councillor when they pose questions, to refrain from making it personal and also to make sure that such matters had not been dealt with previously by the Council. Also try and limit any such questions to a pertinent matter of concern, instead of submitting a myriad of questions such as what we are dealing with now. This will ensure that the response to questions is recorded and dealt with properly without distracting from its importance.

The response to the myriad of questions that was submitted by Councillor Shozi, as was received by my office from the various departments responsible for the matters raised, is as follows:

1. As new Councilors, we made promises to our residents and the people who elected us in our positions, and I want to ask if we can get details on the following aspects relating to the last two years.

- a. Execution percentage rate of capital projects implementation for financial year 2020/2021, 2021/2022 and 2022/2023 to date:

Response:

2020/2021			2021/2022		
<i>Budget (N\$)</i>	<i>Expenditure at 30/06/2021 (N\$)</i>	<i>% Expenditure at 30/06/2021 (N\$)</i>	<i>Budget (N\$)</i>	<i>Expenditure at 30/06/2022 (N\$)</i>	<i>% Expenditure at 30/06/2022 (N\$)</i>
53,465,686	13,498,566	25.2%	57,117,575	17,315,406	30.3%
2022/2023			2022/2023 (Projected)		
<i>Budget (N\$)</i>	<i>Expenditure at 30/06/2021 (N\$)</i>	<i>% Expenditure at 12/01/2023 (N\$)</i>	<i>Budget (N\$)</i>	<i>Expenditure at 30/06/2023 (N\$)</i>	<i>% Expenditure at 30/06/2023 (N\$)</i>
41,730,000	2,961,492	7.1%	41,730,000	18,652,250	44.7%

- b. Employment creation through procurement

Response:

As contracts that are awarded during the public procurement process, are executed by independent private contractors and other service providers, it would be impossible for this institution to report on the employment created through such tender awards. The information submitted will thus not be reliable because it is not because it is not verified. There is currently no mechanism in place to determine such figures apart from the social security information. Councillor Shozi however is welcome to initiate and present such mechanisms for consideration.

- c. Youth development projects approved and status of implementation.

Response:

- Council approved the lease of the Old Kuisebmond Kitchen for youth related projects. Three different entities were provided the opportunity for such lease. After Council approval the leasing of sections of the building was submitted to the Minister for approval. Such approval is still awaited, but regularly followed up.

In the mean-time Mr. Hendrik Davids withdrew his application and intention to lease a portion of the building.

The Walvis Bay Youth Forum has already submitted draft drawings of a possible Youth Centre (See attachement). It is envisaged that development of such facility should commence on approval of Minister.

- d. Serviced land with total number of erven and amounts spent.

Response:

Council spending on surveying costs for approved Extensions (including number erven created) in various suburbs dating 2020 to current 2023:

Narraville			
<u>Extension #</u>	<u>Service Provider</u>	<u>Amount including 15% VAT</u>	<u>Number of erven</u>
9 and 10	R Munyonga Land Surveyors CC	N\$ 201, 228.38	155 + 214
11	R Munyonga Land Surveyors CC	N\$ 96, 809.30	37
13	N.J Hangula Professional Land Surveyors	N\$ 270 330.39	182
15	N.J Hangula Professional Land Surveyors	N\$ 457,871.73	292
16	N.J Hangula Professional Land Surveyors	N\$ 362, 621.68	240
Walvis Bay			
<u>Extension #</u>	<u>Service Provider</u>	<u>Amount including 15% VAT</u>	<u>Number of erven</u>
19	R Munyonga Land Surveyors CC	N\$ 342,969.24	108
Totals:		N\$ 1, 731, 830.72	1 228

Table 7: Surveying costs spent between 2020 and 2023

- e. Number of houses provided at affordable prices.

Response:

- Narraville 68 houses constructed by the Shack Dwellers Federation is near completion.
- 170 houses build at Otweya which was a Government, NHE and Municipality initiative.

No other houses have been provided for between 2021 -2023.

- f. Social projects initiated and status of implementation.

Response: *The Division: Economic Development has planned to implement four Social Development projects as of July 2020, namely;*

1. *Construction of Ekutu Market Phase II - The initial bid that was awarded, was on review cancelled by the Review Panel. The new draft bidding document was submitted to the PMU on 31 October 2022 for advertising.*
 2. *Construction of the Shading Area Informal Market (Donor Funded) - Phase I has been completed (construction of Braai facilities). The draft bidding document will be submitted to the PMU in February 2023. Phase 2 will consist of 18 trading and 4 braai structures, accommodating about 62 and 16 traders respectively.*
 3. *Construction of Namdock Informal Market (land donated by Namport)- The design for trading facilities has been completed and the division is just waiting to finalise the signing of the lease agreement.*
 4. *Construction of Narraville Informal market – The project is still in the planning stage. Still looking at options to propose to CED for consideration and approval before we commence with detailed drawings.*
 5. *Renovations of Kuisbmond braai area completed.*
- g. Amounts spent on consulting services including legal fees to be split per entity and details of the consulting services and indicating if we have internal staff responsible for such services.

Response:

Name of Consultant	Services Offered	Amount (N\$)
<i>Burmeister & Partners Consulting Engineers</i>	<ul style="list-style-type: none"> • <i>Design, bidding documentation, contract administration and supervision for construction of communal municipal services infrastructure in Farm 37 Portion 10.</i> • <i>Limited internal capacity (Civil Engineer/Technologist) to design and do regular contract administration and supervision.</i> 	<i>222,354</i>
	<ul style="list-style-type: none"> • <i>Design of electrical infrastructure in Farm 37 Portions 10 and 11.</i> • <i>No internal capacity (Electrical Engineer/Technologist) to design and do regular contract administration and site supervision.</i> 	<i>88,356</i>
<i>Element Consulting Engineers</i>	<ul style="list-style-type: none"> • <i>Design, bidding documentation, contract administration and supervision for upgrading of gravel roads in Kuisebmond.</i> • <i>Limited internal capacity (Roads Engineer/Technologist) to design and do regular contract administration and site supervision.</i> 	<i>237,110</i>

Name of Consultant	Services Offered	Amount (N\$)
	<ul style="list-style-type: none"> • Design and bidding documentation for construction of municipal services infrastructure in Narraville Extension 8. • Limited internal capacity (Civil Engineer/Technologist) to design and do regular contract administration and site supervision. 	696,220
<i>JH Potgieter Quantity Surveyors</i>	<ul style="list-style-type: none"> • Design and bidding documentation for construction of new Tutaleni Fire Station. • No internal capacity (Quantity Surveyor) to design and do regular contract administration and site supervision. 	202,242
<i>Karen Miller Architect</i>	<ul style="list-style-type: none"> • Design and bidding documentation for upgrading of Ekutu Community Market. • No internal capacity (Architect) to design and do regular contract administration and site supervision. 	387,736
<i>Lithon Project Consultants</i>	<ul style="list-style-type: none"> • Structural condition assessment of staircase at Walvis Bay Library. • No internal capacity (Structural Engineer/Technologist) to design and do regular contract administration and site supervision. 	88,356
<i>Windhoek Consulting Engineers</i>	<ul style="list-style-type: none"> • Structural condition assessment of road-over-rail bridge (Sam Nujoma Avenue). • No internal capacity (Structural Engineer/Technologist) to design and do regular contract administration and site supervision. 	90,000
	<ul style="list-style-type: none"> • Design and bidding documentation for rehabilitation of Union Street. • N\$ 368,090 of the expenditure was spent on survey and materials laboratory sub-consultants. • Limited internal capacity (Roads Engineer/Technologist) to design and do regular contract administration and site supervision. 	724,364
Total Expenditure from 2020/21 to Date		2,736,738

2. There are people accommodated in the unhygienic single quarter compound in Kuisebmond, crowded people in the club house, Cape Flat in Narraville. People living in shacks have no access to sanitary facilities. All these while we have promise to ensure a healthy public living space to increase quality of life.
- a. Council has already approved general plans and money over 27 million budgeted for Ext 8 Narraville, is council having the money or not?

Response:

Yes. Council can fund this project with internal or external funds.

- b. When and what are the reasons of not starting servicing Ext 8 Narraville to decongest Tataleni where more than 1000 women and children live in fear of fires breaking out with no access passages and hope of how they might get out, have we not learnt from the massive fire that swept through the Twaloloka informal settlement, destroyed shacks, left hundreds homeless and a baby life lost?

Response:

The design of municipal services infrastructure for Narraville has been completed. The development will be executed in 2 phases, as indicated below. The bid for Phase 1 closed on 12 December 2022 and bids are currently being evaluated. The opening bid prices range from N\$ 32,755,458 to N\$ 47,343,472.

Type	No. of Erven		
	Phase 1	Phase 2	Total
<i>Single residential</i>	67	102	169
<i>General residential</i>	0	4	4
<i>Local business</i>	0	12	12
<i>General business</i>	4	5	9
<i>Institutional</i>	2	1	3
<i>Public open space</i>	1	4	5
<i>Cemetery</i>	1	0	1
<i>Municipal purposes</i>	1	0	1
<i>Utility services</i>	0	1	1
Total	76	129	205

- c. For the last two years, how much have we spent to accommodate people in the club house, for example in water, electricity, refuse removal, repairs, maintenance etc?

Response:

*The average usage of electricity at the Clubhouse amounts to N\$ 28 531.19 per month
The electricity usage since April 2020 – January 2023 amounts to N\$ 941 529.27.*

The average usage for water amounts to N\$ 4 600 per month and the usage since April 2020 – January 2023 amounts to N\$ 151 800.00.

Councils' total expenditure for water and electricity therefore amounts to approximately N\$ 1 093 329.27 from April 2020 – January 2023, at the Narraville Clubhouse .

- 3. Our roads are in terrible conditions. We cannot speak about fixing potholes anymore because looking at the current conditions of the roads, we will have to spend millions of dollars to redo the whole roads and not just fixing potholes. Can we get details on the list of all affected roads and an estimate on how much it will cost council to fix all the affected roads? I also want to know, how much did we spend on roads maintenance since November 2020.**

Response:

A list of the roads identified for rehabilitation with a combined estimated construction cost of N\$ 371,650,752 (three hundred and seventy one million Namibia Dollar) is attached hereto as Annexure A. The rehabilitation programme is commencing with the rehabilitation of Union Street, of which the bid is closing on 23 January 2023.

A request for proposals is currently being finalized with the intention of appointing 4 Engineering Consultants to undertake designs, bidding documentation, contract administration and supervision of various roads from the list. This will create a pipeline of construction projects to be implemented during the next 3-5 years, depending on the availability of funding.

A full-time Pothole team has been established to compliment the external contractors in the repair of potholes.

The total expenditure for road maintenance since November 2020 is N\$ 15,923,552.

- 4. I was approached with complains by a few trucks and earthmoving equipment operators in our town that the municipality failed to put in place the annual tender or procurement which would have assisted us with transportation of sand and gravel to maintain some of the roads. I want to know if this is true and who are we going to hold accountable for this failure?**

Response:

The bid for the hiring of external tipper trucks, plant and equipment closed on 14 April 2022 and 20 bids were received. A number of bidders whose bids were disqualified raised their objections and complaints with the Acting CEO at the time, who then cancelled the bidding process on 6 July 2022 and instructed the Department of Roads and Building Control to draft a new bidding document for a new bidding process to be undertaken.

The revised (new) bidding document was submitted to the PMU on 19 August 2022. Service providers were appointed in mid-November 2022.

- 5. We have witnessed a high number of job losses post COVID-19 pandemic.**
- a. Have we seen any significant investment that came to Walvis Bay because of or initiative as council which would have resulted in employment to be created?

Response:

We inherited a Council with no plan going forward, we then came up with both a strategic plan and an LED plan. Land has been sold to numerous investors eg. LPG Gas, President Links

and we are busy with green hydrogen. Furthermore, strict payment conditions have been relaxed on the sale of the light industrial erven at Ext 14 and it has paid off. Development is to commence soon.

Councillor Shozi should consult the minutes of the Council meetings where these matters were addressed, where he was present and as part of his role as a local authority councillor.

Councillor Shozi is thus reminded of the Oath of Office that he made when he was sworn in, as well as of Rule 2(3)(b) of the Code of Conduct which states that councillors must adhere to the fundamental principle that he must maintain a constructive, creative and practical attitude toward the affairs of the institution not which he was elected.

- b. On the contrary, what initiatives do we have to ensure investment attraction in our town?

Response:

The implementation of the Strategic and the LED plan

- c. I hear of the EPZ company, which is apparently facing out, what else do we have in place for investment attraction?

Response:

It is in fact the Export Processing Zones Act, 1995, that is in the process of being phased out as it was already replaced by the Namibia Investment Promotion Act, 2016. Two legal entities were created under section 10 of the Export Processing Zones Act, namely the Offshore Development Company (ODC) and the Walvis Bay Export Processing Zone Management Company (WBEPZMC). The purpose of the WBEPZMC in terms of its appointment certificate under the law, is to develop, manage and supply such services to the Walvis Bay based EPZ entities. The ODC on the other hand, was created to promote and market the EPZ regime of the entire Namibia and to manage EPZ entities outside of Walvis Bay. Marketing and promotion were thus a responsibility of the ODC and not the WBEPZMC.

With the pending repealing of this Act, as was announced by the Hon Calle Schlettwein when he was still Minister of Finance, the shareholders of both these legal entities must consider the way forward. The ODC structures was already incorporated into the new NIDA system, while discussions by the Board of Directors of the WBEPZMC on its future (whether to become part of NIDA, to become a solely municipal owned entity or total dissolution and payment to each shareholder of its share value) already commenced on 11 February 2013 and is still ongoing.

On what Government is doing to attract investment is contained in the purpose of the Namibia Investment Promotion Act, namely to provide for the promotion of sustainable economic development and growth through the mobilization and attraction of foreign and domestic investment, to enhance economic development, to reduce unemployment, to accelerate growth and diversify the economy; to provide for reservation of certain economic sectors and business activities to certain categories of investors.

- 6. Another point i want to raise is that we have wasted public funds on numerous occasions for taking uniformed or emotional or political or influenced decisions. I want to refer to the following incidents: Council spent public funds and invested in our staff members on matters relating to chairing of disciplinary hearing and grievances.**

- a. Why is council witnessing appointment of labor consulting firm and lawyers to initiate our internal disciplinary proceedings, preparing charge sheets, chairing disciplinary proceedings and so forth, why was money then spent or wasted on training our own staff

to take charge of these processes under guidance of our Human Resources Division and internal policies and job descriptions, but we are using external parties at the expense of rate payers to take control these matters.

Response:

This was dealt with at a Council meeting held on 5 August 2021 under item 5.1.4, and Councillor Shoji was present at that meeting and thus part of the decision. To question decisions that a councillor was part of is therefore counter-productive.

- b. Can external parties not still participate provided we have exhausted our internal processes?

Response:

As not all cases can be dealt with internally due to various factors such as conflict of interest by employees, victimization of those who do agree to officiate at hearings etc, the line Ministry acknowledged the precarious situation that staff are placed in, especially in more serious cases, hence the proposed Local Authorities Amendment Act that are currently under discussion makes provision for external legal entities. The less serious cases are still dealt with internally.

- c. Did we not promise change when we come into office? Is it not your mission statement "to free all Namibians from corruption and in so doing give back the opportunities that were taken from the people of our beautiful country" which should includes the resident and communities of this beautiful town of Walvis Bay?

Response:

We all indeed when we commenced our term of office undertook change and to serve the community. This question should be answered by each and every councillor every time that they have discussions on municipal matters or when they adopt decisions, as it should be the honour of us all as councillors to serve to the best of our ability.

- d. Under your stewardship and as a principal head, why does Municipality of Walvis Bay town not govern based on constitutional democracy by practicing the rule of law?

Response:

In my view, I govern the town in terms of the countries laws and the Local Authority Act and the policies in place. I will always strive to unite my fellow councilors.

- e. Why are some officials of the municipality who hold certain position not investigated and then charged to test the allegation against them to allow enquiry processes to determine if guilty or not guilty?

Response:

Again, this is a very serious allegation and unless Councillor Shoji can present details to substantiate his allegation, it will be irresponsible to answer this.

- f. Should we not be showing by bringing the residents and community member of this town into confidence that you don't because you hold certain position that you are above the law and that all employees, staff and officials of the municipality is equal before the law?

Response:

No one is above the law including myself, unity is key for the economic advancement of our town.

7. **On the point of our financial position, I want to address the issue of the unallocated funds in our books. At the time when officials were suspended during 2020 because of the so-called misappropriation of 24 million dollars, we had more than 24 million dollars recorded as unallocated funds in our books. This information is very well known to us because it was widely published in the media before we suspended the officials. Yet we were in a hurry to suspend the officials without first address the matter of the unallocated funds and making sure that the funds were allocated to the correct accounts.**
 - a. The Auditor General's report was tabled at our council meeting on the 3rd of August this year, did it not contain information that there was an amount of 25.3 million dollars of unallocated funds or unknown deposits in our books?

Response:

If it is not contained in the AG's report, then it is correct that these amounts are not in our books.

- b. If the above is correct, which department and which official oversees making sure that the funds are allocated to the correct accounts?

Response:

Councillor Shozi is now a councillor for more than 2 years, so he should know by know if he takes his role seriously of what the functions and activities of each department is. If he does not know yet, he must request special training on the role of councillors.

- c. And if the above is correct, the official who failed to oversee the allocation of the funds in the suspense account as it was widely reported on in the printed media and on NBC television was never suspended or take to task to account, why?

Response:

I invite the Councillor to either provide substance to the allegation and to take this up with the relevant officials, as I cannot pre-empt any activity within the administrative activities of the Municipality.

8. **The issue of unallocated funds was made public on NBC television from the Auditor General's report, and let me emphasize, the NBC got the information independently from the Auditor General's report and not from our report, yet council issued a media statement defending council and stating that the information made public on NBC television was misleading.**
 - a. Who should have responded on the media release on NBC television is it the Auditor General Office or Council?

Response:

After meeting with the local NBC reporter, it was agreed that the NBC would verify the information with the Office of the Auditor General. However, the NBC headquarters declined to do this and indicated that they stood by their interpretation of the AG's report. Hence, the response by Council to clarify the situation.

- b. Did NBC forward clarification questions on the matter to the General Manager Finance which until now have not been responded to?

Response:

The statement that was issued on behalf of the organization was deemed to be sufficient.

- c. Was this information shared with the Mayor and maybe some councilors?

Response:

No.

- d. If yes, why was it not shared with all of us? If not, why not?

Response:

N/A

- e. Can the questions be shared with all Councilors?

Response:

N/A

- f. What is the status of the unallocated funds and what action will be taken in this regard?

Response:

Allocation of unallocated funds is an accounting exercise. Allocations are done according to the financial rules and the amounts to be allocated varies from month to month.

- g. To date, even now as I am speaking, can it be confirmed if we have any money (millions of dollars) in the suspense account awaiting allocation?

Response:

Yes. Unallocated monies received by the Council is directed to the suspense account before it is allocated to the appropriated accounts.

- 9. **We have all received the final report from PWC last year already and nowhere does the report mention in its findings or recommendations that 24 million was misappropriated. PWC Audit firm have high-lighted several administrative errors, when will Councilors discuss the findings and recommendations to pave the way forward?**

- a. We had a meeting with our line Minister in Windhoek where he instructed us to discuss the PWC Audit report and forward a copy of the report to him. Did the Mayor send a copy of the report to the Minister?

Response:

This case is sub-judice so questions related to this matter cannot be discussed at this point.

- b. To date, more than a year after the report was given to us and after the instruction from our Minister, we as council never discussed the report and recommendations contained in the report. Is this not insolence behavior towards our Minister?

Response:

N/A

- c. After one year and 3 months, is the Mayor still planning to arrange for a meeting for us to discuss the report

Response:

N/A

- d. Upon receipt of the final report from PWC, the Mayor without Councilors consultation and resolution went on a witch-hunt process to appoint SEENA to further investigate the PWC report while we have our own Human Resources management and staff who are responsible for advising council on staff matters, why?

Response:

N/A

- e. Why were some management members allowed to advise some councilors on this matter while they were implicated in the PWC report, and they side-lined the Human Resources Division?

Response:

N/A

- f. Since the appointment of SEENA, we as councilors never discussed the report. We hear that some staff members are facing disciplinary hearings, how was this concluded?

Response:

N/A

- g. The GM Finance who is responsible to ensure the allocation of funds and who is also responsible for ensuring correct payments was not charged, can I be explained what is contained in council financial procedure of creditors reconciliation statement?

Response:

N/A

- h. The one responsible for construction of houses, inspection of houses, providing the erf sizes and completion certificates was not charged. Why not.

Response:

N/A

- i. When are we going to discuss the SEENA report?

Response:

N/A.

j. Is the Mayor expecting Councilors to discuss the report after charges were made?

Response:

N/A

- 10. Who have allowed the appointment of a 7 to carry out a restructuring process exercise based on a motion that did not refer to any restricting and realignment process as this is pure abuse of power by some officials of member by initiating the restructuring process.**

Response:

In an open advertised bid under Bid No. CS/OAB/MWB-20/2021 and through the public bidding process, bids were invited on 26/11/2021. A total of 15 bidding documents were sold to interested service providers. At the opening of the bids on 07/01/2022, which was done in public as prescribed by law, a total number of 8 bids were recorded as being received.

These bids were evaluated in accordance with the requirements of the Public Procurement Act by a Bid Evaluation Committee as appointed under the Individual Procurement Plan of the project. The evaluation of the bids was then submitted to the Procurement Committee, who considered the matter on 9 February 2022, and where it was recommended that the bid be awarded to the substantially responsive bid that achieved the highest combined technical and financial points score, Seventy-Seven Consulting CC.

The Procurement Committee who considered and recommended the award of the bid, as constituted and appointed by the Public Procurement Policy Unit in the Ministry of Finance.

Therefore, in response to Cllr Shoji's question as to "who allowed the appointment", the answer is straight forward: the prescribed open bidding, evaluation and award processes as prescribed in the Public Procurement Act was followed and complied with. If the councillor has a problem with the administration following the law, he should put it in writing for consideration by a higher authority, as in his swearing-in oath he under oath swore "that I will uphold and defend the Namibia Constitution and the laws of the Republic of Namibia".

- 11. To make it worse, operations of some departments have been restructured already by the Acting CEO without the approval of the council and while the consulting firm is still busy with the restructuring exercise, can this be confirmed and if why did it happen?**

Response:

There is a distinct/very clear difference between "permanent restructuring" and "transitional realignment" arrangements, which has been communicated on various occasions to all staff, the union and councillors. The emphasis is on "transitional" meaning that in the opinion of the person acting as CEO at the time, it was the best way that he could execute his duties. This was corrected by the existing Acting CEO and the structure remains as approved.

- 12. We are hearing that so far, we have spent more than one million dollars on the restructuring exercise, can the value amount be confirmed?**

Response:

The initial bid amount, that is public knowledge as it went through the public bidding process, was N\$ 816,000.00. The councillor is free to get further information from the HR Manager of the Finance Department.

13. Who gave instructions to embark on this process because the motion tabled at council meeting did not mention any restructuring? Are we going to proceed with restructuring? who will be held accountable for the million dollars spent so far.

Response:

The approach to this matter and how Cllr Bramwell's motion was understood from an HR perspective, were intensively discussed at several meetings in the presence of Cllr Shoji and he should (again) familiarize himself with SO 3(1) – SO3-LNISS 1 of the SP which he committed himself to on page 5.

14. Staff members claim acting allowances in conflict with the applicable policy and principles of good governance, staff were appointed in acting positions and paid acting allowances while the holder of the position was also at work.

Response:

This same petition concern was responded to the union with reference to Exco/CEO acting directives [addressing such acting - (EXCO 7.1 – 27/03/2013) & (EXCO 4.4.3 and 4.4.4 – 16/09/2015)] already made and communicated to all on various occasions and platforms. It seems that perhaps only those that have been exposed to CEO's/MD's acting responsibilities may grasp such arrangements.

15. Appointing a person in an acting position and paying the person for his position plus an acting allowance while the person has assigned his work to be performed by other staff members. Chairperson of Council and Mayor of Walvis Bay, are these not corrupt practices?

Response:

Cllr Shoji was encouraged to approach the ACC (in an email also forwarded to ACC) to report such "corrupt practices". To date no service of documents by ACC to investigate the allegations were received.

16. When and what action will be taken in the above regard to pay back or recover ratepayer's money back asap?

Response:

It must be dealt with administratively if there was an error in the action taken at that time. It has not come to my attention that there was something wrong.

In conclusion: As per the last paragraph – what is "an all-inclusive leadership framework", would Cllr Shoji offer his time and knowledge to be the initiator/champion/driver of such framework?

.....
Trevino Forbes
Chairperson of the Council

ANNEXURE: B



Walvis Bay LED Strategy 2023-2028



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Abbreviations

BC	Business Community
CBD	Central Business District
CED	Community and Economic Development Department
DECOSA	Development Consultants for Southern Africa
EIA	Environmental Impact Assessment
EPZ	Export Processing Zone
GRN	Government of Namibia
ICT	Information and Communications Technology
IUM	International University of Management
LED	Local Economic Development
M&E	Monitoring and Evaluation
MAWLR	Ministry of Agriculture, Water and Land Reform
MEAC	Ministry of Education, Arts and Culture
MGEPEWS	Ministry of Gender Equality, Poverty Eradication and Social Welfare
MITSMED	Ministry of Industrialisation, Trade and SME Development
MSME	Micro, Small and Medium Enterprises
MURD	Ministry of Urban and Rural Development
MWB	Municipality of Walvis Bay
NAC	Namibia Airports Company
Namport	Namibia Ports Authority
NamPower	Namibia Power Corporation (Pty) Ltd
NamWater	Namibia Water Corporation (Pty) Ltd
NIPDB	Namibian Investment Promotion and Development Board
NCCI	Namibia Chamber of Commerce and Industry
NDP	National Development Plan
NGO	Non-government Organization
NIP	Namibia's Industrial Policy
NSA	Namibia Statistics Agency
NTB	Namibia Tourism Board
NUST	Namibia University of Science and Technology
PPP	Public-Private Partnership
PPD	Public Private Dialogue
MSME	Micro Small and Medium-scale Enterprise
UNAM	University of Namibia
WB	Walvis Bay
WBCG	Walvis Bay Corridor Group

Definitions

Terms	Definition
Economic growth	An increase in the production of goods and services over a specific period
Economic development	Economic Development is programs, policies or activities that seek to improve the economic well-being and quality of life for a community
Economic Leverage	Economic leverage is often used to address a specific issue or transform industry practices, it can also serve as a business strategy that guides companies towards more socially responsible behavior and positions them as market thought leaders.
Economic Structure	The underlying framework, including transportation and communications systems, industrial facilities, education and technology, that enables a country or region to produce goods, services and other resources with exchange value
Green Hydrogen	Also called renewable hydrogen, green hydrogen is obtained by electrolysis of water. The most crucial thing is that this process is powered entirely by renewable energy, so it generates no polluting emissions into the atmosphere and is the cleanest and most sustainable hydrogen.
Growth coalitions	refers to collaboration between public sector agencies and diverse external stakeholders, including civil society, in planning and implementing interventions to foster improvements to the business climate and the strategic visioning of economic development.
Inter-governmental networks/coalition	Refers to the interdependent relationship cities have with national and regional governments in pursuing economic development

EXECUTIVE SUMMARY

The Municipality of Walvis Bay is continuously seeking ways to improve its residents' living standards and position the town as an ideal option for global trade and investment.

The Council's vision is to create the best business environment that we can leverage to attract world-class investment opportunities in tune with the town's economic needs and opportunities, capable of bringing about sustainable and resilient economic development. The Local Economic Development Strategy (LED) is one of the tools that the Municipality will employ to ensure that Walvis Bay is noticed and recognized in the global investment market.

The organisation realises it needs to set the right tone to attract the right basket of investments that will create the right business synergies ideal for economic growth and employment creation. The crafting of this strategy is the Council's way of honouring its responsibility to its constituents, business community, and other stakeholders. However, effective economic development requires participatory planning and stakeholder consultation. In its effort to achieve this, the Municipality consulted widely to understand everyone's needs, challenges, and aspirations for the town's economic development. The aim of the LED Strategy is, therefore, to craft initiatives that will address the identified challenges, opportunities, and aspirations and turn them into realistic, achievable futures.

This LED Strategy will pursue four strategic objectives to bring about the ideal business and investment environment and increase Walvis Bay's competitiveness.

1. Identify programmes that will foster the creation of a conducive business environment.
2. Identify a set of principles required to stimulate inclusive economic growth.
3. Create appropriate incentives to support economic growth and stimulate employment creation.
4. Create special programmes for MSME promotion.

In pursuing these, the Municipality is cognisant of the fact that economic growth is driven by the private sector and would like to take this opportunity to invite the town's stakeholders to actively participate in the implementation of the LED Strategy. Our collective participation in the implementation process will also ensure that these set objectives and targets are achieved on time and produce the desired results.

Trevino Forbes
Mayor of Walvis Bay

1. INTRODUCTION

Namibia has been experiencing an economic recession since 2016, which caused the formal economy to contract, pushing an estimated 60% of the active workforce into the informal sector. The country's annual per capita income has been declining over the last few years, even though Namibia is still categorized as a high middle-income country. While the overall circumstances for investment do not appear unattractive, there is a lack of attractive institutional incentives, and the formal economy remains dependent on government investment in material infrastructure¹.

This Local Economic Development Strategy (LED) is a short-term plan aimed at addressing the economic challenges and identifying competitive and comparative advantages within the municipal area of Walvis Bay. The Municipality of Walvis Bay set itself to identify and implement developmental program/strategies aimed at bringing about sustainable resilient economic growth and development via investor mobilization, infrastructure development and maintenance, improved collaboration between municipal departments, private sector, as well as other spheres of government. At the end of the LED Strategy implementation period, the identified strategies should be able to leverage reasonably healthy levels of business and investor confidence. This is in line with Strategic Objective one (1) of the Municipality of Walvis Bay's Strategic Plan, 2021-2026, *"Create a conducive business environment, including an improved services delivery strategy, to attract investment and increase economic and employment opportunities"*².

The LED strategy recognizes the importance inclusivity plays in economic growth which brings about the desired economic development. The strategy will therefore advocate for inclusivity from identification of program/project to implementation.

The recent Covid-19 pandemic has created the need to address economic challenges holistically and identify new economic activities to create new streams of growth and employment creation. It has never been more urgent to interlink and create economic synergy between different economic sectors than after the advent of Covid-19, which crippled our second largest employment creator, tourism. The strategy will therefore focus on identifying and strengthening sustainable and resilient sectors that are able to sustain the town's economy in difficult times, (such as logistics through appropriate infrastructure development, or energy generation by capitalizing on the opportunities presented by Green Hydrogen) while prioritizing the development of those sectors that are able to create more impact using fewer capital resources, e.g., tourism.

¹ BTI 2022 Country Report Namibia, 2022, <https://bti-project.org/en/reports/country-report/NAM>

² Municipality of Walvis Bay Strategic plan 2021-2026

2. OBJECTIVES OF THE LED STRATEGY

Walvis Bay's economy is driven mostly by industrial activities, which place a big responsibility on the local government to provide an environment where these types of businesses can thrive. Creating an enabling environment requires the municipal council to prioritize the provision of hard and soft infrastructures, as well as human resources required to attain the desired standard of services. Walvis Bay is currently facing economic challenges, characterized by declining economic growth, inadequate employment growth, job creation as well as lack of appropriate housing. The LED strategy will focus on identifying specific interventions within council's mandate that will create the required environment to foster the desired economic growth and development to improve economic conditions, and the residents' standard of living, thereby contributing to national goals.

The main objective of the Local Economic Development Strategy is to increase the town's competitiveness through the following **four strategies**:

- 1) Identify programmes that will foster the creation of a conducive business environment
- 2) Identify a set of principles required to stimulate inclusive economic growth
- 3) Create appropriate incentives to support economic growth and stimulate employment creation
- 4) Create special programs of MSME promotion

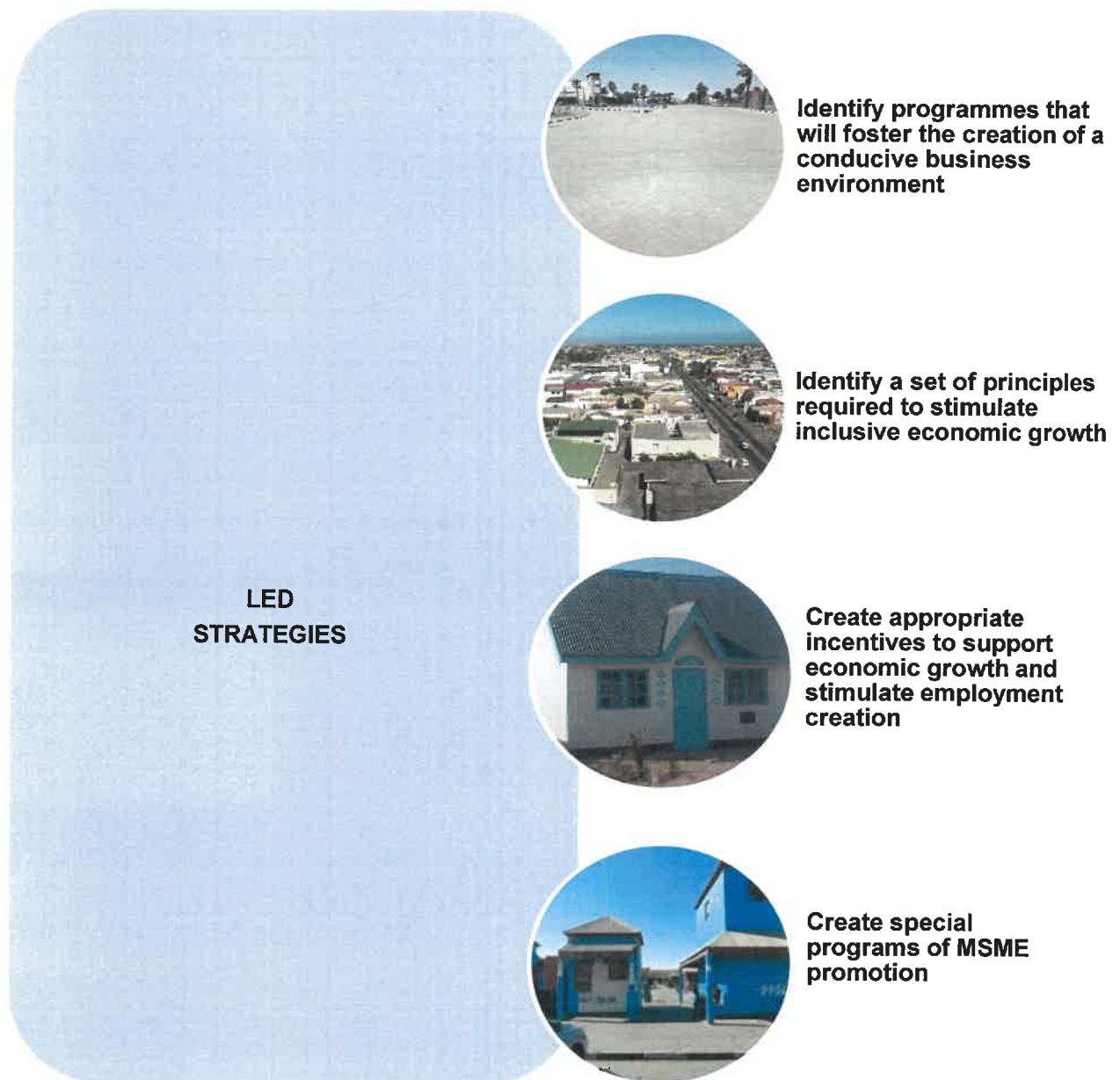


Figure 1: LED Strategic Objectives

3. CORE STRATEGIES

The identified strategic objectives above present a list of broad ingredients required to create an enabling environment for the town, thereby improving the town's competitiveness which will inevitably influence the town's economic development. These objectives will be broken down into workable strategies to address the problem highlighted in the LED Strategy Background Report.

In developing the LED Strategy, Council aims at bringing about economic development by improving the towns competitiveness thereby leveraging existing and emerging economic opportunities against investor's prevailing demand and emerging global trends. According to the Competitive City for Jobs and Growth Report 2015, "A competitive city, is a city that successfully facilitates its firms and industries to create jobs, raise productivity, and increase the incomes of citizens over time". The report went further to explain that, improving the city's competitiveness is a prerequisite for poverty eradication and promotion of shared prosperity, which is a major challenge faced by the Namibian economy. The Municipality of Walvis Bay therefore aims to assimilate the current trends 'Competitive City' follows to bring about the desired development and improve the town's competitiveness in attracting investors:

- 1) Economic structure - Structural transformation came first, efficiency gains and productivity next. Structural transformation is different according to the city's development stage and income level.
- 2) Policy levers - Competitive cities use a menu of interventions to increase competitiveness, including institutions and regulations, infrastructure and land, skills and innovation, and enterprise support and finance.
- 3) Growth coalitions - Competitive cities pay attention to collaboration between public sector agencies and diverse external stakeholders, including civil society, in planning and implementing interventions to foster improvements to the business climate and the strategic visioning of economic development
- 4) Implementation and delivery - Competitive cities pay attention to turning strategies into action.³

The identified strategies therefore need to take into consideration the suggested model above. The chart below illustrates the identified strategies to achieve the desired competitiveness.

³Competitive City for Jobs and Growth Report 2015

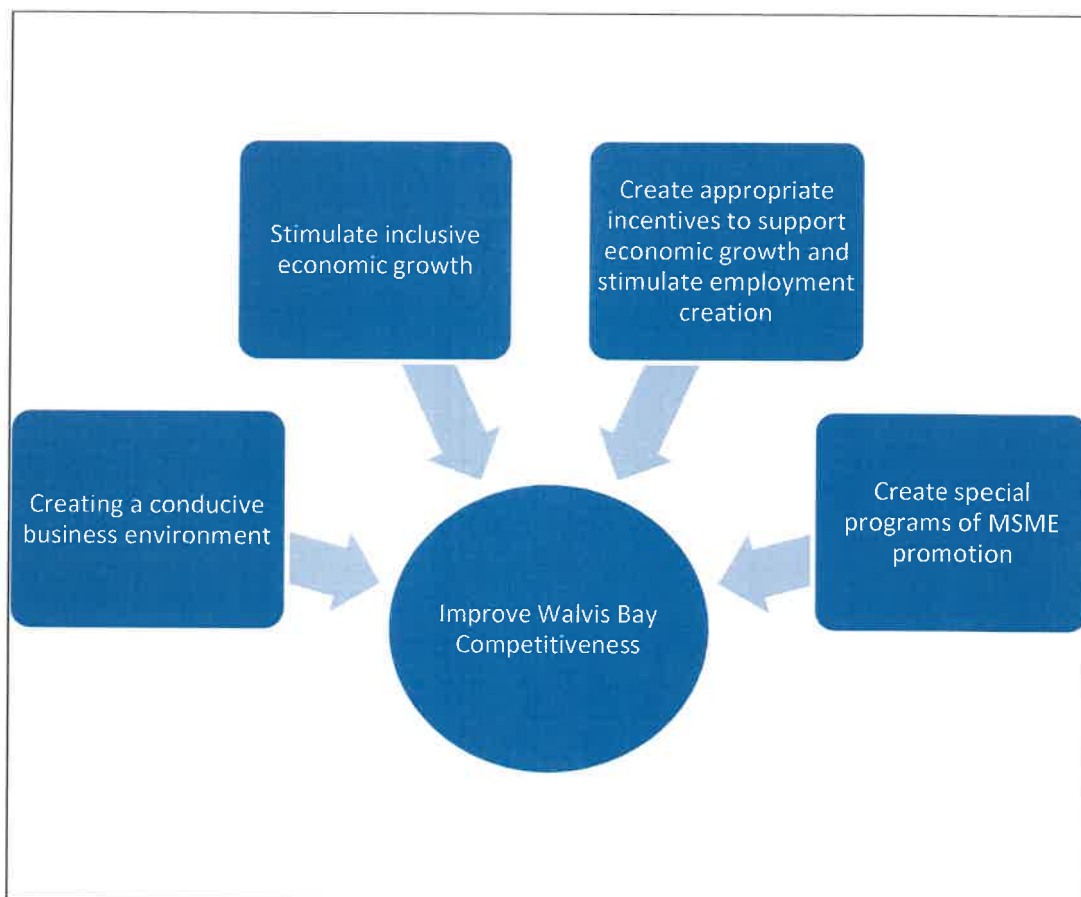


Figure 2: Proposed Strategic Intervention

3.1 CREATE A CONDUCTIVE BUSINESS ENVIRONMENT

For the economy to grow and thrive at a sustainable rate, business must have a conducive environment to carry out their operations. The responsibility of creating a conducive operating environment rest mostly with the municipal council with some function residing in the hands of agencies of national government. An enabling environment includes amongst others, availability of required municipal services or access to such services, availability of basic infrastructure (hard/soft) and services, availability of suitable land for business, ease of doing business - with regards to regulatory frameworks which in most cases depend on the efficient internal coordination of the different municipal departments with/and other state agencies.

However, not all the ingredients required for creating an enabling business environment rest with the municipal council. Stakeholders therefore must collectively assess the environment and answer the questions outlined below.

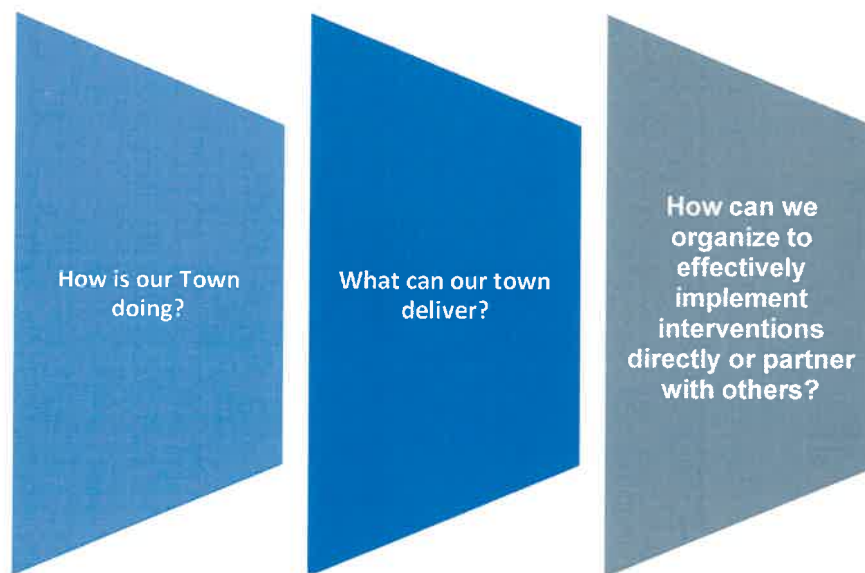


Figure 3: Business Environment Assessment Questions

The identified interventions below have highlighted council's core services as requirements for inclusive economic growth, investment stimulation as well as support for the labour market. The intervention addresses the identified challenges at a broader level and needs to be narrowed down to specific action projects as explained in detail below.

3.1.1 Provide efficient and high-quality Utility services

An enabling environment is created primarily through the effective and efficient provision of quality basic services as well as access to high quality infrastructure. The provision of stable and reliable basic services depends a lot on the town's internal operating environment, its human capital, and financial resources available.⁴

The efficient provision of basic utility services is a mandatory responsibility of all local authorities, but the sustainability of such critical infrastructure is at risk if adequate revenue cannot be generated to cover all cost-of-service provision. While it is broadly acknowledged that consumers should finance regular operation and maintenance of the infrastructure through tariffs, financing for maintenance of the essential services infrastructure and/or expansion of the system has drastically reduced as a result of the economic downturn.

The last five financial years has seen Council budgeting over N\$220 000 000.00 on maintaining and upgrading the essential services infrastructure.

⁴ Cape Town Economic Growth Strategy 2021

DESCRIPTION	2018	2019	2020	2021	2022	TOTAL
ROADS	6 714 399	4 404 992	6 085 446	9 874 563	12 483 388	39 562 788
SEWERAGE	31 104 231	42 813 887	14 624 689	772 566	4 020 090	93 335 462
WATER SUPPLY	7 511 024	3 280 766	248 982	2 011 025	3 146 282	16 198 078
	45 329 654	50 499 645	20 959 117	12 658 153	19 649 759	149 096 328

Table 1: Infrastructure – Capital budget

DESCRIPTION	2018	2019	2020	2021	2022	TOTAL
ROADS	5 280 802	9 690 717	6 438 787	17 417 150	12 381 529	51 208 985
SEWERAGE	1 019 120	3 136 294	4 234 205	4 208 376	7 407 372	20 005 366
WATER SUPPLY	367 389	2 482 435	858 703	2 969 788	1 088 872	7 767 188
	6 667 311	15 309 445	11 531 696	24 595 314	20 877 773	78 981 539

Table 2: Infrastructure – Repairs and maintenance

In addition, as part of its strategic plan objectives, Council envisages affordable and reliable access to water of an acceptable quality and quantity in support of a strong, inclusive economy and a healthy environment.

A robust water resources and sanitation planning, regulation and management framework is provided through an integrated water and sewerage master plan which identifies key elements relevant to the quality of living standards. In addition, the plan provides an effective infrastructure management plan.

3.1.2 Provision of appropriate infrastructures, land, and business premises for investors

Infrastructure development is a pre-condition for LED and an important incentive to attract investors to Walvis Bay. Infrastructure provision must include land planning, transport, energy, water, sanitation, communication, business facilities and other services such as financial as well as health services. The status of most of these infrastructure areas is an asset for economic development in Walvis Bay. However, improvements are still required in some areas of the economy for Walvis Bay to not stagnate and increase the town's competitiveness.

The provision of appropriate land is one of the most important ingredients in improving the town's competitiveness and economic growth as it is one of the major requirements for business establishment. To meet the needs of investors, and the business community, the municipality needs a proactive planning approach facilitated by continuous consultation/collaboration with public, business sectors and target industries.

Walvis Bay has sufficient land available for business development but faces several challenges:

- 1) The land earmarked for Heavy Industrial is about 10km from the town centre, as heavy industrial developments generate some form of pollution.
- 2) The lack of serviced land is a matter of concern. There are Light Industrial erven planned for and approved by the Minister of Urban and Rural Development. However, most of those erven are not provided with municipal services (water, sewerage, etc.) and electrical services. Furthermore, the Heavy Industrial area is also not serviced. Hence, there are currently only a few serviced erven for light industries available.
- 3) Delays in formalization of land (through town planning, such as township establishment, subdivision, rezoning, etc.) are one of the greatest challenges for economic development in Namibia due to bureaucratic national legislative requirements. Currently, such processes can take up to 12 months.

The municipality will therefore aim for acceleration of the formalization of land ownership, which can be addressed through inter-governmental networks (an interdependent relationship the Municipality has with the national government, regional governments, and neighbouring jurisdictions) to work towards amending challenging legislative matters pertaining to the creation of townships and formalizing land uses and growth coalition.

- 1) Business processes and requirements with regards to land acquisition and formalization information should be compiled in a user-friendly leaflet/brochure for investors with all stages/requirements and time frames including the possible need of an Environmental Impact Assessment (EIA). The information should be in both electronic and hard copy formats and must be accessible through the municipal website.
- 2) Drastic measures will be taken to avoid land speculation, e.g. cancellation of the sales agreement without repayment of any investments already done if payments or implementation of the planned investment are delayed. This should also apply to public entities and should always be enforced. The municipality in consultation with the Ministry of Agriculture, Water and Land Reform should come up with a regulation aimed at curbing land speculation which will allow title deeds transfer only after the owner has commenced with operations.

The municipality will also carry out a land price comparative study with other towns in Namibia and Southern Africa leveraging it with the advantage of the infrastructure (port, access to transport corridors). Consideration to offer land at a reduced price to large investors if they are prepared to develop it themselves (assessed in terms of a number of selected developmental contributions to LED, e.g. by employment creation and or provision of affordable housing for employees).

- 1) Provision of land will be target specific based on consultative information from the users or associated user to ensure that development takes place in ideal locations for chain production, service synergy and are closer to the required labour supply. Labour intensive industries should be placed in proximity of residential areas that supply the required labour (where possible).
- 2) Establishment of a truck port is an urgent development that needs to be established in Walvis Bay to ensure that Namibia and Walvis Bay is a preferred logistical hub.

3.1.3 Upgrade the town's road infrastructure

Walvis Bay hosts one of the leading ports in Africa, which propelled the town into becoming a logistics centre. The port is complemented by a road network connecting Walvis Bay to the entire country and the rest of the Southern African subregion via the five transport corridors (Trans-Kalahari, Trans-Cunene and Trans-Oranje Corridors and the Walvis Bay-Ndola-Lubumbashi Development Road). These corridors facilitate trade logistics with South Africa, Botswana, Zimbabwe, Zambia, Malawi, Angola, DRC, and the west African markets.

The municipal road network linking the port and other industries to the national road network is however in a generally dilapidated condition, mainly due to its age and the increasing volumes of heavy traffic. Such roads are in an urgent need of rehabilitation to improve the level of service, not only for heavy traffic accessing the port and other industries, but for the general road user as well.

A substantial financial investment is required to address the condition of the road network. Central government should be approached to provide financial assistance as the port and the fishing industry contribute greatly to the country's economy and not necessarily only to that of Walvis Bay. In addition, the municipality should also consider alternative funding models.

Inter-governmental network and growth coalition (the business sector should form a coalition to influence policy formulation and decision making), led by the political leadership of the Municipality of Walvis Bay, by approaching government and leveraging the need for quality road infrastructure against the efficient port utilization toward its contribution to national economy.

3.2. PRINCIPLES REQUIRED TO STIMULATE INCLUSIVE ECONOMIC DEVELOPMENT

Economic growth which is a prerequisite of economic development is an automatic process that may or may not require intervention from the government (local/national). Still, growth thrives much better when certain mechanisms are in place⁵. It is easier to attract investors when information on the town's economy is readily available as investors can make informed business decisions faster. This also makes the town very attractive to investors as they do not have to spend too much money on research when conducting their due diligence. The principles highlighted here are aimed at improving Walvis Bay's comparative and competitive advantage, illuminate available investment opportunities as well as development constraints.

3.2.1 Advocate for economic growth coalitions and intergovernmental coalitions

Growth Coalition happens where public sector agencies and diverse external stakeholder groups, including private sector and civil society, collaborate in strategic planning and implementation⁶ of economic initiatives. Although most of the economic challenges that Walvis Bay face are also experienced nationwide, there are localized aspects of these challenges that need to be addressed in the context of Walvis Bay's economy and available opportunities. It is therefore important that local industry players, community-based organizations and state agencies come together and craft strategies to address these challenges through Public Private Dialogue (PPD). The World Bank cited that, "any economy seeking to increase its competitiveness must necessarily rely on collaboration between public and private stakeholders operating at various levels⁷ .

Regarding cooperation amongst businesses two different groups are existing in Namibia including Walvis Bay:

- 1) Businesses not organized at all amongst each other. This is the largest group

⁵ <https://www.publichealthnotes.com/economic-growth-vs-economic-development-17-differences/>

⁶Competitive City for Jobs and Growth Report 2015

⁷ <https://www.worldbank.org/en/topic/investment-climate/brief/investment-policy-and-promotion>

including nearly all micro and small enterprises but also diversified medium enterprises owned by previously advantaged entrepreneurs. They seem to need assistance in forming an association (formal or informal) through which they can voice their concerns and aspirations.

- 2) Enterprises of the same types of businesses, which are organized in several associations, e.g. the logistic sector with four, the fishing sector with six and the tourism sector with at least 10 associations.

Most of these associations are hardly active to advocate for their members in Walvis Bay, e.g. NCCI and tourism associations. In contrast, for example, the Confederation of Namibian Fishing Associations and the Walvis Bay Port Users Association represent their members. Concerted efforts therefore need to be made to educate the local business community of the power of forming local private sector coalitions in persuading local and national government to fund appropriate infrastructure required for investment stimulation, and to influence the formulation and review of a regulatory framework. This is because local economic development is not always the job of the local government except in terms of municipal functions and its spatial area, but it is mostly driven by the private sector.

Important to this initiative is inter-government relations, even though some of the economic challenges Walvis Bay faces are localized and unique, they still must be addressed within the context of national policies, regulations, and strategies. It is therefore important that the municipality initiate continuous consultative strategies with the national government to influence policy formulation and reviews, relevant to the town's challenges and opportunities. The municipality through the mayor's office should seek government support in major infrastructure projects (e.g., roads and green hydrogen projects). National and regional governments should provide public services and economic development support to the municipality as part of their overall policy frameworks.

Growth economic coalition (with the private sector) is an important factor in local economic development. In terms of the private sector, spheres of government do not always have timely and sufficient business intelligence⁸ required to influence the creation of an enabling environment, and this may lead to the misalignment of policies and regulations as well as the misallocation of valuable resources. Hence, the need for growth economic coalition with the private sector to address these matters.

3.2.2 Facilitate investment promotion

Mobilization of new investors is a condition for economic growth and development. Although the task of attracting foreign direct investment (FDI) in the country rests on the Namibian Investment Promotion and Development Board (NIPDB), Ministry of Industrialization, Trade and SME Development, the Municipality of Walvis Bay has a responsibility to build on government efforts and develop localized investment

⁸ Competitive Cities for jobs and growth 2015

promotion strategies to ensure that the town attracts appropriate investment. Globally competitive cities, boost their competitiveness by focusing on destination marketing to attract investment and tourism to their localities.

The strategy for investment promotion must therefore consider:

- 1) Identifying prominent economic nodes for investment promotion and market Walvis Bay as suitable destination for host purposes.
- 2) Differentiate groups of investors such as Namibians and foreigners, as these groups have different expectations and requirements which must be considered in the investment promotion. The best investment promotion strategy is one that recognizes **four main categories of investors** with distinct preferences or needs. Understanding these categories with their preference and linking them to the municipality's investment vision and strategy is the most important step toward improving the town's competitiveness.

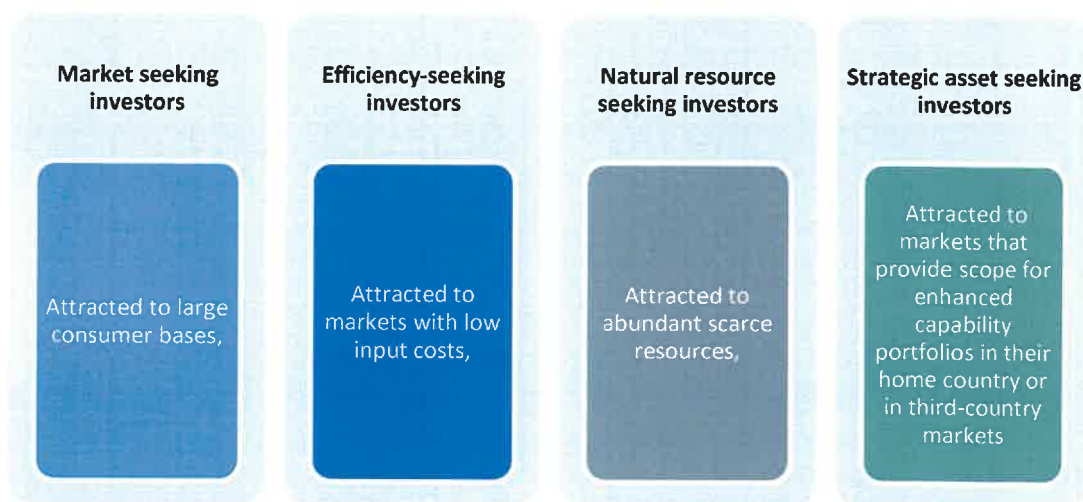


Figure 4: Four Categories of Investors⁹

Walvis Bay, being a small town by global standards, will benefit greatly by creating incentives aimed at efficiency-seeking investors and strategic asset seeking investors. This can be achieved by formulating investment promotion strategies targeted at creating policies and regulatory frameworks addressing the legal, regulatory, procedural, and institutional barriers affecting all phases of the investment life cycle thereby establishing a competitive investment climate that is favourable for attracting, retaining, and expanding sustainable FDI.

⁹ Competitive Cities for jobs and growth 2015

- 3) Differentiate the types of investment opportunities which may require different approaches to mobilize investors. A competitive business location is achieved by combining several interrelated, mutually reinforcing activities. Furthermore, strong political will to implement radical reforms can help turn the local business climate around in a relatively short time¹⁰. The segregated investment opportunity should also be marketed differently considering the target market and their needs.

The Municipality Walvis Bay needs to design coherent investment policies and promotion reform strategies to attract, facilitate, retain, and maximize positive spillovers of investment into the host economy. To make this possible, Council needs to conduct an economic analysis and adopt a logical framework to capture the quantum and quality of investment flowing into the town, institute appropriate policy mixes and regulatory approaches required to maximize its benefit¹¹.

The investment strategy should include a list of concrete business opportunities. The more information is available about the individual opportunities the better are the chances to mobilize investors.

- 4) In addition, the competitive advantages of Walvis Bay vis-à-vis other Namibian locations should be clearly defined including the business environment (e.g., infrastructure). Destination marketing is a key element that globally competitive cities of the world rely upon to attract investment and tourism to their region to enhance economic growth and job creation¹². It is not only business opportunities that should be marketed but, the marketing profile should also market Walvis Bay as a desirable place to live and work, for the town to attract the required labour force.
- 5) More important are the incentives offered by the Municipality of Walvis Bay such as a One-Stop Business Centre, readily available economic data, incentives on land sales, rates, and taxes for specific selected industries. Such information is the basis for both strategies focusing on local or foreign investors. The Municipality of Walvis Bay therefore needs to compile a comprehensive investment and marketing profile for the town. The investment strategy and marketing profile should in addition include the competitive advantages of Walvis Bay as an ideal investment location (e.g., safety, political stability and environment consciousness, climate) in the

¹⁰ Competitive Cities for jobs and growth 2015

¹¹ <https://www.worldbank.org/en/topic/investment-climate/brief/investment-policy-and-promotion>

¹² Inclusive Economic Growth Strategy 2021

Namibian and Southern African context.

The One-Stop Business Centre aims to bring together all agencies needed to approve business permits and all other legal requirements and needs to be complemented by the creation of an electronic platform where investors can interact with relevant officials without necessarily visiting the Centre physically, which will further reduce red tape.

3.2.3 Leverage the town's data as economic assets

Appropriate and time sensitive data is one of the most important ingredients of investment stimulation, but more important is the regular utilization of these data in decisions concerned with investment promotion, services, and infrastructure provision as well as town planning. The municipality therefore needs to consider data as an economic asset that it can use to leverage investment promotion.

The use of data and economic analysis of such data should be interwoven into the council's decision-making, procedures, systems, and forums, employed to formulate policies, regulations as well as budgeting. This is however only workable if the decision makers understand economic data and what they represent. The Municipality therefore needs to pursue the following initiatives going forward to ensure adequate economic research is conducted to support investment decisions.

- 1) Establish a municipal research committee or section.
- 2) Create a research and data collection policy.
- 3) Commission regular research and surveys to collect data that will facilitate evidence-based decision making.
- 4) Invest in primary data collection and remote sensor data at individual and household as well as business level.
- 5) Invest in data science, economic and other data analysis capacity building throughout the municipality.
- 6) Collaborate/ sign an agreement with the National Statistics Agency and National Commission on Research Science and Technology to assist in conducting surveys at special rates.
- 7) Partner with private and academic researchers and economists (including academic institutions such as UNAM, NUST and IUM) to develop data-driven solutions to key urban challenges and institute a programme of work to address economic analysis data gaps.
- 8) Integrate economic analysis into spatial planning.
- 9) Produce knowledge products and economic statistical analysis to support decision-making.

3.2.4 Promote the use of existing infrastructures and available assets to stimulate economic growth

Walvis Bay hosts Namibia's largest port facility in the country which positions Walvis Bay in the global trade transit and logistics arena. In addition to the port, Walvis Bay also hosts the only other international airport in the country. These two facilities are major assets to the town of Walvis Bay, which sets it apart in terms of competitive and comparative advantage. The town also has ample investment opportunities in terms of manufacturing (light and heavy industries), blue economy and associated industries, the untapped tertiary education sector and energy generation through "Green hydrogen".

Airport

Although the port is fully functional and is one of the preferred ports in southern Africa, the airport has its own challenges as it is not fully functional. Currently there is only one airline company operating from the Walvis Bay Airport (Fly WestAir) on a regular basis with flights between Cape Town and Walvis Bay and one local route flight between Walvis Bay and Windhoek. However, the airport has the potential to cater for more, e.g. foreign tourists flying directly to/from Walvis Bay would have enormous effects on the local economy, in addition, logistics companies confirmed the need for direct cargo transport to/from foreign countries, as it is faster and cheaper than transporting first to the airport in Windhoek.

The local business forum with the support of the local and regional political leadership needs to approach government, specifically the Ministry of Works and Transport to lobby for direct flights to Walvis Bay International Airport. Advantages of more direct flights would be to increase competitiveness regarding cargo (e.g. equipment, spare parts, fresh fish) and passenger transport. For overseas tourists, direct flights would have the advantages that Walvis Bay is closer than Windhoek to several tourist attractions (e.g. Swakopmund, Sossusvlei) and that round trips through Namibia can be planned more flexibly than currently arriving and departing from Windhoek.

Rejuvenation of Central Business District (CBD)

The central business district has been the hub of business activities until Dunes Mall was established and other small businesses in the suburbs started to appear. Although the new businesses provide relief in the much-needed retail industry and financial relief in the form of transport costs to the consumer as residents do not have to commute far for their daily needs, it has inadvertently made the CBD area a less attractive place to set up new businesses due to the decrease in consumers in the area. This has also led to some of the established businesses there to relocate to the

new mall or new residential areas, and some investors who own properties in the CBD area simply close them (buildings) or do not develop them (land). The municipality therefore needs to aggressively market the CBD area as an attractive business site by developing an incentive policy to attract and stimulate business growth and retention.

- 1) Add “Mixed Land Use” as a zone in the WB Zoning Scheme and define it.
- 2) Increase the development rights of erven in this CBD core through the increase in the maximum allowable bulk.
- 3) Increase the maximum building height.
- 4) Formulate urban design guidelines to guide building design and plan evaluation process.
- 5) Remove density restrictions in the CBD and the CBD fringe and determine development rights through the application of bulk requirements.

Market Walvis Bay as a tourist destination

The tourism sector has traditionally been a key employer and contributor to Namibia's economy. The sector contributes around US\$447.9 million, which represents 3.2 percent share of GDP and creates an estimated 41,200 jobs representing 5.3 percent of total employment¹³. This has however changed after the Covid-19 pandemic and tourism contribution to the GDP has decreased by more than 50 percent.

Since Walvis Bay has always had a strong tourism sector, it goes without saying that the town should market itself aggressively, highlighting additional advantages such as good health facilities, adequate hygiene and sanitation measures, well-functioning infrastructure, and technologies, as well as offering a great platform to stage social events. Going forward Walvis Bay must market itself by:

- 1) Advocating for direct air and sea routes between Walvis Bay and tourist generating cities.
- 2) Marketing Walvis Bay as the number one tourist destination in the country.
- 3) Creating initiatives focused on tourism promotion.
- 4) Continuing to collaborate with the town's tourism stakeholders to increase the number of unique experiences and develop a wider range of tourism-related services.
- 5) Ensuring that relevant tourism infrastructures are in place and are maintained to cater for visitors.
- 6) Engaging the Ministry of Environment, Tourism and Forestry to ensure that protected areas are properly supported and maintained.

¹³ <https://namibia.un.org/en/173815-tourism-satellite-account-tsa-bc-implemented-namibia#>

Market Walvis Bay as a Film and Events Destination:

In the past few years Walvis Bay has attracted several film production companies that have taken advantage of the iconic sand dunes, the lagoon wetland as well as some surfing sites along the ocean on the periphery of the town to create some outstanding works. Walvis Bay should build on the momentum created by these productions to market Walvis Bay as an ideal filming location for exotic and adventurous movie scenes.

However, lagging behind is the entertainment industry in Walvis Bay as the town has been struggling to attract major social events. This can be partly attributed to the town's unpredictable weather conditions. The LED strategy will therefore advocate for projects to promote Walvis Bay as an ideal filming and social event location by:

- 1) Creating partnerships with the film industry and engaging them to provide reports of their experience filming in Walvis Bay (end of the filming survey).
- 2) Advocating for the town's Aesthetics Committee to encourage property developers to construct visually appealing buildings that will attract the film industry.
- 3) Pursuing strategies to market Walvis Bay as an ideal events location by offering hosting sites at a reduced rate and ensuring the town's readiness to host major events and film productions.
- 4) Offering non-financial support for strategic events that represent economic, or social return on investment benefits to the residents of Walvis Bay.

Development of Walvis Bay as a National ICT Center

Currently, only 51% of the Walvis Bay population has access to the internet¹⁴, which is low for an industrial town. ICT has increasingly become a very important business input after the advent of Covid-19. The WACS sub-marine cable and Google "Equino", landed in Swakopmund early 2022 which is in proximity to Walvis Bay. The cable will connect Southern Africa with Europe, offering the best options to enhance the ICT sector in town. This advantage has to be seen in light of the national challenges, i.e. lack of ICT specialists. This strategy therefore aims to create initiatives to develop Walvis Bay as a leading ICT centre by marketing the concept of setting up leading ICT education and training institutions in Walvis Bay and creating incentives aimed at attracting companies in the ICT industry.

3.2.5. Align the LED strategies and targets with existing strategies, and National policies

The Council launched its Strategic Plan in 2021 and is in the process of completing the review of the town's Urban Structure Plan as well as commissioning the Tourism Strategy. In line with developmental planning these strategies and other initiatives should be aligned to each other to produce coherent and sustainable developmental initiatives. The implementation of the LED Strategies should also be aligned to national policies, such as:

- The Harambee Prosperity Plan 2
- The Fifth National Development Plan (NDP5)
- National Sustainable Tourism Growth & Development Strategy 2016-2026
- National Tourism Investment Profile & Promotion Strategy 2016-2026
- National Policy on Micro, Small and Medium Enterprises in Namibia 2016 – 2021
- Namibia Investment Promotion Act 199 of 2016
- “Growth At Home” National Competition Policy 2020 – 2025

It is therefore important that care is taken to implement these strategies collaboratively to avoid duplication of effort and minimize resource wastage. Care should also be taken to consult stakeholders during annual planning sessions to ensure that they are still in support of the identified initiatives and that those initiatives are still relevant to prevailing business conditions.

3.3. CREATE SPECIAL PROGRAMMES OF MSME PROMOTION

MSMEs are the biggest contributor to employment creation and poverty eradication, even though their contribution is not always highlighted in most of the economic statistics, especially economic growth. These activities normally take place in low-income residential areas and along industrial areas where mostly men are employed. The activities cater for low-income earners with low purchasing power and restricted mobility due to transport costs, which makes it difficult to achieve sustained business development and investment. However, it should be noted that the informal economy offers the most opportune spaces for inclusive economic development participation, as well as social stability.

For Council to make a meaningful contribution to this sector, there is a need to create and maintain a time sensitive database that will assist Council in availing the required assistance in an environment where MSME are most accessible and have

the most direct impact on their livelihoods. This can be achieved through improved consultation and bridging the communication gap between players in the informal economy in all policies and regulatory framework formulation. The informal sector must be included in the decision-making process regarding their sector and the provision of appropriate infrastructure. Local authorities, private sector and all government institutions dealing with the informal economy should advocate for Public Private Dialogue (PPD) when addressing issues of transforming the informal market.

3.3.1 Facilitate interlinkages between MSMEs and established business/industries

The Municipality of Walvis Bay has excellent linkages between established sectors involved in the blue economy, e.g. between fisheries, Namport and Namdock. The same can also be said between larger enterprises and medium sized specialized service providers. The situation is however different when it comes to established business, micro and small enterprises, although most of these small businesses contribute to the fast movement of the products and services of established business.

The lack of interlinkages can perhaps partly be contributed to MSMEs operating environment which is mostly informal and sometimes unhygienic and can discourage established businesses from pursuing cooperative relations. However, the meeting point in this relationship should be that the MSMEs are still selling big cooperation's products and services. It will therefore benefit both parties greatly if they can come together to express their concerns and aspirations. It is important that the established businesses mentor MSME operators on how to source their products directly from the supplier without the middleman, the correct usage, storage as well as the marketing of their product. This can be addressed through training that can be facilitated by the municipality.

3.3.2 Facilitate the provision of appropriate training to MSMEs

The majority of MSMEs lack skills, particularly relating to operating a business and managing a business successfully, which is a key constraint to the growth of informal sector enterprises. Secondly, most informal businesses battle to access high-growth markets and the capital required to diversify and scale up their activities, which could assist them to formalize their business. The municipality therefore needs to formulate an MSME development policy that will facilitate the provision of appropriate training as well as a mentoring programme by established business companies in collaboration with institute of higher learning (Unam, NUST and IUM).

To make a meaningful impact through MSME training, a proper training needs assessment should be carried out to ensure that the training provided is truly addressing the experienced challenges. A few entrepreneurs who attended some entrepreneurial trainings have indicated the training made little or no impact at all in their everyday operation as such programmes are normally too compacted. They also complained that these trainings are normally offered in very few days while trying to cover all topics of entrepreneurship and are thus not sufficiently detailed.

The majority of MSMEs need good training in the identification of new business opportunities, and how to spot and capitalize on pop-up trends before they lose momentum. This goes hand in hand with marketing, and cost price calculations. Small and medium enterprises owned mainly by previously advantaged entrepreneurs lack marketing and customer care skills and should be trained in these areas.

3.3.3 Integration of MSMEs into the local economy

MSMEs generally operate in areas characterized by low-quality urban spaces with limited amenities and services, with little or no chance of formalizing their operations. However, given the chance and appropriate support most medium entrepreneurs do succeed to transform their business operations once they enter the formal economy. It is therefore important that the Municipality of Walvis Bay craft an SME policy that advocates for a graduation process and identify the kind of assistance that can be offered to entrepreneurs that meet the requirements of migrating to the formal sector. The programme can include but should not be limited to:

- 1) Facilitation of appropriate land acquisition either by sale or long-term lease
- 2) Facilitating the acquisition of appropriate business infrastructure and the necessary equipment

This is because the legislation and regulations governing land acquisition use and other regulatory requirements are designed for formal businesses and often are not relevant to the realities of the informal sector. The costs associated with regulatory compliance represent a disincentive to formalization¹⁵.

¹⁵ Inclusive Economic Growth Strategy 2021

3.4 CREATE APPROPRIATE INCENTIVES TO STIMULATE ECONOMIC GROWTH

Investors first select the most suitable country for their investment and then the location. The decision of the investment location is based on monetary and non-monetary incentives offered. As part of its strategy to become an internationally competitive investment location, the Namibian Government introduced the EPZ Act in 1995. EPZ incentives focused mainly on tax incentives. This was the basis for several investments in Walvis Bay. However, currently the situation is totally insecure after the Government announced the end of the EPZ and other incentives. This insecurity is not only a major challenge to mobilize new investors but has also resulted in the closing of most EPZ enterprises and others leaving Walvis Bay.

Namibia has many non-monetary incentives to offer such as political stability, good infrastructure, banking institutions and health care. Other important incentives are the quality of the road infrastructure and other services, including minimum bureaucracy, reliability of the investment promotion agency as well as the economic framework including available human resources. The Municipality of Walvis Bay must consider the advantages of Namibia's economic attractiveness to stimulate economic growth. One of the ways to stimulate such growth (whether in terms of trade, investment, and business development) is to develop incentives that will act as differentiating factors to set up business in Walvis Bay.

It is therefore important that Walvis Bay develop an incentives policy aimed at attracting new industries and diversifying the local economy. The incentives should be industrial specific and should focus more on improving ease of doing business in Walvis Bay, developing good relations, and improving communication with investors.

3.4.1. Leverage investment promotion in Walvis Bay

- 1) The Growth Coalitions (made up of Walvis Bay business forums) and Intergovernmental Coalition need to engage government in their quest to review regulatory frameworks with regards to reduced corporate tax, low land prices and land transfer as well as expediting the processing times for building plans and land use applications for the following:
 - Industry proposing to create employment for more than 150 people, especially manufacturing sectors.
 - industries with a business plan that include housing provision for their employees (not less than 20 houses).

- Chain stimulating businesses/industries, any business introducing new technologies /scarce field of expertise that plan to train Namibians in that field so they can replace/reduce foreign expatriates in the long run (the business should have a specified minimum number of Namibian understudies in highly specialized positions).
- Businesses promoting sourcing of their input from locally established suppliers.
- Setting up institutes of higher learnings, especially in technical fields (Technicon, vocational training as well as universities) -

2) Creation of different land acquisition options (leasing, sale).

3.4.2 Policy lever-collaborative infrastructure and industrial investments

Create/identify various types of incentives for various economic sectors. Attractive incentives (flexible land tenure, preferential rates, and tax policies) should be offered to specific industries with prominent comparative advantage targeting specific economic sectors (maritime related industries, institutes of higher learning, food, and pharmaceutical industries). This initiative requires the creation of a Sector Support Framework package, under the investment incentive policy, which determines which sectors to be targeted with differentiated support offers based on economic data. To be effective these packages need to be reviewed at a set interval for them to remain relevant.

3.4.3 Marketing the Town as an attractive place to work, live and potentially study

The Walvis Bay marketing profile should focus on the following themes: Invest, work, live, study, and explore (adventures) as the attractive aspects of Destination Walvis Bay.

These themes contribute to the overall attractiveness of Walvis Bay. Although the strategy's focus is to improve the town's competitiveness and lucrative investment, there is a need to pay attention to other important characters of the town.

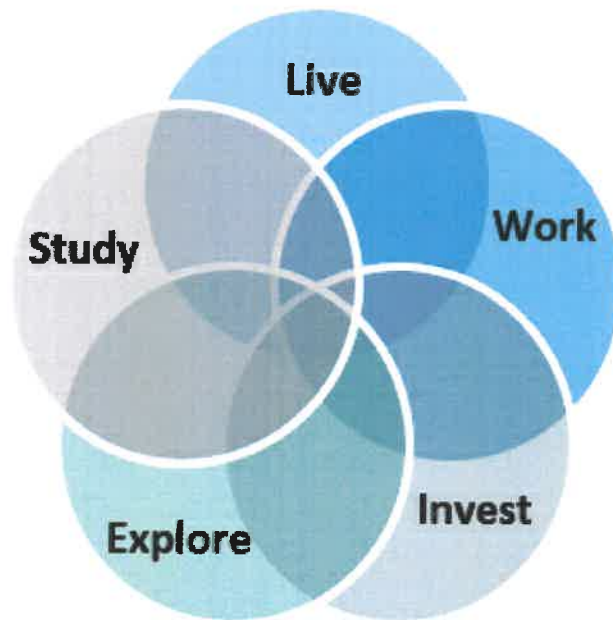


Figure 5: Marketing Profile Themes

Invest in Walvis Bay

Investors mainly look at the availability of soft and hard infrastructures and the availability of required labour for their business to succeed as one of the keys for investment attraction. Walvis Bay must therefore market itself to the country's labour market as the most suitable place to secure good employment and assure the market that the town is safe to live in.

Work in Walvis Bay and Explore Walvis Bay

Given the nature of urban and rural migration in Namibia linked with the attractiveness of Walvis Bay as a potential place of employment opportunities, it is unlikely that the growth rate would decline below 3.2%. Walvis Bay is thus regarded to have ample employment opportunities because of the fishing sector and port facility.

Another aspect that people consider when searching for employment is the availability of educational opportunities for themselves and their family members; safety and security; as well as entertainment and leisure opportunities to help them unwind. Walvis Bay has all these attributes in that it is one of the safest towns in the country and presents a lot of adventurous opportunities due to a lot of natural attractions in and around the town.

Study in Walvis Bay

With a population size of 122 396, growing at a rate of 3.5%¹⁶ the town does not have adequate education facilities. Of high concern is the lack of tertiary institutions to cater for the university-going population. By virtue of its industrial character Walvis Bay is a good host for technikons and university offering technical/engineering programmes. The lack of these institutions should therefore be used as an attractive/marketing product to offer to investors. Walvis Bay should therefore be marketed as a potential center for educational excellence, especially for vocational and industrial training.

Live in Walvis Bay

Walvis Bay is a relatively safe town to live in and has a low number of attacks on investors and very low incidents of traffic accidents. This is due to very effective crime control modalities initiated by the Namibian Police, assisted by various security companies and neighborhood watch groups. Walvis Bay has a total of six police stations operating 24 hours. Below are some of the modalities employed to control and reduce crime in Walvis Bay.

- A police station at the port
- A tourism protection unit that monitors all popular tourist attraction sites.
- Community involvement in crime fighting
- Inter-agency cooperation across the entire security cluster (Correctional Services, Prosecution, Municipal Traffic and Private Security Agencies)
- A very active water policing and coastal boarder security (foot and vehicle patrols)
- Existence of security forum for business communities (chamber of commerce, Chinese business forum)
- Modern aviation security department at Walvis Bay International airport.

Although Walvis Bay is a safe place to live in, it lacks affordable housing as demonstrated by the box below:

The current estimated 2022 population of 122 396 is said to be residing in 40 429 households with a mean household size of 2.98 persons per household. Walvis Bay's population is further projected to grow to 168 000 by 2031, with a household growth rate of 5.65%¹⁷, which is bound to put a lot of pressure on the municipality in terms land provision for housing. The amount of residential land needed to accommodate the housing shortfall by 2030 is in the order of 2,000 hectares.

¹⁶ Walvis Bay Urban Structure Plan 2022-2041

The town will need to plan, establish and service an estimated 90 new residential townships, providing some 30,000 erven, and constructing or facilitating the construction of over 40,000 houses, flats, and townhouses ¹⁷.

With respect to household growth, it is projected that the number of households will continue to grow faster than the population, given the trend of declining household sizes and the pace of new household formation. Since the provision of land for growth is directly related to the number of households to be accommodated, this is an important consideration for the plan formulation process. Accordingly, it is projected that the number of households will grow from the current 40 500 to about 98 000 by 2041.

The town's marketing profile should therefore aggressively advocate for the sourcing of investors that are interested in occupying and populating these gaps.

In addressing housing challenges, the following incentives should be offered to any industry that will contribute to the provision of affordable housing.

- Incentives for housing developers focusing on the development of housing for low and ultra-low-income earners
- Creation of affordable residential land scheme for low and ultra-low-income residents
- Encourage mixed-use models for housing developments that include opportunities for mixed-scale economic activity to reduce reliance on transport and stimulate community upliftment¹⁸.
- Augment increased density with the integration of sustainable and meaningful nodes of higher density mixed land use that would facilitate local economic development and enable people to live, work and play in the same area.
- Follow the 60/40 principle (where 60% of households are accommodated on 40% of the land)

4. Conclusion

Throughout these strategies, emphasis has been placed on the importance of inclusivity and interlinkages to increase Walvis Bay's competitiveness that will lead to sustainable development. For Walvis Bay to achieve substantial economic development, Council needs to connect with all relevant stakeholders and agree on the appropriate intervention that will improve the town's standing in the global competitiveness arena. Economic growth is normally driven by the public sector and can take place with minimum intervention from the government. Economic

¹⁷ Walvis Bay Urban Structure Plan 2022-2041

¹⁸ Inclusive Economic Growth Strategy 2021

development, on the other hand, requires intentional intervention from government and all relevant stakeholders for it to be sustainable and resilient.

For the next five years (2023-2028) the Municipality of Walvis Bay will work closely with its developmental partners, the private sector, and all spheres of government to ensure that the strategic intervention highlighted in these strategies are carried out and brings about the desired development for the town. The Municipality will pursue programmes to create an ideal environment to foster business growth, retention, and establishment. Thereafter the municipality will aggressively market investment opportunities in Walvis Bay and ensure that Walvis Bay makes the list of Top 10: Africa's 'Cities of Opportunity'¹⁹ by 2033. The coveted number one (1) position is currently held by Cairo (Egypt's Capital City), with Johannesburg being the only city from Southern Africa, occupying the third position. To make it on this list, cities are assessed in terms of amongst others; GDP Diversity, Ease of Doing Business, attraction of foreign Direct Investment, Health System, Number of Graduate Enrollment, Status of Infrastructures, Economic, as well as Society and Demography. Ambitious, one may say, but so is Walvis Bay's Vision.

The municipality will implement the identified strategy on an annual basis, with ongoing review of the strategy implementation to be done at the end of each financial year. An implementation plan will need to be drafted. The review will be used to measure the strategies' applicability and compatibility with prevailing economic conditions and business environment. This will allow room to re-strategize should the identified interventions not be relevant anymore.

¹⁹ <https://edition.cnn.com/2015/03/17/africa/africas-top-ten-cities-for-investors/index.html>

TABLE 1: STRATEGIES AND AREAS OF INTERVENTION

Objectives	Strategies	Specific Intervention Required	Key Role Players
Create a conducive business environment	Provide efficient and high-quality municipal services	<ul style="list-style-type: none"> - Improve Internal Environment - Prioritise the replacement of the town's aging bulk services (water and sewer reticulation) infrastructures - Make provision for stormwater drainage in current infrastructure planning - Long term water supply secured 	<ol style="list-style-type: none"> 1. Office of the CEO and Departmental Head 2. Departments RBC and WVEM
	Provision of appropriate land and business premises for investors	<ul style="list-style-type: none"> - Service land earmarked for industrial development - Improve consultation with regards to land provision - Expedite formalisation of townships - Provide adequate information on business process and requirement in a user-friendly manner - Conduct a land comparative studies (national and SADC) - Establishment of a Truck port 	<ol style="list-style-type: none"> 1. Departments RBC and CED 2. Office of the CEO 3. Walvis Bay Corridor Group 4. Namport
	Upgrading of the town's road infrastructure.	Improved Traffic planning/flow in the CBD area	Department of RBC

	ICT improved	<ul style="list-style-type: none"> - Position Walvis Bay as the National ICT Centre - Create incentives aimed at attracting companies in the ICT industry. -entice institute of high education to set up their ICT programme in Walvis Bay by offering them attractive incentives. - Provide free WiFi in the CBD 	<ol style="list-style-type: none"> 1. Office of the CEO 2. Department CED 3. Ministry of Information Technologies 4. Office of the Mayor in collaboration with MTC/PowerCom
Principles required to stimulate inclusive economic development	Advocate for economic growth coalitions and intergovernmental coalitions	<ul style="list-style-type: none"> - Facilitate the establishment of Economic Growth Coalition - Promote and advocate for inclusivity of business community in the town's economic planning - Strengthen and advocate for intergovernmental relation thorough MOUs 	<ol style="list-style-type: none"> 1. Department CED 2. Office of the CEO 3. Office of the Mayor 4. Corporate Services 5. Walvis Bay business sectors and associations.
	Facilitate investment promotion	<ul style="list-style-type: none"> - Develop the town investment strategy and investment profile - Develop a town marketing strategy as well as a marketing profile - Identifying prominent economic nodes for investment promotion and market Walvis Bay as suitable destination for host purposes - Differentiate the types of investment opportunities which may require different approaches to mobilize investors - Market Walvis Bay as a desirable place to live, work, study and explore. - Create appropriate incentives - Advocate for the creation of a One-Stop Centre 	<ol style="list-style-type: none"> 1. Department CED 2. Office of the CEO 3. Office of the Mayor 4. Ministry of Finance 5. NIPDB 6. MEFT 7. SSC 8. NamRA 9. NTB

	<p>Leverage the town's data as Economic Assets</p>	<ul style="list-style-type: none"> - Establish a municipal research committee or section. - Create a research and data collection policy - Commission regular research and surveys to collect data that will facilitate evidence-based decision making - Invest in primary data collection and remote sensor data at individual and household as well as business level. - Invest in data science, economic and other data analysis capacity building. - Produce knowledge products and economic statistical analysis to support decision making 	<ol style="list-style-type: none"> 1. Department CED 2. Office of the CEO 3. Office of the Mayor 4. NUST 5. UNAM 6. IUM 7. NSA 8. NCRST
	<p>Incorporate appropriate economic analysis into council's decision making</p>	<ul style="list-style-type: none"> - Create the town's economic data vault (labour information, available business, tourism) - Improved data capturing and maintenance of information for planning, business promotion, monitoring - Continuously conduct appropriate Research/Survey to assist council in making informed decision. - Partner with private and academic researcher and economists (including academic institutions) 	<ol style="list-style-type: none"> 1. Department CED 2. Office of the CEO 3. Office of the Mayor 4. NSA 5. NCRST 6. NUST 7. UNAM 8. IPPR

Advocate the use of the town's existing infrastructures and available assets to promote economic growth	<ul style="list-style-type: none"> - Rejuvenation of the Central Business District - Identify incentive to attract and stimulate business growth and retention - Lobby for direct overseas flights to/from Walvis Bay - Creation of initiatives focused on tourism promotion - Market Walvis Bay a tourist destination - Market Walvis Bay as a Film and Events Destination - Increase Walvis Bay's social media footprint 	<ol style="list-style-type: none"> 1. Department RBC 2. Department CED 3. Office of the CEO 4. Office of the Mayor 5. MEFT 6. Namibia Film Commission 7. Unam 8. NUST 9. NTB 10. NAC
Position Walvis Bay as the National ICT Centre	<ul style="list-style-type: none"> - Create incentives aimed at attracting companies in the ICT industry. - Entice institute of high education to set up their ICT programme in Walvis Bay by offering them attractive incentives. - Provide Free Wifi in the CBD 	<ol style="list-style-type: none"> 1. Office of the CEO 2. Department CED 3. Ministry of Information Technologies 4. Office of the Mayor in collaboration with MTC/PowerCom
Align the LED strategies and targets with existing strategies	<ul style="list-style-type: none"> - Form partnership agreements with progressive towns and cities around the world, and revised current twinning agreements - Advocate for effective system of cooperation between public, private and civic stakeholders established 	<ol style="list-style-type: none"> 1. Office of the CEO 2. Office of the Mayor 3. Division: Corporate Services 4. Walvis Bay Business Community

<p>Create appropriate Council's incentive to support economic growth and stimulate employment creation</p>	<p>Leverage investment promotion in Walvis Bay</p>	<ul style="list-style-type: none"> - Provision of land and premises for investors - Market strategic land for investment, tourism, education - Creation of different land acquisition option (leasing, sale) - The Growth Coalitions (made up of Walvis Bay business forum) and Intergovernmental Coalition should advocate for the review regulatory framework with regards to reduced corporate tax, low land prices and land transfer as well as expediting the processing times for building plans and land use applications for identified sectors 	<ol style="list-style-type: none"> 1. Department 7RBC 2. Department CED 3. Office of the CEO 4. Office of the Mayor 5. MURD
	<p>Marketing the Town as an attractive place to work, live and potentially study</p>	<ul style="list-style-type: none"> - Facilitate the provision of affordable housing - Incentives for housing developer focusing on the development of housing for low and ultra-low-income earner - Creation of affordable residential land Scheme for low and ultra-low-income residence - Market Walvis Bay as an Education Destination for Vocational and industrial training - Augment increased density with the integration of sustainable and meaningful nodes of higher density mixed land use that would facilitate local economic development and enable people to live work and play in the same area. - Follow the 60/40 principle (where 60% of households are accommodated on 40% of land) 	<ol style="list-style-type: none"> 1. Department CED 2. Office of the CEO 3. Office of the Mayor

	Policy lever- collaborative infrastructure and industrial investments	<ul style="list-style-type: none"> - Create the investment incentive policy - Create the Sector Support Framework package 	<ol style="list-style-type: none"> 1. Department RBC 2. Department CED 3. Office of the CEO 4. Department Finance
	Policy lever- collaborative infrastructure and industrial investments	<ul style="list-style-type: none"> - Create/identify various types of Incentives for various economic sector. - Creation of incentive for the establishment of chain stimulating business/industries - Identify initiative aimed at rejuvenating the central business district 	<ol style="list-style-type: none"> 1. Department CED 2. Department RBC 3. Office of the CEO 4. Office of the Mayor
Create special programmes of MSME promotion	Facilitate interlinkages between MSMEs and established business/industries	<ul style="list-style-type: none"> - Facilitate the creation forums that promote interlinkages and synergies between MSMEs and established business/industries - Facilitate the creation of sector specific mentorship programme (Suppliers to MSME agent) - Facilitate marketing and buyers' education between established business (suppliers) and MSME (Buyers and retail sellers) 	<ol style="list-style-type: none"> 1. Department CED 2. Office of the CEO 3. Office of the Mayor 1. Walvis Bay Business Community 2. NUST, Unam, and IUM 3. SME Compete 4. NCCI 5.
	Integration of MSMEs into the local economy	<ul style="list-style-type: none"> - Advocate for special SME Cubicles at future shopping centres and industrial area as part of the land sale agreement - Facilitate the acquisition of appropriate land by Entrepreneurs willing to graduate from the informal economy to the formal. - Provide appropriate trading infrastructures for different sectors of the informal economy. 	<ol style="list-style-type: none"> 1. Department RBC 2. Department CED 3. Office of the CEO 4. Ministry of Industrialization, Trade and SME Development 5. Ministry of Finance (Financial Literacy Initiative)

	Facilitate the provision of appropriate training to MSME	<ul style="list-style-type: none"> - Create and maintain a time sensitive MSME database. - Create partnership with institution of high education to allow student to do part of their internship in the informal sector (NUST, Unam, and IUM) - Collaborate with stakeholders to offer appropriate training to (MITSMED, GIZ, ministry of Finance- FLI, SME Compete etc) 	<ol style="list-style-type: none"> 1. Department CED 2. NUST, Unam, and IUM 3. MITSMED, GIZ, ministry of Finance- FLI, SME Compete 4. Walvis Bay Business Community
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Walvis Bay Urban Structure Plan 2022-2041

Municipality of Walvis Bay Strategic plan July 2021-June 2026



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