

## Minutes

### of the Ordinary Council Meeting of the Local Authority Council of Walvis Bay, held at the Civic Centre Council Chamber on Tuesday 14 October 2025 at 10:00

#### Present:

##### Councillors

Councillor T Forbes (Chairperson)  
Councillor S Mutondoka  
Councillor O Andrews  
Councillor R Bramwell  
Councillor L Victor  
Councillor P Kauhondamwa  
Councillor A Nkoshi  
Councillor E Shozi  
Councillor R Gordon

##### Officials

Chief Executive Officer (VN Kapenda)  
General Manager: Finance (FI !Gonteb)  
General Manager: Roads and Building Control (T Potgieter)  
General Manager: Community and Economic Development (E Mwanyekange)  
Acting General Manager: Water, Waste and Environmental Management (H Shikongo)  
Manager: Corporate and Communication Services (J Kruger)  
Communication Officer (A Kaihiva)  
Communication Officer (K Stoffels)  
Corporate Officer (G !Gaoses)  
Corporate Officer (J Samaria)  
Intern (J Iita)

##### Other:

Members of the public: Nineteen (19) Members  
Members of the media: Zero (0) Members



1. **OPENING** (File 3/1)

Upon invitation, Mrs. Sharon Roodt, a member from the gallery, opened the meeting with a prayer. Thereafter the Chairperson welcomed all members present and declared the meeting officially open.

The meeting agreed that Councillor L Victor would stand as the Chairperson of the Management Committee for this meeting.

=====

2. **ADOPTION OF AGENDA AND DECLARATION OF INTEREST**

On a proposal by Councillor S Mutondoka, seconded by Councillor P Kauhondamwa, it was:

**RESOLVED:**

That the agenda be adopted as is.

Thereafter, the Chairperson, Councilor T Forbes, declared an indirect interest in item 12.10. as the applicant is his former employer.

=====

3. **APPLICATION FOR LEAVE OF ABSENCE BY MEMBERS OF COUNCIL** (File 3/3/1/4)

Councillor R Hoaeb.

=====

4. **CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

4.1 On a proposal by Councillor R Bramwell, seconded by Councillor O Andrews, it was:

**RESOLVED:**

That the minutes of the Ordinary Council Meeting of the Municipal Council of Walvis Bay, held on Tuesday 27 August 2025, are approved.

4.2 On a proposal by Councillor A Nkoshi, seconded by Councillor R Gordon, it was:

**RESOLVED:**

That the minutes of the Special Council Meeting of the Municipal Council of Walvis Bay, held on Tuesday 02 September 2025, are approved.

4.3 On a proposal by Councillor R Bramwell, seconded by Councillor S Mutondoka, it was:

**RESOLVED:**

That the minutes of the Special Council Meeting of the Municipal Council of Walvis Bay, held on Tuesday 09 September 2025, are approved.

=====



5. **Matters arising from previous meeting minutes**

None.

=====

6. **INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND MEETING** (File 3/3/2/3/2)

None.

=====

7. **STATEMENTS AND COMMUNICATIONS**

The Chairperson informed the meeting that he would not be making any statement at this time.

=====

8. **PETITIONS** (File 3/2/1/6)

No petitions were received.

=====

9. **MOTIONS OF MEMBERS** (File 3/3/1/1 and 7/1/4/1)

The Chairperson invited Councillor R Bramwell to read his motion numbered 32, dated 30 September 2025, and titled: "Progress report on the construction of a boundary wall and structural and roof repairs at the Kuisebmond Community Hall".

Thereafter, it was:

**RESOLVED:**

That as there was no opposing motion, but because the motion carries financial implications, it be referred to the Management Committee for further action.

=====

10. **ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN** (File 3/3/1/2)

No questions were received.

=====

11. **REPORT OF THE MANAGEMENT COMMITTEE FOR SEPTEMBER AND OCTOBER 2025**  
[Report referred to in section 26(1)(e) of the Local Authorities Act]

*The Chairperson of the Management Committee must put the report to the Council for information. The report may be discussed but no motion or proposal on the report may be introduced.*

There were no reports by the Management Committee.

=====



12. **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE FOR SEPTEMBER AND OCTOBER 2025**

*The Chairperson of the Management Committee individually proposed 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 consensus.*

12.1 **Feedback Report on participation in The Africa Week And 2<sup>nd</sup> Africa Climate Summit** (Add. No. 1; M/C Meeting 07/10/2025; File 17/20/7/1/1) (OCM No. 118/2025/10/14)

**The Municipal Council RESOLVED:**

That the Municipal Council takes note of the report with the key outcomes and key messages as made by the delegates for presentation at the COP30.

12.2 **Continued lease of office space at Kuisebmond Municipal building: Ministry of Home Affairs, Immigration, Safety and Security** (Add. No. 2; M/C Meeting 07/10/2025; File 7/1/5/1/1/2/2) (OCM No. 119/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council of Walvis Bay approves the request for the continuation of the use of approximately 126m<sup>2</sup> of office space at the Kuisebmond Municipal Building by the Ministry of Home Affairs, Immigration, Safety and Security for the period from 01 December 2025 up to 30 December 2028, at a nominal rate of N\$74.82/m<sup>2</sup>.
- (2) That Council resolution item 11.1 adopted on 3 June 2025 be rescinded in its entirety.

12.3 **Capital budget 2025/26 – Transfer of budgeted funds between votes for the removal of existing bulk flow meters, and the supply, delivery, and installation of new bulk flow meters for potable water at Mile 7, Walvis Bay** (Add. No. 3; M/C Meeting 07/10/2025; File 5/1/5/1 - 2025 Budget) (OCM No. 120/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council approves the application in terms of Section 84(5)(a) of the Local Authorities Act.
- (2) That approval be granted to transfer N\$ 300,000.00 from B641/5702/0000 (Constr. Flow Meter Chambers) to B641/9293/0000 (Bulk Meters).
- (3) The transferred funds be utilised for the removal of existing bulk flow meters, and the supply, delivery, and installation of new bulk flow meters for potable water at Mile 7, Walvis Bay.

12.4 **Request for development support from Shack Dwellers Federation of Namibia** (Add. No. 4; M/C Meeting 07/10/2025; File 12/1/5/3/16) (OCM No. 121/2025/10/14)

*With the agreement of two-third of the Management Committee members present, the recommendation was amended.*

**The Municipal Council RESOLVED:**

That Council considers the request to support the Shack Dwellers Federation of Namibia on condition that:

- (1) An integrated infrastructure master plan study for the area to incorporate and guide future developments be commissioned; and
- (2) A detailed cost estimate for the entire development and associated project works be provided to enable Council to make an informed decision, with a deadline of 6-months from the date of approval by Municipal Council.

=====

12.5 **Approval request for the final draft Credit Control Policy** (Add. No. 5; M/C Meeting 07/10/2025; File 5/13/P) (OCM No. 122/2025/10/14)

*Councillor Shoji informed the meeting that he is not in agreement with the terms of the policy because only a few select individuals worked on the draft and Council policies that affect members of the public should be drafted by Council appointed committees, with public consultations, and not by individual staff members.*

*The Chairperson reminded the meeting that the draft Credit Control Policy was discussed at two different meetings where all Councillors had the opportunity to an input. He added that Councillors, as elected members, may exercise their right to get further input from their constituents and submit the input received for collective decision-making.*

*Councillor Gordon stated that he would support the Policy if he can be assured that RedForce as collection agent would not be used in future.*

*Councillor Bramwell then said that all Councillors were part of the discussions on the policy content and should have raised their concerns at that platform.*

*The CEO informed the meeting that the Policy has various reductions incorporated into it, but that it is up to residents to ensure they pay for services offered and contact the relevant office for leniency or arrangements if their circumstances change.*

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council approves the reviewed Credit Control Policy together with its attachments.
- (2) That the approved Credit Control Policy be published in the Government Gazette and become effective for implementation thereafter.

=====





- 12.6 **Donation request for fundraising gala dinner by the Kuisebmond Secondary School for the construction of a multi-purpose hall** (Add. No. 6; M/C Meeting 07/10/2025; File 5/16/1/1/3) (OCM No. 123/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That subject to (2) below, the Municipal Council approves the total donation of N\$ 15,000.00, of which N\$ 10,000.00 will be for the purchase of a table at the event and N\$ 5,000.00 to be pledged to the Kuisebmond Secondary School.
- (2) That Ministerial approval be sought for the donation in terms of Section 30(2)(ii) of the Local Authorities act, 1992.

=====

- 12.7 **Minutes of meeting held between Municipality of Walvis Bay and RedForce Debt Management CC** (Add. No. 7; M/C Meeting 07/10/2025; File 5/13/P) (OCM No. 124/2025/10/14)

*Councillor Mutondoka requested a thorough monthly or quarterly report of RedForce Debt Management CC (RedForce), that includes recommendations. The CEO responded that the reports are received monthly and will be shared with Councillors.*

*Councillor Shoji enquired why there is still no recording device and mics set up for Councillors, as the minutes do not reflect everything Councillors say. He added that the at a previous Ordinary Council Meeting that took place in the Kuisebmond Council Chamber, Councillors requested for a meeting with RedForce which has to date not materialised. The Councillor then reiterated that his request for a meeting with RedForce still stands.*

*The CEO explained that the Municipal Council is made of two arms working together, that being the political arm of Councillors and the administrative arm of officials, but that going forward clarity will be sought to determine Councillors requests and administrative actions. She added that noted concerns of Councillors were discussed by administration with RedForce and that those concerns are addressed in the minutes that were submitted.*

**The Municipal Council RESOLVED:**

That the Municipal Council takes note of the minutes of the meeting held with RedForce Debt Management CC.

=====

- 12.8 **Capital Budget 2025/2026 – Transfer of budgeted funds between votes for the upgrading of Ekutu Community Market (Phase 2), Walvis Bay: Contract adjustment** (Add. No. 8; M/C Meeting 07/10/2025; File 8/31/11055) (OCM No. 125/2025/10/14)

*Councillor Mutondoka expressed disappointment that simple projects get delayed for years, and that this is the same thing that happened with the stalls opposite Shop 4 in Kuisebmond. She added that administration must be put to task to complete projects that have been started as non-completion is tantamount to administrative sabotage.*

*Councillor Nkoshi said that all Councillors failed as they are the ones that kept interfering and causing delays project delivery delays. She stated that the previous Councillors removed the traders so the construction could be done, but that the current Councillors put people back to continue trading. She further cautioned Councillors that they keep changing plans regardless of the work administration has put into a project over the time.*

*The CEO informed the meeting that there will be significant improvements on project completions this financial year as previously there was an over commitment versus low-capacity challenge.*

*The Chairperson cautioned against statements that Councillors failed and guided that each Councillor do introspection on the part they played in any failures, instead of calling all Councillors failures.*

**The Municipal Council RESOLVED:**

- (1) That Council takes note that insufficient provision was made in the 2025/26 budgeted under vote B330/9561/0000 (Market Mall Erf 3994 Kuisebmond) to complete (Phase 2) upgrading work at the Ekutu informal Market Area.
- (2) That approval be granted for the transfer of N\$250,000.00 from Vote B332/5379/0000 (Vending Machine), where N\$2,240,000 is budgeted, to supplement the shortfall on Vote B330/9561/0000 (Market Mall Erf 3994 Kuisebmond), (Phase 2) upgrading work at the Ekutu informal Market Area.

12.9 **Recommendations of the decentralized Build Together Committee and Project Identification Report for 2025/2026 financial year** (Add. No. 9; M/C Meeting 07/10/2025; File 17/5/03/2) (OCM No. 126/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council recommends for approval the Minutes of the Decentralized Build Together Committee, Project Identification Report (PIR) and the waiting list.
- (2) That the PIR and the waiting list be submitted to the Ministry of Urban and Rural Development for funding the 2025/2026 financial year Build Together Programme.

12.10 **Application to purchase Erf 9533 Kuisebmond: Karee Investment 183 (Pty) Ltd (operating as Spar)** (Add. No. 10; M/C Meeting 07/10/2025; File Rem Erf 4171; 9533 K; & 9534 K) (OCM No. 127/2025/10/14)

*The Chairperson under his declared interest, vacated the chair and left the Chamber. The Deputy Mayor assumed the role of chairperson and took the chair.*

*Councillor Shoji enquired as to why this erf is being sold by private treaty as it should have undergone the process of being put up for public open bidding first. The Councillor also requested the list of applicants on the erf. Councillor Gordon supported Councillor Shoji's statement and asked that all available Council land be made public to give all residents a chance to purchase.*

*By unanimous agreement of the Management Committee members present, the recommendations were changed.*

**The Municipal Council RESOLVED:**

That the item be referred to the Management Committee for further discussions.

*The Chairperson returned to the Chamber and resumed the chair.*

12.11 **Application to purchase Erf 9524 Kuisebmond (A portion of remainder Erf 4171 Kuisebmond): Ministry of Home Affairs, Immigration, Safety and Security** (Add. No. 11; M/C Meeting 07/10/2025; File 4171 K) (OCM No. 128/2025/10/14)


**The Municipal Council RESOLVED:**

- (1) That Erf 9524 Kuisebmond, in extent 20,329,38 m<sup>2</sup> be sold by private transaction to Ministry of Home Affairs, Immigration, Safety and Security (the applicant) at N\$250.00/m<sup>2</sup> plus 15% VAT.
- (2) 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.
- (3) That the Ministry of Urban and Rural Development be consulted, and approval be obtained on the proposed sale and its conditions in terms of Section 63 of the Local Authorities Act, 23 (Act 23 of 1992).
- (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 and/or secured by an acceptable bank guarantee within 120 days from the date of sale.
- (5) That the contribution of 10% towards landscaping fund be waived to support Ministry of Home Affairs, Immigration, Safety and Security for the development of Civil Registration Office in Walvis Bay.
- (6) That the applicant, at own cost, does all and/or any required groundwork, provides all outstanding services and adheres to the guidelines/standard requirements for all services, i.e., water connection, water/sewerage/electrical reticulation.
- (7) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (8) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.

=====

12.12 **Application for acquisition of unsurveyed / unserviced single residential erven of Erf 8635 Kuisebmond –Tunacor Fisheries Limited** (Add. No. 12; M/C Meeting 07/10/2025; File 8635 K) (OCM No. 129/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That Council resolution dated 05 October 2023 item 11.7 be re-affirmed.
  - (2) That the applicant adheres to clause (4) of the Council resolution dated 05 October 2023 item 11.7.
  - (3) That applicant affirms in writing within 30 days from date of notice of this resolution that they will adhere to clause (4) of Council resolution dated 05 October 2023.
- 



- (4) That if the applicant fails to affirm in 30 days from date of notice, then Council resolutions dated 8 March 2022 item 11.12; 23 March 2023 item 10.3; and 05 October 2023 item 11.7 are rescinded.

=====

12.13 **Application to purchase Erf 5910 Walvis Bay, Extension 14: G and B Logistics CC**  
(Add. No. 13; M/C Meeting 07/10/2025; File 5910 K) (OCM No. 130/2025/10/14)

Councillor Victor enquired how the companies for items 12.13 to 12.19 were:

- selected and when the applications were first initiated for it to only be tabled to the Management Committee close to the end of their term; and
- whether these were the only companies that applied for those erven.

Councillor Shoji also enquired whether the erven (for items 12.13 to 12.19) had been put up for public open bidding or not prior to being offered on private treaty.

The General Manager, Community and Economic Development, Mr Erikson Mwanyekange, responded saying that these erven were derived from the blocks that were removed from the public auction list for subdivision and to be disposed off thereafter. He added that at some point a group of SMME's approached his office with challenges they are experiencing with their lessors. Mr Mwanyekange also confirmed that after the subdivision, these applicants (named in items 12.13 to 12.19) are the first and that no other applications were received.

The CEO reminded the meeting of the Council approved Local Economic Development Strategy where Council commits to crafting strategies for the benefit of SME's and that this could be considered as part of that. The CEO further advised that legally Council can alienate land by any means it deems necessary and that if items are not approved now, the next approvals could only be granted in February 2026.

Councillor Kauhondamwa added that referring these items back would cause further delays as approvals can only be obtained next year.

After a short discussion on whether to refer the items back and have an urgent MC and subsequent Special Council Meeting for these items the Councillor Victor maintained that no justice would be served to proceed with these alienations as land should first be offered to all members of the public through an open public bidding process.

By unanimous agreement of the MC members present, the recommendations were changed.

Thereafter, the Chairperson called the matter to a vote, and the following was noted:

Members not in favour of the change in recommendations: No members.

Members in favour of the proposed change in recommendations: Councillors: L Victor, S Mutondoka, R Bramwell, O Andrews, E Shoji, R Gordon,

Members that abstained: Councillors: A Nkoshi and P Kauhondamwa.

The Chairperson did not rise at any point.

**On a majority vote, the Municipal Council RESOLVED:**

That, under section 63(2) of the Local Authorities Act, 1992, Erf 5910 Walvis Bay Extension 14 be alienated through open public bidding.

=====



*The same discussion under 12.13 applies to items 12.14 to 12.19.*

- 12.14 **Application to purchase Erf 5918 Walvis Bay, Extension 14: Benguela Petroleum Supplies** (Add. No. 14; M/C Meeting 07/10/2025; File: 5918 W) (OCM No. 131/2025/10/14)

**On a majority vote, the Municipal Council RESOLVED:**

That, under section 63(2) of the Local Authorities Act, 1992, Erf 5918 Walvis Bay Extension 14 be alienated through open public bidding.

=====

- 12.15 **Application to purchase Erf 5904 and Remainder Erf 5899 Walvis Bay, Extension 14: Zeus Logistics CC** (Add. No. 15; M/C Meeting 07/10/2025; File: 5904 W) (OCM No. 132/2025/10/14)

**On a majority vote, the Municipal Council RESOLVED:**

That, under section 63(2) of the Local Authorities Act, 1992, Erf 5904 Walvis Bay Extension 14 be alienated through open public bidding.

=====

- 12.16 **Application to purchase Erf 5915 Walvis Bay, Extension 14: Diclas Waste Oil Management CC** (Add. No. 16; M/C Meeting 07/10/2025; File: 5915 W) (OCM No. 133/2025/10/14)

**On a majority vote, the Municipal Council RESOLVED:**

That, under section 63(2) of the Local Authorities Act, 1992, Erf 5915 Walvis Bay Extension 14 be alienated through open public bidding.

=====

- 12.17 **Application to purchase Erf 5912 Walvis Bay, Extension 14: IT Import and Export** (Add. No. 17; M/C Meeting 07/10/2025; File: 5912 W) (OCM No. 134/2025/10/14)

**On a majority vote, the Municipal Council RESOLVED:**

That, under section 63(2) of the Local Authorities Act, 1992, Erf 5912 Walvis Bay Extension 14 be alienated through open public bidding.

=====

- 12.18 **Application to purchase Erf 5911 Walvis Bay, Extension 14: Shamrock Investment** (Add. No. 18; M/C Meeting 07/10/2025; File: 5911 W) (OCM No. 135/2025/10/14)

**On a majority vote, the Municipal Council RESOLVED:**

That, under section 63(2) of the Local Authorities Act, 1992, Erf 5911 Walvis Bay Extension 14 be alienated through open public bidding.

=====

- 12.19 **Application to purchase Erf 5905 Walvis Bay, Extension 14: Bengi Trading CC** (Add. No. 19; M/C Meeting 07/10/2025; File: 5905 W) (OCM No. 136/2025/10/14)

**On a majority vote, the Municipal Council RESOLVED:**

That, under section 63(2) of the Local Authorities Act, 1992, Erf 5905 Walvis Bay Extension 14 be alienated through open public bidding.

=====

- 12.20 **Application to lease a portion of land on Farm 38, Walvis Bay: Okinawa Investment CC** (Add. No. 20; M/C Meeting 07/10/2025; File: Farm 38) (OCM No. 137/2025/10/14)

*Councillor Mutondoka requested that the applicant's compliance to the set terms be provided to Councillors.*

**The Municipal Council RESOLVED:**

- (1) That a Portion of land at Farm 38, in extent 60,000 m<sup>2</sup>, be leased to Okinawa Investment CC (the applicant), with an option to buy, at a rental of N\$1,17 cents/m<sup>2</sup> plus 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 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 60,000 m<sup>2</sup> of Farm 38 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 must always comply to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (17) That the Municipal Council of Walvis Bay is not held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after 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 and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (20) That in the event the applicant fails to meet the conditions of this Council approval, the approval be regarded as null and void.
- (21) 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.
- (22) That parties develop a framework for Socio-Economic support Projects through the applicant's Corporate Social Responsibility (CSR) Programme towards the community of Walvis Bay.

=====

12.21 **Application for lease of area a of Farm 38: Dynamic Concrete Solutions (Pty) Ltd** (Add. No. 21; M/C Meeting 07/10/2025; File: Farm 38) (OCM No. 138/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That lease area A of Farm 38, in extent 5,000 m<sup>2</sup>, be leased to Dynamic Concrete Solutions (Pty) Ltd (the applicant), with an option to buy at a rental of N\$5,850.00 (N\$ 1.17/m<sup>2</sup>) plus 15% VAT per month, escalating with 10% per annum, for the establishment of a Ready-Mix Concrete Plant.
- (2) That the lease term be for ten (10) years with an option to renew, which renewal be applied for in writing by the applicant.
- (3) That the applicant be informed that the lease agreement will not constitute an automatic sale after the sale after the lease of 10 years has lapsed.





- (4) 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.
- (5) 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.
- (6) That the Ministry of Urban and Rural Development be consulted on the proposed sale and its conditions in terms of Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018).
- (7) That the applicant submits the necessary Environmental Impact Assessment Study (EIAS) and Environmental Clearance Certificate, in terms of Section 56 of the Environmental Management Act, Act 7 of 2007, from the Ministry of Environment and Tourism, Directorate: Environment Affairs, for the development of this land.
- (8) That the applicant, in conjunction with the Department of Roads & Building Control, has the required 5,000 m<sup>2</sup> of Farm 38 surveyed at the applicant's cost.
- (9) That no unauthorized structures, or structures not approved in terms of the provisions of the Standard Building Regulations, shall be allowed on the site and the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads & Building Control.
- (10) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (11) That a refundable, non-interest-bearing deposit of N\$ 10,000.00 be paid by the applicant on the date of signing the lease agreement, to cover the costs of rehabilitation of the site should the applicant fail to do so.
- (12) That the applicant, at its own cost, provides all services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electricity reticulation.
- (13) That the applicant shall, at own cost, enclose the leased area.
- (14) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (15) That the applicant must always comply to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (16) That the Municipal Council of Walvis Bay is not held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after the initial lease period.
- (17) That the applicant guarantees and indemnifies the Municipality of Walvis Bay against any action, claim or loss, injury, or damage which the applicant or any third party may suffer as a direct or indirect result of the development covered by the lease agreement.
- (18) That the applicant and Council enter into a development agreement simultaneously to the signing of the lease agreement with timelines.
- (19) That in the event the applicant fails to meet the conditions of this Council approval, the approval be regarded as null and void.

- (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 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.
- (21) That parties develop a framework for Socio-Economic support Projects through the applicant's Corporate Social Responsibility (CSR) Programme towards the community of Walvis Bay.

=====

12.22 **Application to lease Portions 2 and 3 of Remainder Farm 38 Walvis Bay: Stealth Investment Group Pty Ltd** (Add. No. 22; M/C Meeting 07/10/2025; File: Farm 38) (OCM No. 139/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That Portion 3 of Remainder Farm 38, in extent 82,698 m<sup>2</sup>, be leased to Stealth Investment Group (Pty) Ltd (the applicant), with an option to buy, at a rental of N\$96,756.66 (N\$1,17 cents/m<sup>2</sup>) plus 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 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 82,698 m<sup>2</sup> of Farm 38 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 must always comply to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (17) That the Municipal Council of Walvis Bay is not held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after 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 and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (20) That in the event the applicant fails to meet the conditions of this Council approval, the approval be regarded as null and void.
- (21) 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.
- (22) 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.
- (23) That parties develop a framework for Socio-Economic support Projects through the applicant's Corporate Social Responsibility (CSR) Programme towards the community of Walvis Bay.

=====





- 12.23 **Application to lease a portion of land on Farm 38 Walvis Bay, for development of a new iron and steel melting plant, manufacturing warehouse and storage and distribution facility: Karam Industries Namibia (Pty) Ltd** (Add. No. 23; M/C Meeting 07/10/2025; File: Farm 38) (OCM No. 140/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That a Portion of Remainder Farm 38, in extent 50,000 m<sup>2</sup>, be leased to Karam Industries Namibia (Pty) Ltd (the applicant), with an option to buy, at a rental of N\$ 58,500.00 (N\$1,17 cents/m)<sup>2</sup> plus 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 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 50,000 m<sup>2</sup> of Farm 38 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 must always comply to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (17) That the Municipal Council of Walvis Bay is not held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after 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 and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (20) That in the event the applicant fails to meet the conditions of this Council approval, the approval be regarded as null and void.
- (21) 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.
- (22) That parties develop a framework for Socio-Economic support Projects through the applicant's Corporate Social Responsibility (CSR) Programme towards the community of Walvis Bay.

=====

12.24 **Disputed Case: (A) Rezoning of Erf 11 Meersig (Proper) from Single Residential (1:500m<sup>2</sup>) to General Residential 1 (1:500m<sup>2</sup>); (B) Consent application for a hotel development on Erf 11 Meersig (Proper) and consent to proceed with construction while the rezoning is in progress; and (C) Consolidation of Erven 11 and 12 Meersig (Proper) into Erf X** (Add. No. 24; M/C Meeting 07/10/2025; File: 11\_12 M) (OCM No. 141/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council recommends the application to rezone Erf 11 Meersig (Proper) from "Single Residential" with a density of 1 dwelling unit per 500m<sup>2</sup> to "General Residential 1" with a density of 1 dwelling unit per 500m<sup>2</sup>, to the Urban and regional Planning Board for approval.
- (2) That the application for consent to establish an Accommodation Establishment (Hotel) on Consolidated Erf X Meersig (Proper), while the rezoning is in progress be provisionally approved, with the condition that such consent shall only come into effect if no appeal is lodged to the Minister in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), or subject to the outcome of any appeal that may be lodged, and further 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 1 bay 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 be used by bona-fide residents and their guests and also by the General public.
  - (f) Neither the buildings nor grounds shall be used as an entertainment hall, amusement area or for any other similar use.
  - (g) The scale and appearance of the buildings and grounds shall be complimentary to the surrounding residential character.
  - (h) The Municipal Council requires the registration of this Hotel with the Namibia Tourism Board in terms of the Namibia Tourism Board Act, 2000 (Act No. 21 of 2000).
  - (i) The approval is subject to the applicable laws and regulations of both the Government and the Municipality, which shall further include:
    - A detailed traffic monitoring and management plan to be reviewed post-occupancy, with potential for further measures if congestion arises.
    - Noise control and landscaping measures to be incorporated in building plans and enforced during operations.
    - The applicant shall enter into an agreement with the Municipal Council whereby any shortfall in the required on-site parking will be accommodated within designated municipal parking areas. Under this agreement, the applicant shall contribute to the use and maintenance of such municipal parking facilities in collaboration with the Council.
    - Continued engagement with neighbouring residents throughout the development process to address any concerns that may arise during construction or operation.
  - (j) All rates and services charges for business be made applicable.
  - (k) 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.
  - (l) That this permission lapses when the property is sold, leased, or alienated in whatever process engaged".
- (3) 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 11 and 12 Meersig (Proper) into New Erf X, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 11.12/M/CP dated 04 June 2024, 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 always 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 applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erf.
- (d) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (e) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.
- (f) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (g) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (h) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (i) That all cost regarding the above be borne by the applicant.
- (j) That the consolidation application be lodged with the Urban and Regional Planning Board in accordance with Section 109(5) of the *Urban and Regional Planning Act (Act No. 5 of 2018)*.
- (4) That the applicants/objectors be advised that, in terms of Section 110 of the *Urban and Regional Planning Act, 2018*, if they are aggrieved by the decision of the local authority, they may appeal against that decision to the Minister of Urban and Rural Development within twenty-one (21) 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, 2018*.
- (5) That the applicant shall be liable for the payment of betterment fees as determined by the Municipality of Walvis Bay, in accordance with Section 108 of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*, and the applicable Municipal Council policies. The betterment fees must be paid in full prior to the final approval of the rezoning and consolidation, and prior to the issuance of any building permits related to the proposed development.
- (6) That all costs related to the above conditions be borne by the applicant.

=====

8



12.25 **Consolidation of Erven 5184 and 5187 Walvis Bay Extension 14 into Portion X** (Add. No. 25; M/C Meeting 07/10/2025; File: 5184 & 5187 W) (OCM No. 142/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) 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 Erf 5184 and Erf 5187 Walvis Bay Extension 14 into new Portion X be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 5184/5187WB dated July 2025, 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 always 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 applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erf.
  - (d) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
  - (e) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.
  - (f) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
  - (g) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
  - (h) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
  - (i) That all cost regarding the above be borne by the applicant.
- (2) That the Municipal Council issue a fine as per the Building Regulations.
- (a) Once the consolidation is approved by the Urban and Regional Planning Board (URPB) for Erven 5184 and 5187 Walvis Bay, plans must be amended and resubmitted to reflect the actual construction for approval.

=====





- 12.26 **Consolidation of Erven 5191 and 5192 Walvis Bay Extension 14 into Portion X** (Add. No. 26; M/C Meeting 07/10/2025; File 5191 & 5192 W) (OCM No. 143/2025/10/14)

**The Municipal Council RESOLVED:**

That, with the approval of the majority of the members of the Management Committee present, the item was withdrawn on request by the General Manager: Roads and Building Control.

=====

- 12.27 **Rezoning of Erf 35 Dolphin Beach Proper from "Single Residential" with a density of 1:500m<sup>2</sup> to "Single Residential" with a density of 1:300m<sup>2</sup>, and the subsequent subdivision of Erf 35 Dolphin Beach Proper, into Portion 1 and Remainder Erf 35 Dolphin Beach, Proper** (Add. No. 27; M/C Meeting 07/10/2025; File: 35 DB) (OCM No. 144/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council recommends for approval the application for the rezoning of Erf 35 Dolphin Beach Proper from "Single Residential" with a density of 1:500 to "Single Residential" with a density of 1:300, in accordance with Section 56(1)(b)(2), Section 88(1)(b)(2) and Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (2) 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 35 Dolphin Beach, Proper into Portion 1 and Remainder Erf 35 Dolphin Beach, Proper, as generally shown on sketch plan No.: 35/DB/ZP sated 22 January 2025, subject to the following conditions:
  - (a) That the following conditions be registered against New Portion 1 and the Remainder of Erf 35 Dolphin Beach, Proper:
    - (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 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 any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
  - (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erf.
  - (d) That 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 erven.
  - (e) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.



- (f) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (g) 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.
- (h) That the applicant pays a 7.5% Endowment Fee for the proposed New Portions 1 to 8 (Portions of Erf 7881 Kuisebmond Extension 10), 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 Portions 1 to 8.
- (i) That all cost regarding the above be borne by the applicant.

=====

12.28 **Rezoning of Erf 2228 Walvis Bay Extension 6 from "Single Residential" (1:300m<sup>2</sup>) to General Residential 2 (1:150m<sup>2</sup>)** (Add. No. 28; M/C Meeting 07/10/2025; File: 2228 W) (OCM No. 145/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council recommends for approval the application for the rezoning of Erf 2228 Walvis Bay, Extension 6 from "Single Residential" with a density of 1 dwelling per 300m<sup>2</sup> to "General Residential 2" with a density of 1 dwelling per 150m<sup>2</sup>, to the Urban and Regional Planning Board, in accordance with Sections 56(2) and 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (2) That the rezoning of Erf 2228 Walvis Bay, Extension 6 be included in the next Walvis Bay Amendment Scheme for submission to (or the individual rezoning application of Erf 2228 Walvis Bay be submitted to) the Minister of Urban and Rural Development for approval.
- (3) 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 inclusion of the rezoning application into an Amendment Scheme or prior to the submission of the rezoning application to the Urban and Regional Planning Board, whichever is earlier.
- (4) That the imposed Betterment Fee be submitted to the Minister of Urban and Rural Development simultaneously with the submission of the Amendment Scheme or rezoning application for approval.
- (5) That, in case the Minister of Urban and Rural Development approve 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.
- (6) That, in case the Minister of Urban and Rural Development approve 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.
- (7) 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.



- 12.29 **Rezoning of Erf 974 Walvis Bay Proper from "Single Residential" with a density of (1:300m<sup>2</sup>) to "General Residential 2" with a density of (1:300m<sup>2</sup>), consent to establish a hotel pension while the rezoning is in progress and deletion of outdated title deed conditions** (Add. No. 29; M/C Meeting 07/10/2025; File: 974 W) (OCM No. 146/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council of Walvis Bay recommends for approval the rezoning of Erf 974 Walvis Bay Proper from "Single Residential" with a density of 1 dwelling unit per 300m<sup>2</sup> to "General Residential 2" with a density of 1 dwelling unit per 300m<sup>2</sup>, to the Urban and Regional Planning Board, in accordance with Section 105(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), subject to the following conditions:
  - (b) That, in terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment/compensation fee of 20% of the increase in the municipal land value of the rezoned property, after the rezoning approval by the Minister of Urban and Rural Development.
  - (c) That the applicant obtains an Environmental Clearance Certificate for the proposed rezoning prior to submission of the application to the Urban and Regional Planning Board.
  - (c) That the rezoning of Erf 974 Walvis Bay Proper be proclaimed in the Government Gazette.
- (2) That consent not be granted to the applicant/owner to establish a Hotel Pension on Erf 974 Walvis Bay Proper while the rezoning is in progress, as its not permitted by the Walvis Bay Town Planning (Zoning) Scheme.
- (3) That the current Title Deed Conditions under paragraphs (1) to (4), be cancelled/deleted and replaced with the standard short conditions as outlined below:
  - (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 subject to, the provisions of the Walvis Bay Town Planning Scheme (Zoning Scheme) prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
  - (b) 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.
- (4) That the applicants/owner be advised that, in terms of Section 110 of the Urban and Regional Planning Act, 2018, if they/he/she are aggrieved by the decision of the local authority, they/he/she may appeal against the decision to the Minister of Urban and Rural Development within twenty-one (21) 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, 2018.

- =====
- 12.30 **Rezoning of Erf 1130 Walvis Bay Proper from "Single Residential" with a density of (1:300m<sup>2</sup>) to "General Business" with a bulk factor of 2** (Add. No. 30; M/C Meeting 07/10/2025; File: 1130 W) (OCM No. 147/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council of Walvis Bay recommends for approval the rezoning of



Erf 1130 Walvis Bay Proper from "Single Residential" with a density of 1 dwelling unit per 300m<sup>2</sup> to "General Business" with a bulk factor 2, to the Urban and Regional Planning Board, in accordance with Section 105(a) of the Urban and Regional Planning Act, 2018 (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/compensation fee of 40% of the increase in the municipal land value of the rezoned property, after the rezoning approval by the Minister of Urban and Rural Development.
- (b) That the applicant obtains an Environmental Clearance Certificate for the proposed rezoning prior to submission of the application to the Urban and Regional Planning Board.
- (c) That the rezoning of Erf 1130 Walvis Bay Proper be proclaimed in the Government Gazette.

=====

12.31 **Rezoning of Erf 5548 Walvis Bay Extension 17 from "Single Residential" with a density of (1:300m<sup>2</sup>) to "General Residential 2" with a density of (1:200m<sup>2</sup>), consent to establish a hotel pension while the rezoning is in progress** (Add. No. 31; M/C Meeting 07/10/2025; File: 5548 W) (OCM No. 148/2025/10/14)

*Councillor Mutondoka informed the meeting that from her observations, the applicant on this item is fully operating his business and requested that the initial recommendations to MC by the Department: Roads and Building Control be considered. The Councillor also reminded the meeting of a previous item that was changed, and initial recommendations were adopted by Council.*

*The MC members present unanimously agreed not to change to the recommendations back to those presented by the Department and only agreed that the item be resubmitted to the MC.*

**The Municipal Council RESOLVED:**

That the item be withdrawn for a site inspection to be done and relevant additional information is obtained and thereafter be resubmitted to the Management Committee.

=====

12.32 **Subdivision of Erf 8304 Kuisebmond Extension 9 into Erf A and the remainder; permanent closure of the proposed subdivided Erf A/8304 as a "Public Open Space"; Rezoning of Erf A/8304 from "Public Open Space" to "Utility Services"** (Add. No. 32; M/C Meeting 07/10/2025; File: 8304 K) (OCM No. 149/2025/10/14)

**The Municipal Council RESOLVED:**

- (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 Erf 8304 Kuisebmond into Erf A and Remainder, as generally shown on sketch plan dated December 2024.
- (2) That the following conditions be registered against the proposed Erf A (a Portion of Remainder Erf 8304 Kuisebmond), in favour of the Municipal Council:



- (a) The portion shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall always be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).
- (3) That, in terms of Section 50 of the Local Authorities Act (Act No.23, 1992), as amended, the Municipal Council grants approval for the permanent closure of Erf A (a Portion of Remainder Erf 8304 Kuisebmond), measuring approximately 120m<sup>2</sup>, as generally shown on drawing dated December 2024, subject to the following condition:
  - (a) That the Town Planning Section issues the Closure Certificate to the offices of the Registrar of Deeds and Surveyor General.
- (4) That the Municipal Council recommends to the Urban and Regional Planning board, the application for the Rezoning of Erf A (a Portion of the Remainder Erf 8304) from Public Open Space to Utility Services., in accordance with Section 56(1)(b)(2) of the Urban and Regional Planning Act (Act No. 5, 2018), as generally shown on drawing dated December 2024.
- (5) That the applicant obtains an Environmental Clearance Certificate prior to Board submission.
- (6) 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.
- (7) That all costs regarding the above be borne by the applicant.

=====

12.33 **Subdivision of Erf 305 Kuisebmond Proper into Portion 1 and the remainder, permanent closure of Portion 1 as "Public Open Space", rezoning of subdivided Portion 1 from "Public Open Space" to "Utility Services"** (Add. No. 33; M/C Meeting 07/10/2025; File: 305 K) (OCM No. 150/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That in accordance with Section 105 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 305 Kuisebmond Proper into Portion 1 and Remainder, as generally shown on sketch plan 305\_K/SP, dated 23 June 2025.
- (2) 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.
- (3) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 105(1)(e) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (4) That the following conditions be registered against the proposed Portion 1 (a Portion of Remainder Erf 305 Kuisebmond Proper), in favour of the Municipal Council:
  - (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 always be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).



- (b) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least two times the municipal valuation of the erf.
- (5) That, in terms of Section 50 of the Local Authorities Act (Act No.23, 1992), as amended, the Municipal Council grants approval for the Permanent Closure of Portion 1 (a Portion of Erf 305 Kuisebmond Proper), measuring approximately 275m<sup>2</sup>, as "Public Open Space" as generally shown on drawing 305\_K/CP, dated 23 June 2025, subject to the following condition:
  - (a) That the Town Planning Division issues the Closure Certificate to the offices of the Registrar of Deeds and Surveyor General.
- (6) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the Rezoning of Portion 1 (Portion of Erf 305 Kuisebmond Proper), from Public Open Space to Utility Services, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5, 2018), as generally shown on drawing number 305/K/ZP dated 24 January 2025.
  - (a) That the rezoning of Portion 1 (a portion of Erf 305 Kuisebmond Proper) be proclaimed in the Government Gazette.
- (7) That all costs regarding the above be borne by the applicant.

=====

12.34 **Subdivision of Erf 452 Meersig Proper into Portion 1 and the remainder, permanent closure of Portion 1 as "Public Open Space", rezoning of subdivided Portion 1 from "Public Open Space" to "Utility Services"** (Add. No. 34; M/C Meeting 07/10/2025; File: 452 M) (OCM No. 151/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That in accordance with Section 105 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 452 Meersig Proper into Portion 1 and Remainder, as generally shown on sketch plan 452\_M/SP, dated 23 June 2025.
- (2) 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.
- (3) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 105(1)(e) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (4) That the following conditions be registered against the proposed Portion 1 (a Portion of Remainder Erf 452 Meersig Proper), in favour of the Municipal Council:
  - (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 always be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).
  - (b) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least two times the municipal valuation of the erf.



- (5) That, in terms of Section 50 of the Local Authorities Act (Act No.23, 1992), as amended, the Municipal Council grants approval for the Permanent Closure of Portion 1 (a Portion of Erf 452 Meersig Proper), measuring approximately 275m<sup>2</sup>, as "Public Open Space" as generally shown on drawing 452\_M/CP, dated 23 June 2025, subject to the following condition:
- (a) That the Town Planning Division issues the Closure Certificate to the offices of the Registrar of Deeds and Surveyor General.
- (6) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the Rezoning of Portion 1 (Portion of Erf 452 Meersig Proper), from Public Open Space to Utility Services, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5, 2018), as generally shown on drawing number 452/M/ZP dated 24 January 2025.
- (a) That the rezoning of Portion 1 (a portion of Erf 452 Meersig Proper) be proclaimed in the Government Gazette.
- (7) That all costs regarding the above be borne by the applicant.

=====

12.35 **Subdivision of Erf 1541 Meersig Extension 2, into Portion 1 and Remainder Erf 1541 Meersig, Extension 2** (Add. No. 35; M/C Meeting 07/10/2025; File: 1541 M) (OCM No. 152/2025/10/14)

*The General Manager: Roads and Building Control, Mr Theo Potgieter informed the meeting that following a site visit to the erf, it was determined that the size was not sufficient for subdivision.*

**The Municipal Council RESOLVED:**

That the subdivision application for Erf 1541 Meersig, Extension 2, into Portion 1 and Remainder Erf 1541 Meersig Extension 2, is not approved as the land size is too small.

=====

12.36 **Subdivision of Erf 5355 Walvis Bay Extension 18 into Portion A and Remainder Erf 5355 Walvis Bay Extension 18** (Add. No. 36; M/C Meeting 07/10/2025; File: 5355 W) (OCM No. 153/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That, in accordance with Section 105 (e) and Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the application for the subdivision of Erf 5355 Walvis Bay Extension 18 into New Portion A and Remainder Erf 5355 Walvis Bay Extension 18 be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 5355/WB/SP, dated 23 May 2025, which bears the approval stamp of the Municipal Council.
- (2) That the following conditions be registered in favour of the Municipality of Walvis Bay:
- (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 subject to, the provisions of the Walvis Bay Town Planning Scheme (Zoning Scheme) prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).



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

=====

12.37 **Subdivision of Portion 3 of Farm 58 into new Portions 1 to 7 and Remainder Portion 3 of the new Farm 58 (as street)** (Add. No. 37; M/C Meeting 07/10/2025; File: PTN 3 of Farm 58) (OCM No. 154/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the application for the subdivision of Portion 3 of the Farm 58 and Remainder Portion 3 of the Farm 58 (as Street) be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan SUB/PTN3\_F58 dated 11 September 2025, which bears the approval stamp of the Municipal Council.





- (2) That the following conditions be registered in favour of the Municipality of Walvis Bay:
- (a) The erven shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erven shall at all times be subject to, the provisions of the Walvis Bay Town Planning Scheme (Zoning Scheme) prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
  - (b) The minimum value of the main building, excluding the outbuilding to be erected on the erven shall be at least four times the municipal 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 by the applicant.
- (5) That the applicant(s) shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erven.
- (6) That any new additions to, alterations to or relocation of municipal services shall be the responsibility and cost of the applicant.
- (7) That the applicant(s) 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 portions.
- (8) That the applicant(s) shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (9) That the applicant(s) shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (10) That the proposed turning circle shall have an inscribed diameter of at least 60 meters in width.
- (11) That the applicants be held liable for the construction of access ways (as per the subdivision layout plan) to and from the proposed portions to the satisfaction of the Municipal Council.
- (12) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 109(5) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- (13) That the applicant/owner pay a 7.5% Endowment Fee for Portion A, in terms Clause 35.3 of the Walvis Bay Town Planning (Zoning) Scheme and Section 66(1)(k) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), prior to the registration/transfer of Portion X.
- (14) That all costs regarding the above be borne by the owner (applicant).
- =====



- 12.38 **Subdivision of Erf 2067 Narraville Extension 3 into Portion 1 and the remainder, permanent closure of Portion 1 as "Public Open Space", rezoning of subdivided Portion 1 from "Public Open Space" to "Utility Services"** (Add. No. 38; M/C Meeting 07/10/2025; File: 2067 N) (OCM No. 155/2025/10/14)

**The Municipal Council RESOLVED:**

- (1) That in accordance with Section 105 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 2067 Narraville Extension 3 into Portion 1 and Remainder, as generally shown on sketch plan 2067\_N/SP, dated 23 June 2025.
- (2) 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.
- (3) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 105(1)(e) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (4) That the following conditions be registered against the proposed Portion 1 (a Portion of Remainder Erf 2067 Narraville Extension 3), in favour of the Municipal Council:
  - (a) The portion shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall always be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).
  - (b) The minimum value of the main building, excluding the outbuilding to be erected on the portions shall be at least two times the municipal valuation of the portion.
- (5) That, in terms of Section 50 of the Local Authorities Act (Act No.23, 1992), as amended, the Municipal Council grants approval for the Permanent Closure of Portion 1 (a Portion of Erf 2067 Narraville Extension 3), measuring approximately 276m<sup>2</sup>, as "Public Open Space" as generally shown on drawing 2067\_N/CP, dated 23 June 2025, subject to the following condition:
  - (a) That the Town Planning Division issues the Closure Certificate to the offices of the Registrar of Deeds and Surveyor General.
- (6) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the Rezoning of Portion 1 (Portion of Erf 2067 Narraville Extension 3), from Public Open Space to Utility Services, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5, 2018), as generally shown on drawing number 2067/N/ZP dated 24 January 2024.
  - (a) That the rezoning of Portion 1 (a portion of Erf 2067 Narraville Extension 3) be proclaimed in the Government Gazette.
- (7) That all costs regarding the above be borne by the applicant.

=====



- 12.39 **Amended Council Resolution: Subdivision of Erf 3213 Narraville into Portion 1 and remainder, permanent closure of Portion 1 as street and rezoning of Portion 1 from "Street" to "Utility Services"** (Add. No. 39; M/C Meeting 07/10/2025; File: 3213 N) (OCM No. 156/2025/10/14)

**The Municipal Council RESOLVED:**

That Council Resolution dated 03 December 2024: Item 11.1 be amended to:

- (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 Erf 3213 Narraville into Portion 1 and Remainder, as generally shown on sketch plan 3213\_N/LP, dated 22 February 2023.
- (2) That the following conditions be registered against the proposed Portion 1 (a Portion of Erf 3213 Narraville), in favour of the Municipal Council:
  - (a) The portion shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall always be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).
  - (b) The minimum value of the main building, excluding the outbuilding to be erected on the portions shall be equal the municipal valuation of the portion.
- (3) That, in terms of Section 50 of the Local Authorities Act (Act No.23, 1992), as amended, the Municipal Council grants approval for the Permanent Closure of Portion 1 (a Portion of Erf 3213 Narraville), measuring approximately 99m2, as "Street" as generally shown on drawing number 3213\_N/SP dated 22 February 2023, subject to the following condition:
  - (a) That the Town Planning Division issues the Closure Certificate to the offices of the Registrar of Deeds and Surveyor General.
- (4) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the Rezoning of Portion 1 (a Portion of Erf 3213 Narraville), from "Street" to "Utility Services", in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5, 2018), as generally shown on drawing number 3213/N/ZP dated 24 February 2023.
- (5) 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.
- (6) That all costs regarding the above be borne by the applicant.

- =====
- 12.40 **Capital Budget 2025/2026 – Transfer of budgeted funds between votes rehabilitation of Kuisebmond Soccer Stadium, Walvis Bay: Contract adjustment** (Add. No. 40; M/C Meeting 07/10/2025; File: Budget 2025/2025 & 17/19/2/5/1/3) (OCM No. 157/2025/10/14)

*Councillor Shoji suggested that weekly site visits to done to the Kuisebmond Stadium and Kuisebmond Community Hall to fast-track project completions.*



**The Municipal Council RESOLVED:**

- (1) That the Municipal Council takes note that no provision was made in the 2025/26 budget under vote B336/5382/0000 (Rehabilitation of Kuisebmond Soccer Stadium) to complete the rehabilitation work to the Kuisebmond Stadium.
- (2) That approval be granted for the transfer of N\$650,000.00 from Vote B336/9100/0000 (Upgrade Indoor Sport Complex), where N\$3,000,000.00 is budgeted to Vote B336/5382/0000, (Rehabilitation of Kuisebmond Soccer Stadium) to supplement the shortfall.

=====

**13. REPORTS AND RECOMMENDATIONS OF ADVISORY COMMITTEES & THE CHIEF EXECUTIVE OFFICER**

- 13.1 **Report of the Suburb and Street Naming Committee** (Ref. 12/1/5/3/22) (OCM No. 158/2025/10/14)

**The Municipal Council RESOLVED:**

That the report of the Suburb and Street Naming Committee of its meeting held on 28 August 2025 as contained in its minutes, be considered by the Municipal Council.

=====

**14. MINUTES OF ASSOCIATIONS**

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

No minutes were received.

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

No minutes were received.

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

No minutes were received.

=====





The Chairperson thanked all members, and the meeting ended at 19:51.



**CHAIRPERSON**

Date:

Date of confirmation of minutes: 24/11/2025



**CHIEF EXECUTIVE OFFICER**

Date: 24/11/2025