



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 October 2025
AT 10:00



Municipality of Walvis Bay

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Date: 09 October 2025

NOTICE

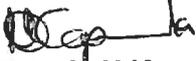
His Worship the Mayor and Councillors
General Managers

SEPTEMBER AND OCTOBER 2025 - ORDINARY COUNCIL MEETING OF THE LOCAL AUTHORITY COUNCIL OF WALVIS BAY

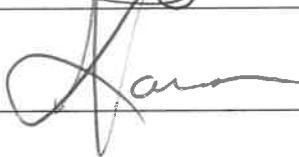
Notice is hereby given that the Ordinary Council meeting of the Local Authority Council of
Walvis Bay will be held in the Civic Centre Council Chambers, Nangolo Mbumba Drive: -

Tuesday 14 October 2025 at 10:00

Yours faithfully,


Victoria N Kapenda
Chief Executive Officer

Date	Time
09/10/2025	16:50

Official	Date	Time	Signed off
Compiler	9.10.2025	14:15	
M: CCS	9.10.2025	14:30	



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 27 August 2025, to be confirmed and approved.
- 4.2 Minutes of the Special Council Meeting held on Tuesday 02 September 2025, to be confirmed and approved.
- 4.3 Minutes of the Special Council Meeting held on Tuesday 09 September 2025, to be confirmed and approved.
- =====

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

6. **Interviews with deputations or persons summoned or requested to attend meetings** (File 3/3/2/3/2)

None.

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

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

None.

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

Motion number 32, dated 30 September 2025, titled: "Progress report on the construction of a boundary wall and structural and roof repairs at the Kuisebmond Community Hall", submitted by Councillor Ronald Bramwell. See from Page 04.

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

No questions were received.





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MOTION FORM

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

Motion sequence number: 32
(to be completed by the administration)

MOTION: PROGRESS REPORT ON THE CONSTRUCTION OF A BOUNDARY WALL AND STRUCTURAL AND ROOF REPAIRS AT THE KUISEBMOND COMMUNITY HALL

Motion submitted by: Councillor Ronald Noel Bramwell

Objective of Motion: To request a progress report on the current status of the construction of a boundary wall and of the structural and roof repairs at the Kuisebmond Community Hall.

Rationale and motivation: During 2020 a member of the JWBRA reported the dangerous structural situation at the Kuisebmond Community Hall to the municipal administration, which prompted the immediate closing of the facility by the Roads and Building Control Department, with the promise that the matter will be attended to with urgency.

For that reason, the Council, when it came into office at the end of 2020, on the 2021 capital budget made provision for the rectification of the situation by budgeting an amount of N\$500 000 for repairs to the boundary wall and an amount of N\$ 1 500 000 for structural repairs to the hall itself.

At the end of that financial year no progress was made, hence the Council again committed the same amounts to the 2022 capital budget, again with no apparent action taken to address the situation.

In the 2023 capital budget the Council again committed an amount of N\$ 500 000 for the boundary wall and upped the amount for the structural repairs to N\$ 2 000 000 at the recommendation of the RBC Department, but again with no action.

Henceforth the Council for the 2024 capital budget approved the same N\$ 500 000 for the boundary wall and the increased amount of N\$ 2 500 000 for the structural repairs as was advised by the RBC Department during the budgeting process, but still no action.

For the current (2025) capital budget the same amount of N\$ 500 000 was budgeted for the boundary wall and again an upped amount of N\$ 3 000 000 for the structural repairs.

This has now been ongoing for the entire duration of the term of office of the current council, seemingly with no progress and no end in sight.

This hall is a public facility and is an essential part of the society of the suburb Kuisebmond, not only for weddings and community activities, but also for public meetings. Its continued closure has denied the residents its rightful use of the facility and is a clear testimony that Council instructions are not adhered to and budgets are not implemented.

To ensure that the community of the suburb of Kuisebmond and other users have its rightful access to and use of the community hall facility in Kuisebmond, and taken into account the lack of any real progress with the structural repairs to the hall facility and by securing it with an appropriate boundary wall, although budgetary provision was made on each consecutive budget since this Council came into office, a firm instruction to the administration to prioritise this project as one of urgency, must be adopted by the council.

As the project has once again been budgeted for and would thus have no further financial implications, nor any legal implications, the Council can adopt a decision without having to refer the matter back to the Management Committee, which would anyway just cause another delay in executing the project.

Proposal to be considered by Council: The Council adopts a firm decision that the repairs to the facility commence no later than the end of November 2025, failing in which the lack of resolve by the administration to attend to the matter be investigated and the required correctional and if needed, disciplinary steps be taken..

Chairperson of Council. I so move.



Cllr R.N. Bramwell

__30__ / __September__ / __2025__
Date



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11. **REPORTS OF THE MANAGEMENT COMMITTEE FOR SEPTEMBER AND OCTOBER 2025**

None.

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

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

The purpose of this report is to provide a feedback report on participation in the Africa Climate Week and the 2nd Africa Climate Summit, held from September 2 to 10, 2025, in Addis Ababa, Ethiopia, as prepared by the delegates.

The Management Committee RECOMMENDED:

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.

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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)

The purpose of this report is for the Municipal Council to consider the request by the Ministry of Home Affairs, Immigration, Safety and Security (*hereinafter referred to as MHA/ISS*) for the extension of the lease period of office space at the Kuisebmond Municipal Building while they are in the process of planning and constructing their own office building in the suburb of Kuisebmond.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council of Walvis Bay considers the request for the continuation of the use of approximately 126m² 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/m², or such other market related amount / m² if office space has to be rented by the Municipality of Walvis Bay for its own purposes during the duration of the extended lease period by the Ministry of Home Affairs, Immigration, Safety and Security.
- (2) That should the Council approve the request as set out in (1) above, then Council resolution item 11.1 adopted on 3 June 2025 must be rescinded in its entirety.

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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)

The purpose of this report is to request approval from the Municipal Council for an application in terms of Section 84(5) (a) of the Local Authorities Act (Act 23 of 1992) as amended, for the revised utilisation of budgeted capital funds in the current financial year, and to approve the transfer of funds between votes.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council approve 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)

The purpose of this submission is to present the request from the Shack Dwellers Federation of Namibia (SDFN) for Council's approval.

The Management Committee RECOMMENDED:

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.

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

The purpose of this report is for the Municipal Council to consider the final revised version of the Credit Control Policy for approval and subsequent implementation.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council review the Credit Control Policy together with its attachments and recommends its approval and implementation.
- (2) That the approved Credit Control Policy be proclaimed in the Government Gazette.

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)

The purpose of this report is to request the Municipal Council to consider an invitation received from the Kuisebmond Secondary School (KSS) and seek approval for possible sponsorship.

The Management Committee RECOMMENDED:

- (1) That the Management Committee considered the request and recommends to the Municipal Council to approve 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 will be pledged to the Kuisebmond Secondary School.
- (2) That if the request is honoured, Ministerial approval be sought for the donation in terms of Section 30(2)(ii).

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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)

The purpose of this report is to submit, for information, the final approved minutes of the meeting held between the Municipality of Walvis Bay and RedForce Debt Management cc (RedForce).

The Management Committee RECOMMENDED:

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

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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)

The purpose of this submission is to obtain approval for an application in terms of Section 84(5)(a) of the Local Authorities Act (Act 23 of 1992) for the revised utilisation of budgeted capital funds in the current financial year and to obtain approval for the transfer of funds between votes.

The Management Committee RECOMMENDED:

- (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.

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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; File17/5/03/2)

The purpose of this submission is to request the Municipal Council to recommend approval for the recommendations of the Walvis Bay Decentralized Build Together Committee.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council for the approval of 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.

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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)

The purpose of this submission is to recommend to Council to grant approval, amongst others, that Erf 9533 Kuisebmond, in extent 5,856.66 m², be sold to Karee Investment 183 (Pty) Ltd (the applicant).

The Management Committee RECOMMENDED:

- (1) That the Council resolution dated 02 December 2021 under item 11.8 be rescinded.
- (2) That erf 9533 Kuisebmond, in extent 5,856.66 m² be sold by private transaction to Karee Investment 183 (Pty) Ltd (the applicant) at N\$650.00/m² plus 15% VAT.
- (3) That the applicant at their own cost, develop as part of their project scope an SME Park on erf 9534 Kuisebmond and hand over the facility to Council for management.
- (4) That the Municipality of Walvis Bay accept the donation of the SME Park as part of Social Responsibility, 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.
- (5) That the applicant at their own cost build fifty (50) low-cost houses on Farm 37 or any other area identified by Council and be donated to the Municipal Council.
- (6) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (7) That 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).

- (8) 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.
- (9) That the contribution of 10% towards landscaping fund be waived as the applicant will build much needed SME Park for Council.
- (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.
- (11) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (12) 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.

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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)

The purpose of this submission is to recommend to Council to grant approval, amongst others, that Erf 9524 Kuisebmond, in extent 20,329.38 m², be sold to Ministry of Home Affairs, Immigration, Safety and Security (the applicant).

The Management Committee RECOMMENDED:

- (1) That Erf 9524 Kuisebmond, in extent 20,329,38 m² be sold by private transaction to Ministry of Home Affairs, Immigration, Safety and Security (the applicant) at N\$250.00/m² 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, 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.
- (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.

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

The purpose of this submission is to request the Municipal Council to re-affirm resolution dated 05 October 2023, item 11.7.

On a majority vote, the Management Committee RECOMMENDED:

- (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.

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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)

The purpose of this submission is to recommend to Council to grant approval, amongst others, that Erf 5910 Walvis Bay, Extension 14, be sold to G and B Logistics CC (the applicant).

On a majority vote, the Management Committee RECOMMENDED:

- (1) That Erf 5910 Walvis Bay, Extension 14, in extent 2,309.94 m², be sold by private transaction to G and B Logistics CC (the applicant) at N\$650.00/m² 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 an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (6) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (7) 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.
- (8) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (9) 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.
- (10) 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.

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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)

The purpose of this submission to recommend to Council to grant approval, amongst others, that Erf 5918 Walvis Bay, Extension 14, be sold to Benguela Petroleum Supplies (the applicant).

On a majority vote, the Management Committee RECOMMENDED:

- (1) That Erf 5918 Walvis Bay, Extension 14, in extent 2,022,49 m² be sold by private transaction to Benguela Petroleum (the applicant) at N\$650.00/m² 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 an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (6) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (7) 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.
- (8) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (9) 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.
- (10) 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.

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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)

The purpose of this submission is to recommend to Council to grant approval, amongst others, that Erf 5904 and Remainder Erf 5899 Walvis Bay, Extension 14, be sold to Zeus Logistics CC (the applicant).

On a majority vote, the Management Committee RECOMMENDED:

- (1) That Erf 5904 Walvis Bay, Extension 14, in extent 2,146.50 m², be sold by private transaction to Zeus Logistics CC (the applicant) at N\$650.00/m² 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 an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (6) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (7) 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.
- (8) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (9) 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.
- (10) 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.

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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)

The purpose of this submission is to recommend to the Municipal Council to grant approval, amongst others, that Erf 5915 Walvis Bay, Extension 14, be sold to Diclas Waste Management CC (the applicant).

On a majority vote, the Management Committee RECOMMENDED:

- (1) That Erf 5915 Walvis Bay, Extension 14, in extent 2,309.95 m², be sold by private transaction to Diclas Waste Management CC (the applicant) at N\$650.00/m² 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 an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.

- (6) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (7) 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.
- (8) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (9) 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.
- (10) 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.

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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)

The purpose of this submission is to recommend to the Municipal Council grant approval, amongst others, that Erf 5912 Walvis Bay, Extension 14, be sold to IT Import and Export (the applicant).

On a majority vote, the Management Committee RECOMMENDED:

- (1) That Erf 5912 Walvis Bay, Extension 14, in extent 2,309.94 m² be sold by private transaction to IT Import and Export (the applicant) at N\$650.00/m² 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 an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (6) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.

- (7) 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.
- (8) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (9) 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.
- (10) 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.

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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)

The purpose of this submission is to recommend to the Municipal Council to grant approval, amongst others, that Erf 5911 Walvis Bay, Extension 14, be sold to Shamrock Investment (the applicant).

On a majority vote, the Management Committee RECOMMENDED:

- (1) That Erf 5911 Walvis Bay, Extension 14, in extent 2,309.95 m² be sold by private transaction to Shamrock Investment (the applicant) at N\$650.00/m² 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 an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (6) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (7) 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.

- (8) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (9) 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.
- (10) 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.

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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)

The purpose of this submission is to recommend to the Municipal Council to grant approval, amongst others, that Erf 5905 Walvis Bay, Extension 14, be sold to Bengi Trading CC (the applicant).

On a majority vote, the Management Committee RECOMMENDED:

- (1) That Erf 5905 Walvis Bay, Extension 14, in extent 2,301.44 m² be sold by private transaction to Bengi Trading CC (the applicant) at N\$650.00/m² 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 an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (6) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (7) 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.
- (8) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.

- (9) 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.
- (10) 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.

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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)

The purpose of this submission is to recommend to the Municipal Council to grant approval, amongst others, for the lease of a portion of land on Farm 38, in extent 60,000 m², to Okinawa Investment CC (the applicant).

The Management Committee RECOMMENDED:

- (1) That a Portions of land at Farm 38, in extent 60,000 m², be leased to Okinawa Investment CC (the applicant), with an option to buy, at a rental of N\$1,17 cents/m² 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 m² 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 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 and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (20) That in the event the applicant fail 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.

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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)

The purpose of this submission is for the Management Committee to recommend to the Municipal Council that lease Area A of Farm 38 be leased by private transaction to Dynamic Concrete Solutions (Pty) Ltd (the applicant), for ready-mix concrete facility.

The Management Committee RECOMMENDED:

- (1) That lease area A of Farm 38, in extent 5,000 m², 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/m²) 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 m² 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 comply at all times 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.

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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)

The purpose of this submission is to request the Municipal Council to grant approval, amongst others, for the lease of Portion 3 of Farm 38, in extent 82,698 m², to Stealth Investment Group (Pty) Ltd (the applicant).

The Management Committee RECOMMENDED:

- (1) That Portion 3 of Remainder Farm 38, in extent 82,698 m², be leased to Stealth Investment Group (Pty) Ltd (the applicant), with an option to buy, at a rental of N\$1,17 cents/m² 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 m² 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 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 and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.

- (20) That in the event the applicant fail 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.

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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)

The purpose of this submission is to request the Municipal Council to grant approval, amongst others, for the lease of a Portion of land on Farm 38, in extent 50,000 m² (5 hectares), to Karam Industries Namibia (Pty) Ltd (the applicant).

The Management Committee RECOMMENDED:

- (1) That a Portion of Remainder Farm 38, in extent 50,000 m², be leased to Karam Industries Namibia (Pty) Ltd (the applicant), with an option to buy, at a rental of N\$1,17 cents/m² 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 m² 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 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 and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (20) That in the event the applicant fail 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.

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12.24 **Disputed Case: (A) Rezoning of Erf 11 Meersig (Proper) from Single Residential (1:500m²) to General Residential 1 (1:500m²); (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)

The purpose of the report is to obtain the Municipal Council's recommendation for the following applications:

- (a) Rezoning of Erf 11 Meersig (Proper) from Single Residential (1:500m²) to General Residential 1 (1:500m²);
- (b) Consent Application for a Hotel Development on Erf 11 Meersig 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.

The Management Committee RECOMMENDED:

- (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 500m² to "General Residential 1" with a density of 1 dwelling unit per 500m², 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 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 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.

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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)

The purpose of the report is to obtain the approval of the Municipal Council for the consolidation of Erven 5184 and 5187, Walvis Bay Extension 14 into Portion X.

The Management Committee RECOMMENDED:

- (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 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 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.

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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)

The purpose of the report is to approval of the Municipal Council for the consolidation of Erf 5191 and 5192, Walvis Bay Extension 14 into Portion X.

The Management Committee RECOMMENDED:

The item was withdrawn on request by the General Manager: Roads and Building Control.

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12.27 **Rezoning of Erf 35 Dolphin Beach Proper from "Single Residential" with a density of 1:500m² to "Single Residential" with a density of 1:300m², 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)

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

- (a) Rezoning of Erf 35 Dolphin Beach from "Single Residential" with a density zoning of 1: 500 m² to "Single Residential" with a density of 1:300m², in terms of Section 56 (1)(b)(2) of the Urban and Regional Planning Act (Act No. 5 of 2018); and
- (b) Subsequent Subdivision of Erf 35 Dolphin Beach, into portions 1 and Remainder Erf 35 Dolphin Beach, Proper in terms of Section 88 (1)(b)(2) of the Urban and Regional Planning Act (Act No. 5 of 2018).

The Management Committee RECOMMENDED:

- (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.

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12.28 **Rezoning of Erf 2228 Walvis Bay Extension 6 from "Single Residential" (1:300m²) to General Residential 2 (1:150m²)** (Add. No. 28; M/C Meeting 07/10/2025; File: 2228 W)

The purpose of the report is to obtain the Municipal Council's decision on the application for the rezoning of Erf 2228 Walvis Bay, Extension 6 from Single Residential with a density of 1 dwelling per 300m² to General Residential 2 with a density of 1 dwelling per 150m².

The Management Committee RECOMMENDED:

- (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 300m² to "General Residential 2" with a density of 1 dwelling per 150m², 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 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.
- (6) 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.
- (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.

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12.29 **Rezoning of Erf 974 Walvis Bay Proper from “Single Residential” with a density of (1:300m²) to “General Residential 2” with a density of (1:300m²), 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)

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

- (a) Rezoning Erf 974 Walvis Bay Proper from “Single Residential” with a density of (1:300m²) to “General Residential 2” with a density of (1:300m²).
- (b) Consent to establish a Hotel Pension while the rezoning is in progress.
- (c) Deletion of outdated Title Deed Conditions.

The Management Committee RECOMMENDED:

- (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 300m² to “General Residential 2” with a density of 1 dwelling unit per 300m², 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.

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12.30 **Rezoning of Erf 1130 Walvis Bay Proper from "Single Residential" with a density of (1:300m²) to "General Business" with a bulk factor of 2** (Add. No. 30; M/C Meeting 07/10/2025; File: 1130 W)

The purpose of the report is to obtain the approval of the Municipal Council for the rezoning Erf 1130 Walvis Bay Proper from "Single Residential" with a density of (1:300m²) to "General Business" with a density a bulk factor of 2.

The Management Committee RECOMMENDED:

- (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 300m² 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.

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12.31 **Rezoning of Erf 5548 Walvis Bay Extension 17 from “Single Residential” with a density of (1:300m²) to “General Residential 2” with a density of (1:200m²), consent to establish a hotel pension while the rezoning is in progress** (Add. No. 31; M/C Meeting 07/10/2025; File: 5548 W)

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

- (a) Rezoning Erf 5548 Walvis Bay Proper from “Single Residential” with a density of (1:300m²) to “General Residential 2” with a density of (1:200m²); and
- (b) Consent to establish a Hotel Pension while the rezoning is in progress.

The Management Committee RECOMMENDED:

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

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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)

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

- (a) Subdivision of Erf 8304 Kuisebmond Extension 9 into Erf A and the Remainder, in terms of Section 105(1)(e) of the Urban and Regional Planning Act 2018 and its Regulation.
- (b) Permanent Closure of the Subdivided Erf A/8304 as a Public Open Space, in terms of Section 50(1)(c) of the Local Authorities Act of 1992.
- (c) Rezoning of the Subdivided Erf A/8304 from Public Open Space to Utility Services, in terms of Section 105(1)(a) of the Urban and Regional Planning Act 2018 and its regulations.

The Management Committee 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 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 at all times 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 120m2, 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.

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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)

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

- (a) Subdivision of Erf 305 Kuisebmond Proper into Portion 1 and the Remainder Erf 305 Kuisebmond Proper in terms of Section 105(1)(e) of the Urban and Regional Planning Act 2018 and its Regulation.
- (b) Permanent Closure of Portion 1 of Erf 305 Kuisebmond Proper as Public Open Space in terms of Section 50(1)(c) of the Local Authorities Act 1992.
- (c) Rezoning of the Subdivided Portion 1 from Public Open Space to Utility Services, in terms of Section 105(1)(a) of the Urban and Regional Planning Act 2018 and its regulations.

The Management Committee RECOMMENDED:

- (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 at all times 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 275m2, 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.

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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)

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

- (a) Subdivision of Erf 452 Meersig Proper into Portion 1 and the Remainder Erf 452 Meersig Proper in terms of Section 105(1)(e) of the Urban and Regional Planning Act 2018 and its Regulation.
- (b) Permanent Closure of Portion 1 of Erf 452 Meersig Proper as Public Open Space in terms of Section 50(1)(c) of the Local Authorities Act 1992.

- (c) Rezoning of the Subdivided Portion 1 from Public Open Space to Utility Services, in terms of Section 105(1)(a) of the Urban and Regional Planning Act 2018 and its regulations.

The Management Committee RECOMMENDED:

- (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 at all times 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 275m2, 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.

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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)

The purpose of the report is to request approval of the Municipal Council for the subdivision of Erf 1541 Meersig, into portions 1 and Remainder Erf 1541 Meersig Extension 2, in terms of Section 88 (1)(b)(2) of the Urban and Regional Planning Act (Act No. 5 of 2018).

The Management Committee 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 Erf 1541 Meersig, Extension 2 into Portion 1 and Remainder Erf 1541 Meersig, Extension 2, as generally shown on sketch plan No.: 1541M dated August 2025, subject to the following conditions:
 - (a) That the following conditions be registered against New Portion 1 and the Remainder of Erf 1541 Meersig, Extension 2:
 - (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.

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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)

The purpose of the report is to obtain the Municipal Council's recommendation on the application for the subdivision of Erf 5355 Walvis Bay Extension 18 into Portion A and Remainder Erf 5355 Walvis Bay Extension 18.

The Management Committee RECOMMENDED:

- (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).

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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)

The purpose of the report is to seek the Municipal Council's recommendation on the application for the subdivision of Portion 3 of the Farm 58 into New Portions 1 to 7 and Remainder Portion 3 of the Farm 58 (as Streets).

The Management Committee RECOMMENDED:

- (1) That, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the application for the subdivision of 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).

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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)

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

- (a) Subdivision of Erf 2067 Narraville Extension 3 into Portion 1 and the Remainder Erf 2067 Narraville Extension 3 in terms of Section 105(1)(e) of the Urban and Regional Planning Act 2018 and its Regulation.
- (b) Permanent Closure of Portion 1 of Erf 2067 Narraville Extension 3 as Public Open Space in terms of Section 50(1)(c) of the Local Authorities Act 1992.
- (c) Rezoning of the Subdivided Portion 1 from Public Open Space to Utility Services, in terms of Section 105(1)(a) of the Urban and Regional Planning Act 2018 and its regulations.

The Management Committee RECOMMENDED:

- (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 at all times 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 276m², 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.

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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)

The purpose of the report is to amend the Municipal Council's decision for the abovementioned erf as per request by the Urban and Regional Planning Board.

Council resolution amendments: The rezoning application for Erf 3213 Narraville was approved by Council on 03 December 2024 under (Item 11.1. However, the application was deferred back by the Urban and Regional Planning Board (U&RPB) on 06 May 2025 requesting to amend the Council Resolution to refer to "street" and not "public open space".

The Management Committee RECOMMENDED:

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 at all times 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.

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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)

The purpose of this submission is to obtain approval for an application in terms of Section 84(5)(a) of the Local Authorities Act (Act 23 of 1992) for the revised utilisation of budgeted capital funds in the current financial year and to obtain approval for the transfer of funds between votes.

The Management Committee RECOMMENDED:

- (1) That Council takes note; no provision was made in the 2025/26 budgeted 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.

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

13.1 **Report of the Suburb and Street Naming Committee (Ref. 12/1/5/3/22)**

The Suburb and Street Naming Committee is an advisory committee of the Council, established under section 31(4) of the Local Authorities Act, 1992, and appointed by virtue of Council resolution 12.6 dated 30 March 2021. It operates within the framework of an approved Council policy known as the *Suburb and Street Naming Policy and Guidelines*, as adopted by the Council on 26 August 2001 and revised by the Council on 26 July 2016.

The committee meets from time to time as and when required and then submits its minutes as its report directly to the Municipal Council for consideration. Previous meetings in the term of office of the current Council, were held on 14 June 2022 and 1 August 2023, with its reports submitted the Council meetings held on 3 August 2022 and 29 August 2023 respectively.

The committee met on 28 August 2025 and its report, in the format of its minutes as is customary, is submitted to the Council for consideration.

RECOMMENDATION:

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.

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14. **Minutes of associations**

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

No minutes have been received.

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

No minutes have been received.

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

No minutes have been received.

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