



## **MUNICIPALITY OF WALVIS BAY**

# **AGENDA**

### **ORDINARY COUNCIL MEETING**

**To be held in the  
Kuisebmond Council Chambers,  
Nathaniel Maxuilili Avenue**

**ON WEDNESDAY  
08 APRIL 2026  
AT 18:00**

**Agenda**

1. **Opening by prayer** (File 3/1)

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2. **Adoption of agenda and declaration of interest**

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3. **Application for leave of absence by members of council** (File 3/3/1/4)

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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 03 March 2026, to be confirmed and approved.

4.2 Minutes of the Special Council Meeting held on Thursday 12 March 2026, to be confirmed and approved.

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

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

Tuesday, 10 March 2026

- United Nations Human Settlements Programme (UN-Habitat)
- Davanti Investment Group & Davren Investment Holdings (Pty) Ltd

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

None.

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

None.

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

None.

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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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11. **REPORTS OF THE MANAGEMENT COMMITTEE FOR MARCH 2026**

11.1 **Participation in Namibia Local Authority Sports and Recreation Association (NALASRA) Games: 2026 Grootfontein** (Add. No. 25; M/C Meeting 19/03/2026; File: 11/2/17)

The purpose of the submission is to request permission from Council to participate in the Namibia Local Authority Sports and Recreation Association (NALASRA) Games 2026 in Grootfontein, Otjozondjupa Region.

**The Management Committee RESOLVED:**

- (1) That participation of ninety-five (95) staff in the 2026 NALASRA Games at Grootfontein, Otjozondjupa Region for the duration: 25 - 29 May 2026 be approved.
- (2) That the total expenditure regarding participation in the NALASRA Games 2026 in Grootfontein, to the amount of N\$ 545 000.00, be noted and that the budgeted amount of N\$ 337 900.00 to be allocated to cover the costs of participation, be approved.
- (3) That the expenditure of N\$ 337 900.00 be defrayed from the Vote No 0336/0728/0000 – NALASRA where N\$ 150 000.00 was budgeted for and Vote 0336-0776-0000 - SAIMSA, where an amount of N\$187 900.00 a savings.
- (4) That the expenditure be allocated as follows;
  - N\$ 10 000.00 – NALASRA Affiliation and Registration Fees;
  - N\$ 327 900.00 – Transport and Accomodation for the 95 officials .
- (5) That the shortfall to the amount of N\$ 163,100.00 is covered by the transfer from the CEO's Vote Number:01000783 0000, where the budget of N\$ 1 000 000.00 was budgeted and N\$ 280 256.00 amount is still available.
- (6) That special leave be granted from 24 - 30 May 2026, to the 95 participants attending the NALASRA Games 2026.
- (7) That special leave be granted to Mr. Daniel A Mouton to attend preparational meetings prior to the games and that Mr. Mouton be assisted with normal S&T rates as per Council.
- (8) That it be approved that three (3) Councilors accompany the staff to the NALASRA Games, namely Councillors Ndapewa Johannes, Ephraim Shozi and Adolf Kahmann.

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12. **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MARCH 2026**

12.1 **Resubmission - Appointment of members to serve on internal committees and external institutions for the 2026-2030 term of office** (Add. No. 1; M/C Meeting 19/03/2026; 12/1)

The purpose of this report is for the nomination and appointment of members to serve on the various internal committees and external institutions for the entire term of office of the current Council until 2030.

**The Management Committee RECOMMENDED:**

1. That the Municipal Council amends clauses 3.2 and 3.3 of its Suburb and Street Naming Committee Policy and Guidelines, adopted on 28 June 2011 under item 12.7, as follows:
  - Regional Councillors for Walvis Bay Regional Urban and Walvis Bay Rural
  - 4 x residents for Kuisebmond Suburb
  - 2 x residents for Narraville Suburb
  - 3 x residents for Walvis Bay Proper and Meersig
  - 2 x residents for Langstrand and Dolphin Beach
  - Municipal Councillors reduced from 5 members to 2 members
  
2. That the Municipal Council to appoint members and persons to serve on the Suburb and Street Naming Committee as follows:
  - Walvis Bay Regional Urban and Rural Councillors (2), namely:  
Councillor Albertina Nkoshi  
Councillor Ruben Shikongo
  
  - Municipal Councillors (2), namely:  
Councillor Adolf Kahmann  
Councillor Jo-Ann Kamaundju
  
  - Residents residing in the Kuisebmond (4), namely:  
Mr Daniel Imbili  
Mr Kennedy Ilonga  
Ms Menethe Nendongo  
Mr Saul Habeb
  
  - Residents residing in the Narraville suburb (2), namely:  
Ms Lovina Plato  
Mr Paul Fisher
  
  - Residents residing in Walvis Bay Proper and Meersig (3)  
Ms Nadja Figuiredo  
Mr Robert Schaaf  
Mr Absalom Philipus
  
  - Residents residing in Langstrand and Dolphin Beach (2), namely:  
Ms Suama Kalulu  
Ms Trudi Reinhard
  
3. That the Municipal Council to appoint members and persons to serve on the Local Authority Development Committee as follows:
  - Incumbent Mayor
  - Incumbent Chief Executive Officer
  - Incumbent General Manager: Roads and Building Control
  - Incumbent General Manager: Water, Waste and Environmental Management

- Incumbent General Manager: Community and Economic Development
  - Members from the following OMA's and other entities: Namport, Erongo RED, Ministry of Defence (Navy), Correctional Services, Fisheries, Home Affairs, Education, Health and Social Services, NamPol.
4. That the Municipal Council to appoint members and persons to serve on the Walvis Bay Environmental Management Advisory Forum (WEMAF) as follows:
- One (1) x Councillor as member: Cllr Sharon Roodt, nominated by Councillor N Johannes, seconded by Councillor P Benyamin
  - One (1) x Councillor as alternate member: Cllr Pius Benyamin, nominated by Councillor P Munyala, seconded by Councillor N Johannes
  - That the Manager: Sewerage, Waste and Environmental Management, Mr David Uushona remain on the Forum as the specialist.
5. That the Municipal Council to appoint members and persons to serve on the Community Safety and Security Liaison Committee as follows:
- Incumbent Deputy Mayor
  - Management Committee Members
  - Manager: Community Development
  - Chief Fire Officer
  - Chief Traffic Officer
  - Nampol
  - Ministry of Defence
  - Representative from each of the recognised Neighbourhood Watches
  - Secretariat: Community Development
6. That the Municipal Council to appoint members and persons to serve on the Audit Committee as follows:
- Councillor P Munyala nominated to serve until an Internal Auditor is appointed, and the Audit Policy and committee composition be reviewed and resubmitted for approval thereafter.
7. Waterfront Development Company (Pty) Ltd
- 7.1 That the Municipal Council appoint the following persons to represent the Municipal Council of Walvis Bay on the Board of Directors of the Waterfront Development Company (Pty) Ltd, taking cognisance thereof that the company has a total maximum of 7 directors, and within the agreement that the Council may have a maximum of 4 directors: with an alternate director for each
- Councillor Johannes Shimbilinga, with alternate as Councillor Ephraim Shoji
  - Councillor Miina Hangula, with alternate as Councillor Pius Benyamin
  - Mr Gottlieb Nghinongelwa in his current capacity as Manager: Community Development, with alternate as Mrs Sylvia Schubert in her current capacity as General Manager: Human Resource, Corporate Services & Public Relations
  - Mr Jack Manale in his current capacity as Manager: Housing and Properties, with his alternate as Mr Frans !Gonteb in his current capacity as General Manager: Finance
- 7.2 That it be noted that the appointments are in individual capacities and not as an incumbent to a position.
- 7.3 That the Waterfront Development Company (Pty) Ltd be invited to Informal Discussions and that prior to this meeting, the Municipal Council be provided with the Board Charter.

8. Erongo Regional Electricity Distributor (ERED) - Consumer Liaison Committee:

That the following 3 members of the committee be appointed by the Council:

- Ms Ansie van Vuuren
- Mr Rudloph van der Westhuizen
- Mr Sakeus Taapopi Shikongo

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12.2 Request by Opuwo Town Council for purchasing a table at the Opuwo Annual Trade Fair 2026 fundraising gala dinner (Add. No. 2; M/C Meeting 19/03/2026; File 2/17/1)

The purpose of this report is for the Municipal Council to consider the request received from the Opuwo Town Council for the purchase of a table at the Opuwo Annual Trade Fair 2026 Fundraising Gala Dinner and for other participation and sponsorship.

**The Management Committee RECOMMENDED:**

- (1) That the Municipal Council approves the request from the Opuwo Town Council for the purchase of a table for 10 persons at an amount of N\$ 5,000.00 at Opuwo Annual Trade Fair 2026 Fundraising Gala Dinner.
- (2) That three (3) Councillors be delegated to attend the Opuwo Annual Trade Fair from 21-23 April 2026, namely, Councillors Pius Benyamin, Sharon Roodt and Johannes Shimbilinga.
- (3) That the costs be defrayed from Vote 0110/0606/0000 (Donations) where N\$ 465,000.00 is still available

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12.3 Rectification of name of department and subsequent renaming of the positions of General Manager and Senior Communications Officer (Add. No. 3; M/C Meeting 19/03/2026; File 4/3/3/1 & 4/3/3/1/21)

The purpose of this report is to seek the approval of the Municipal Council for the following name changes:

- The renaming of the Department from Human Resources, Corporate Services and Public Relations to Human Resources, Corporate and Communication Services.
- The renaming of the position General Manager: Human Resources, Corporate Services and Public Relations to General Manager: Human Resources, Corporate and Communication Services.
- The renaming of the position Senior Communication Officer to Head: Communication Services.

**The Management Committee RECOMMENDED:**

- (1) That the renaming of the Department from Human Resources, Corporate Services and Public Relations to Human Resources, Corporate and Communication Services, be approved.
- (2) That the renaming of the position General Manager: Human Resources, Corporate Services and Public Relations to General Manager: Human Resources, Corporate and Communication Services, be approved.

- (3) That the renaming of the position Senior Communication Officer to Head: Communication Services, be approved.
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12.4 **Transfer of the Information and Technology functions to the Department of Finance**  
(Add. No. 4; M/C Meeting 19/03/2026; File 4/3/3/1/20 / 4/3/3/3/35)

The purpose of this report is to seek approval of the Municipal Council for the transfer of the Information, Communication and Technology (ICT) functions to the Department of Finance, from the Department of Human Resources, Corporate Services and Public Relations.

**The Management Committee RECOMMENDED:**

That approval be granted for the transfer of the Information and Technology functions to the Department of Finance.

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12.5 **Application to purchase Erf 9524 Kuisebmond (a portion of Remainder Erf 4171 Kuisebmond): Ministry of Home Affairs, Immigration, Safety and Security** (Add. No. 5; M/C Meeting 19/03/2026; File 4171 K)

The purpose of this report is to request the Municipal Council to rescind Council resolution dated 14 October 2025 under item 12.11.

**The Management Committee RECOMMENDED:**

- (1) That Council resolution dated 14 October 2025 under item 12.11 be rescinded.
  - (2) That Erf 9524 Kuisebmond, in extent 20,329,38 m<sup>2</sup> be included in the next phase of land swap with Government.
  - (3) That Ministry of Works and Transport as custodians of Government land be informed of the resolution above.
  - (4) That the applicant, at its own cost, advertises the land swap 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 the Ministry of Urban and Rural Development be consulted, and approval be obtained on the proposed transaction and its conditions in terms of Section 63 of the Local Authorities Act, 23 (Act 23 of 1992).
  - (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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12.6 **Application to lease a portion of land on Farm 38, Walvis Bay: Services Petrollers Schlumberger (SLB)** (Add. No. 6; M/C Meeting 19/03/2026; File: Farm 38)

The purpose of this report is to request the Municipal Council to grant approval, amongst others, for the lease of a portion of land on Farm 38, in extent 75,000 m<sup>2</sup>, to Services Petrollers Schlumberger (the applicant).

**The Management Committee RECOMMENDED:**

- (1) That a portion of land at Farm 38, in extent 75,000 m<sup>2</sup>, be leased to Services Petrollers Schlumberger (SLB) (the applicant), with option to buy, at a rental of N\$1,30 cents/m<sup>2</sup> plus 15 % VAT per month, escalating with 10% per annum.
- (2) That the applicant, at its own cost, advertises the lease by private transaction for objections in terms of the provisions of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (3) That, in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, the approval of the Minister of Urban and Rural Development be obtained.
- (4) That the Ministry of Urban and Rural Development be consulted on the proposed lease and its conditions in terms of Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018).
- (5) That, prior to the signing of a lease agreement, the applicants obtain an Environmental Clearance Certificate in terms of section 56 of the Environmental Management Act (Act 7 of 2007) from the Ministry of Environment and Tourism, Directorate: Environmental Affairs.
- (6) That the lease agreement be signed and the monthly rental be levied once the agreement has been signed by all parties.
- (7) That the lease period be for 15 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 75,000 m<sup>2</sup> of Farm 38 surveyed at the applicant's cost.
- (10) That no unauthorized structures, or structures not approved in terms of the provisions of the Standard Building Regulations, shall be allowed on the site and the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads & Building Control.
- (11) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (12) That a refundable, non-interest-bearing deposit of N\$10,000.00 be paid by the applicant on date of signing the lease agreement, to cover the costs of rehabilitation of the site should the applicant fail to do so, and any access for rehabilitation will be for the account of the applicant.
- (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 15 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 fails to meet the conditions of this Council approval, the approval be regarded as null and void.
- (21) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (22) That parties develop a framework for Socio-Economic support Projects through the applicant's Corporate Social Responsibility (CSR) Programme towards the community of Walvis Bay, before signing the lease agreement.

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12.7 **Application to purchase Erf 5917 Walvis Bay, Extension 14: Fanny Auto Repairs** (Add. No. 7; M/C Meeting 19/03/2026; File 5917W)

The purpose of this report is to request the Municipal Council to grant approval, amongst others, that Erf 5917 Walvis Bay, Extension 14, be sold to Fanny Auto Repairs (the applicant).

**The Management Committee RECOMMENDED:**

- (1) That Erf 5917 Walvis Bay, Extension 14, in extent 2,249.88 m<sup>2</sup> be sold by private transaction to Fanny Auto Repairs (the applicant) at N\$650.00/m<sup>2</sup> plus 15% VAT.
- (2) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (3) That the Ministry of Urban and Rural Development be consulted, and approval be obtained on the proposed sale and its conditions in terms of Section 63 of the Local Authorities Act, 23 (Act 23 of 1992).
- (4) That after all approvals have been obtained, the agreement of sale be signed and a 10% deposit of the purchase price be paid on the date of sale, and the balance be paid and/or secured by an acceptable bank guarantee within 120 days from the date of sale.
- (5) That 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 enter 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 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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12.8 **Application to lease Erf 277 Kuisebmond: Nmvula Liner Investment CC** (Add. No. 8; M/C Meeting 19/03/2026; File 277W)

The purpose of this report is to request that the Municipal Council approve a lease agreement between the Municipal Council and Nmvula Liner Investment CC, for Erf 277 Walvis Bay – Windhoek taxi rank, Kuisebmond, for a period of three (3) years.

**The Management Committee RECOMMENDED:**

- (1) That Erf 277 Walvis Bay measuring 76m<sup>2</sup>, be leased to Nmvula Liner Investment CC, at N\$482.50 plus 15% VAT per month, escalating by 5% per annum, for one (1) year.
- (2) That the applicant, at its own cost, advertise the lease by private transaction for objections in line with Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (3) That the approval of the Minister of Urban and Rural Development be obtained in terms of Section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (4) That, while awaiting approval in terms of recommendations 1-3 above, a 12-month lease agreement be entered into between Nmvula Liner Investment CC and Council, in line with the delegated powers of the General Manager.
- (5) That the applicant, at its own cost be responsible for payments of connection fees of water and electricity as well as security of the premises.
- (6) That the applicant be informed that the Council will revisit tariffs for the new financial year 2026/2027 and the tariffs will be adjusted accordingly.

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12.9 **Application to purchase Erf 5905 Walvis Bay, Extension 14: Bengi Trading CC** (Add. No. 9; M/C Meeting 19/03/2026; File 5905W)

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

**The Management Committee RECOMMENDED:**

- (1) That Council resolution dated 14 October 2025 under item 12.19 be rescinded.
- (2) That erven 5905 Walvis Bay, Extension 14, in extent 2,301.44 m<sup>2</sup> be sold by private transaction to Bengi Trading CC (the applicant) at N\$650.00/m<sup>2</sup> plus 15% VAT.
- (3) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (4) That 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).
- (5) That, after all approvals have been obtained, the agreement will 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.
- (6) That an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (7) That the applicant and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (8) That the applicant, at own cost, do all and/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.
- (9) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (10) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (11) 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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12.10 **Application to purchase Erf 5918 Walvis Bay, Extension 14: Benguela Petroleum Supplies CC** (Add. No. 10; M/C Meeting 19/03/2026; File 5918W)

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

**The Management Committee RECOMMENDED:**

- (1) That Council resolution dated 14 October 2025 under item 12.14 be rescinded.
- (2) That Erf 5918 Walvis Bay, Extension 14, in extent 2,022.49 m<sup>2</sup> be sold by private transaction to Benguela Petroleum (the applicant) at N\$650.00/m<sup>2</sup> plus 15% VAT.
- (3) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (4) That 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).
- (5) 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.
- (6) That an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (7) That the applicant and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (8) That the applicant, at own cost, do all and/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.
- (9) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (10) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (11) 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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**12.11 Application to purchase Erf 5915 Walvis Bay, Extension 14: Diclas Waste Oil Management CC** (Add. No. 11; M/C Meeting 19/02/2026; File: 5915W)

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

**The Management Committee RECOMMENDED:**

- (1) That Council resolution dated 14 October 2025 under item 12.16 be rescinded.

- (2) That Erf 5915 Walvis Bay, Extension 14, in extent 2,309.95 m<sup>2</sup> be sold by private transaction to Diclas Waste Management CC (the applicant) at N\$650.00/m<sup>2</sup> plus 15% VAT.
- (3) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (4) That 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).
- (5) 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.
- (6) That an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (7) That the applicant and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (8) That the applicant, at own cost, do all and/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.
- (9) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (10) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (11) 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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12.12 **Application to purchase Erf 5910 Walvis Bay, Extension 14: G and B Logistics CC** (Add. No. 12; M/C Meeting 19/03/2026; File: 5910W)

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

**The Management Committee RECOMMENDED:**

- (1) That Council resolution dated 14 October 2025 under item 12.13 be rescinded.
- (2) That Erf 5910 Walvis Bay, Extension 14, in extent 2,309.94 m<sup>2</sup> be sold by private transaction to G and B Logistics CC (the applicant) at N\$650.00/m<sup>2</sup> plus 15% VAT.
- (3) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.

- (4) That 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).
- (5) 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.
- (6) That an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (7) That the applicant and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (8) That the applicant, at own cost, do all and/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.
- (9) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (10) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (11) 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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**12.13 Application to purchase Erf 5912 Walvis Bay, Extension 14: I.T Import and Export CC**  
(Add. No. 13; M/C Meeting 19/03/2026; File: 5912W)

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

**The Management Committee RECOMMENDED:**

- (1) That Council resolution dated 14 October 2025 under item 12.17 be rescinded.
- (2) That Erf 5912 Walvis Bay, Extension 14, in extent 2,309.94 m<sup>2</sup> be sold by private transaction to IT Import and Export (the applicant) at N\$650.00/m<sup>2</sup> plus 15% VAT.
- (3) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (4) That 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).
- (5) 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.

- (6) That an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (7) That the applicant and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (8) That the applicant, at own cost, do all and/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.
- (9) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (10) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (11) 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 5911 Walvis Bay, Extension 14: Shamrock Investments Number FiftyTwo CC** (Add. No. 14; M/C Meeting 19/03/2026; File: 5911W)

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

**The Management Committee RECOMMENDED:**

- (1) That Council resolution dated 14 October 2025 under item 12.18 be rescinded.
- (2) That Erf 5911 Walvis Bay, Extension 14, in extent 2,309.95 m<sup>2</sup> be sold by private transaction to Shamrock Investment (the applicant) at N\$650.00/m<sup>2</sup> plus 15% VAT.
- (3) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (4) That 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).
- (5) 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.
- (6) That an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (7) That the applicant and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.

- (8) That the applicant, at own cost, do all and/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.
- (9) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (10) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (11) 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 19/03/2026; File: 5904W- Rem 5899W)

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

**The Management Committee RECOMMENDED:**

- (1) That the Council resolution dated 14 October 2025 under item 12.15 be rescinded.
- (2) That Erf 5904 Walvis Bay, Extension 14, in extent 2,146.50 m<sup>2</sup>, be sold by private transaction to Zeus Logistics CC (the applicant) at N\$650.00/m<sup>2</sup> plus 15% VAT.
- (3) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (4) That 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).
- (5) 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.
- (6) That an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (7) That the applicant and Council enter into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (8) That the applicant, at own cost, do all and/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.
- (9) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.

- (10) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (11) 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 **Proposal for Municipality of Walvis Bay to enter into a Memorandum of Understanding with Development Workshop of Namibia (DWN) for joint affordable land servicing to accelerate provision of serviced land in Walvis Bay** (Add. No. 16; M/C Meeting 19/03/2026; File: 7/2/3/2/10)

To purpose of this report is to request the Municipal Council to grant approval that the Municipality of Walvis Bay and Development Workshop of Namibia, a non-profit making organization enter a Memorandum of Understanding for the land development at Extension No. 14 Green Valley, Extension. No. 5 Green Valley, as well as Extension No. 17 Narraville within the town of Walvis Bay.

**The Management Committee RECOMMENDED:**

- (1) That Council takes note of the annual report of Development Workshop of Namibia for 2024.
- (2) That approval be granted for the Council to enter into a Memorandum of Understanding with Development Workshop of Namibia for the joint land development at Extension No.14 and Extension No. 5 Green Valley as well as Extension No. 17 Narraville, in Walvis Bay.
- (3) That Development Workshop Namibia develop the land with infrastructure services as per the Memorandum of Understanding.
- (4) That land remains in the ownership of Council and only be transferred directly to the beneficiaries in conformity with the Memorandum of Agreement.

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12.17 **Amendment of purchaser's name in respect of the sale of a portion of Portion 9 of Farm 42 Langstrand: The Sports Village Number Thirty-Eight CC** (Add. No. 17; M/C Meeting 19/03/2026; File: PTN 9/Farm 42)

The purpose of this report is to request the Municipal Council to approve that:

- 1.1 The name "Mr Gunther Heimstadt – Ocean Key" in paragraph (1) of Council resolution item 11.8 dated 5 October 2023 be rephrased to read "The Sports Village Number Thirty-Eight CC"

**The Management Committee RECOMMENDED:**

- (1) That that the name "Mr Gunther Heimstadt – Ocean Key" in paragraph (1) of Council resolution item 11.8 dated 5 October 2023 be amended to read "The Sports Village Number Thirty-Eight CC".

- (2) That the sale agreement be entered with The Sports Village Number Thirty-Eight CC as per resolution 1.
- (3) That, before clause (2) above is executed the outstanding consumer account be settled in full.
- (4) That the development commences within 30 days from date of transfer at the deeds office, and failure to comply the proposed sale be regarded as null and void and property be re-transferred to Council at the cost of the applicant.

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12.18 **Subdivision of Erf 3785 Narraville Extension 7 into Portion A and the Remainder, permanent closure of Portion A as Public Open Space, rezoning of subdivided Portion A from Public Open Space to Utility Services and consent to commence with proposed development while rezoning is in progress: Erongo RED** (Add. No. 18; M/C Meeting 19/03/2026; File: 3785 N)

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

- (a) Subdivision of Erf 3785 Narraville Extension 7 into Portion A and the Remainder Erf 3785 Narraville Extension 7 in terms of Section 105(1)(e) of the Urban and Regional Planning Act 2018 and its Regulation.
- (b) Permanent Closure of Portion A of Erf 3785 Narraville Extension 7 as Public Open Space in terms of Section 50(1)(c) of the Local Authorities Act 1992.
- (c) Rezoning of the Subdivided Portion A 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.
- (d) Consent to commence with the proposed development while the rezoning is in progress

**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 3785 Narraville Extension 7 into Portion A and Remainder, as generally shown on sketch plan 2067\_N/SP, dated 06 February 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 A (a Portion of Remainder Erf 3785 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 A (a Portion of Erf 3785 Narraville Extension 7), measuring approximately 120m<sup>2</sup>, as “Public Open Space” as generally shown on drawing 2067\_N/CP, dated 23 June 2025, subject to the following condition:
  - (a) That the Town Planning Division issues the Closure Certificate to the offices of the Registrar of Deeds and Surveyor General.
- (6) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the Rezoning of Portion A (Portion of Erf 3785 Narraville Extension 7), 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 A (a portion of Erf 3785 Narraville Extension 7) be proclaimed in the Government Gazette.
  - (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
- (7) That consent be granted to proceed with development while rezoning is in progress.
- (8) That all costs regarding the above be borne by the applicant

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12.19 **Consolidation of Erf 5900 to 5903 Walvis Bay (A Portion of Erf 5899) Walvis Bay Extension 14 into Portion X: Waterbay Woods & Joinery CC** (Add. No. 19; M/C Meeting 19/03/2026; File: 5900-5903 W)

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

- (a) Consolidation of Erf 5900 to 5903 (a Portion of Erf 5899) 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 5900 to 5903 (a Portion of Erf 5899) Walvis Bay Extension 14 into Portion X, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 5900-5903/WB/CP dated 13 June 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 two 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 5900 to 5903 (a Portion of Erf 5899) Walvis Bay Extension 14, plans must be amended and resubmitted to reflect the actual construction for approval.

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12.20 **Rezoning of Erf 3214 Walvis Bay 1 from Single Residential with a density of 1:300 to General Business with a bulk of 2.0: NBT Quality Services** (Add. No. 20; M/C Meeting 19/03/2026; File: 3214 W)

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

- (a) Rezoning of Erf 3214 Walvis Bay 1 from "Single Residential" (1:300m<sup>2</sup>) to "General Business" (Bulk 2.0).

**The Management Committee RECOMMENDED:**

- (1) That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3214 Walvis Bay 1 from Single Residential with a density of (1:300m<sup>2</sup>) to General Business with a bulk of 2.0, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
  - (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.
  - (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.

- (c) That the rezoning of Erf 3214 Walvis Bay 1 be proclaimed in the Government Gazette.
- (d) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.
- (e) That all costs regarding the above be borne by the applicant/developer.

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12.21 **Disputed Case: Consent: Accommodation establishment (Airbnb) on Erf 400 Langstrand: Bench Properties Namibia CC** (Add. No. 21; M/C Meeting 19/03/2026; File: 400LB)

An application for consent has been received from Bench Properties Namibia CC for Accommodation Establishment (Airbnb) on Erf 400 Langstrand.

**The Management Committee RECOMMENDED:**

- (1) That consent be granted in terms of Clause 12.1 of the Walvis Bay Town Planning Scheme for the establishment of an Accommodation Establishment (Airbnb) Erf 400 Langstrand subject to the following conditions:
  - a) Access to and from the site shall be to the satisfaction of the General Manager: Roads and Building Control.
  - b) The area of the public/service areas (kitchen/lounge/dining room) shall not exceed the area of the rooms for accommodation purposes.
  - c) On-site parking shall be provided in the ratio of 2 bays plus 1 parking 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 only be used by bona-fide residents and their guests and not by the public.
  - f) Meals may only be supplied to bona-fide residents and their guests and not to the public.
  - g) Neither the buildings nor grounds shall be used as an entertainment hall, amusement area or for any other similar use.
  - h) The scale and appearance of the buildings and grounds shall be residential in character.
  - i) The Municipal Council requires the registration of this Self-Catering Unit with the Namibia Tourism Board in terms of the Namibia Tourism Board Act, 2000 (Act No. 21 of 2000).
  - j) The approval is subject to the applicable laws and regulations of both the Government and the Municipality.
  - k) All rates and services charges for business be made applicable.
  - l) That should valid complaints be received or the imposed conditions not be complied with and after giving the owner 14 days written notice, consent may be withdrawn.
  - m) That this permission lapses when the property is sold, leased or alienated in whatever process engaged.
  - n) That this approval lapses after 5 years
  
- (2) That, subject to compliance with the above conditions, the rights may be exercised.

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12.22 **Rezoning of Erf 2501 Walvis Bay Extension 7 from “Single Residential” with a density of (1:500m<sup>2</sup>) to “General Residential 1” with a density of (1:150m<sup>2</sup>) and consent to proceed with development while rezoning is in progress: Jianing Pei** (Add. No. 22; M/C Meeting 19/03/2026; File: 2501W)

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

- (a) Rezoning Erf 2501 Walvis Bay Extension 7 from “Single Residential” with a density of (1:500m<sup>2</sup>) to “General Residential 1” with a density of (1:150m<sup>2</sup>)
- (b) Consent to proceed with development while rezoning is in progress

**The Management Committee RECOMMENDED:**

- (1) That the Municipal Council recommends for approval the application for the rezoning of Erf 2501 Walvis Bay Extension 7 Proper from “Single Residential” with a density of 1 dwelling per 300m<sup>2</sup> to “General Residential 1” with a density of 1 dwelling per 150m<sup>2</sup>, to the Urban and Regional Planning Board, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
  - (a) That, in terms of the *Policy on the Levying of Betterment Fees for Local Authorities in Namibia*, the applicant pays a betterment fee deposit of 20% of the increase in the municipal land value of the rezoned property, prior to the submission of the application to the Urban and Regional Planning Board.
  - (b) That the rezoning of Erf 2501 Walvis Bay Extension 7 Proper be proclaimed in the Government Gazette.
- (2) That consent be granted to proceed with development while rezoning is in progress.

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12.23 **Subdivision of Erf 3150 Walvis Bay into Erf X and remainder, rezoning of newly created Erf X from Walvis Bay from “Single Residential” with a density of 1 in 300 to “Local Business” with a bulk of 2 and consent to proceed with development while the rezoning is ongoing: Misty Bay Investments 146 CC** (Add. No. 23; M/C Meeting 19/03/2026; File: 3150W)

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

- (a) Subdivision of Erf 3150 Walvis Bay into Erf X and Remainder Erf 3150 Walvis Bay.
- (b) Rezoning of newly created Erf X from “Single Residential” with a density zoning of 1 in 300 to “Local Business” with a bulk of 2.0 in terms of Section 105(a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and its Regulations and
- (c) Consent to proceed with development while the rezoning is ongoing.

**The Management Committee RECOMMENDED:**

- (1) That, in terms of Section 109(2)(a) of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*, the application for the subdivision of Erf 3150 Walvis Bay into new Erf X and Remainder Erf 3150 Walvis Bay to recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plans 3150/EBWB/SP & 3150/WB/SP dated 20 November 2025, which bears the approval stamp of the Municipal Council.

- (2) The subdivision will be as follows:
- Erf 3150 Walvis Bay: ±1198 m<sup>2</sup>  
New Erf X: ±569 m<sup>2</sup>  
Remainder Erf 3150 Walvis Bay: ±629 m<sup>2</sup>
- (3) The subdivision will further be subject to the following conditions:
- a) That the newly created portion/Remainder be provided with one electricity, water and sewerage connection.
  - b) 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.
  - c) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
  - 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 portion/Remainder.
  - 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; and
  - g) That owners 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.
- (4) 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.
- (5) 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)*.
- (6) That a 7.5% Endowment Fee be imposed against all New Erven, in terms of the Townships and Division of Land Ordinance: No. 11 of 1963
- (7) That the following conditions be registered in favour of the Walvis Bay Municipality:
- 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.
- (8) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the rezoning of New Erf X (Portion of Erf 3150 Walvis Bay) from "Single Residential" with a density of 1 in 300m<sup>2</sup> to "Local Business" with a bulk factor of 2.0, in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act (Act No. 5, 2018)*, as generally shown on drawing number 3150WB/ZP1 dated 20 November 2025. all costs regarding the above be borne by the applicant/developer.

- (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.
  - (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
  - (c) That the rezoning of New Erf X (Portion of Erf 3150 Walvis Bay) be proclaimed in the Government Gazette.
  - (d) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.
- (9) Consent to proceed with development while the rezoning is ongoing.
- (10) That all costs regarding the above be borne by the applicant/developer.

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12.24 **Request for approval to co-host the Association for Local Authorities in Namibia (ALAN) Congress 2026** (Add. No. 24; M/C Meeting 19/03/2026; File: Budget)

To seek the approval of the Municipal Council to co-host the Association for Local Authorities in Namibia (ALAN) Congress, scheduled from 5 - 8 May 2026.

**The Management Committee RECOMMENDED:**

That the Management Committee recommends that the Municipal Council accepts co-hosting the congress, subject to the acceptance by ALAN of the limited facilities at the Narraville Community Hall.

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12.25 **Decongestion and relocation of illegal occupants from hotspots, Build-Together designated areas, the National Housing Enterprise land and the backyards in Kuisebmond** (Add. No. 26; M/C Meeting 19/03/2026; File: 7/2/3/2/10)

The purpose of the submission is to request the Municipal Council, amongst others to approved land on Farm 37 for relocation of illegal settlers in Kuisebmond on a temporary basis.

**The Management Committee RECOMMENDED:**

- (1) That approval be granted that Portion 11 of Farm 37 be set aside for relocation of illegal settlers on National Housing Enterprise land, those occupies land for Build Together Program, as well as the Kuisebmond backyard residents and 50 households from Narraville backyard residents.
- (2) That approval be granted that Portion 13 of Farm 37 be earmarked and prepared for reception area to relocate residents and administered concurrently with the development of Portion 11.
- (3) That beneficiaries to be relocated to Portion 11 of Farm 37 be afforded the opportunity to sign the required "Permission to Occupy" (PTO) certificates.
- (4) That all 44 people whose structures were found open without occupancy be not considered for relocation.

- (5) That persons who were found and who actually live in the structures are to be relocated, and not the absent owners of structures.
- (6) That family members be encouraged to live together where possible, to enable reducing the number of plots under this exercise.
- (7) That people be accorded an opportunity for the dismantle their own structures, and failure will result in the project team to do same.
- (8) That approval be granted for the appointment of 80 temporary workers for the monitoring of illegal activities with Council's law enforcement agencies, in conjunction with the Nampol Reservist Force through existing groups that can be approached for the recruitment of these workers.
- (9) That the beneficiaries be barred from erecting any illegal structures around their houses and that the Building Regulations shall apply.
- (10) That this exercise should not create a precedence to consider illegal land grabbers at the expense of people who lived in shacks and procedurally applied for land in the past.

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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)

None.

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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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