



MUNICIPALITY OF WALVIS BAY

AGENDA

ORDINARY COUNCIL MEETING

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

**ON TUESDAY
28 APRIL 2026
AT 18:00**



Municipality of Walvis Bay

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Date: 23 April 2026

NOTICE

His Worship the Mayor and Councillors
General Managers

APRIL 2026 - 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 28 April 2026 at 18:00

Yours faithfully,

Victoria N Kapenda
Chief Executive Officer



Date	Time
24/04/2026	10 : 05

Official	Date	Time	Signed off
Compiler	24/04/2026	09 : 30	
M: CCS	24/04/2026	09 : 36	
GM: HR,CS& PR	24/4/2026	09 : 58	



Agenda

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

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

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

4. **Confirmation of minutes of previous meeting/s** (File 3/3/2/3/1)

- 4.1 Minutes of the Ordinary Council Meeting held on Tuesday 08 April 2026, 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.

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

Statement by His Worship the Mayor, Johannes Shimbilinga.

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

None.

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

None.

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

Questions received from Councillor S Roodt.

The response to the questions will be provided at the meeting.

The Chief Executive Officer
The Municipality of Walvis Bay

Thursday, 23 April 2026

Dear CEO,

REQUEST FOR QUESTIONS TO BE SUBMITTED

I hereby withdraw the wrongly formatted questions submitted on 2 April 2026.

Below are the revised question to be submitted regarding matters of public interest in accordance with Standing Rule 20.

I request that time is made that the questions and answers be read out during the Council Meeting.

I further request that a copy of the questions and answers be included in and distributed with the public OCM Minutes.

Kindly refer to the attached statements for background information and details.

1. Which concrete steps have been taken to avoid another adverse Audit Report by the Auditor-General and ensure the accurate and complete recording and reconciliation of the Financial Statements?
2. When was the Auditor General's Report for the Financial Year Ending 2024 (published on the AG's website in October 2025) received and subsequently submitted to Council? If it has not been done yet, when is it scheduled for?
3. The Walvis Bay Municipality is not the only one in Namibia who has been getting adverse audit reports for the past 4+ years. What is being done to engage the AG's office so that the Municipality can indeed get a clean audit report?
4. What is the action plan and timeline for the repairs of roads and potholes in our town? Specifically,
 - a. Which roads are earmarked for full rehabilitation?
 - b. What concrete steps are being taken to ensure potholes are repaired – from the procurement of materials, tools and contractors to the quality assurance?
 - c. Which roads are going to be repaired in what order?
 - d. How is the Municipality mapping the roads to ensure they know which are the most urgent repairs?

I so submit.



Councillor Sharon Roodt

Table of contents contained in this Ordinary Council Agenda:

ITEM NO.	SUBJECT	PAGE NO.
12.1	Appointment of member to serve on the Association for Local Authorities in Namibia (ALAN) Board of Directors	5
12.2	Delegation of powers relating to the appointment of expert members and persons from other institutions on interview panels	5
12.3	Desert Foxes Football Club – Request for sponsorship	3
12.4	Coastal Women’s Rugby Club – Request for sponsorship	4
12.5	Application to purchase portion 12 of Farm 37 Walvis Bay: Nalitungwe Community Saving Foundation	6
12.6	Application to purchase Erf 9533 Kuisebmond: Karee Investment (PTY) Ltd (operating as SPAR)	7
12.7	Establishment of a Hearing Committee in terms of Section 108(4) (B) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)	9
12.8	Establishment of a Spatial Planning and Development Committee	9
12.9	Decongestion and relocation: Portion 13: Farm 37 Capital Budget 2025/2026 transfer of funds	9
12.10	Township establishment of Portion 12 (a Portion of Portion 3) on the Farm no. 37 into Erf 599 and remainder (street) to be known as Green Valley Extension 8	10
12.11	Consolidation of Erf 260 and 261 Walvis Bay into Erf X and rezoning of consolidated Erf X Walvis Bay from “Single Residential” with a density of (1:500m2) To “General Residential 2” with a density of (1:250m2): Natasha Coimbra	11
12.12	Rezoning of Erf 55 Walvis Bay from “Single Residential” with a density of (1:500m2) to “General Residential 2” with a density of (1:150m2): Erf Fifty-Five Walvis Bay CC	13
12.13	Rezoning of Erf 3171 Walvis Bay from Single Residential with a density of 1:300 to General Business with a bulk of 1.0: Erna Van Der Merwe	13
12.14	Subdivision of Erf 920 Walvis Bay into new Portion A and Remainder Erf 920 Walvis Bay: H H Dennis	14
12.15	Monthly Reports – January and February 2026	15
12.16	Request for approval to attend the International Hydrogen Development Symposium 2026 and high-level roundtable on Hydrogen Innovation and Sustainable Urban Development at the Hong Kong convention and exhibition centre, 18 - 20 May 2026 as well as study visits to Chinese cities, 21-23 May 2026.	16
12.17	Establishment of a Hearing Committee in terms of Section 108(4) (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)	16

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

None.

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

12.1 **Appointment of member to serve on the Association for Local Authorities in Namibia ALAN) Board of Directors** (Add. No. 1; M/C Meeting 21/04/2026; File: 12/1/2/1/2)

The purpose of this report is for the appointment of one member to serve on the Association for Local Authorities in Namibia (ALAN) Board of Directors.

The Management Committee RECOMMENDED:

That the Municipal Council appoints Councillor J Shimbilinga to serve on the Board of Directors of the Association for Local Authorities in Namibia under Article 16.3.3 of its constitution.

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12.2 **Delegation of powers relating to the appointment of expert members and persons from other institutions on interview panels** (Add. No. 2; M/C Meeting 21/04/2026; File 4/3/P)

The purpose of this report is for the Municipal Council to consider the specific delegation of powers in relation to the appointment of expert members and persons of other institutions on interview panels, and to condone past appointments in this regard.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council of Walvis Bay identifies all Organisations, Ministries, and Agencies (OMA'S) for the purposes of Regulations 23(2)(f) and 24(2)(e) of the Recruitment and Selection Regulations for Local Authority Councils, 2019
 - (2) That the Council delegates to the Chief Executive Officer such powers as contemplated under Regulations 23(3)(b) and 24(3)(b) regarding persons from the identified OMA's, and Regulations 23(2)(c) and 24(2)(d) regarding experts from any other local authority, of the Recruitment and Selection Regulations for Local Authority Councils, 2019, to approve persons to form part of the Interview Panel.
 - (3) That the Council ratifies any and all decisions in this regard prior to the adoption of this resolution, taken by the then substantive Chief Executive Officer, Mr Muronga Haingura, all past long-term acting Chief Executive Officers since September 2019 and the current substantive Chief Executive Officer, Ms Victoria Nelago Kapenda.
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12.3 **Desert Foxes Football Club – Request for sponsorship** (Add. No. 3; M/C Meeting 21/04/2026; File 15/16/1/1/4)

The purpose of this report is to seek the approval of the Municipal Council to consider the sponsorship request submitted by Desert Foxes Football Club.

The Management Committee RECOMMENDED:

- (1) That Council approves the sponsorship request from Desert Foxes Football Club to the amount of N\$ 20,000.00, provided that Ministerial approval be obtained in terms of section 30(1)(z)(ii) of the Local Authorities Act, 1992.

- (2) That the sponsorship be defrayed from Vote 0110/0606/0000 (Donations) where N\$ 465,000.00 is still available.
- (3) That a detailed performance report be submitted to Council after the league is concluded for this season.

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12.4 **Coastal Women's Rugby Club – Request for sponsorship** (Add. No. 4; M/C Meeting 21/04/2026; File 15/16/1/1/4)

The purpose of this report is to seek approval of the Municipal Council to consider the sponsorship request as outlined in a sponsorship letter received.

The Management Committee RECOMMENDED:

- (1) That Council approves the sponsorship request from Coastal Women's Rugby Club to the amount of N\$ 20,000.00, provided that Ministerial approval be obtained in terms of section 30(1)(z)(ii) of the Local Authorities Act, 1992.
- (2) That the sponsorship be defrayed from Vote 0110/0606/0000 (Donations) where N\$ 465,000.00 is still available.
- (3) That a detailed performance report be submitted to Council after the league is concluded for this season.

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12.5 **Application to purchase portion 12 of Farm 37 Walvis Bay: Nalitungwe Community Saving Foundation** (Add. No. 5; M/C Meeting 21/04/2026; File: Farm 37)

The purpose of this report is to seek approval from the Municipal Council that unserviced/unsurveyed Portions 12 of Farm 37, measuring 14,2312 HA in extent, be alienated to Nalitungwe Community Saving Foundation.

The Management Committee RECOMMENDED:

- (1) That ± 14,2312 Ha of unserviced/unsurveyed Portion 12 of Farm 37, be sold by private transaction to Nalitungwe Community Saving Foundation (the applicant), at N\$5.00/m²
- (2) That all Erven not zoned single residential Erven revert back to Council.
- (3) That the applicant be reimbursed for these erven to revert back to Council based on actual development cost, to be verified by the General Manager: Roads and Building Control.
- (4) That once the township is registered and opened in Deeds Office, a tripartite agreement be signed between Council, Nalitungwe Community Saving Foundation and the individual beneficiaries, to transfer the properties directly to the beneficiaries.
- (5) 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.
- (6) That, in terms of Section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, and Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018), the approval of the Minister of Urban and Rural Development be obtained.

- (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, Forestry and Tourism, Directorate: Environment Affairs, for the development of Portion 4 of Remainder Farm 37.
- (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 within 36 months from the date of sale as per the Sale/ Lease of Land Policy of Council.
- (9) That, the applicant pay 10% of the purchase price towards the landscaping fund at the date of sale.
- (10) That the applicant contributes to the actual cost of the provision of bulk services. The Department Roads and Building Control determine the exact contribution when final designs of bulk services are approved.
- (11) That the applicant, at own cost, do all and/or or any required ground works, provides all outstanding services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electrical reticulation, tarred roads and that such services be donated to Council, free of charge.
- (12) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (13) That electrical requirements/services and/or any other information in this regard, be taken up with ERONGO RED.
- (14) That the applicant shall commence with development within twenty- four (24) months from the date of transfer in the Deeds Office, and that such development be completed within thirty-six (36) months from such date of transfer; failing to comply would result in the undeveloped erf/erven to revert back to Council at the cost of the applicant.
- (15) That Council reserve its right and may withhold transfer in any event of disputes, which may arise amongst the leadership of the applicant (Nalitungwe Community Saving Foundation).
- (16) 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 purchase Erf 9533 Kuisebmond: Karee Investment (PTY) Ltd (operating as SPAR)** (Add. No. 6; M/C Meeting 21/04/2026; File: Rem ERF 4171 \ 9533 K \ 9534 K)

The purpose of this report is to recommend to the Municipal 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 provisional approval be granted to sell Erf 9533 Kuisebmond, in extent 5,856.66 m² by way of 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 SMME's Stalls and trading area as well as fifty (50) houses 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.
- (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 SMME's Stalls and trading area as well as fifty (50) houses 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.
- (13) That Council and the developer enter into a detailed development agreement with clear timelines prior to the signing of the deed of sale.
- (14) That the developer diverts the road as per the proposed layout, at their own cost.

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12.7 **Establishment of a Hearing Committee in terms of Section 108(4) (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)** (Add. No. 7; M/C Meeting 21/04/2026; File 15/2P)

The purpose of this report is to seek approval from the Municipal Council for the establishment of a Hearing Committee in terms of Section 108(4)(b) of the Urban and Regional Planning Act to consider objections and representations received in respect of planning applications.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council approves the establishment of a Hearing Committee in terms of Section 108(4)(b) of the Urban and Regional Planning Act 5 of 2018.
- (2) That the Municipal Council approves the proposed composition of the Committee.
- (3) That the Municipal Council adopts the Terms of Reference as outlined.
- (4) That the Municipal Council authorises the Department of Spatial Planning to coordinate and administer hearings.

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12.8 **Establishment of a Spatial Planning and Development Committee** (Add. No. 8; M/C Meeting 21/04/2026; File 15/2P)

The purpose of this report is to seek the approval of the Municipal Council for the approval of the establishment of a Spatial Planning and Development Committee, which will serve as the Municipality's Authorised Planning Authority (APA) in terms of the Urban and Regional Planning Act.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council approves the establishment of the Spatial Planning and Development Committee.
- (2) That the Municipal Council approves the proposed composition of the Committee.
- (3) That the Municipal Council adopts the Terms of Reference.

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12.9 **Decongestion and relocation: Portion 13: Farm 37 Capital Budget 2025/2026 transfer of funds** (Add. No. 9; M/C Meeting 21/04/2026; File 7/2/3/2/10)

The purpose of this report is to request approval from the Municipal Council for the transfer of funds from Farm 37: Portion 11 budget to Portion 13: Farm 37 (Walvis Bay Townlands) for basic services and planning.

The Management Committee RECOMMENDED:

- (1) That approval be granted to transfer N\$ 7,000,000 from Vote C803/9952/0000 Farm 37 (Portion 11): Roads and Earthworks to a newly created Vote for Farm 37 (Portion 13): Basic Services and Planning.
- (2) That Portion 13 receives priority for basic servicing and planning while Portion 10 is at the Urban and Regional Planning Board for approval.
- (3) That the approval be granted that the resolution be executed without delay.

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12.10 **Township establishment of Portion 12 (a Portion of Portion 3) on the Farm no. 37 into Erf 599 and remainder (street) to be known as Green Valley Extension 8** (Add. No. 10; M/C Meeting 21/04/2026; File: PTN 12 OF FARM 37)

The purpose of the report is to obtain the approval of the Municipal Council for the township establishment on Portion 12 of Farm No. 37 to be known as Green Valley Extension 8. The Municipal Council of Walvis Bay has allocated Portion 12 of Farm No.37 to Nalitungwe Community Saving Group at their meeting held on 25 July 2023 (Item 11.23). Stewart Planning Town and Regional Planners are the Applicant on behalf of the owner.

The Management Committee RECOMMENDED:

- (1) That the Need and Desirability for Township establishment be approved on Portion 12 of Farm No.37.
- (2) That the township layout plan, as indicated on drawing number PTN12/TE dated 17 September 2025, be recommended for approval in terms of Section 109(2)(a) and 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) to be known as Green Valley Extension 8, subject to the following conditions:
 - (a) That the new township be called Green Valley Extension 8.
 - (b) That the following portions of land be zoned as:
 - (i) Portions 1 to 553 be zoned Single Residential with a density of 1 dwelling unit per 200m² (1:200).
 - (ii) Portions 554 and 557 be zoned General Residential 1 with a density of 1 dwelling unit per 100m² (1:100).
 - (iii) Portions 558, 559 and 560 be zoned Institutional with a bulk factor of 1.0.
 - (iv) Portions 561, 562, 563, 566 and 567 be zoned General Business with a bulk factor of 2.0.
 - (v) Portions 568, 569, 570, 571,572,573, 576,577,578,579,580 and 581 be zoned Local Business with a bulk factor of 2.0.
 - (c) Reservation of Erven:
 - (i) Portions 588 – 599 be zoned Public Open Space and be reserved to the Local Authority.
 - (ii) Portions 584-587 be zoned Utility Services and be reserved to Erongo RED as substations.
 - (iii) Portions 574, 575, 582 and 583 be zoned Municipal Purpose and be reserved to Local Authority as parking areas for the General and Local Business erven.
 - (iv) Portions 561, 562, 563, 566 and 567 be zoned General Business with bulk factor of 2.0.
 - (v) Remainder of Portion 12 be zoned Street and be reserved to the Local Authority.
- (3) That, the establishment of a township on Portion 12 of Farm No. 37 be recommended for approval in terms of Section 109(2)(a) and 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) subject to the following conditions:
 - (a) That a valid Environmental Clearance Certificate be obtained from the Environmental Commissioner before the application is submitted to the Urban and Regional Planning Board.
 - (b) That the following conditions be registered against the proposed erven in favour of the Municipal Council:

- (i) The erven shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018.
- (ii) That, with the exception of Utility Services, Public Open Spaces and Institutional erven, the minimum value of the main building, excluding the outbuilding to be erected on the erven shall be at least two times the municipal valuation of the erf
- (c) That the portion/s be provided with one bulk electricity, water and sewerage connection only, at the cost of the Applicant.
- (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 private sewers and private water pipes traversing the newly created portion/s.
- (f) That the Applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electrical cables and connections.
- (g) That the Applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (h) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plans which bear the Municipal Council's stamp of approval.
- (i) Subject to compliance with all relevant planning regulations and policies, the Chief Executive Officer (CEO) be delegated authority to approve minor amendments to the township layout.

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12.11 **Consolidation of Erf 260 and 261 Walvis Bay into Erf X and rezoning of consolidated Erf X Walvis Bay from "Single Residential" with a density of (1:500m²) To "General Residential 2" with a density of (1:250m²): Natasha Coimbra** (Add. No. 11; M/C Meeting 21/04/2026; File: 260&261 W)

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

- (a) Consolidation of Erven 260 and 261 Walvis Bay into Erf X.
- (a) Rezoning of consolidated Erf X Meersig from "Single Residential" with a density of (1:500m²) to "General Residential 2" with a density of (1:250m²)

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 consolidation of Erven 260 and 261 Walvis Bay into Portion X, as generally shown on sketch plan 260WB1/CP dated 24 February 2025, 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 have at least 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) The Municipal Council does not approve the application for the rezoning of Erf X Walvis Bay (Consolidation of Erven 260 and 261 Walvis Bay) from Single Residential with a density of 1 per 500m² to General Residential ² with a density of 1 per 250m² based on the requirements in the Walvis Bay Residential Density Policy.
- (3) That the Municipal Council grants approval of the application for the rezoning of Erf X Walvis Bay (Consolidation of Erven 260 and 261 Walvis Bay) 1 from "Single Residential" with a density of 1 dwelling per 500m² to "General Residential 2" with a density of 1 dwelling per 300m², to the Urban and Regional Planning Board, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), as generally shown on sketch plan 260WB/ZP1 dated 24 February 2025, 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 Consolidated Erf X Walvis Bay (Consolidation of Erf 260 and 261 Walvis Bay) be proclaimed in the Government Gazette.
- (4) That the applicants 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 of the Urban and Regional Planning Act, 2018:

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12.12 **Rezoning of Erf 55 Walvis Bay from "Single Residential" with a density of (1:500m²) to "General Residential 2" with a density of (1:150m²): Erf Fifty-Five Walvis Bay CC** (Add. No. 12; M/C Meeting 21/04/2026; File: 55W)

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

- (a) Rezoning Erf 55 Walvis Bay from "Single Residential" with a density of (1:500m²) to "General Residential 2" with a density of (1:150m²)

The Management Committee RECOMMENDED:

- (1) That the Municipal Council does not approve the application for the rezoning of Erf 55 Walvis Bay Proper from Single Residential with a density of 1 per 300m² to General Residential 2 with a density of 1 per 150m² based on the requirements in the Walvis Bay Residential Density Policy.
- (2) That the Municipal Council grant approval for the application for the rezoning of Erf 55 Walvis Bay Proper from "Single Residential" with a density of 1 dwelling per 300m² to "General Residential 2" with a density of 1 dwelling per 300m², to the Urban and Regional Planning Board, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), 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 55 Walvis Bay be proclaimed in the Government Gazette.
- (3) That the applicants 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 of the Urban and Regional Planning Act, 2018.

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12.13 **Rezoning of Erf 3171 Walvis Bay from Single Residential with a density of 1:300 to General Business with a bulk of 1.0: Erna Van Der Merwe** (Add. No. 13; M/C Meeting 21/04/2026; File: 3171 W)

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

- (a) Rezoning of Erf 3171 Walvis Bay 1 from "Single Residential" (1:300m²) to "General Business" (Bulk 1.0).
- (a) Consent to proceed with development while the rezoning is ongoing.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3171 Walvis Bay from Single Residential with a density of (1:300m²) to General Business with a bulk of 1.0, 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 3171 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 consent be granted to proceed with development while rezoning is in progress.
 - (f) That all costs regarding the above be borne by the applicant/developer.

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12.14 Subdivision of Erf 920 Walvis Bay into new Portion A and Remainder Erf 920 Walvis Bay: H H Dennis (Add. No. 14; M/C Meeting 21/04/2026; File: 920W)

The purpose of the report is to obtain the approval of the Municipal Council for the subdivision of Erf 920 Walvis Bay into New Portion A and Remainder Erf 920 Walvis Bay.

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 application for the subdivision of Erf 920 Walvis Bay into New Portion A and Remainder Erf 920 Walvis Bay, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plans 920WB dated 12/02/2026, which bear the approval stamps of the Municipal Council.
- (2) That the following conditions be registered against New Portion A and the Remainder of Erf 920 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 erf shall at all times be subjected to, the provision of the Walvis Bay Town Planning Scheme (Zoning Scheme) prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).
 - (b) The building value of the main building, excluding the outbuildings to be erected on the erf be at least four times the valuation of the erf.

- (3) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (4) That the new erf be provided with one electricity, water and sewerage connection.
- (5) That the panhandle shall be at least 4m wide, in accordance with the *ALAN Panhandle Guidelines*.
- (6) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the new erf.
- (7) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (8) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.
- (9) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (10) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (11) That the applicant be held liable for the construction of a firewall where structures are closer than 1,50m to the erf boundary, if not such structures on boundaries be demolished.
- (12) That the applicant pays a 7.5% Endowment Fee for the proposed New Portion A (a Portion of Erf 920) Walvis Bay, in terms of Clause 35.3 of the Walvis Bay Town Planning (Zoning) Scheme and Section 66(1)(k) of the *Urban and Regional Planning Act, 2018* (Act No. 5 of 2018), prior to the registration/transfer of the proposed new Portion A.
- (13) That all cost regarding the above be borne by the owner (applicant).

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12.15 **Monthly Reports – January and February 2026** (Add. No. 15; M/C Meeting 21/04/2026; File:)

The purpose of this report is to provide Council with an overview of the monthly performance of all departments.

The Management Committee RECOMMENDED:

That Council takes note of the reports submitted.

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12.16 **Request for approval to attend the International Hydrogen Development Symposium 2026 and high-level roundtable on Hydrogen Innovation and Sustainable Urban Development at the Hong Kong convention and exhibition centre, 18 - 20 May 2026 as well as study visits to Chinese cities, 21-23 May 2026.** (Add. No. 16; M/C Meeting 21/04/2026; File: 3/4/6)

The purpose of this report is to request approval from the Municipal Council for His Worship The Mayor, Councillor Johannes Shimbilinga to attend, by invitation through ICLEI Africa, the International Hydrogen Development Symposium 2026 from 18-20 May, as well as join a hydrogen study visit to China (Guangdong Province and / Yangtze River Delta) on 21-23 May 2026.

The Management Committee RECOMMENDED:

- (1) That Council takes note of the invitation by ICLEI Africa for the Municipality of Walvis Bay to attend the International Hydrogen Development Symposium 2026 from 18-20 May, as well as join a hydrogen study visit to China (Guangdong Province and / Yangtze River Delta) on 21-23 May 2026.
- (2) That, subject to Ministerial approval, the Council approves for His Worship the Mayor, Councillor Johannes Shimbilinga, to attend and represent the Municipality of Walvis Bay and if it is not possible for him to attend, then Management Committee member Councillor Patrisia Munyala to attend in his place and instead.
- (3) That, in terms of the appropriate DSA Rate 3, the cost amounting to N\$ 24,067.89 for meals and incidentals be defrayed from vote 0110/0783/0000 (S&T Foreign Travel), where N\$ 500,000.00 was budgeted for and N\$78,569.68 is still available.
- (4) That a report be submitted after the trip, for presentation to Council.

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12.17 **Acceptance and Implementation of Conditions for Authorized Planning Authority (APA) Status** (Add. No. 17; M/C Meeting 21/04/2026; File: 15/1/4/8/P)

The purpose of this report is to seek the approval of the Municipal Council for the acceptance and implementation of the conditions as outlined in the approval letter which granted the Municipality the status of an Authorized Planning Authority (APA) dated 23 March 2026.

The Management Committee RECOMMENDED:

- (1) That the Council approves and accepts the conditions issued by the Urban and Regional Planning Board for Authorised Planning Authority status.
- (2) That Council authorises the administration to implement and comply with all the stipulated conditions.
- (3) That the institutional and operational implications associated with APA status b noted.

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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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