



MUNICIPALITY OF WALVIS BAY

AGENDA

ORDINARY COUNCIL MEETING

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

**ON TUESDAY
16 JUNE 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 28 April 2026, to be confirmed and approved.

4.2 Minutes of the Special Council Meeting held on Friday 08 May 2026, to be confirmed and approved.

4.3 Minutes of the Special Council Meeting held on Friday 29 May 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)

None.

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

Statement by His Worship the Mayor, Johannes Shimbilinga.

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

The petitions that have been received was dealt with by the Management Committee and its recommendation is contained in this agenda under item 12.6.

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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)

None.

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11. **REPORT OF THE MANAGEMENT COMMITTEE FOR MAY 2026**
[Report referred to in section 26(1)(e) of the Local Authorities Act]
The Chairperson of the Management Committee must put the report to the Council for information.

The report may be discussed but no motion or proposal on the report may be introduced.

- 11.1 **Council representative on the Erongo Regional Electricity Distributor Board of Directors**
(Add. No. 1; M/C Meeting 19/05/2026; File: 1/2/2/4/1 &12/1)

The Management Committee RESOLVED:

That matter be referred back for all relevant information to be provided.

- 11.2 **Withdrawal of Government Notice No 183 of 15 September 1997–Export Processing Zone Area in Walvis Bay** (Add. No. 7; M/C Meeting 19/05/2026; File 17/28/P)

The Management Committee RESOLVED:

That the item be withdrawn and presented at an Informal Discussion Meeting.

- 11.3 **Participation in Namibia Local Authority Sports and Recreation Association (NALASRA) Games: 2026 Grootfontein** (Add. No. 17; M/C Meeting 19/05/2026; File: 11/2/17)

The Management Committee RESOLVED:

- (1) That the increase in participation for the 2026 NALASRA Games in Grootfontein, Otjozondjupa Region, from ninety-five (95) participants to one hundred and four (104) participants, be approved.
- (2) That the revised total estimated expenditure amounting to N\$ 338 790.00 be noted.
- (3) That the available budget amounting to N\$ 491 000.00 remain allocated towards participation costs.
- (4) That special leave for the period 24 – 30 May 2026 be extended to include the additional nine (9) participants.
- (5) That item be executed immediately.

- 11.4 **Re-submitted -Application to purchase Portions 12 of Farm 37Walvis Bay: Nalitungwe Community Saving Foundation** (Add. No. 19 ; M/C Meeting 19/05/2026; File: Farm 37)

The Management Committee RESLOVED:

That the matter be referred back and be resubmitted to the next Management Committee Meeting.

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

The Chairperson of the Management Committee must individually propose the recommendations of the Management Committee to the Council for consideration - Rule 22(2), and unless there are dissentient votes against a recommendation each recommendation is regarded as seconded (Rule 22(5) and adopted by general consensus.

12.1 **Report on attendance of the 22nd Annual Conference and General Meeting of The Namibian Association of Local Authority Officials (NALAO), held in Ongwediva from 15-17 April 2026** (Add. No. 2; M/C Meeting 19/05/2026; File 12/1/2/1/11)

The purpose of this report is to present the key outcomes, resolutions, and strategic priorities adopted during the Conference for noting, discussion, and alignment with ongoing Management Committee (MC) workstreams to the Municipal Council.

The Management Committee RECOMMENDED:

- (1) That the Council takes note of the NALAO Conference Communiqué and its strategic implications dated 17 April 2026 as received from the President of NALAO.
- (2) That the Management Committee guides on the identified priority areas where implementation support may be required.

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12.2 **Request for approval of the delegation to travel to Luanda, Angola on a working visit.** (Add. No. 3; M/C Meeting 19/05/2026; File 2/17/1)

The purpose of this report is to request Municipal Council approval for an official delegation comprising administrative officials and Honourable Members of Council to undertake an official trip to Luanda, Angola, at the invitation of SLB Namibia.

The Management Committee RECOMMENDED:

- (1) That Council nominates the following four (4) members of the Council as part of the delegation, namely the Deputy Mayor, Cllr Miina Hangula, the Chairperson of Management Committee, Cllr Ephraim Shozi, and members of the Management Committee Cllrs Patrisia Munyala and Pius Benyamin.
- (2) That the General Manager, responsible for Community and Economic Development: Mr. Erikson Pendapala Mwanyekange, and the Town Planner, Mr Otniel Kakero, form part of the delegation.
- (3) That approval be sought from the Minister of Urban and Rural Development for the four Members of Council who undertake this travelling.
- (4) That the Council take note that all costs associated with the transport and accommodation is to the account of SLB Namibia.
- (5) That the Council approve the additional costs associated with the daily subsistence allowance of the delegates (rate DSA2) amounting to approximately; N\$82,073.00.
- (6) That item be executed immediately.

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12.3 **Feedback Report – Participation in the Second Africa Urban Forum** (Add. No. 4; M/C Meeting 19/05/2026; File 15/16/1/1/4)

The purpose of this report is to provide a feedback report to the Municipal Council regarding our participation in the Second Africa Urban Forum that took place from 8-10 April 2026 in Nairobi, Kenya.

The Management Committee RECOMMENDED:

That the Municipal Council takes note of the report submitted.

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12.4 **Invitation to the Oshikuku annual trade fair 2026 and request by Oshikuku Town Council for purchasing a table at the Fundraising Gala Dinner** (Add. No. 5; M/C Meeting 19/05/2026; File: 2/17/1/3)

The purpose of this report is for the Municipal Council to consider the invitation received from the Oshikuku Town Council for sending delegates to attend the Oshikuku Trade Fair 2026 and to participate in the Fundraising Gala Dinner.

The Management Committee RECOMMENDED:

- (1) That the Municipal approves the request from the Oshikuku Town Council for the purchase of a table for 10 persons at an amount of N\$ 4,000.00 at Oshikuku Annual Trade Fair 2026 Fundraising Gala Dinner, but with no physical attendance;
- (2) That the costs for (1) above be defrayed from Vote 0110/0606/0000 (Donations) where N\$ 460,000.00 is still available.
- (3) That three (3) Councillors be delegated to attend the Oshikuku Annual Trade Fair from 26 September to 3 October 2026, namely Cllrs Ndapewa Johannes, Patrisia Munyala and Pius Benyamin.

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12.5 **Invitation to attend the Nkurenkuru EXPO 2026 Gala Dinner** (Add. No. 6; M/C Meeting 19/05/2026; File: 2/17/1/3)

The purpose of this report is for the Municipal Council to consider the invitation received from the Nkurenkuru Town Council to attend the 2026 EXPO Gala Dinner.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council approves the request from the Nkurenkuru Town Council for the purchase of a table for 10 persons at an amount of N\$ 4,000.00 at the 2026 EXPO, with or without physical attendance;
- (2) That the costs for (1) above be defrayed from Vote 0110/0606/0000 (Donations) where approximately N\$ 456,000.00 is still available.
- (3) That three (3) Councillors be delegated to attend the Nkurenkuru Trade Expo from 24 July to 2 August 2026, namely Cllrs Miina Hangula, Ephriam Shози and Jo-Anne Kamaundju.

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12.6 **Consideration of Petitions received from the community of Walvis Bay** (Add. No. 8; M/C Meeting 19/05/2026; File 13/8)

The purpose of this report is for the Municipal Council to consider the various petitions received from the Community of Walvis Bay and the recommendations by the Management Committee.

The Management Committee RECOMMENDED:

That the petitioners be invited for consultative meetings with the Management Committee and that the details of the petitions be discussed before a final report on the issues raised therein is submitted to the Council as contemplated in Rule 11(2)(b) of the Standing Rules of Order.

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12.7 **Subdivision of Erf 2360 Walvis Bay Extension 1 into new Portion A and remainder Erf 2360 Walvis Bay Extension 1: S Human** (Add. No. 9; M/C Meeting 19/05/2026; File 2360W)

The purpose of the report is to obtain the approval of the Municipal Council for the subdivision of Erf 2360 Walvis Bay Extension 1 into New Portion A and Remainder Erf 2360 Walvis Bay Extension 1.

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 2360 Walvis Bay Extension 1 into New Portion A and Remainder Erf 2360 Walvis Bay Extension 1, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plans 2360WB/SP dated 05/08/2026, 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 2360 Walvis Bay Extension 1:
 - (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 applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the new erf.
- (6) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (7) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.

- (8) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (9) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (10) That the applicant 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.
- (11) That the applicant pays a 7.5% Endowment Fee for the proposed New Portion A (a Portion of Erf 2360) Walvis Bay Extension 1, 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.
- (12) That all cost regarding the above be borne by the owner (applicant).

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12.8 **Rezoning of Erf 1479 Walvis Bay from “Single Residential” with a density of (1:500m²) to “General Business” with a bulk factor of 2.0, consent to proceed with development while the rezoning is ongoing and deletion/alteration of title deed conditions: ERF Number One Four Seven Nine Walvis Bay CC** (Add. No. 10; M/C Meeting 19/05/2026; File: 1479W)

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

- (a) Rezoning of Erf 1479 Walvis Bay from “Single Residential” (1:500m²) to “General Business” (Bulk 2.0).
- (b) Consent to proceed with development while the rezoning process is ongoing.
- (c) Deletion/alteration of title deed conditions

The Management Committee RECOMMENDED:

- (1) That the Municipal Council does not recommend the approval of the application for the Rezoning of Erf 1479 Walvis Bay from Single Residential with a density of (1:500m²) to General Business with a bulk of 2.0, based on the alignment of the Zoning Scheme and the Structure Plan.
- (2) That the Municipal Council grants approval for the application for the Rezoning of Erf 1479 Walvis Bay from Single Residential with a density of (1:500m²) to Local 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 1479 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.
- (3) That consent be granted to proceed with development while rezoning is in progress.
- (4) That redundant title deed conditions be cancelled and replaced with the standard short conditions as outlined below:

In favour of the local authority

- (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.
- (5) That all costs regarding the above be borne by the applicant/developer.
- (6) 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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12.9 **Appointment of a member of the Council to serve on the Walvis Bay Tourism Advisory Board (2026 – 2029)** (Add. No. 11; M/C Meeting 19/05/2026; File: 12/1/1)

The purpose of this submission is to request the Municipal Council to nominate and appoint one (1) member of the Council to serve as an Ex- Officio Member of the Walvis Bay Tourism Advisory Board for a period of a three (3) year term, from July 2026 to June 2029.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council nominates and appoint the Deputy Mayor, Cllr Miina Hangula and the Chairperson of the Management Committee, Cllr Ephraim Shoji, as members of the Council to serve as an Ex Officio Member of the Walvis Bay Tourism Advisory Board for the period July 2026 to June 2029, in line with the provision of Section 30(1 (w) of the Local Authorities Act (Act No. 23 of 1992).
 - (2) That the Municipal Council take note this appointment has no direct financial implications to the Municipality but rather supports Council's strategic objectives related to tourism development and the growth of the local economy.
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12.10 **Recommendation for the lease of four (4) vacant lockable stalls at Market Mall and Business Stalls Market** (Add. No. 12; M/C Meeting 19/05/2026; File: 7/1/5/1/2/2/8)

The purpose of this submission is to request the Management Committee to recommend to Council the lease of four (4) vacant lockable stalls at Market Mall and Business Stalls for a period of five (5) years.

The Management Committee RECOMMENDED:

- (1) It is recommended that Council; approves the lease of four (4) lockable vacant stalls at the Market Mall and the Business Stalls Market to the applicants listed below, for a period of twelve months (1) one year lease with an option to renew the agreement:

No	Applicant Name	Market & Stall/Unit	Business Activity	Monthly Tariff (VAT Incl.)
1	Maria Ndjembela	Market Mall – Stall 33	Tailoring	N\$492.66
2	Julia N Elia	Market Mall – Stall 15	Tailoring	N\$492.66
3	Wilhelmina E.M Petrus	Business Stalls – Unit 7	Hair Salon	N\$417.88
4	Job N. Mundjindi	Business Stalls – Unit 10	Consultancy Services	N\$417.88

- (2) That approval be obtained for the Council to enter into a twelve months (1) year lease agreement with an option to renew for these prospective tenants in line with the provision of Section 63(2) of the Local Authorities Act, Act No. 23 of 1992, as amended.

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12.11 **Application for lease Portion 129 of Farm 38: Flamwater Investment Group (Pty) Ltd** (Add. No. 13; M/C Meeting 19/05/2026; File: Farm 38)

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

- 1.1 That Portion 129 of Farm 38 be leased by private transaction to Flamwater Investment Group (Pty) Ltd (the applicant), to develop a Container Freight Station and industrial storage facility.

The Management Committee RECOMMENDED:

- (1) That 22,551 m² of Farm 38 be leased to Flamwater Investment (Pty) Ltd (the applicant) at a rental of N\$ 28 865.28 (N\$ 1.28/m²) plus N\$ 4 329.79 (15 % VAT) per month, escalating with 10% per annum, to develop a Container Freight Station and industrial storage facility.
- (2) That the lease term be for the period of three (3) years with the first right of refusal, to renewal, be applied for in writing by the applicant.
- (3) That the applicant be informed that the lease agreement will not constitute an automatic sale after the lease of 3 years has lapsed.
- (4) That the applicant, at its own cost, advertises the lease by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (5) That, in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, the approval of the Minister of Urban and Rural Development be obtained.

- (6) That the Ministry of Urban and Rural Development be consulted on the proposed sale and its conditions in terms of Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018).
- (7) That the applicant submits the necessary Environmental Impact Assessment Study (EIAS) and Environmental Clearance Certificate, in terms of Section 56 of the Environmental Management Act, Act 7 of 2007, from the Ministry of Environment and Tourism, Directorate: Environment Affairs, for the development of this land.
- (8) That the applicant, in conjunction with the Department of Roads & Building Control, has the required 22,551 m² of Farm 38 surveyed at the applicant's cost.
- (9) That no unauthorized structures, or structures not approved in terms of the provisions of the Standard Building Regulations, shall be allowed on the site and the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads & Building Control.
- (10) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (11) That a refundable, non-interest-bearing deposit of N\$ 10,000.00 be paid by the applicant on the date of signing the lease agreement, to cover the costs of rehabilitation of the site should the applicant fail to do so and any other excess for rehabilitation will be to the account of the applicant.
- (12) That the applicant, at its own cost, provides all services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electricity reticulation.
- (13) That the applicant shall, at own cost, enclose the leased area.
- (14) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (15) That the applicant must comply at all times to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (16) That the Municipal Council of Walvis Bay is not held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after the initial lease period.
- (17) That the applicant guarantees and indemnifies the Municipality of Walvis Bay against any action, claim or loss, injury, or damage which the applicant or any third party may suffer as a direct or indirect result of the development covered by the lease agreement.
- (18) That the applicant and Council enter into a development agreement simultaneously to the signing of the lease agreement with timelines.
- (19) That in the event the applicant fails to meet the conditions of this Council approval, the approval be regarded as null and void.
- (20) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.

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

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12.12 **Application for Lease of land on Farm 38: Sanity Investment CC** (Add. No. 14; M/C Meeting 19/05/2026; File: Farm 38)

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

1.1 That portion 137 and 138 of Farm 38, in a combined extent size of 57 831 m² be leased by private transaction to Sanity Investment CC (the applicant), for development of warehousing and logistics facility.

The Management Committee RECOMMENDED:

- (1) That approximately 57 831 m² of Portion 137 and 138 of Farm 38 be leased to Sanity Investments CC (the applicant) at a rental of N\$ 74 023.68 plus N\$ 11 103.55 (15 % VAT) per month, escalating with 10% per annum, for the development of a warehousing and logistics facility.
- (2) That the lease term be for three (3) years with the first right of refusal, to renewal, be applied for in writing by the applicant
- (3) That the applicant be informed that the lease agreement will not constitute an automatic sale after the sale after the lease of 3 years has lapsed.
- (4) That the applicant, at its own cost, advertises the lease by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (5) That, in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, the approval of the Minister of Urban and Rural Development be obtained.
- (6) That the Ministry of Urban and Rural Development be consulted on the proposed sale and its conditions in terms of Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018).
- (7) That the applicant submits the necessary Environmental Impact Assessment Study (EIAS) and Environmental Clearance Certificate, in terms of Section 56 of the Environmental Management Act, Act 7 of 2007, from the Ministry of Environment and Tourism, Directorate: Environment Affairs, for the development of this land.
- (8) That the applicant, in conjunction with the Department of Roads & Building Control, has the required 5 hectares of Farm 38 surveyed at the applicant's cost.
- (9) That no unauthorized structures, or structures not approved in terms of the provisions of the Standard Building Regulations, shall be allowed on the site and the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads & Building Control.
- (10) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (11) That a refundable, non-interest-bearing deposit of N\$ 10,000.00 be paid by the applicant on the date of signing the lease agreement, to cover the costs of rehabilitation of the site should the applicant fail to do so, and any other excess cost of rehabilitating the area.

- (12) That the applicant, at its own cost, provides all services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electricity reticulation.
- (13) That the applicant shall, at own cost, enclose the leased area.
- (14) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (15) That the applicant must comply at all times to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (16) That the Municipal Council of Walvis Bay is not held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after the initial lease period.
- (17) That the applicant guarantees and indemnifies the Municipality of Walvis Bay against any action, claim or loss, injury, or damage which the applicant or any third party may suffer as a direct or indirect result of the development covered by the lease agreement.
- (18) That the applicant and Council enter into a development agreement simultaneously to the signing of the lease agreement with timelines.
- (19) That in the event the applicant fails to meet the conditions of this Council approval, the approval be regarded as null and void.
- (20) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (21) That parties develop a framework for Socio-Economic support Projects through the applicant's Corporate Social Responsibility (CSR) Programme towards the community of Walvis Bay.

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12.13 **Application for lease of a Portion of Erf 2331 Walvis Bay: Powercom (Pty) Ltd** (Add. No. 15; M/C Meeting 19/05/2026; File: 2331 W)

The purpose of this submission is to request the Management Committee to recommend to the Council that for constructing telecommunication tower, a portion of erf 2331 Walvis Bay be leased, by private transaction, to PowerCom (Pty) Ltd at a rental of N\$ 4 744.16 plus N\$ 711.62 (15% VAT) per month per portion.

The Management Committee RECOMMENDED:

- (1) That, for purposes of establishing a communication tower, a portion of erf 2331 Walvis Bay be leased to PowerCom (Pty) Ltd at a rental of N\$ 4 744.16 N\$ 635.37 (15% VAT) per month per portion, with an escalation of 12% per annum.
- (2) That the applicant, at its own cost, advertises the sale by private transaction in terms 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, and Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018), approval of the Minister of Urban and Rural Development be obtained.
- (4) That the applicant submits the necessary Environmental Impact Assessment Study (EIAS) and Environmental Clearance Certificate, in terms of Section 56 of the Environmental Management Act, Act 7 of 2007, from the Ministry of Environment and Tourism, Directorate: Environment Affairs, for the development of this land.
- (5) That a refundable, non-interest bearing, deposit equal to monthly rental be paid by the applicant on date of signing the lease agreement, to cover the last month's rent if not paid or to cover the rehabilitation cost.
- (6) That the applicant advertise objections within 14 days after having received the letter of approval.
- (7) That the applicant always complies with the National Safety Regulations as well as with all relevant requirements of Council's Standard Building, Health, Fire and any other Municipal Regulations.
- (8) 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 storage facility covered by the Lease Agreement.
- (9) That the applicant, in conjunction with the Department of Roads & Building Control and Community Development Section, have the required 100 m² of erf 2331 Walvis Bay surveyed at the applicants' costs and submit the surveyed map to Council.
- (10) That the design of the structure be subject to the final approval of the Aesthetics Committee and that it has the appearance of a "palm tree", to make its impact on the direct environment as little as possible.
- (11) That an additional two palm trees be planted by PowerCom (Pty) Ltd to complement the manmade one, in collaboration with the Council's Section of Parks and Cemeteries.
- (12) That the applicant, at its own cost, provides all services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electricity reticulation.
- (13) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (14) That the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads and Building Control.
- (15) That the Municipal Council of Walvis Bay is not held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended for another year.
- (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 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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12.14 **Application for lease of land: Farm 58 for the construction Industrial Laydown Yard, Specialized Cleaning and Corrosion Control Facility: Makhulu Investments CC** (Add. No. 16; M/C Meeting 19/05/2026; File: Farm 58)

The purpose of this report is to request the Municipal Council for conditional approval to be granted for the reservation to lease of 339,070 m² (Portions 6 and 7) Remainder Farm 58 to Makhulu Investments CC (the applicant) for the establishment of an industrial laydown yard, specialized cleaning and corrosion control facility.

The Management Committee RECOMMENDED:

That the matter be referred to Informal Discussions of the Councillors with the applicant, whereafter it be submitted to the Management Committee for consideration.

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12.15 **Application for acquisition of industrial land at Heavy Industrial Area behind Dune 7: Farm 58 for the construction of a Multi-Zoned Industrial Park: Waged Investment (Pty) Ltd** (Add. No. 17; M/C Meeting 19/05/2026; File: 17/28/2)

The purpose of this submission is to request from the Municipal Council amongst others for approval to be granted to reserved Portion 10 of Farm 58 for Waged Investment (Pty) Ltd (the applicant) for the construction of a Multi Zoned Industrial Park in Walvis Bay.

The Management Committee RECOMMENDED:

That the matter be referred to Informal Discussions of the Councillors with the applicant, whereafter it be submitted to the Management Committee for consideration.

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12.16 **Public Auction** (Add. No. 20; M/C Meeting 19/05/2026; File: 6/1/6)

The purpose of this memorandum is to seek approval from the Municipal Council for the inclusion of an additional 19 vehicles in the upcoming auction.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council takes note of the additional vehicles listed for auction.
- (2) That the Municipal Council takes note that the auctioning of these items will be conducted via the procurement process.

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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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