



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 JULY 2026
AT 18:00**



Municipality of Walvis Bay

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Date: 22 July 2026

NOTICE

His Worship the Mayor and Councillors
General Managers

JULY 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 July 2026 at 18:00

Yours faithfully,

Victoria N Kapenda
Chief Executive Officer



Date	Time
23/07/2026	09 : 12

Official	Date	Time	Signed off
Compiler	23/07/2026	08:59	
M: CCS	23/07/2026	09:10	
GM: HR, C&CS	23/7/2026	09:10	



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 07 July 2026, to be confirmed and approved.

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

None.

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

Wednesday 15 July 2026

- Taxi Drivers of Walvis Bay - Mr Simeon Mbaka
- Namibia Integrated Waste-to-Energy Programme - Mr Peter Mote
- Muatunga Investments Group (Pty) Ltd - Mr King Mandume Muatunga
- Makhulu Investments CC - Mr Kenneth Angula
- ColdRoads Namibia CC - Ms Victoria Moller
- Walvis Bay Desert Eco Camp & Glamping Retreat - Mr Junias Kallie Nambundunga
- Space Resorts CC: Space Capsule Resorts Projects - Mr Rikkison Munyonga

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)

None.

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11. **REPORT OF THE MANAGEMENT COMMITTEE FOR JULY 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 **Invitation to participate in the resonance: Global Afrodiasporic Summit and The Africa -Cali strategic exchange for Public Policy Innovation from 10 – 17 August 2026 in Santiago De Cali, Colombia** (Add. No. 1; M/C Meeting 21/07/2026; File: 3/4/6/1)

The Management Committee RESOLVED:

- (1) That the attendance by HW the Mayor of Walvis Bay and the Chairperson of the Management Committee for the Global Afrodiasporic Summit from 11 to 16 August 2025 as well the Africa-Cali Exchange for Public Policy Innovation from 10 to 17 August 2026, in Santiago de Cali, Colombia be approved, subject to Ministerial approval in terms of Circular 14/p dated 18 August 2018.
- (2) That it be noted that the non-sponsored costs (DSA Rate 2) for the attendance of these events per delegate, will be defrayed from vote 0110/0783/0000 (Council S&T Foreign) where N\$600,000.00 is budgeted and N\$454,954.55 are still available.
- (3) That the item be executed and implemented immediately prior to the confirmation of minutes.

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11.2 **Motion Number 1: Implementation of Noise and Nuisance Regulations** (Add. No. 3; M/C Meeting 21/07/2026; File: 3/3/1/1 & 1/5/2/18)

The Management Committee RESOLVED:

That the matter be referred back to the administration for a comprehensive report and finalization of the regulation.

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11.3 **Request for approval for Ms. Anna Ekandjo to attend the American Spaces American Experience Exchange in Washington D.C United States of America** (Add. No. 8; M/C Meeting 21/07/2026; File: 4/4/3)

The Management Committee RESOLVED:

- (1) That approval be granted for Ms. Anna Ekandjo to attend the American Spaces American Experience Exchange in Washington DC, United State of America, from 13 September to 25 September 2026.
 - (2) That the amount of N\$390.00 be defrayed from Vote 0390/0784/0000 (Subsistence & Travel – Local), where N\$35,000.00 is budgeted and available.
 - (3) That the amount of N\$5,353.00 for incidental for Ms Ekandjo be defrayed from Vote 0110/0783/0000 (Subsistence & Travel – Foreign) where N\$551,696.00 is budgeted and available.
 - (4) That the item be executed and implemented immediately prior to the confirmation of minutes.
- =====

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

The Chairperson of the Management Committee must propose each of 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 **Appointment of members representing The Association for Local Authorities in Namibia on various Governance Structures and external boards** (Add. No. 2; M/C Meeting 21/07/2026; File: 12/1/2/1/2)

The purpose of this report is for the Municipal Council to take note of the appointment of His Worship the Mayor, Councillor Johannes Shimbilinga, as representative of the Association for Local Authorities in Namibia on various the Board of Namwater, Management Committee of the Upper Swakopmund Basin, and the Water Advisory Council.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council of Walvis Bay takes note, with appreciation, of the appointment of His Worship the Mayor, Councillor Johannes Shimbilinga, as representative of the Association for Local Authorities in Namibia on the Board of Namwater as an alternate member, and as full member on the Management Committee of the Upper Swakopmund Basin, and as full member on the Water Advisory Council.
- (2) That the Municipal Council also takes note of the practice that, where the hosting institution does not cover associated costs, same are to be covered by the Municipality of Walvis Bay.

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12.2 **Withdrawal of Government Notice No 183 of 15 September 1997– Export Processing Zone Area in Walvis Bay** (Add. No. 4; M/C Meeting 21/07/2026; File 17/28/P)

The purpose of this report is for the Municipal Council to consider the withdrawal of Government Notice No. 183 dated 15 September 1997 with regards to the designated export processing zone area in Walvis Bay. The Management Committee at a meeting held on 15 May 2026, after discussing the matter, adopted a decision that it be withdrawn and referred to an Informal Discussions Meeting. It was presented at Informal Discussions on 15 July 2026 and is therefore resubmitted for consideration.

The Management Committee RECOMMENDED:

That the Municipal Council of Walvis Bay requests the Ministry of Industries, Mines and Energy through the Ministry of Urban and Rural Development, to attend to the withdrawal of Notice No. 183 as published in Government Gazette No. 1681 dated 15 September 1997, as the Walvis Bay Export Processing Zone area as contemplated in the Notice never materialised, none of the properties are used for export processing zone purposes, and given that the Namibian EPZ regime is coming to an end.

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12.3 **Invitation to attend the Fundraising Gala Dinner and Exhibition at the Khorixas Trade Fair 2026 Gala** (Add. No. 5; M/C Meeting 21/07/2026; File: 2/17/1/3)

The purpose of this report is for the Municipal Council to consider the invitation received from the Khorixas Town Council to attend their fundraising gala dinner and exhibition at the Khorixas Trade Fair 2026.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council approve the request from the Khorixas Town Council for the purchase of a table for 10 persons at an amount of N\$ 5,000.00 at the Fundraising Gala dinner, with or without physical attendance;
- (2) That the defraying of the costs for (1) above be made from Vote 0110/0606/0000 (Donations) where approximately N\$ 500,000.00 is still available; and
- (3) That three (3) Councillors be delegated to attend the Khorixas Trade Fair for the official opening from the 26 -31 October 2026, namely Cllrs S Roodt, S Mutondoka and N Johannes.

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12.4 **Transfer of funds for operations of the Traffic Section – Capital Budget** (Add. No. 6; M/C Meeting 21/07/2026; File: 5/1/4 2026/2027)

The purpose of this report is to request that the Management Committee recommend to the Municipal Council to approve the transfer of funds between various votes within the Traffic Section Capital Budget to supplement under-budgeted votes and enable the successful procurement of vital traffic law enforcement equipment.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council takes notes of the funds received from the Road Fund Administration are sufficient for the approved capital programme, but that the amount budgeted under Vote B380/5758/0000 (Training of Traffic Officers on new equipment) will not be utilised during the current financial year as training is included in the procurement of the equipment.
- (2) That the Municipal Council approves the funds transfer of N\$100,000.00 from Vote B380/5758/0000 (Training of officers on traffic equipment) to Vote B380/5386/0000 (Patrol Vehicles).
- (3) That the Municipal Council approves the funds transfer of N\$280,000.00 from Vote B380/5758/0000 (Training of officers on traffic equipment) to Vote B380/5757/0000 (LED Torches and Traffic Enforcement Bags).

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12.5 **Transfer of budgeted funds between votes: 2026/2027 Capital Budget** (Add. No. 7; M/C Meeting 21/07/2026; File: 5/1/4 2026/2027)

The purpose of this report is to obtain approval in terms of Section 84(5)(a) of the Local Authorities Act (Act 23 of 1992) as amended, for the transfer of budgeted funds between votes. This transfer will enable the completion of the procurement process for capital projects carried over from the previous financial year.

The Management Committee RECOMMENDED:

- (1) That funds be made available for the above-listed capital projects to ensure the timely completion of the procurement process, as these bids have already been advertised, evaluated, and potential suppliers have been selected.

(2) That approval be granted for the transfer of funds between capital votes as follows;

- N\$500,000 from Vote: B324/5746/0000 - New Bakkie Handyman to vote B324/5639/0000 - Replace Bakkie M377
- N\$200,000 from Vote: B321/5742/0000 EIA consultancy for new K/mond cemetery to Vote: B321/5109/000 - Construction of boundary wall K/mond
- N\$200,000 from Vote: B324/9085/0000 – Upgrading irrigation system, N\$150,000 from Vote B324/9457/000 Replace Park Equipment and N\$500,000 from Vote: B321/5743/0000 - Construct ablution facility in a new N/ville cemetery to make up the total of N\$850,000 to be transferred to Vote: B324/5640 - Replace Tractor M210 (Parks)
- N\$162,761.92 from Vote: B336/9896/0000 Sports to Vote: B336/5524/0000 – Replace Tractor 291 (Sports)

(3) That Council note that postponing the execution of these advertised bids due to unavailability of funds could prove costly and can result in administrative duplication.

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12.6 **Application for acquisition of unserviced Single Residential Erven 9293-9305 and 9307-9424 Kuisebmond – Seawork Fish Processors (Pty) Ltd** (Add. No. 9; M/C Meeting 21/07/2026; File: 5757 K)

The purpose of this report is to request the Management Committee to recommend to the Council that unserviced single residential erven 9293-9305 and 9307-9424 Kuisebmond be sold by private transaction to Seawork Fish Processors (Pty) Ltd (the applicant) for construction of houses for their employees

The Management Committee RECOMMENDED:

- (1) That unserviced single residential erven 9293-9305 and 9307-9424 Kuisebmond measuring 30 381 m² be sold by private transaction to Seawork Fish Processors (Pty) Ltd, at N\$66.61/m².
- (2) That the sale of unserviced single residential erven 9293-9305 and 9307-9424 Kuisebmond to Seawork Fish Processors (Pty) Ltd be as per the approved township layout obtained by Council, and that all non-single residential erven be reverted back to Council.
- (3) That the applicant, in consultation with our Department of Roads and Building Control, re-imburse Council the surveying cost of the allocated single residential erven.
- (4) 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.
- (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 for housing.
- (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 120 days from the date of sale.
- (9) That, the applicant pays 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 of erf 5757 Kuisebmond. 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 electrical requirements/services and/or any other information in this regard, be taken up with ERONGO RED.
- (13) That the applicant shall commence with development within twelve (12) months from the date of transfer in the Deeds Office, and that such development be completed within twenty-four (24) 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.
- (14) 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.
- (15) 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.
- (16) That in the event the applicant fails to meet the conditions of this Council approval, the approval be regarded as null and void.
- (17) That a tripeptide agreement (deed of sale) will be entered into by the Municipal Council, Seawork Fish Processors (Pty) Ltd and the actual beneficiaries to enable the transfer of the properties directly to the employees and not any trust whatsoever.
- (18) That a beneficiaries list be provided before the next Management Committee-Confirmation of Minutes Meeting scheduled for 28 August 2026 and if the information is not provided that the item be referred back to the Management Committee and subsequently an Informal discussion meeting.

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12.7 **Application to purchase Portions 21 of Farm 37 Walvis Bay: Cuvelai Capital Fund (Pty) Ltd** (Add. No. 10; M/C Meeting 21/07/2026; File: Farm 37)

The purpose of this report is to request the Management Committee to recommend to the Council that sale of unsurveyed/unserviced Portions 21 of Remainder Farm 37, Walvis Bay be approved in principle to Cuvelai Capital Fund (Pty) Ltd (the applicant), for development of housing for Cuvelai Special Housing Scheme.

The Management Committee RECOMMENDED:

That the applicant be invited for informal discussions with Council to present their housing project proposal.

12.8 **Show Houses Initiative: Allocation of Single Residential Erven in Kuisebmond (Extension 3) to developers** (Add. No. 11; M/C Meeting 21/07/2026; File: 17/5/3/1/1 Low-Cost)

The purpose of this report is to request Management Committee to recommend to Council amongst others, that two (2) single residential erven in Kuisebmond Extension 3, namely erven Erven 6915 and 6927 Kuisebmond (in extent 702 m²), be sold to the developer, Mr Sylvester Shipanga that have constructed show houses by way of private transaction.

The Management Committee RECOMMENDED:

- (1) That Erven 6915 and 6927 Kuisebmond, Extension 3, in extent 702 m² be sold to Mr Sylvester Shipanga under the show house initiative to build houses with their own funds.
- (2) That the balance of the purchase price to the amount of N\$82,702.60 be paid on date of sale.
- (3) That the first right of refusal be given to Ms Maria Uiras to purchase house situated on Erf 6927 Kuisebmond from Mr Sylvester Shipanga at the valuation value of the property.
- (4) That the recommendation 3 be registered against the title deed in the deeds office to avoid deviations by the purchaser.

12.9 **Adoption of Standard Operating Procedures for the Resort Operations and approval of a Shift-Based Operating Model** (Add. No. 12; M/C Meeting 21/07/2026; File: 8/26/36)

The purpose of this report is to request the Management Committee to recommend to the Council to grant approval of the following:

1. The adoption of the Standard Operating Procedures (SOP's) for Revenue Collection and Resort Operations for the Municipal Resorts facilities.
2. That the implementation of a joint revenue collection and management process for the Municipal Resorts, to be administered collaboratively by the Department of Finance and that of Community and Economic Development
3. Adjustment of the operating hours from eight (8) hours to 14 hours a day (from 08H0 to 21H00), seven (7) days a week, through a shift schedule system.

The Management Committee RECOMMENDED:

- (1) That the Council approves the adoption of the Standard Operating Procedures for Resort Operations.
- (2) That the Council approves the implementation of a joint revenue collection and management process for the Municipal Resorts by the Department of Finance and that of Community and Economic Development.
- (3) That the Department of Finance designate responsible officials to oversee daily or weekly reconciliation of bookings, payments, and related revenue controls.
- (4) That the Council approve the proposed adjustment of operating days and hours through a structured shift system, where operationally justified.

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12.10 RedForce contract (Add. No. 13; M/C Meeting 21/07/2026; File:)

The purpose of this report is to respond to the email request received from the Chairperson of the Management Committee (MC) and to provide Council with the necessary background information and supporting documentation for deliberation.

The Management Committee RECOMMENDED:

That the item be referred to the next Informal Discussion meeting with all Councillors.

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12.11 Request for a waiver of penalties, interest and other related charges on Municipal account for Erf 165 Meersig- Account Number 002921/041219 (Add. No. 14; M/C Meeting 21/07/2026; File: 165M)

The purpose of this report is to resubmit the request previously considered in November 2025 following a renewed application by the client for leniency regarding interest and penalty charges levied on the outstanding municipal account.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council does not accept the proposed offer of N\$ 500,000.00 made by the applicant.
- (2) That the revised calculations excluding interest charged on the betterment fees and Council resolution relating to the previous accounts be submitted before the next Ordinary Council Meeting scheduled for 28 August 2026.
- (3) That the applicant complies with the due process requirements set out in the Credit Control Policy following the recalculation of the account, excluding the interest charged on the betterment fees.

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- 12.12 **Disputed Case: Subdivision of Erf Portion 9 Farm 42 into Portion 1 and Remainder; permanent closure of Portion 1 as Public Open Space; rezoning of Portion 1 from Public Open Space to General Business with a bulk of 2.8 and consolidation of Portion 1 with Portion 8 Farm 42 into Portion X - Mr Günther Helmut Heimstat** (Add. No. 15; M/C Meeting 21/07/2026; File: PTN 8 and PTN 9 FARM 42)

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

- (a) Subdivision of Portion 9 Farm 42 Langstrand into Portion 1 and Remainder, in terms of Section 105(1)(e) of the Urban and Regional Planning Act 2018 and its Regulation.
- (b) Permanent Closure of Portion 1 as Public Open Space, in terms of Section 50(1)(c) of the Local Authorities Act of 1992.
- (c) Rezoning of the Portion 1 from Public Open Space to General Business with a bulk of 2.8, in terms of Section 105(1)(a) of the Urban and Regional Planning Act 2018 and its regulations.
- (d) Consolidation of Portion 1 with Portion 8 Farm 42 Langstrand into Portion X, in terms of Section 105(1)(a) of the Urban and Regional Planning Act 2018 and its regulations

The Management Committee RECOMMENDED:

- (1) That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the subdivision of (Ptn 9 of Farm 42 Langstrand into Portion 1 and Remainder, as generally shown on sketch plan dated 12 May 2025.
- (2) That the following conditions be registered against the proposed Portion 1 (a Portion of Portion 9 of farm 42 Langstrand), in favour of the Municipal Council:
 - (a) The portion shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).
- (3) That, in terms of Section 50 of the Local Authorities Act (Act No.23, 1992), as amended, the Municipal Council grants approval for the permanent closure of Portion 1 (a Portion of Portion 9 of farm 42 Langstrand), measuring approximately 1000m², as generally shown on drawing dated 12 May 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.
- (4) That the Municipal Council recommends to the Urban and Regional Planning board, the application for the Rezoning of Portion 1 (a Portion of Portion 9 of farm 42 Langstrand) from Public Open Space to General Business., in accordance with Section 56(1)(b)(2) of the Urban and Regional Planning Act (Act No. 5, 2018), as generally shown on drawing dated December 2024.
- (5) That 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 Portion 1 with Portion 8 Farm 42 into Portion X (Ptn 9 of Farm 42 Langstrand into Portion 1 and Remainder, as generally shown on sketch plan dated 12 May 2025.

- (6) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (7) That all costs regarding the above be borne by the applicant.

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12.13 **Subdivision of Remainder Erf 2498 Walvis Bay Extension 7 into new Portion A and Remainder Erf 2498 Walvis Bay Extension 7 - Emaurine Frances Saunders** (Add. No. 16; M/C Meeting 21/07/2026; File: 2498W)

The purpose of the report is to obtain the approval of the Municipal Council for the subdivision of Erf 2498 Walvis Bay Extension 7 into new portion A and Remainder 2498 Walvis Bay Extension 7.

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 2498 Walvis Bay Extension 7 into Portion A and Remainder Erf 2498 Walvis Bay Extension 7, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plans WAL2498-3 and WAL2498-2 dated March 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 2498 Walvis Bay Extension 7.
 - (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 newly created erf.
- (6) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (7) That the 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 provides the Remainder Erf 2498 Walvis Bay Extension 7 with access to sewer connection situated on the proposed new Portion A.

- (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 2498) Walvis Bay Extension 7, 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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12.14 **Consolidation of Remainder Erf 3423, Erf 4640 and Erven 3424 and 3425 Walvis Bay Extension 1 into new consolidated Erf X- Baard Properties CC** (Add. No. 17; M/C Meeting 21/07/2026; File: 3423,4640 & 3424-3425 W)

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

- (a) The consolidation of Remainder Erf 3423, Erf 4640 and Erven 3424 and 3425 Walvis Bay Extension 1 into New Erf X in terms of Section 109(2) (a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

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 Remainder Erf 3423, Erf 4610 and Erven 3424 & 3425 Walvis Bay Extension 1 into new Consolidated Erf X be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 3423WB/CP dated 29 July 2025, which bears the approval stamp of the Municipal Council, subject to the following conditions:
 - (a) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:
 - (i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning (or Zoning) Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No. 5 of 2018).
 - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf. Subject further to:
 - (iii) Registration of a 3-metre-wide sewer servitude over consolidated Erf X in favour of Municipal Council of Walvis Bay
 - (b) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.

- (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.
- (d) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (e) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (f) 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.
- (g) That all cost regarding the above be borne by the applicant.

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12.15 **Consolidation of Erven 3120, 3121 and 3122 into Portion X, subsequent rezoning from "Single Residential" (1:300) to "Local Business" (Bulk Factor Of 1.0) and consent to proceed with construction while the consolidation and rezoning is in progress - Carapau Fishing (Pty) Ltd** (Add. No. 18; M/C Meeting 21/07/2026; File: 3120-3122W)

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

- (a) Consolidation of Erven 3120, 3121 and 3122 Walvis Bay into consolidated Portion X in terms of Section 105(1)(e) of The Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and its Regulations;
- (b) Rezoning of consolidated Portion X from "Single Residential" with a density of 1 dwellingunit per 300m² to "Local Business" with a Bulk factor of 1.0 in terms of Section 105(a) of Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and its regulations; and
- (c) Consent to proceed with development while the consolidation and rezoning are in progress.

The Management Committee RECOMMENDED:

- (1) That Council Resolution item 11.7 of March 2025 be rescinded and be replaced with this resolution.
- (2) That, in terms of Section 109(2) (a) of the Urban and Regional Planning Act (Act No. 5 of 2018), the application for the subsequent consolidation of Erven 3120, 3121 and 3122 Walvis Bay into new consolidated Portion X be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 3120WB/CP dated November 2025, which bears the approval stamp of the Municipal Council, subject to the following conditions:
 - (a) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:
 - (i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning (or Zoning) Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No. 5 of 2018).

- (ii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.
 - (b) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
 - (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.
 - (d) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
 - (e) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
 - (f) 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 Municipal Council recommends for the approval of the application for the Rezoning of new Consolidated Portion X (Erven 3120, 3121 & 3122 Walvis Bay) Walvis Bay from Single Residential with a density of (1:300m2) to Local 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 new consolidated Portion X (Erven 3120,3121,3122 Walvis Bay) 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.
- (4) That consent be granted to proceed with development while consolidation and rezoning is in progress.
- (5) That all cost regarding the above be borne by the applicant.

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12.16 **Rezoning of Erf 3123 Walvis Bay from Single residential with a density of 1:300 to Local Business with a bulk of 0.5 and subsequent consolidation of Erven 3123 and 6434 Walvis Bay into Portion X - Radio Electronic (Pty) Ltd** (Add. No. 19; M/C Meeting 21/07/2026; File: 3123 & 6434W)

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

- (a) Rezoning of Erf 3123 Walvis Bay from "Single Residential" with a density of 1 dwelling unit per 300m² to "Local Business" with a bulk of 0.5 in terms of Section 105(a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and its Regulations) and
- (b) Subsequent consolidation of Erven 3123 and 6434 Walvis Bay in terms of Section 105 (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and its Regulations.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3123 Walvis Bay from Single Residential with a density of (1:300m²) to Local Business with a bulk of 0.5, 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 3123 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.
 - (e) That consent be granted to proceed with development while rezoning is in progress.
- (2) That, in terms of Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), the application for the subsequent consolidation of Erf 3123 and Erf 6434 Walvis Bay into new Portion X be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 3123.6434WB/CP dated 15 January 2025, which bears the approval stamp of the Municipal Council, subject to the following conditions:
 - (a) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:
 - (i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning (or Zoning) Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No. 5 of 2018).
 - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.
 - (b) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.

- (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.
 - (d) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
 - (e) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
 - (f) 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 all cost regarding the above be borne by the applicant.

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12.17 **Rezoning of Erf 3148 Walvis Bay from Single Residential with a density of 1:300 to General Business with a bulk of 2.0 - Corne Robberts (Grobbies Estate CC)** (Add. No. 20; M/C Meeting 21/07/2026; File: 3148 W)

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

- (a) Rezoning of Erf 3148 Walvis Bay 1 from "Single Residential" (1:300m²) to "General Business" (Bulk 2.0).

The Management Committee RECOMMENDED:

That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3148 Walvis Bay from Single Residential with a density of (1:300m²) 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 3148 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.
 - (e) That all costs regarding the above be borne by the applicant/developer.
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12.18 **Rezoning of Erf 3155 Walvis Bay from Single Residential with a density of 1:300 to General Business with a bulk of 2.0 - Mr. GR & Mrs. SE Goldsack** (Add. No. 21; M/C Meeting 21/07/2026; File: 3155 W)

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

- (a) Rezoning of Erf 3155 Walvis Bay 1 from "Single Residential" (1:300m²) to "General Business" (Bulk 2.0).
- (b) Consent to proceed with development while the rezoning is ongoing.

The Management Committee RECOMMENDED:

That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3155 Walvis Bay from Single Residential with a density of (1:300m²) 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 3155 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.
- (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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12.19 **Rezoning of Erf 3126 Walvis Bay Proper from Special to General Business with a bulk of 1.0 and consent to proceed with development while rezoning is in progress - P.W.H Oosthuizen & P Van Niekerk** (Add. No. 22; M/C Meeting 21/07/2026; File: 3126 W)

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

- (a) Rezoning of Erf 3126 Walvis Bay Proper from "Special" to "General Business" (Bulk 1.0).
- (b) Consent to proceed with development while the rezoning is in progress.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3216 Walvis Bay Proper, from Special 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) That the rezoning of Erf 3126 Walvis Bay be proclaimed in the Government Gazette.
 - (b) 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.
 - (c) That all costs regarding the above be borne by the applicant/developer.
- (2) That the consent to proceed with the development while the rezoning is in progress not supported

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12.20 **Request for Council approval for alternative municipal land to Erongo Red and permission to commence preparatory works for the relocation of the existing Mile 2 Substation on Portion 14 (A Portion of Portion 1 of the Remainder of Farm 38, Walvis Bay)** (Add. No. 23; M/C Meeting 21/07/2026; File: Farm 38)

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

- a) The relocation of the existing Mile 2 Substation currently situated on Portion 14 (a Portion 1 of the Remainder of Farm 38, Walvis Bay) to a new suitable area on Portion 3 (a Portion of the Remainder of Farm 38, Walvis Bay); and
- b) To authorise Erongo RED to proceed with preparatory activities on the proposed relocation site while the formal processes relating to land allocation, planning approvals, subdivision and transfer are being finalised.

The Management Committee RECOMMENDED:

- (1) That Council approves, the relocation of the existing Mile 2 Substation currently situated on Portion 14 (a Portion 1 of the Remainder of Farm 38, Walvis Bay) to a new suitable area on Portion 3 (a Portion of the Remainder of Farm 38, Walvis Bay).
 - (2) That Council notes that the relocation is required as a direct consequence of the ongoing MR36 Upgrade to Dual Carriageway Project, as the existing substation falls within the approved road reserve.
 - (3) That Erongo RED be authorised to proceed with preparatory activities, including planning, surveying, geotechnical investigations, site establishment and civil works on the proposed relocated site, while the statutory processes relating to planning approval, land allocation, registration and transfer are being finalised.
 - (4) That such authorisation shall not constitute transfer of ownership or confer any legal right of occupation beyond that required for the approved preparatory works and shall be undertaken entirely at Erongo RED's own risk and expense.
 - (5) That the Chief Executive Officer be authorised to conclude the necessary agreements and sign all documentation required to implement this resolution.
 - (6) That the final allocation and transfer of the land remain subject to the completion of all statutory planning, surveying and registration processes and compliance with applicable legislation and municipal policies.
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12.21 **Response to questions by Councillor Sharon Roodt** (Add. No. 24; M/C Meeting 30/06/2026; File: 3/3/1/2)

The purpose of this report is to provide responses to the questions submitted by Cllr Sharon Roodt dated 23 April 2026 under Rule 20 of the Standing Rules, as well as the questions submitted by her dated 18 May 2026.

The Management Committee RECOMMENDED:

That the Management Committee takes note of the responses on the questions for further recommendations to the Council as per the Council's instruction under item 10 dated 16 June 2026, for disposal of at the next Ordinary Council meeting.

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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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