

Minutes

of the Ordinary Council Meeting of the Local Authority Council of Walvis Bay, held at the Civic Centre Council Chamber on Tuesday 03 March 2026 at 18:15

Present:

Walvis Bay Rural Councillor Ruben Shikongo

Councillors

Councillor J Shimbilinga (Chairperson)

Councillor E Shozi

Councillor P Munyala

Councillor N Johannes

Councillor M Hangula

Councillor P Benyamin

Councillor S Roodt

Councillor J Kamaundju

Councillor A Kahmann

Councillor S Mutondoka

Officials

Chief Executive Officer (VN Kapenda)

General Manager: Finance (FI !Gonteb)

General Manager: Roads and Building Control (T Potgieter)

General Manager: Community and Economic Development (E Mwanyekange)

General Manager: Water, Waste and Environmental Management (R Van Wyk)

General Manager: Human Resource, Corporate & Communication Services (S Schubert)

Corporate Officer (J Samaria)

Manager: Revenue & Credit Control (J Shidute)

Communications Officer (A Kaihiva)

Communications Officer (K Stoffels)

Other:

Members of the public: Twelve (12) Members

Members of the media: One (1)

1. **OPENING** (File 3/1)

Upon invitation, Councillor M Hangula opened the meeting with a prayer. Thereafter the Chairperson welcomed all members present and declared the meeting as officially open.

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2. **ADOPTION OF AGENDA AND DECLARATION OF INTEREST**

On a proposal by Councillor S Roodt, seconded by Councillor A Kahmann, it was:

RESOLVED:

That the agenda be adopted as is.

No interests were declared.

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3. **APPLICATION FOR LEAVE OF ABSENCE BY MEMBERS OF COUNCIL** (File 3/3/1/4)

None.

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4. **CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

4.1 On a proposal by Councillor A Kahmann, seconded by Councillor M Hangula, it was:

RESOLVED:

That the minutes of the Ordinary Council Meeting held on Wednesday 28 January 2026 be confirmed and approved with no corrections.

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5. **INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND MEETING** (File 3/3/2/3/2)

None.

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6. **STATEMENTS AND COMMUNICATIONS**

None.

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7. **PETITIONS** (File 3/2/1/6)

No petitions were received.

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8. **MOTIONS OF MEMBERS** (File 3/3/1/1)

No motions were received.

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9. **ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN** (File 3/3/1/2)

No questions were received.

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10. REPORT OF THE MANAGEMENT COMMITTEE FOR FEBRUARY 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.

10.1 Referred back items - Appointment of members to serve on Internal Committees and External Institutions for the 2026-2030 term of office (Add. No. 2; M/C Meeting 24/02/2026; File 12/1)

The CEO enquired whether all Councillors had sufficient time to peruse the curriculum vitae's submitted for this item and item 11.2 as this item is to be ventilated as one item. If not, she advised that the item be resubmitted to allow Council adequate time to consider the appointments of members to the said committees and bodies.

Councillor A Kahmann supported the suggestion by the CEO and reiterated that documentation should be circulated in a timely manner to ensure that members have adequate time to deliberate and make informed decisions.

After a lengthy discussion, the Chairperson advised that Council also refer Item 11.2 point 3.3 of the recommendation back to the Management Committee.

The meeting agreed and it was resolved accordingly.

That it be noted that the Management Committee RESOLVED:

That the nomination of representatives on the following committees and bodies be considered for recommendation to the Council at the next meeting of the Management Committee.

1. Suburb and Street Naming Committee
 - (i) 3 x Councillors plus the Walvis Bay Regional Urban and Rural Councillors
 - (ii) 9 x members of the community, representing each suburb as follows (they must reside in the relevant suburb)
 - (iii) Representation from the above as follows:
 - 6 x residents for Kuisebmond Suburb
 - 3 x residents for Narraville Suburb
 - 4 x residents for Walvis Bay Proper
 - 1 x resident for Meersig Suburb
 - 1 x resident for Langstrand and Dolphin Beach
2. Local Authority Development Committee
 - Chief Executive Officer (Chairperson)
 - General Manager: Roads and Building Control
 - General Manager: Water, Waste and Environmental Management
 - General Manager: Community and Economic Development
 - General Manager: Finance
 - Any other staff member, and/or selected professional external engineer/s, and/or members of the community that the committee wished to co-opt for a specific development project.
3. Association for Local Authorities in Namibia
Two (2) x Councillors
4. Walvis Bay Environmental Management Advisory Forum (WEMAF)
One (1) x Councillor as member and one (1) x Councillor as alternate member
5. Health Committee of the MOHSS
Three (3) x Councillors

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6. NAMPOL Liaison Committee
One (1) Councillor as member and one (1) Councillor as alternate member
7. Audit Committee
One member of the Management Committee (in addition to the Chairperson of Management Committee)
8. Waterfront Development Company (Pty) Ltd
Revisiting the appointment of the following persons representing the Municipal Council of Walvis Bay on the Board of Directors of the WDC:
 - Ms Saara Mutondoka
 - Mr Ephraim Shozi
 - Mr Paulus Kauhondamwa
 - Incumbent General Manager: Human Resources and Corporate Services
 - Incumbent General Manager: Finance
 - Incumbent Manager: Housing and Properties
9. Erongo Regional Electricity Distributor (ERED) - Consumer Liaison Committee:
That the 3 members of the committee be appointed by the Council from the following nominated persons:
 - Ms Ansie van Vuuren
 - Mr Rudloph van der Westhuizen
 - Mr Sakeus Taapopi Shikongo
 - Mr Traavo Tjiriange
 - Ms Natalia Mutumbulwa
 - Mr Hafeni Kandume
 - Mr Kennedy Ilonga
 - Ms Mwalya Hilde.

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11 **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE FOR FEBRUARY 2026**

The Chairperson of the Management Committee under Rule 22(2) individually proposed the recommendations of the Management Committee to the Council for consideration, and each recommendation is seconded under Rule 22(5) and adopted.

- 11.1 **Request by Electricity Control Board for a sponsorship for the hosting of the Africa Forum for Utility Regulator Annual Conference** (Add. No. 1; M/C Meeting 24/02/2026; 5/16/1/1/1) (OCM No. 01/2026/03/03)

The Municipal Council RESOLVED:

- (1) That the request from the Electricity Control Board for the sponsorship towards the hosting of the Africa Forum for Utility Regulators (AFUR) Annual Conference, be considered and if approved, the amount of the donation be determined at N\$20,000.00, subject to 2 below.
- (2) That Ministerial approval be sought for the donation in terms of 30(2)(ii) of the Local Authorities Act, 1992.
- (3) That the costs be defrayed from Vote 0110/0606/0000 (Donations) where N\$ 465,000.00 is still available.

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11.2 **Appointment of members to serve on Internal Committees and External Institutions for the 2026-2030 term of office** (Add. No. 2; M/C Meeting 24/02/2026; File 12/1) (OCM No. 02/2026/03/03)

The CEO enquired whether all Councillors had sufficient time to peruse the curriculum vitae submitted for this item as per item 10.1. If not, she advised that the item be resubmitted to allow Council adequate time to consider the appointments of members to the said committees and bodies.

Councillor A Kahmann supported the proposal by the CEO and reiterated that documentation should be circulated in a timely manner to ensure that members have adequate time to deliberate and make informed decisions. Councillor N Johannes objected to the proposal, stating that the matter needs to be ventilated and that a decision should be made, particularly in relation to Point 3 (3.1).

Councillor P Munyala supported Councillor N Johannes' proposal, noting that the matter had already been extensively ventilated at the Management Committee meeting due to its urgency. Councillor A Kahmann enquired about the reason for the urgency in resolving the matter.

Councillor E Shoji clarified that the Annual General Meeting of the Erongo Regional Electricity Distributor (ERED) is scheduled for 09 March 2026 and that the new board members need to be appointed at that meeting. He therefore supported the proposal by Councillor N Johannes and Councillor P Munyala.

The CEO clarified that the current board members have been invited to the meeting scheduled for 09 March 2026 to represent Council. She therefore indicated that the decision can be made once Council is satisfied.

Councillor M Hangula stated that the individuals nominated are known to the members who nominated them and that their curriculum vitae was submitted for confirmation and consideration. She further supported the proposal by Councillor N Johannes, Councillor P Munyala, and Councillor E Shoji that the matter be resolved. Councillor S Roodt and Councillor P Benjamin supported the proposal to resolve the matter.

With the dissenting vote of Cllr A Kahmann against the decision being recorded,

The Municipal Council RESOLVED:

That the Council appoints members and persons to serve on the designated external bodies as follows:

2. **Erongo Regional Council Committees**

2.1 **High Level Committee:** Mayor and Chief Executive Officer

2.2 **Implementation Committee:** Manager: Community Development and Manager: Economic Development

2.3 **Erongo Regional Council Constituency Development Committee:** Cllrs M Hangula and E Shoji

3. **Erongo Regional Electricity Distributor (ERED)**

3.1 **Board of Directors:**

Mr Justy Moses with his alternate Mr Gerhard Coeln, and Mr Johnny Johnson Doeseb with his alternate Mr Kashidinge Lukas Nghipulepo, and that the representatives of the Municipality of Walvis Bay serving the term ending on 30 March 2027, be withdrawn with



immediate effect, and that the curriculum vitae's of the 4 nominated members of the public be obtained.

3.2 Councils Representatives to Shareholders Committee meetings:

- 3.2.1 Duly authorized Chairperson of meetings – Management Committee Chairperson, Cllr Ephraim Z. Shoji
- 3.2.2 Duly authorized Representative of the Municipality of Walvis Bay to meetings – Chief Executive Officer, Mrs. Victoria N. Kapenda
- 3.2.3 Duly authorized Representative of the Municipality of Walvis Bay to meetings – His Worship the Mayor, Cllr Johannes Shimbilinga

4. Job Description Project Oversight Committee

Cllrs N Johannes and P Munyala.

5. Walvis Bay Pension Fund Trustees (WBPF)

- Councillors Sharon Roodt and Miina Hangula as Employer Trustees
- Councillor Adolf Kahmann as Alternate Employer Trustee

11.3 Inter-Municipal partnership with the City of Philadelphia, United States of America
(Add. No. 3; M/C Meeting 24/02/2026; File 2/17/1) (OCM No. 03/2026/03/03)

The Municipal Council RESOLVED:

That the report be noted and that the Municipal Council of Walvis Bay, in principle, agrees to commit itself to the initiation of a sister-city partnership with the City of Philadelphia in the USA and a final decision to be taken once the full details of the proposed partnership, including the expectations and be envisaged outcomes of the partnership, the funding of exchanges and projects, as well as the final draft MoU is provided by the Ministry of International Relations and Trade.

11.4 Consolidation of Erf 4490 and Erf 4491 Walvis Bay Extension 12 Into Portion X (Add. No. 4; M/C Meeting 24/02/2026; File 4490 & 4491 W) (OCM No.04/2026/03/03)

The Municipal Council RESOLVED:

That, in terms of Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), the application for the consolidation of Erf 4490 and Erf 4491 Walvis Bay Extension 12 into new Portion X be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 4490.4491WB/CP dated 10 October 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.
- (g) That all cost regarding the above be borne by the applicant.

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11.5 **Subdivision of Remainder Erf 162 Langstrand Extension 1 into new Portion A and Remainder Erf 162 Langstrand Extension** (Add. No. 5; M/C Meeting 24/02/2026; File 162L) (OCM No. 05/2026/03/03)

The Municipal Council RESOVLED:

- (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 162 Langstrand Extension 1 into Portion A and Remainder Erf 162 Langstrand Extension1, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plans LA162-3 and LA162-1 dated August 2025, 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 162 Langstrand 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 newly created erf.
- (6) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.

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- (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 162 Langstrand Extension 1 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 162) Langstrand 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.
- (13) That all cost regarding the above be borne by the owner (applicant).

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11.6 **Subdivision of Erf 127 Walvis Bay into Portion 1 and the Remainder, permanent closure of Portion 1 as Public Open Space, Rezoning of Portion 1 to Utility Services**
(Add. No. 6; M/C Meeting 24/02/2026; File 127W) (OCM No. 06/2026/03/03)

The Municipal Council RESOLVED:

- (1) That in accordance with Section 105 of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the Subdivision of Erf 127 Walvis Bay into Portion 1 and Remainder, as generally shown on sketch plan127_WB/SP, dated 23 January 2025.
- (2) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (3) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 105(1)(e) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (4) That the following conditions be registered against the proposed Portion (a Portion of Remainder Erf 127 Walvis Bay), in favour of the Municipal Council:
 - (a) The portion shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).
 - (b) The minimum value of the main building, excluding the outbuilding to be erected on the portions shall be at least two times the municipal valuation of the erf.

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- (5) That, in terms of Section 50 of the Local Authorities Act (Act No.23, 1992), as amended, the Municipal Council grants approval for the Permanent Closure of Portion 1 (a Portion of Erf 127 Walvis Bay), measuring approximately 150m², as "Public Open Space" as generally shown on drawing 127_WB/CP, dated 23 June 2025, subject to the following condition:
 - (a) That the Town Planning Division issues the Closure Certificate to the offices of the Registrar of Deeds and Surveyor General.
- (6) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the Rezoning of Portion 1 (Portion of Erf 127 Walvis Bay), from Public Open Space to Utility Services, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5, 2018), as generally shown on drawing number 127/WB/ZP dated 24 January 2024.
 - (a) That the rezoning of Portion 1 (a portion of Erf 127 Walvis Bay) be proclaimed in the Government Gazette.
- (7) That all costs regarding the above be borne by the applicant.

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11.7 **Rezoning of Erf 2938 Narraville Extension 1 from "Undetermined" to "General Residential 1" with a density of 1:200m² and consent to proceed with the development while the rezoning is in progress** (Add. No. 7; M/C Meeting 24/02/2026; File 2938N) (OCM No. 07/2026/03/03)

The Municipal Council RESOLVED:

- (1) That the Municipal Council of Walvis Bay recommends for approval the rezoning of Erf 2938 Narraville Extension 1 from "Undetermined" to "General Residential 1" with a density of (1:200m), to the Urban and Regional Planning Board, in accordance with Section 105(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), subject to the following conditions:
 - (a) That, in terms of the *Policy on the Levying of Betterment Fees for Local Authorities in Namibia*, the applicant pays a betterment/compensation fee of 30% of the increase in the municipal land value of the rezoned property, after the rezoning approval by the Minister of Urban and Rural Development.
 - (b) That the rezoning of Erf 2938 Narraville Extension 1 be proclaimed in the Government Gazette.
 - (2) That consent be granted to the applicant to proceed with development on Erf 2938 Narraville Extension 1 while the rezoning is in progress, subject to the following conditions:
 - (a) That building plans be submitted to the Municipal Council and be assessed in terms of the building regulations and municipal by-laws, and a conditional building permit be issued prior to commencement with development.
 - (b) That no building completion or occupation certificate be issued prior to the proclamation of the rezoning in the Government Gazette.
- IN FAVOUR OF THE LOCAL AUTHORITY**
- (c) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Walvis Bay Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (No. 5 of 2018).




- (d) The building value of the main building, including the outbuilding to be erected on the erf, shall at least be four times the municipal valuation of the erf.

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11.8 Rezoning of Remainder Erf 2777 Walvis Bay Extension 8 From "Single Residential" With A Density Of 1:500m² to "Single Residential" with a density of 1:300m², and subsequent subdivision of Remainder Erf 2777 Walvis Bay Extension 8, into portion 1 and the remainder of Remainder Erf 2777 Walvis Bay Extension 8 (Add. No. 7; M/C Meeting 24/02/2026; File 2777W) (OCM No. 08/2026/03/03)

The Municipal Council RESOLVED:

- (1) That the Municipal Council recommends for approval the application for the rezoning of Remainder Erf 2777 Walvis Bay Extension 8 from "Single Residential" with a density of 1 dwelling unit per 500m² to "Single Residential" with a density of 1 dwelling unit per 300m², to the Urban and Regional Planning Board in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)
 - (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 20% of the increase in the municipal land value after the Ministerial approval of the rezoning application.
 - (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
 - (c) That the rezoning of New Erf X (Portion of Erf 3150 Walvis Bay) be proclaimed in the Government Gazette.
 - (d) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.
- (2) That the Municipal Council recommends for approval the application for the subdivision of Remainder Erf 2777 Walvis Bay Extension 8 into Portion 1 and the Remainder Erf 2777 Walvis Bay Extension 8 as generally shown on sketch plan No.: R2777/WB/LP dated 31 October 2025, to the Urban and Regional Planning Board in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) subject to the following conditions:
 - (a) That the current conditions registered against Remainder Erf 2777 Walvis Bay Extension 8 be cancelled and that the following conditions be registered against Portion A and the Remainder of Remainder Erf 2777 Walvis Bay Extension 8:
 - (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 Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
 - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least two 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.

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- (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erf.
- (d) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erven.
- (e) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (f) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (g) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (h) That the applicant pays a 7.5% Endowment Fee for the proposed Portion 1 (a portion of Remainder Erf 2777 Walvis Bay Extension 8), 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 Portion 1 at the Deeds Office.
- (i) That the applicant submits the rezoning and subdivision to the Urban and Regional Planning Board for the final approval in terms of the Urban and Regional Planning Act of 2018.
- (j) That all cost regarding the above be borne by the applicant.

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11.9 Capital Budget 2025/26 – Transfer of budgeted funds between votes (Add. No. 9; M/C Meeting 24/02/2026; File Budget) (OCM No. 09/2026/03/03)

The Municipal Council RESOLVED:

That approval be granted to transfer between the Capital Votes as indicated below for the initial infrastructure on Narraville Extension 17.

Vote	Description	Amount Available	Transfer Amount	Transferred to Vote	Description
C2525/9955	Meersig - Ext 4: Electricity	5,040,000	2,000,000	C640/9951	Narraville Ext. 17: Planning & Surveying
			3,040,000	C640/9952	Narraville Ext. 17: Roads & Earthworks
C2525/9954	Meersig - Ext 4: Sewerage	7,070,000	4,000,000	C640/9952	Narraville Ext. 17: Roads & Earthworks
			3,070,000	C640/9953	Narraville Ext. 17: Water
C2525/9953	Meersig - Ext 4: Water	3,540,000	3,540,000	C640/9954	Narraville Ext. 17: Sewer

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11.10 Appointment of the Tourism Promotion Officer to serve on the Erongo Regional Tourism Forum (Add. No. 10; M/C Meeting 24/02/2026; File 12/1/3/2/4) (OCM No. 10/2026/03/03)

The Municipal Council RESOLVED:

That Council takes note of this appointment and representation.

11.11 Request for sponsorships towards The Namib Desert Jazz Festival 2026 (Add. No. 11; M/C Meeting 24/02/2026; File 11/2/29) (OCM No. 11/2026/03/03)

Councillor S Mutondoka enquired whether the passengers on the cruiser liners pay to attend the Jazz Festival and what the applicable rates are. She further enquired whether the organisers generate profits from the event, in order to determine whether Council should continue with the sponsorship. Secondly, she questioned how the Management Committee arrived at the proposed sponsorship amount of N\$100,000.00, while the marketing and branding costs were indicated by the organisers as N\$75,000.00. She further requested that the accountability report from previous years' sponsorship be presented.

Councillor Mutondoka emphasized that her questions were not intended to oppose the event itself. She stated that she recognises the potential tourism value of the festival and its intention to attract regional visitors, including those from South Africa. However, she stressed that before approving funding, Council requires clarity on revenue generation, community impact, and cost justification.

The CEO invited Mr E Mwanyekange to respond to the questions posed by the Honourable Councillor.

Mr Mwanyekange explained that the accountability report for the previous year will be submitted to Council in due course. He further stated that the department is not privy to whether the organisers charge an attendance fee or not. He further clarified that the sponsorship amount of N\$100,000.00 is intended to secure marketing space for Council branding. The amount was proposed based on the sponsorship provided in previous years, in conjunction with the conditions outlined in the recommendations.

The CEO clarified that the attendance fee is paid as part of the cruise package.

Councillor S Roodt requested clarity on whether the organisers had obtained authorization to host the event at Dorob Park, Dune 7. She further enquired whether there had been any additional communication from the organisers regarding the commitments made to Council in the sponsorship request, such as the proposed artist training.

Councillor E Shoji clarified that the item had been ventilated at the Management Committee meeting and that the sponsorship amount was merely a recommendation for Council to consider and decide upon. He further stated that the report had therefore been submitted to Council for a decision.

Councillor A Kahmann proposed that the matter be referred back for further consideration.

The CEO clarified that the event is scheduled to take place next month and that the matter would not be able to be presented again to the full Council in time for a resolution to be made.

In conclusion, the Chairperson stated that the event is supported by Council. However, he proposed that an amendment be made to the recommendations to ensure greater benefit for Council in relation to the event and similar events in the future. He further proposed that Recommendation (4) be added to read as follows:

- (4) That the detailed report be submitted to Council by the organizers after the event scheduled 5-6 April 2026.

Members of the Management Committee agreed to the amendment, with Councillor N Johannes proposing the change and Councillor P Munyala seconding it. Upon a unanimous vote, it was resolved accordingly.

The Municipal Council RESOLVED:

- (1) That the Municipal Council supports the event with an amount of N\$ 100,000.00, for marketing and branding the town before, during and after the event and that the cost be defrayed from vote 0360/0541/0000 (Festival Expenditure) where an amount of N\$ 164,782.46 is still available.
- (2) That the organisers commit to incorporate local based artists during the festival.
- (3) That the organizers commit to procure the services of local SMEs to render auxiliary/support services during the preparations of the event.
- (4) That the detailed report be submitted to Council by the organizers after the event scheduled 5-6 April 2026.

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11.12 **Application for lease of land on Farm 38: Manica Group Namibia (Pty) Ltd** (Add. No. 12; M/C Meeting 24/02/2026; File Farm 38) (OCM No. 12/2026/03/03)

The Municipal Council RESOLVED:

- (1) That 57,976 m² of Farm 38 be leased to Manica Group Namibia (Pty) Ltd (the applicant) at a rental of N\$ 74 209.28 (N\$ 1.28/m²) plus N\$ 11 131.39 (15 % VAT) per month, escalating with 10% per annum, for development of warehousing infrastructure and storage yard facilities, including administrative function and truck receiving and dispatch areas.
- (2) That the lease term be for fifteen (15) years with an option to renew, which renewal be applied for in writing by the applicant.
- (3) That the applicant be informed that the lease agreement will not constitute an automatic sale after the lease of 15 years has lapsed.
- (4) That the applicant, at its own cost, advertises the lease by private transaction or 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 Amendment 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.

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- (8) That the applicant, in conjunction with the Department of Roads & Building Control, has the required 57,976 m² of Farm 38 surveyed at the applicant's cost.
- (9) That no unauthorized structures, or structures not approved in terms of the Provisions of the Standard Building Regulations shall be allowed on the site and the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads & Building Control.
- (10) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (11) That a refundable, non-interest-bearing deposit of N\$ 10,000.00 be paid by the applicant on the date of signing the lease agreement, to cover the costs of rehabilitation of the site should the applicant fail to do so.
- (12) That the applicant, at its own cost, provides all services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electricity reticulation.
- (13) That the applicant shall, at own cost, enclose the leased area.
- (14) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (15) That the applicant must comply at all times to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (16) That the Municipal Council of Walvis Bay is not held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after the initial lease period.
- (17) That the applicant guarantees and indemnifies the Municipality of Walvis Bay against any action, claim or loss, injury, or damage which the applicant or any third party may suffer as a direct or indirect result of the development covered by the lease agreement.
- (18) That the applicant and Council enter into a development agreement simultaneously to the signing of the lease agreement with timelines.
- (19) That 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.
- (20) That parties develop a framework for Socio-Economic support Projects through the applicant's Corporate Social Responsibility (CSR) Program towards the community of Walvis Bay, before signing the lease agreement.

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11.13 **Alienation of unserviced/unimproved Single Residential, General Residential and General Business Erven in Narraville Extension 9: Fillemon Mbango Investment CC**
(Add. No. 13; M/C Meeting 24/02/2026; File 15/2/2) (OCM No. 13/2026/03/03)

Councillor S Mutondoka enquired whether the guarantee had been received and requested that it be presented to her for review.



Councillor E Shoji confirmed receipt of the guarantee, stating that it had been presented to him by the CEO during the Management Committee meeting. He then requested that the CEO present the guarantee to Councillor Mutondoka as requested.

Councillor A Kahmann requested that all documents presented at Management Committee meetings be attached in full to the Ordinary Council agendas and be submitted to the full Council for consideration.

The CEO confirmed and clarified that the bank guarantee was received on Monday 23 February 2026, one day prior to the Management Committee meeting, and therefore could not be circulated in advance. She further agreed to present the guarantee for review as requested.

The Municipal Council RESOLVED:

- (1) That, based on the guarantee provided by Fillemon Mbango Investment CC (the applicant), Council resolutions dated 23 July 2023 (item 11.15) for sale of erven 4238-4283, 4306-4385, 4386 and 4387 Narraville Extension 9 to the applicant, be upheld.
- (2) That the applicant be informed accordingly.

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11.14 Alienation of unserviced/unimproved Single Residential, General Residential and General Business Erven in Narraville Extension 13: Lithon Property Developers (Pty) Limited (Add. No. 14; M/C Meeting 24/02/2026; File: 15/2/2) (OCM No. 14/2026/03/03)

Mr Mwayekange proposed that Recommendation (2) be slightly amended to allow the process of the alienation transaction to be concluded following this resolution, should the applicant fail to comply with Recommendation (1). He further proposed that it be amended to read as follows:

- (2) *That, in the absence of a response under (1) above, then Council resolutions dated 23 July 2023 (item 11.15), for sale of erven 5814-5849, 5862-5867 and 5881-5980 and 4586-4590 Narraville Extension 13, to Lithon Property Developers (Pty) Ltd (the applicant), be deemed rescinded.*

Members of the Management Committee agreed to the amendment, with Councillor N Johannes proposing the change and Councillor M Hangula seconding it. Upon a unanimous vote, it was resolved accordingly.

The Municipal Council RESOLVED:

- (1) That, as this is a one-time exception for this matter only and therefore without creating a precedent for any other future similar matters, a final 30-day respite period be granted to Lithon Property Developers (Pty) Ltd (the applicant) to provide the proof of payment or the required bank guarantee for the sale of the erven.
- (2) That, in the absence of a response under (1) above, then Council resolutions dated 23 July 2023 (item 11.15), for sale of erven 5814-5849, 5862-5867 and 5881-5980 and 4586-4590 Narraville Extension 13, to Lithon Property Developers (Pty) Ltd (the applicant), be deemed rescinded.
- (3) That the applicant be informed accordingly.

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11.15 Application for reservation of industrial land at Heavy Industrial Area behind Dune 7: Farm 58 for the construction of a Tank Farm Infrastructure Facility: Dangote Industries Namibia Limited (Add. No. 15; M/C Meeting 24/02/2026; File: 17/28/2)_(OCM No. 15/2026/03/03)

Councillor A Kahmann enquired how the amount of N\$10 000.00 relating to the non-interest-bearing deposit in Recommendation (14) was determined. He further stated that while he supports the application, however the amount is insufficient and stricter measures have to be put in place to rehabilitate the land once any lease on Council's land has ended.

The CEO clarified that it is mandatory for the applicant to be held liable for all conditions stipulated in the lease agreement, which forms part of the resolutions, particularly Resolution (14) and (15).

Councillor M Hangula stated that a request had been made to the department to invite the applicant to make a presentation, noting that this may assist in addressing Council's questions and providing the necessary clarity.

Councillor E Shoji clarified that the presentation is intended to provide Council with further clarity and additional information regarding the proposed development on the portion of land. Councillor S Mutondoka stated that past leases had left Council with additional financial commitments to rehabilitate land. She therefore supported the proposal that the amount currently charged be revised by consulting a quantity surveyor.

The CEO suggested that the applicant make a presentation during the course of the week to provide Council with all the necessary information regarding the proposed development.

Mr Mwanyekange clarified that the amount charged is a standard deposit which had been adopted without review. He indicated that the amount will therefore be reviewed in line with Council's Local Community Development Strategy. He further stated that the review should ensure that any deposit or financial condition reflects the scale of the project and its potential impact on the community, while also protecting Council's interests without discouraging investors. A figure that is too low exposes Council to risk, while a figure that is too high may deter investment. He further indicated that the department would revise the amount and submit a proposed revised amount to Council for consideration.

Councillor A Kahmann said that the deposit be revised taking into account the size, value and type of development, while still balancing investor confidence and community protection. This approach ensures that Council remains fair, responsible and consistent with its legal obligations.

The Chairperson stated that he supports Councillor Kahmann's view. He further proposed that the item be resolved as is and that all future applications be revised, particularly the resolution relating to the non-interest-bearing deposit and be adjusted accordingly.

Councillor A Kahmann stated that he does not support recommendation 15.

The Municipal Council RESOVLED:

- (1) That approval be granted that 678,912 m², (Portions 40 – 45) of Remainder Farm 58 be reserved for Dangote Industries Namibia Ltd (the applicant), for the envisaged Tank Farm Facility.
- (2) That, the applicant attends to subdivision and other town planning related matters of 678,912 m² of Remainder Farm 58 at own cost.
- (3) That the applicant at its own risk and at its own cost conducts Environmental Impact Assessment (EIAs), Environmental Management Plans (EMPs), Risk Management

Plans (RMPs) and any other statutory assessment, studies and processes, and obtains clearance from the Environmental Commissioner.

- (4) That the applicant submits within twelve (12) months after this conditional approval the following:
 - The Environmental Clearance Certificate
 - Feasibility study whether the project is viable
 - Financial capability that funds are available to start with the project
- (5) That the applicant updates Council on the progress of the project every third month.
- (6) That once the matters in (2) above has been attended to, 678,912 m² of Remainder Farm 38 be leased to Dangote Industries Namibia Ltd (the applicant) at a rental rate to be determined by Council, escalating with 10% per annum, for the development of a Petroleum Tank Farm with an option to buy.
- (7) That, once the planning matters has been attended to and completed and township legally created, the legally created erven/erf of Remainder Farm 58 be offered to Dangote Industries Namibia Ltd, at the rate to be determined by Council.
- (8) That the lease term be for fifteen (15) years with an option to renew, which renewal be applied for in writing by the applicant.
- (9) 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.
- (10) 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.
- (11) 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).
- (12) That the applicant, in conjunction with the Department of Roads & Building Control, has the required 678,912 m² of Farm 58 surveyed at the applicant's cost.
- (13) 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.
- (14) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (15) 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.
- (16) 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.
- (17) That the applicant shall, at own cost, enclose the leased area.
- (18) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.



- (19) That the applicant must comply at all times to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (20) 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.
- (21) 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.
- (22) That the applicant and Council enter into a development agreement simultaneously to the signing of the lease agreement with timelines.
- (23) 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.
- (24) That parties develop a framework for Socio-Economic support Projects through the applicant's Corporate Social Responsibility (CSR) Program towards the community of Walvis Bay, before signing of the lease agreement.

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11.16 Application for lease of land on farm 38: Roadbull Logistics CC (Add. No. 16; M/C Meeting 24/02/2026; File: Farm 38) (OCM No. 16/2026/03/03)

As per item 11.15, the Chairperson stated that Council supports the application. However, he further proposed that the item be resolved as is and that all future applications be revised, particularly the resolution relating to the non-interest-bearing deposit and be adjusted accordingly.

The Municipal Council RESOLVED:

- (1) That 20,000 m² of Farm 38 be leased to Roadbull Logistics CC (the applicant) at a rental of N\$ 25 600.00 (N\$ 1.28/m²) plus N\$ 3 840.00 (15 % VAT) per month, escalating with 10% per annum, for develop a Logistics Facility.
- (2) That the lease term be for ten (10) years with an option to renew, which renewal be applied for in writing by the applicant.
- (3) That the applicant be informed that the lease agreement will not constitute an automatic sale after the lease of 10 years has lapsed.
- (4) That the applicant, at its own cost, advertises the lease by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (5) That, in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, the approval of the Minister of Urban and Rural Development be obtained.




- (6) That the Ministry of Urban and Rural Development be consulted on the proposed sale and its conditions in terms of Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018).
- (7) That the applicant submits the necessary Environmental Impact Assessment Study (EIAS) and Environmental Clearance Certificate, in terms of Section 56 of the Environmental Management Act, Act 7 of 2007, from the Ministry of Environment and Tourism, Directorate: Environment Affairs, for the development of this land.
- (8) That the applicant, in conjunction with the Department of Roads & Building Control, has the required 20,000 m2 of Farm 38 surveyed at the applicant's cost.
- (9) That no unauthorized structures, or structures not approved in terms of the provisions of the Standard Building Regulations, shall be allowed on the site and the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads & Building Control.
- (10) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (11) That a refundable, non-interest-bearing deposit of N\$ 10,000.00 be paid by the applicant on the date of signing the lease agreement, to cover the costs of rehabilitation of the site should the applicant fail to do so.
- (12) That the applicant, at its own cost, provides all services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electricity reticulation.
- (14) 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, before signing of the lease agreement.

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11.17 **Request to adopt the proposed rental tariffs for the newly constructed trading stalls at Ekutu Informal Market** (Add. No. 17; M/C Meeting 24/02/2026; File: 3994/K) (OCM No. 17/2026/03/03)

The Municipal Council RESOLVED:

- (1) That the Management Committee recommends for Council approval and adoption of the following rental tariffs for the newly constructed trading stall at Ekutu Informal Market:

Stall Description	Size	Monthly stall rental amount @ N\$ 80/m ²	Monthly stall rental amount in N\$ (VAT inclusive)
A Laundry with a drying yard	30.5m ²	2,440	2,806.00
Small Stall	8m ²	640	736.00
Medium Tailoring	17.5m ²	1,400	1,610.00
Restaurant with a mini-geyser and fat trap	37.7m ²	3,016	3,468.40
Medium Hair Salon with a shampoo chair and bowl set	16.5m ²	1,320	1,518.00
Medium Tailoring	16.5m ²	1,320	1,518.00
Large Hair Salon with a shampoo chair and bowl set	21.2m ²	1,696	1,950.40
Mini Market	32m ²	2,560	2,944.00
Internet/ Copy Shop	16.1m ²	1,288	1,481.20
Medium Multi-Purpose Stall	16.6m ²	1,328	1,527.20
Large Multi-Purpose Stalls	24.9m ²	1,992	2,290.80

- (2) That approval be granted to commence charging these tariffs immediately, pending the gazetting process of these tariffs.

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12. **REPORTS AND RECOMMENDATIONS OF ADVISORY COMMITTEES & THE CHIEF EXECUTIVE OFFICER**

No reports were received.

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13. **MINUTES OF ASSOCIATIONS**

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

No minutes received.

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

No minutes received.

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

No minutes received.

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The Chairperson thanked all members, and the meeting terminated at 21:33.



CHAIRPERSON

Date: 13.04.2026

Date of confirmation of minutes:



CHIEF EXECUTIVE OFFICER

Date: 20/04/2026