

## Minutes

of the Ordinary Council Meeting of the Local Authority Council of Walvis Bay, held at the  
Civic Centre Council Chambers, Nangolo Mbumba Drive, Walvis Bay on Tuesday 28 April  
2026 at 18:06

### Councillors

Councillor J Shimbilinga (Chairperson)  
Councillor M Hangula  
Councillor E Shozi  
Councillor P Munyala  
Councillor P Benyamin  
Councillor N Johannes  
Councillor S Roodt  
Councillor J Kamaundju  
Councillor A Kahmann

### Officials

Chief Executive Officer VN Kapenda)  
General Manager: Water, Waste and Environmental Management (R Van Wyk)  
General Manager: Finance (FI !Gonteb)  
General Manager: Human Resource, Corporate and Communication Services (S Schubert)  
General Manager: Community and Economic Development (E Mwayekange)  
Acting General Manager: Roads and Building Control (J Shihepo)  
Corporate Officer (J Samaria)  
Communications Officer (A Kaihiva)

### Other:

Members of the public: Twenty-five (25) Members  
Members of the media: One (1) Member

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

Upon invitation, Councillor A Kahmann 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 A Kahmann, seconded by Councillor J Kamaundju, 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)

The Chairperson informed the meeting that Councillor S Mutondoka is absent due to official reasons.

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

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

**RESOLVED:**

That the minutes of the Ordinary Council Meeting held on Wednesday 08 April 2026, to be confirmed and approved with corrections on the following:

On page 2: Correction on the date to change from "15 December 202" to 15 December 2025.

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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**

- Cllr Miina Hangula, Deputy Mayor of Walvis Bay
- Honorable Regional Councilors
- Fellow Councillors
- Mrs. Victoria Nelago Kapenda, Chief Executive Officer of the Municipality of Walvis Bay
- Members of Management and staff of the Municipality of Walvis Bay
- Members of the Media
- Ladies and Gentlemen

Good evening,  
Council is aware of the ongoing fire incidents at the landfill site. These incidents, which have affected sections of waste within the facility over time, have been managed through continued



containment efforts. The Municipality acknowledges the concerns and frustrations expressed by residents regarding the recurrence of these incidents. Addressing the situation remains a priority, and steps are being taken to strengthen control and improve management of the site.

The Municipality further notes the media release issued by the Ministry of Environment, Forestry and Tourism regarding the landfill. In this regard, the Municipality has been working in close cooperation with the Ministry and has provided all necessary information to support ongoing processes, including matters relating to the portion of land within the Dorob National Park.

As indicated in the Ministry's communication, a process is underway to facilitate the transfer of the relevant portion of land, and the Municipality is awaiting the finalization of this process, which will enable improved oversight and management of the site.

As previously stated, these recurring fires are directly linked to unlawful occupation at the landfill, which continues to undermine normal site management. In addition, as per a recent public notice, an immediate end to the disposal of tyres at the landfill site has been ordered. This measure forms part of broader efforts to address factors contributing to recurring tyre-burning incidents and to improve overall site management.

Furthermore, residents and interested parties with ideas on tyre management or recycling solutions are encouraged to contact the Solid Waste Section to share input and contribute towards sustainable solutions. To date, no company has been charged additionally by Council for disposing of their tires at the landfill site. It is the primary responsibility of businesses to do their due diligence on how to dispose of the tires in a responsible, environmentally friendly manner.

The Municipality reiterates that a sustainable, long-term solution is dependent on restoring full control of the landfill site and addressing unlawful occupation. Efforts remain focused on ongoing monitoring and coordinated engagement with the Ministry and other stakeholders to ensure a structured and lasting resolution.

Fellow Councillors, Management and dear residents

On 10 April 2026, the Department of Community and Economic Development convened a multi-stakeholder meeting (Work Together Association, NAMPOL, relevant Council departments and formal business owners) to agree on the way forward regarding the relocation of affected vendors. It was resolved that the Trading Committee will consult traders to identify suitable alternative sites for submission to the Municipality. Relocation will only proceed once the Municipality has assessed and confirmed the sites as suitable, available and compliant.

On 16 April 2026, the Work Together Association engaged the affected Shop4 vendors on relocation to the proposed site between the Shading Area Market and the Ministry of Health Clinic, Kuisebmond. Site clean-up commenced on 21 April 2026, with Council providing refuse bags, masks and a waste-removal truck, and trimming palm trees in the area.

On 23 April 2026, Council and Management inspected the proposed site and noted that it was approximately 80% cleaned. Preparatory works continued, including levelling, removal of contaminated topsoil and waste, and preparation for the placement of clean sand.

As of today, the site is approximately 90% ready. Outstanding work is limited to final levelling, and additional sand placement is scheduled for 28–29 April 2026.

Allocation of trading spaces to affected vendors is planned for completion by 30 April 2026, after which Council, together with the Work Together Association, will facilitate an orderly transition and compliance monitoring.



Dear residents,

I would like to touch on the issue of objections to the awarding of projects through the bidding process and why this has been one of the processes that has been a contributing factor to the delay of execution of projects within the Municipality.

When a contracting authority issues the notification triggering the seven-day standstill under section 55(5) of the Public Procurement Act, 2015, any bidder who lodges an objection within that standstill prevents the contract award or signature from proceeding until the objection is resolved or the standstill expires.

The Act expressly bars the public entity from awarding a contract or signing an agreement during the standstill period, so an objection effectively freezes finalization of the award while the authority considers the complaint, or the statutory period runs out. This protects transparency and allows aggrieved bidders an opportunity to seek internal review or escalate to the Procurement Review Panel or court.

The accompanying Regulations and guidance reiterate that the award may not be executed within those seven days and outline administrative steps for notification and challenge handling.

If an objection is substantiated and upheld after review, the consequence can include cancellation or reconsideration of the award. Other remedies may be setting aside the proposed award or ordering a rerun of the procurement process. Courts in Namibia have recognized the standstill's protective function and will enforce remedies if procurement law or procedure was breached.

If the objection is unmerited or withdrawn, once the standstill expires, the procuring entity may proceed to award and sign the contract; however, note that even after award, successful legal challenges can still lead to remedies, so an unresolved objection during the standstill carries ongoing legal risk for the entity, and the recommended prudent course is to address and document objections before completing contract signature.

Councillors, management and residents,

I would like to bring to the fore that I attended the Second Africa Urban Forum, which was held in Nairobi, Kenya, from 2 to 10 April 2026, as head of the Namibian delegation, appointed by the Minister of Urban and Rural Development.

The event was organized by the African Union Commission (AUC) and hosted by the Government of Kenya. The African Forum aims to elevate housing as a central development priority to drive economic transformation and achieve Agenda 2063. It fosters political commitment for affordable housing, sustainable urban development, and the improvement of informal settlements across Africa.

The meeting reinforced the role of the Africa Urban Forum in coordinating the 55 African Union Member States on urban policy, and it culminated in the adoption of the Nairobi Declaration. This outcome document establishes shared priorities on sustainable housing and urbanization, aiming to transition from policy dialogue to implementation and shaping Africa's agenda for the 13<sup>th</sup> World Urban Forum, which will be taking place in Baku, Azerbaijan.

As a member state, it is expected that Namibia supports the Nairobi Declaration in achieving Agenda 2063, which is the African Union's 50-year strategic blueprint (2013–2063) to transform Africa into a peaceful, integrated, and prosperous global powerhouse. It aims to achieve inclusive and sustainable development, driven by African citizens, with a focus on economic growth, democratic governance, and unity under the motto **"The Africa We Want"**.

A report of this will be submitted to Council for the next meeting and thereafter forwarded to the Office of the Minister as the appointing authority of the trip.



Dear residents

I have observed that there are boardrooms, offices, institutions, and conference venues that do not adhere to the cabinet's directives regarding the portrait of the president, the founding president (Father of the Namibian Nations), as well as the Namibian and AU Flags.

The absence of these instruments is a violation of the cabinet's directives, and I am urging all businesses, offices, and institutions within Walvis Bay to ensure that these instruments are made available on your premises

I thank you.

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

The Chief Executive Officer informed the meeting that a petition was received and will be presented at the next meeting.

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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)

The Chairperson acknowledged receipt of the questions submitted by Councillor S Roodt and referred the matter to the Management Committee for the answers to be discussed and presented at the next meeting.

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10. **REPORT OF THE MANAGEMENT COMMITTEE FOR APRIL 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.*

*Councillor A Kahmann enquired why there was no report presented.*

*The Chairperson of the Management Committee explained that no report was available, only recommendations. He further stated that the only report available for April 2026 forms part of the in-camera discussions.*

None.

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**11 RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE FOR APRIL 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 Appointment of member to serve on the Association for Local Authorities in Namibia (ALAN) Board of Directors (Add. No. 1; M/C Meeting 21/04/2026; File: 12/1/2/1/2) (OCM No. 43/2026/04/28)**

*Councillor A Kahmann raised concerns regarding the level of burden placed on the Office of the Mayor, noting that it has recently been observed that the demands on the Mayor's time are excessively high due to multiple commitments. He therefore indicated that he does not support the appointment of the Mayor in this regard.*

*With a dissenting vote from Councillor A Kahmann;*

**The Municipal Council RESOLVED:**

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

**11.2 Delegation of powers relating to the appointment of expert members and persons from other institutions on interview panels (Add. No. 2; M/C Meeting 21/04/2026; File 4/3/P) (OCM No. 44/2026/04/28)**

*Councillor A Kahmann requested clarity on Recommendation 3, specifically regarding what Council is being asked to condone.*

*The CEO explained that there was no formal delegation of powers in place and that the purpose of this item is to formalise the powers assigned to the CEO.*

*The Chairperson supported the CEO's explanation, noting that in the absence of a formal delegation of powers, the act of condonation serves to confirm that decisions and appointments were made and that such matters will henceforth be undertaken within a properly formalised delegation of powers framework.*

*With a dissenting vote from Councillor A Kahmann;*

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council of Walvis Bay identifies all Organisations, Ministries, and Agencies (OMA'S) for the purposes of Regulations 23(2)(f) and 24(2)(e) of the Recruitment and Selection Regulations for Local Authority Councils, 2019.
- (2) That the Council delegates to the Chief Executive Officer such powers as contemplated under Regulations 23(3)(b) and 24(3)(b) regarding persons from the identified OMA's, and Regulations 23(2)(c) and 24(2)(d) regarding experts from any other local authority, of the Recruitment and Selection Regulations for Local Authority Councils, 2019, to approve persons to form part of the Interview Panel.
- (3) That the Council condones any and all decisions in this regard prior to the adoption of this resolution, taken by the then substantive Chief Executive Officer, Mr Muronga Haingura, all past long-term acting Chief Executive Officers since September 2019 and the current substantive Chief Executive Officer, Ms Victoria Nelago Kapenda.

**11.3 Desert Foxes Football Club – Request for sponsorship** (Add. No. 3; M/C Meeting 21/04/2026; File 15/16/1/1/4) (OCM No. 45/2026/04/28)

*Councillor J Kamaundju requested clarity on how the amount of N\$20,000.00 was determined on both item 12.3 and 12.4, noting that, according to the quotations provided by the applicants, the request for assistance related to transport and feminine hygiene products.*

*Councillor N Johannes explained that it was difficult to determine a specific amount without a detailed list of the required products. She further clarified that the sponsorship would cover the season and not be provided on a per-request basis.*

*Councillor E Shoji stated that although the applications reflected different requests, it was decided that providing a lump-sum sponsorship would be more practical and easier for the applicants to account for and report on.*

On a unanimous vote:

**The Municipal Council RESOLVED:**

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

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**11.4 Coastal Women's Rugby Club – Request for sponsorship** (Add. No. 4; M/C Meeting 21/04/2026; File 15/16/1/1/4) (OCM No. 46/2026/04/28)

*Councillor J Kamaundju requested clarity on the amount approved for this item, noting that there is a significant discrepancy between the approved sponsorship and the invoice provided. She further stated that financial matters are particularly sensitive in the current economic climate and advised that sponsorships should be granted in line with the amounts requested, and not in excess thereof.*

*Councillor P Munyala explained that the quotations provided served as a guide in determining the amount, noting that one of the quotations had expired and included a discounted rate hence the decision to make a once off sponsorship.*

*Councillor Kahmann stated that the recommendations do not fully align with the requests submitted by the applicants, noting discrepancies in both the names and the amounts allocated in relation to the original requests.*

*Councillor E Shoji explained that the needs of the team were considered and deliberated upon, and a decision was taken to support the team, as it is a local team, on a once-off basis for the season. He further stated that the funds will be paid directly to the club and must be accounted for and reported on at the conclusion of the season.*

On a unanimous vote:



**The Municipal Council RESOLVED:**

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

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11.5 **Application to purchase Portion 12 of Farm 37 Walvis Bay: Nalitungwe Community Saving Foundation** (Add. No. 5; M/C Meeting 21/04/2026; File: Farm 37) (OCM No. 47/2026/04/28)

*Councillor A Kahmann requested clarification on this item in comparison to Item 12.10, stating that the details in the report do not correspond with those contained in Item 12.10. He further noted that the hectares and portions referenced do not align and requested that the item be referred back for correction.*

*The GM: CED, supported by AGM: RBC, acknowledged the discrepancies and explained that an outdated planning layout had been used in drafting the report, whereas Item 12.10 reflects updated information.*

*Councillor N Johannes proposed that the item be referred back for correction.*

*On a proposal by Councillor N Johannes, seconded by Councillor P Benjamin;*

**The Municipal Council RESOLVED:**

That the item be resubmitted to the Management Committee with the correct information and subsequently to the Municipal Council for consideration and approval.

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11.6 **Application to purchase Erf 9533 Kuisebmond: Karee Investment (PTY) Ltd (operating as SPAR)** (Add. No. 6; M/C Meeting 21/04/2026; File: Rem ERF 4171 \ 9533 K \ 9534 K) (OCM No. 48/2026/04/28)

*Councillor A Kahmann stated that the recommendations relate to direct corporate social responsibility and encouraged the department, together with the Management Committee, to ensure that all future applications are processed in this manner.*

On a unanimous vote:

**The Municipal Council RESOLVED:**

- (1) That the Council resolution dated 02 December 2021 under item 11.8 be rescinded.
- (2) That provisional approval be granted to sell Erf 9533 Kuisebmond, in extent 5,856.66 m<sup>2</sup> by way of private transaction to Karee Investment 183 (Pty) Ltd (the applicant) at N\$650.00/m<sup>2</sup> plus 15% VAT.
- (3) That the applicant at their own cost, develop as part of their project scope an SME Park on Erf 9534 Kuisebmond and hand over the facility to Council for management.



- (4) That the Municipality of Walvis Bay accept the donation of the SMME's Stalls and trading area as well as fifty (50) houses as part of Social Responsibility, subject to the approval for accepting the donation from Minister of Urban and Rural Development in terms of Section 30(1)(z)(i) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (5) That the applicant at their own cost build fifty (50) low-cost houses on Farm 37 or any other area identified by Council.
- (6) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (7) That the Ministry of Urban and Rural Development be consulted, and approval be obtained on the proposed sale and its conditions in terms of Section 63 of the Local Authorities Act, 23 (Act 23 of 1992).
- (8) That, after all approvals have been obtained, the agreement of sale be signed and a 10% deposit of the purchase price be paid on the date of sale, and the balance be paid and/or secured by an acceptable bank guarantee within 120 days from the date of sale.
- (9) That the contribution of 10% towards landscaping fund be waived as the applicant will build much needed SMME's Stalls and trading area as well as fifty (50) houses for Council.
- (10) That the applicant, at own cost, do all and/or or any required ground works, provides all outstanding services and adheres to the guidelines/standard requirements for all services, i.e., water connection, water/sewerage/electrical reticulation.
- (11) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (12) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.
- (13) That Council and the developer enter into a detailed development agreement with clear timelines prior to the signing of the deed of sale.
- (14) That the developer diverts the road as per the proposed layout, at their own cost.

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11.7 **Establishment of a Hearing Committee in terms of Section 108(4) (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)** (Add. No. 7; M/C Meeting 21/04/2026; File 15/2P) (OCM No. 49/2026/04/28)

*On a unanimous vote:*

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council approves the establishment of a Hearing Committee in terms of Section 108(4)(b) of the Urban and Regional Planning Act 5 of 2018.
- (2) That the Municipal Council approves the composition of the Committee, to consist of:



- (i) Chairperson: Engineer: Water and Wastewater
  - (ii) Town Planner representing the Department of Spatial Planning (Technical Advisor)
  - (iii) Legal expert, whether internal or external
  - (iv) Engineer: Roads and Building Control (Technical Official)
  - (v) Manager: Solid Waste and Environmental Management (Technical Official).
- (3) That the Municipal Council adopts the Terms of Reference as outlined in the submission to the Management Committee.
- (4) That the Municipal Council authorises the Department of Spatial Planning to coordinate and administer hearings.

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11.8 **Establishment of a Spatial Planning and Development Committee** (Add. No. 8; M/C Meeting 21/04/2026; File 15/2P) (OCM No. 50/2026/04/28)

*On a unanimous vote:*

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council approves the establishment of the Spatial Planning and Development Committee.
- (2) That the Municipal Council approves the proposed composition of the Committee., to consist of:
  - (i) Standing members
    - General Manager: Roads and Building Control
    - Engineer: Roads and Building Control
    - General Manager: Water, Waste and Environmental Management
    - Engineer: water and Wastewater
    - Manager: Housing and Properties
    - Representative from the Environmental management Section
    - Representative from the Finance Department
    - Representative from the Erongo Regional Electricity Distributor Company
  - (ii) Ad hoc members (as required)
    - Representative from the Roads Authority
    - Representatives from the various telecom service providers
    - Representative from the Ministry of Environment and Tourism
    - Representative from the Municipality of Swakopmund
    - Representative from the Namibia Ports Authority
    - Any other relevant institution and key professional/s
  - (iii) Secretariat  
Department of Spatial Planning and Development
- (3) That the Municipal Council adopts the Terms of Reference as outlined in the submission to the Management Committee.

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11.9 **Decongestion and relocation: Portion 13: Farm 37 Capital Budget 2025/2026 transfer of funds** (Add. No. 9; M/C Meeting 21/04/2026; File 7/2/3/2/10) (OCM No. 51/2026/04/28)

*Councillor A Kahmann stated that the funds budgeted for roads are being reallocated, which does not make sense given the current low execution rate.*



*He further stated that he does not support the transfer, noting that the decongestion is being undertaken for another institution and not for the purpose of accelerating the delivery of land to residents who have submitted applications long ago. Additionally, he raised concerns regarding why this area is being prioritised, given that other areas have not yet received the necessary attention.*

*Councillor N Johannes explained that the funds had been budgeted for but had not been utilised to date, hence the decision to redirect them for this purpose. She further noted that provision has been made in the 2026/2027 budget for this allocation.*

*Councillor P Benyamin supported the view that the decongestion process needs to be undertaken as a matter of urgency.*

*Councillor E Shoji clarified that the transfer request is based on approval already granted by Council for the decongestion process.*

*The CEO clarified that basic services had been commissioned through the procurement process however, no responsive bids were received, necessitating the restart of the process. She further stated that the new procurement process is well underway and is expected to be concluded soon.*

*With a dissenting vote from Councillor A Kahmann;*

**The Municipal Council RESOLVED:**

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

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11.10 **Township establishment of Portion 12 (a Portion of Portion 3) on the Farm no. 37 into ERF 599 and remainder (street) to be known as Green Valley Extension 8** (Add. No. 10; M/C Meeting 21/04/2026; File: PTN 12 OF FARM 37) (OCM No. 52/2026/04/28)

On a unanimous vote:

**The Municipal Council RESOLVED:**

- (1) That the need and desirability for Township establishment be approved on Portion 12 of Farm No.37.
- (2) That the township layout plan, as indicated on drawing number PTN12/TE dated 17 September 2025, be recommended for approval in terms of Section 109(2)(a) and 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) to be known as Green Valley Extension 8, subject to the following conditions:
  - (a) That the new township be called Green Valley Extension 8.
  - (b) That the following portions of land be zoned as:
    - (i) Portions 1 to 553 be zoned Single Residential with a density of 1 dwelling unit per 200m<sup>2</sup> (1:200).

- (ii) Portions 554 and 557 be zoned General Residential 1 with a density of 1 dwelling unit per 100m<sup>2</sup> (1:100).
- (iii) Portions 558, 559 and 560 be zoned Institutional with a bulk factor of 1.0.
- (iv) Portions 561, 562, 563, 566 and 567 be zoned General Business with a bulk factor of 2.0.
- (v) Portions 568, 569, 570, 571, 572, 573, 576, 577, 578, 579, 580 and 581 be zoned Local Business with a bulk factor of 2.0.

(c) Reservation of Erven:

- (i) Portions 588 – 599 be zoned Public Open Space and be reserved to the Local Authority.
- (ii) Portions 584-587 be zoned Utility Services and be reserved to Erongo RED as substations.
- (iii) Portions 574, 575, 582 and 583 be zoned Municipal Purpose and be reserved to the Local Authority as parking areas for the General and Local Business erven.
- (iv) Portions 561, 562, 563, 566 and 567 be zoned General Business with bulk factor of 2.0.
- (v) Remainder of Portion 12 be zoned Street and be reserved to the Local Authority.

(3) That, the establishment of a township on Portion 12 of Farm No. 37 be recommended for approval in terms of Section 109(2)(a) and 105(1)(b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) subject to the following conditions:

- (a) That a valid Environmental Clearance Certificate be obtained from the Environmental Commissioner before the application is submitted to the Urban and Regional Planning Board.
- (b) That the following conditions be registered against the proposed erven in favour of the Municipal Council:
  - (i) The erven shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018.
  - (ii) That, with the exception of Utility Services, Public Open Spaces and Institutional erven, the minimum value of the main building, excluding the outbuilding to be erected on the erven shall be at least two times the municipal valuation of the erf
- (c) That the portion/s be provided with one bulk electricity, water and sewerage connection only, at the cost of the Applicant.
- (d) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the Applicant.
- (e) That the Applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any private sewers and private water pipes traversing the newly created portion/s.
- (f) That the Applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electrical cables and connections.
- (g) That the Applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.

- (h) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plans which bear the Municipal Council's stamp of approval.
- (i) That, subject to compliance with all relevant planning regulations and policies, the Chief Executive Officer be delegated authority to approve minor amendments to the township layout.

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11.11 **Consolidation of Erf 260 and 261 Walvis Bay into Erf X and rezoning of consolidated Erf X Walvis Bay from "Single Residential" with a density of (1:500m2) To "General Residential 2" with a density of (1:250m2): Natasha Coimbra** (Add. No. 11; M/C Meeting 21/04/2026; File: 260&261 W) (OCM No. 53/2026/04/28)

On a unanimous vote:

**The Municipal Council RESOLVED:**

- (1) That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the consolidation of Erf 260 and 261 Walvis Bay into Portion X, as generally shown on sketch plan 260WB1/CP dated 24 February 2025, subject to the following conditions:
  - (a) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:
    - (i) The Erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning (or Zoning) Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No. 5 of 2018).
    - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.
  - (b) That the newly created Erf have at least one electricity, water, and sewerage connection.
  - (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erf.
  - (d) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
  - (e) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.
  - (f) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
  - (g) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.



- (h) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (i) That all cost regarding the above be borne by the applicant.
- (2) The Municipal Council does not approve the application for the rezoning of Erf X Walvis Bay (Consolidation of Erven 260 and 261 Walvis Bay) from Single Residential with a density of 1 per 500m<sup>2</sup> to General Residential <sup>2</sup> with a density of 1 per 250m<sup>2</sup> based on the requirements in the Walvis Bay Residential Density Policy.
- (3) That the Municipal Council grants approval of the application for the rezoning of Erf X Walvis Bay (Consolidation of Erven 260 and 261 Walvis Bay) 1 from "Single Residential" with a density of 1 dwelling per 500m<sup>2</sup> to "General Residential 2" with a density of 1 dwelling per 300m<sup>2</sup>, to the Urban and Regional Planning Board, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), as generally shown on sketch plan 260WB/ZP1 dated 24 February 2025, subject to the following conditions:
  - (a) That, in terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee deposit of 20% of the increase in the municipal land value of the rezoned property, prior to the submission of the application to the Urban and Regional Planning Board.
  - (b) That the rezoning of Consolidated Erf X Walvis Bay (Consolidation of Erf 260 and 261 Walvis Bay) be proclaimed in the Government Gazette.
- (4) That the applicants be advised that, in terms of Section 110 of the Urban and Regional Planning Act, 2018, if they are aggrieved by the decision of the local authority, they may appeal against that decision to the Minister of Urban and Rural Development within twenty-one (21) days of the notification of the Municipal Council's decision, and in the manner set out in Section 129 of the of the Urban and Regional Planning Act, 2018.

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**11.12 Rezoning of Erf 55 Walvis Bay from "Single Residential" with a density of (1:500m<sup>2</sup>) to "General Residential 2" with a density of (1:150m<sup>2</sup>): Erf Fifty-Five Walvis Bay CC** (Add. No. 12; M/C Meeting 21/04/2026; File: 55W) (OCM No. 54/2026/04/28)

On a unanimous vote:

**The Municipal Council RESOLVED:**

- (1) That the Municipal Council does not approve the application for the rezoning of Erf 55 Walvis Bay Proper from Single Residential with a density of 1 per 300m<sup>2</sup> to General Residential 2 with a density of 1 per 150m<sup>2</sup> based on the requirements in the Walvis Bay Residential Density Policy.
- (2) That the Municipal Council grant approval for the application for the rezoning of Erf 55 Walvis Bay Proper from "Single Residential" with a density of 1 dwelling per 300m<sup>2</sup> to "General Residential 2" with a density of 1 dwelling per 300m<sup>2</sup>, to the Urban and Regional Planning Board, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
  - (a) That, in terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee deposit of 20% of the increase in the municipal land value of the rezoned property, prior to the submission of the application to the Urban and Regional Planning Board.



- (b) That the rezoning of Erf 55 Walvis Bay be proclaimed in the Government Gazette.
- (3) That the applicants be advised that, in terms of Section 110 of the Urban and Regional Planning Act, 2018, if they are aggrieved by the decision of the local authority, they may appeal against that decision to the Minister of Urban and Rural Development within twenty-one (21) days of the notification of the Municipal Council's decision, and in the manner set out in Section 129 of the Urban and Regional Planning Act, 2018.

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11.13 **Rezoning of Erf 3171 Walvis Bay from Single Residential with a density of 1:300 to General Business with a bulk of 1.0: Erna Van Der Merwe** (Add. No. 13; M/C Meeting 21/04/2026; File: 3171 W) (OCM No. 55/2026/04/28)

On a unanimous vote:

**The Municipal Council RESOLVED:**

That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3171 Walvis Bay from Single Residential with a density of (1:300m<sup>2</sup>) to General Business with a bulk of 1.0, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:

- (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.
- (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
- (c) That the rezoning of Erf 3171 Walvis Bay 1 be proclaimed in the Government Gazette.
- (d) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.
- (e) That consent be granted to proceed with development while rezoning is in progress.
- (f) That all costs regarding the above be borne by the applicant/developer.

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11.14 **Subdivision of Erf 920 Walvis Bay into new Portion A and Remainder Erf 920 Walvis Bay: HH Dennis** (Add. No. 14; M/C Meeting 21/04/2026; File: 920W) (OCM No. 56/2026/04/28)

On a unanimous vote:

**The Municipal Council RESOLVED:**

- (1) That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the application for the subdivision of Erf 920 Walvis Bay into New Portion A and Remainder Erf 920 Walvis Bay, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plans 920WB dated 12/02/2026, which bear the approval stamps of the Municipal Council.



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

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11.15 **Monthly Reports – January and February 2026** (Add. No. 15; M/C Meeting 21/04/2026; File: 9/1/3/8) (OCM No. 57/2026/04/28)

On a unanimous vote:

**The Municipal Council RESOLVED:**

That Council takes note of the reports submitted.

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- 11.16 **Request for approval to attend the International Hydrogen Development Symposium 2026 and high-level roundtable on Hydrogen Innovation and Sustainable Urban Development at the Hong Kong convention and exhibition centre, 18 - 20 May 2026 as well as study visits to Chinese cities, 21-23 May 2026** (Add. No. 16; M/C Meeting 21/04/2026; File: 3/4/6) (OCM No. 58/2026/04/28)

*The CEO requested that the Resolution be amended for the immediate execution of this item.*

*On a proposal by Councillor N Johannes, seconded by Councillor P Munyala, the resolution was amended accordingly.*

On a unanimous vote:

**The Municipal Council RESOLVED:**

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

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- 11.17 **Acceptance and implementation of conditions for Authorized Planning Authority (APA) Status** (Add. No. 17; M/C Meeting 21/04/2026; File: 15/1/4/8/P) (OCM No. 59/2026/04/28)

On a unanimous vote:

**The Municipal Council RESOLVED:**

That the institutional and operational implications associated with APA status be noted.

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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)

*Councillor A Kahmann enquired as to when the last set of minutes had been received, in order for Council to determine the relevance of its continued participation in the association and related political forum.*

*The Chairperson informed members that it had been some time since minutes were last received and noted that the association had confirmed an upcoming congress, at which it is anticipated that minutes will be provided.*

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)

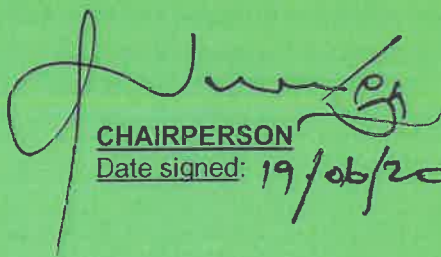
No minutes received.

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The Chairperson thanked the Members for their participation. The meeting was adjourned at 21:16.

  
**CHAIRPERSON**  
Date signed: 19/06/2026

  
**CHIEF EXECUTIVE OFFICER**  
Date signed: 18/06/2026