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 07 July 2026 at 18:00

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

Also in attendance
Walvis Bay Rural Constituency Councillor Ruben Shikongo *(excited the meeting at 20:58)*

Officials
Chief Executive Officer (V Kapenda) *(excited the meeting at 21:40)*
General Manager: Human Resources, Corporate and Communication Services (S Schubert)
General Manager: Water, Waste and Environmental Management (R Van Wyk) *(excited the meeting at 21:40)*
General Manager: Finance (F !Gonteb) *(excited the meeting at 21:40)*
General Manager: Community and Economic Development (E Mwayekange) *(excited the meeting at 21:40)*
General Manager: Roads and Building Control (T Potgieter) *(excited the meeting at 21:40)*
Manager: Housing and Properties (J Manale) *(excited the meeting before the CSA Items)*
Communication Officer (A Kaihiva) *(excited the meeting before the CSA Items)*
Corporate Officer (J Samaria) *(excited the meeting at 21:50)*

Other:
Members of the public: Thirty eight (38) Members
Members of the media: Three (3)

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

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

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

Councillor N Johannes proposed to withdraw item CSA15.2.4, referring the matter back to the Management Committee for further deliberation and discussions.

Councillor E Shozi seconded the proposal.

The Chairperson advised that Councillor E Shozi could not be the one to second as he is implicated in the matter.

Councillor E Shozi raised a point of order, stating that the matter was not before Council for discussion, but only for the confirmation and correction of the minutes. He maintained that further debate on the matter was therefore out of order.

The CEO raised a concern that Councillor E Shozi should not participate in deciding on the matter, as he was directly involved in the issue under consideration. She further raised a procedural concern regarding whether Councillor Shozi could second a proposal and advised that the correct procedure for bringing matters from the Management Committee before Council should be followed.

Councillor E Shozi objected to the CEO making comments while the Chairperson was addressing Council, stating that the CEO should only speak when recognized by the Chair.

The Chairperson requested that the relevant provisions of the Council Rules be read so members could follow the correct procedure.

Councillor E Shozi referenced Rule 21 and Rule 22, particularly Rule 22(3) and Rule 22(4), concerning reports and recommendations of the Management Committee and the required majority for amendments.

Councillor M Hangula stated that that Council had not yet adopted the agenda and therefore substantive debate on the item was premature and contrary to the Standing Rules.

Councillor E Shozi stated that according to Rule 45 (1) and 45 (4) matters must be served in conjunction with the Chairperson of the Management Committee and that in itself is a contravention of this rule. Therefore he does not agree for this matter to be considered.

After a lengthy discussion: 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)

None.

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4. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

4.1 It was:

RESOLVED:

4.1 That the minutes of the Ordinary Council Meeting held on Monday 15 June 2026, to be confirmed and approved.

4.2 That the minutes of the Special Council Meeting held on Tuesday 16 June 2026, to be confirmed and approved with corrections on page 10 item 11.2 to read:

With a dissenting vote of Councilors S Mutondoka, A Kahmann and J Kamaundju.

4.3 That the minutes of the Special Council Meeting held on Friday 19 June 2026, to be confirmed and approved.

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5. Matters arising from previous meeting minutes

Councillor S Mutondoka proposed and advised that the name of the CEO, Mrs Victoria N Kapenda, to be recorded as all other members present.

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

None.

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7. STATEMENTS AND COMMUNICATIONS

- Cllr Miina Hangula, Deputy Mayor of Walvis Bay
- Honorable Regional Councilors
- Fellow Councillors
- Mrs. Victoria N 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,

Allow me to begin by highlighting an area that remains central to our vision for Walvis Bay - creating opportunities for our people, particularly our youth,

As part of our commitment to building capacity, promoting local opportunity, and refreshing our talent pipeline, we recently closed two public calls for applications. The call for internship applications closed on 24 April 2026, and we received 899 applications. The call for applications for temporary employment closed on 30 June 2026, and we received 465 applications. I thank everyone who applied.

This strong response demonstrates the community's interest in contributing to municipal work. These applications will now be processed and incorporated into the Council's human resources database so we may build a comprehensive talent pool, ensure fair and transparent consideration as vacancies arise, and more efficiently match skills to municipal needs.

I encourage all departments to make effective use of this expanded database for future recruitment and short-term staffing requirements.

I also wish to inform the Council and our residents of an important international opportunity, spearheaded through my office that will open on 10 July 2026. On 29 April 2026, Bloomberg Philanthropy announced and published the names of cities across the globe who successfully applied for this year's Youth Climate Action Fund. This initiative brings together a global cohort of 300 cities working to strengthen partnerships with young people aged 15–24, supporting youth-led climate sustainability projects to be implemented in their respective cities.

As one of the successful 300 applicants, Walvis Bay stands alone as the only Namibian town selected. We strongly encourage youth-led organizations, institutions, and individual young people to apply. Participation offers our youth a platform to design and deliver practical local climate solutions.

I urge all Councillors and municipal partners to help amplify this opportunity through your networks so that interested young people and organizations receive the information they need to participate. The Youth Climate Action Fund opportunity will advance our goals of inclusive local development, youth empowerment, and sustainable urban action.
Allow me now to turn to another important priority, LAND DELIVERY,

The Municipality of Walvis Bay and Development Workshop Namibia have formalized a partnership through the signing of a Memorandum of Understanding aimed at accelerating land delivery and expanding access to affordable housing opportunities in Walvis Bay.

Following a Council resolution adopted in April 2026, the Municipality of Walvis Bay and Development Workshop Namibia have entered into a partnership through a Memorandum of Understanding for the joint development of Portion No. 15 Green Valley, Green Valley Extension 5 and Portion No. 17 Narraville. The agreement formalizes the partnership and provides the framework for the implementation of the project. In terms of the agreement, Development Workshop Namibia will be responsible for the development of the identified land and the installation of infrastructure services in accordance with the Memorandum of Understanding.

The land will remain the property of the Municipality of Walvis Bay, and ownership will only be transferred directly to qualifying beneficiaries in accordance with the provisions of the agreement.

The partnership is expected to yield approximately 1,100 residential erven and will contribute towards addressing the demand for serviced land and housing opportunities in Walvis Bay. The project seeks to create opportunities for low- and middle-income households to access serviced residential erven while supporting the sustainable growth and development of the town.

Turning now to service delivery, I would like to highlight an important investment we have made in strengthening our municipal infrastructure.

With an effort to improve service delivery and strengthen the maintenance of the town's sewer infrastructure, the Municipality has acquired two new specialized sewer trucks. The vehicles, supplied by Hino and Pupkewitz, represent a significant investment of N$12.5 million in the Municipality's ongoing efforts to maintain critical infrastructure and improve the efficiency of sewer-related services.
The newly acquired vehicles are fitted with automatic transmissions and equipped with specialized tanks, pumps, valves, controls, and hydraulic systems designed specifically for sewer maintenance operations.

The acquisition of these specialized vehicles will significantly strengthen the Municipality's sewer network cleaning Programme and support ongoing maintenance activities at the Wastewater Treatment Plant.

Through regular and thorough cleaning of sewer lines and associated infrastructure, the Municipality aims to reduce sewer overflows and blockages, while improving the overall efficiency and reliability of the sewer system.

Staying with delivery service, let me provide an update on our ongoing road maintenance and rehabilitation Programme,

Several road maintenance and rehabilitation projects are currently underway across Walvis Bay as the Municipality continues to invest in the upkeep and improvement of its road infrastructure. An active pothole repair Programme is currently underway, with the appointed contractor, DJJ Investment CC JV Ehangano Building Construction CC, carrying out pothole repairs and routine road maintenance across Walvis Bay with three active teams.

Currently, works are taking place in Narraville, 6th Road and Nangolo Mbumba Drive. In addition, road resealing has commenced in Kabeljou Street in Kuisebmond. The scope of works includes pothole patching and slurry sealing. The resealing contract will focus on more areas, and the final sequence of works will be determined based on the condition of the roads and operational requirements.

Additionally, works being undertaken through the Memorandum of Understanding (MoU) between the Municipality of Walvis Bay, the Roads Authority (RA) and the Road Fund Administration (RFA) continue to progress in the industrial area. Roads in Kuisebmond and Narraville were recently included under this agreement to receive urgent rehabilitation. New Western Road (the road leading to Independence Beach), Nathaniel Maxuilili Avenue and Pelican Street form part of these newly included roads.

Road rehabilitation of Sam Nujoma Avenue and Nangolo Mbumba Drive will be advertised shortly for construction as part of the Municipality's own road rehabilitation projects. The Municipality understands the concerns raised by residents regarding the condition of certain roads.

While significant progress is being made, road repairs are being carried out in phases based on priority, available resources and contractor programmes. We recognize that residents would like to see all roads addressed as soon as possible; however, road rehabilitation is a process that requires careful planning, resources and time to ensure quality and lasting results. We thank residents for their continued patience and cooperation as these improvements are rolled out across Walvis Bay.

As I draw my remarks towards a close, I would like to reflect on the beginning of our new financial year and the work that lies ahead.

As we embark on the 2026/2027 financial year, our focus remains firmly on delivering the projects and services that will improve the lives of the people of Walvis Bay. This marks the beginning of another important chapter in fulfilling the commitments we have made to our community.

While we recognize that procurement processes can at times present challenges and require careful adherence to legislative requirements, I remain confident that, through collaboration and dedication, we will successfully implement the projects and programmes we have planned for this financial year.

I therefore call upon our Chief Executive Officer, Management and all our staff members to work together with a shared sense of purpose. By combining our expertise and maintaining a solutions-driven approach, we can ensure that our planned projects are executed efficiently, responsibly and to the benefit of our residents.

I would also like to take a moment to recognise the dedicated employees of the Municipality of Walvis Bay who will today receive Long Service Recognition for their years of commitment and service.

Your dedication, loyalty and contribution to the Municipality are valued and appreciated. Thank you for the role you continue to play in serving our residents and contributing to the growth and development of Walvis Bay.

Before I conclude, allow me to make one final appeal to every resident of Walvis Bay,

I would once again like to appeal to all residents of Walvis Bay to play their part in keeping our town clean by disposing of waste properly and refraining from littering. A clean town is a reflection of a community that cares. The choices we make every day affect our health, our tourism potential and our collective pride in Walvis Bay. Let us take responsibility and protect the environment we all share, today and for generations to come.

I thank you.

7.2 The Chairperson invited Councillor E Shozi to bestow the awards on the staff members. Councillor E Shozi acknowledged the dedication, integrity, and valuable service of the employees being honored, noting that their contributions to the municipality, the community, and the country were appreciated. The recipients were encouraged to regard the award as a symbol of their service and commitment.

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

The Chairperson acknowledged receipt of the petitions submitted under Item 8.1 Petition for Municipal Intervention - Mismanagement & Corruption allegations at October Seafarers Land & Housing Federation of this agenda and referred the matter to the Management Committee and full Council for the answers to be discussed and presented at the next meeting.

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

The Chairperson invited Councillor S Roodt to read her motion dated 23 June 2026 titled - “Implementation of noise and nuisance regulations”.

Thereafter, it was:

RESOLVED:

That as there was no opposing motion, but because the motion carries financial implications, it be referred to the Management Committee for further action.

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

No questions received.

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

11.1 **Request for approval for eight Junior Council Members to travel to Washington, DC, USA, as selected members for the Youth Ambassadors Arica Program from 08-30 July 2026** (Add. No. 2; M/C Meeting 30/06/2026; File 3/4/6) (OCM No. 79/2026/07/07)

Councillor J Kamuandju welcomed the initiative to send youth representatives to the United States of America but expressed concern that the matter had been submitted to Council after the programme had already commenced. She recommended that similar matters be submitted to Council for consideration prior to implementation, to allow members sufficient opportunity to review, deliberate and make informed decisions.

Councillor E Shozi acknowledged the member's advice regarding future submissions. He further stated that the inclusion of the final Recommendation 9 provides for urgent matters to be finalized and actioned where necessary.

On a majority vote:

The Municipal Council RESOLVED:

(1) That the Municipal Council of Walvis Bay takes note of the selection of the eight (8) Junior Councillors for 2026 Youth Ambassadors Africa (YA-AF) Program in the United States of America, taking place from 8-30 July 2026.

(2) That the Municipal Council of Walvis Bay also take note of the selection of Ms Shirley Tjaveondja as an adult mentor to be part of the 2026 Youth Ambassadors Africa (YA-AF) Program in the United States of America, taking place from 8-30 July 2026.

(3) That the Municipal Council of Walvis Bay approves that the following Junior Councillors Saradine Asoba (Jnr Mayor), Valencia Sinvula (Junior CEO), Arvo Nghiishiliwa (Junior member), Joella Nunga (Public Relations), Jonita Gawanas (Junior Member), Mariel Thompson (Senior Member), Nikodemus Nambuli (Junior Member), Susan Namweya (Junior Member), be part of the 2026 Youth Ambassadors Africa (YA-AF) Program in the United States of America, taking place from 8-30 July 2026.

(4) That the Municipal Council of Walvis Bay approves that the Ms Shirley Tjaveondja (PA to the Mayor) also be part of the 2026 Youth Ambassadors Africa (YA-AF) Program in the United States of America, taking place from 8-30 July 2026 as a selected adult mentor and chaperone to the Junior Councillors.

(5) That the cost of N$73,953.00 for incidental for all eight Junior Councillors going and Ms Tjaveondja be defrayed from vote 0110/0783/000 (S&T Foreign Travel), where N$500,000.00 was budgeted for and N$77,977.03 is still available.

(6) That the cost of N$11,600.00 for branded clothing be defrayed from vote 0110/0676/0000 (Entertainment), where N$200,000.00 was budgeted for and N$48,877.56 is still available.

(7) That parents/guardian's complete indemnity forms.

(8) That a presentation and report be presented to Council after the trip has been undertaken.

(9) That item be executed immediately.

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12 **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE FOR JUNE 2026**

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

12.1 **Resubmission - Council representative on the Erongo Regional Electricity Distributor Board of Directors** (Add. No. 1; M/C Meeting 30/06/2026; File: 1/2/2/4/1 / 12/1) (OCM No. 80/2026/07/07)

Councillor A Kahmann enquired whether Recommendation 1 had been fulfilled, whether the relevant letter had been received, and whether Council was required to take a decision to give effect to Recommendations 2, 3, and 4.

Councillor M Hangula requested clarity from the CEO and the Secretariat on whether the letters had been received.

The CEO indicated that she would not respond to the matter due to a previous comment made by Councillor E Shozi, instructing her not to speak while the Chairperson was addressing the meeting.

Councillor E Shozi confirmed that the letters had been received. Councillor A Kahmann again requested clarity on whether the letters had been received.

Councillor M Hangula proposed that the matter be referred back until such time that the CEO was willing to respond to questions raised during Council meetings.

Councillor E Shozi reiterated that the letters had been received and stated that the matter would be referred back for further consideration. He further states the required communication *had been sent in writing to the board member through Corporate Services he stated that they had been copied on the correspondence and a written response had been received by Corporate Services. Councillor Shozi stated that because the correspondence contained information with possible legal implications, the Chairperson had requested that it only be made available to members during the Council meeting. He further read out an email dated 07 July 2026 which he received with the letters and a further email he had sent to Manager Corporate services instructing that the letters be circulated.*

The Chairperson requested clarity from the Management Committee members on whether they agreed with referring the matter back and whether the required two-thirds majority was available for such a decision.

Councillor S Mutondoka raised concerns that if correspondence received only included one Councillor it should have been shared and included in the Council documentation, other relevant correspondences have been treated in the same manner. She further stated that the letters should have been submitted to Council prior to the meeting.

Councillor M Hangula indicated that the CEO should be allowed to respond to the questions raised and advised that, should the letters have been received, they should immediately be shared with members for consideration.

Councillor P Munyala stated that Recommendation 1 had effectively been completed or had expired and that Council should proceed to consider Recommendations 2, 3 and 4 because Council has the authority to appoint and remove board members. She proposed that Recommendations 2, 3, and 4 be implemented.

The Chairperson requested that a vote be taken on both proposals.

Councillor N Johannes state that Council could not properly consider the remaining recommendations without first receiving and considering the correspondence, and requested that the CEO circulate or read the letters to Council.

She further supported Councillor M Hangula's proposal that, should the letters be available, they be circulated to members for consideration.

The CEO clarified that she was not part of the email trail and that a printed copy had only been provided to her at the previous meeting regarding the confirmation of minutes. She further stated that she had attempted to raise the matter during the meeting but was not given an opportunity to address it. She subsequently handed the letter to the Chairperson.

The Chairperson read the letter and confirmed that it was addressed to the Chairperson of the Management Committee.

Councillor S Roodt proposed that a Special Council Meeting be convened to consider the matter.

Councillor A Kahmann opposed the proposal, stating that referring the matter to a Special Council Meeting would result in further delays in reaching a decision and could have financial implications.

Councillor P Benjamin seconded Councillor Munyala's proposal that Recommendations 2, 3, and 4 be given effect.

Councillor M Hangula requested that Councillor S Mutondoka withdraw the statement indicating that the Management Committee was defending the matter, stating that the matter was of a legal nature and should be handled with due diligence and careful consideration.

Voting results:

- *Proposal to refer the matter back to the Management Committee:*
  Councillors M Hangula, E Shozi, and N Johannes voted in favour.

- *Proposal for Recommendations 2, 3, and 4 to take effect:*
  Councillors P Munyala, P Benjamin, S Roodt, J Kamaundju, A Kahmann, and S Mutondoka voted in favour.

The Chairperson abstained from voting.

Councillor E Shozi requested that his dissenting view be recorded in the minutes. He stated that he did not agree with the decision taken and formally disassociated himself from the decision, noting that, in his view, the matter was of a legal nature and could have unlawful and legally binding consequences. Councillor Shozi further referred to the Standing Rules relating to dissenting votes and requested that his dissent be reflected in the official record. He indicated that he did not associate himself with or support the resolution adopted by Council.

The Chairperson further called for nominations for the appointment of an alternate member in accordance with Recommendation 4.

Councillor P Benjamin proposed the nomination of Mr Simon Junias for appointment as the alternate member. The proposal was seconded by Councillor P Munyala.

Councillor N Johannes proposed that the nominated member submit his Curriculum Vitae for consideration.

The meeting agreed to the proposal.

With a dissenting vote from Councillor E Shozi recorded, and on a majority vote:

The Municipal Council RESOLVED:

(1) That the Municipal Council of Walvis Bay, with the information provided, withdraws the appointment of Mr Johny Johnson Doeseb as one of its representatives on the Board of Directors of the Erongo Regional Energy Distributor (ERED), and replace him with another person to represent the Municipality of Walvis Bay until then end of the current term of office of the representatives, namely 30 March 2027.

(2) That the alternate board member, Mr Kashindinge Lukas Nghipuilepo assumes the role of full board membership.

(3) That Mr Simon Junias be appointed as alternate member with the condition of submitting his Curriculum Vitae for consideration.

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12.2 **Advice/legal opinion on authority to sign procurement contracts** (Add. No. 3; M/C Meeting 30/06/2026; File 8/1/5/1/3) (OCM No. 81/2026/07/07)

Councillor S Mutondoka noted that clarification had previously been obtained from the Ministry of Finance regarding the matter. She expressed the view that the matter should be left to the Administration, as the applicable protocol requires the relevant documents to be signed by the Accounting Officer.

Councillor E Shozi clarified that the Management Committee was not disputing the guidance previously received, but was seeking additional legal clarification from the Attorney General. He further noted that the requests for clarification would be consolidated and submitted through the appropriate administrative process.

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That the Municipal Council takes note of the advice and opinion of the Ministry of Finance (Procurement Policy Unit) that the provisions of section 31A of the Local Authorities Act, 1992, do not apply to procurement contracts as any contract or documents related to public procurement the provision of the Public Procurement Act, 2015 supersedes other legislation.

(2) That the Municipal Council, on the advice by the Ministry of Finance (Procurement Policy Unit), seek a legal opinion from the Attorney General's Office on the provisions of section 31A of the Local Authorities Act, 1992, and the provisions of sections 74 (1) as well as 3 (2) of the Public Procurement Act, 2015, insofar as they may conflict with each other. And that the Attorney General further advise on which contracts are to be co-signed by the Chairperson of the Management Committee.

(3) That the matter be resubmitted after the legal opinion has been obtained.

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12.3 **Request MNDAPE Zero Tolerance for sponsorship of refreshments and Municipal support for the Men & Women Conference on gender-based violence (Donation)** (Add. No. 4; M/C Meeting 30/06/2026; File 15/16/1/1/4) (OCM No. 82/2026/07/07)

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That the Municipal Council approves the request received from MNDAPE Zero Tolerance for sponsorship of refreshments to the value of N$8,705.00 for the Men & Women Conference on Gender-Based Violence scheduled for 20 August 2026, subject to recommendation 2 below.

(2) That the Municipal Council recommends that a donation be made and that Ministerial approval be sought for the donation in terms of 30(2)(ii) of the Local Authorities Act, 1992.

(3) That the costs of N$8,705.00 be defrayed from Vote 0110/0606/0000 (Donations) where N$ 410,000.00 is still available on the date of this recommendation.

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12.4 **Audit report on the procurement compliance audit of the Municipality of Walvis Bay** (Add. No. 5; M/C Meeting 30/06/2026; File: 5/15/1/2/3) (OCM No. 83/2026/07/07)

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That the Council takes note of the attached Audit Report on the Procurement Compliance Audit for the 2024 / 2025 Financial Year, with self-explanatory contents.

(2) That the audit findings and agreed corrective actions and recommendations as presented in the report be implemented to be in compliance with the Public Procurement Act, 2015 and improve the current scoring.

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12.5 **Re-submission: Application to purchase portion 12 of Farm 37 Walvis Bay: Nalitungwe Community Saving Foundation** (Add. No. 6; M/C Meeting 30/06/2026; File: Farm 37) (OCM No. 84/2026/07/07)

Councillor A Kahmann referred to the recommendations and supported the overall proposal but expressed concern regarding Recommendations 2 and 3. He noted that the matter had been presented to Council on several occasions without a final determination being made or a verified estimate of the development costs to be reimbursed to the developer. Councillor Kahmann emphasized that Council should not make a decision on reimbursement without first receiving a verified cost estimate. He expressed confidence in the General Manager's ability to determine the appropriate market-related development costs and referred Council to the relevant report for further consideration. He further advised that the Management Committee should ensure that items submitted to Council are properly verified and reviewed before being tabled for consideration.

Councillor E Shozi acknowledged the concerns raised by Councillor A Kahmann.

Councillor M Hangula enquired about the proposed price at which the erven would be sold back to Council.

The GM: CED indicated that the development costs had not yet been determined and that the developer would need to be engaged to establish the applicable development costs before the selling price could be confirmed.

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That ± 13, 4534 Ha of unserviced/unsurveyed single residential erven of Portion 12 of Farm 37, be sold by private transaction to Nalitungwe Community Saving Foundation (the applicant), at N$5.00/m²

(2) That all erven not zoned single residential erven revert back to Council.

(3) That the applicant be reimbursed for these erven to revert back to Council based on actual development cost, to be verified by the General Manager: Roads and Building Control.

(4) That the erven, once the township register has been open at Deeds Office, a tripartite agreement be signed between Council, Nalitungwe Community Saving Foundation and the individual beneficiaries, to transfer the properties directly to the beneficiaries.

(5) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.

(6) That, in terms of Section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, and Section 63 of the Local Authorities Amendments Act, 2018 (Act 3 of 2018), the approval of the Minister of Urban and Rural Development be obtained.

(7) That the applicant submits the necessary Environmental Impact Assessment Study (EIAS) and Environmental Clearance Certificate, in terms of Section 56 of the Environmental Management Act, Act 7 of 2007, from the Ministry of Environment, Forestry and Tourism, Directorate: Environment Affairs, for the development of Portion 4 of Remainder Farm 37.

(8) That, after all approvals have been obtained, the agreement of sale be signed and a 10% deposit of the purchase price be paid on the date of sale, and the balance be paid within 36 months from the date of sale as per the Sale/ Lease of Land Policy of Council.

(9) That, the applicant pays 10% of the purchase price towards the landscaping fund at the date of sale.

(10) That the applicant contributes to the actual cost of the provision of bulk services. The Department Roads and Building Control determine the exact contribution when final designs of bulk services are approved.

(11) That the applicant, at own cost, do all and/or or any required ground works, provides all outstanding services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electrical reticulation, tarred roads and that such services be donated to Council, free of charge.

(12) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.

(13) That electrical requirements/services and/or any other information in this regard, be taken up with ERONGO RED.

(14) That the applicant shall commence with development within twenty- four (24) months from the date of transfer in the Deeds Office, and that such development be completed within thirty-six (36) months from such date of transfer; failing to comply would result in the undeveloped erf/erven to revert back to Council at the cost of the applicant.

(15) That Council reserves its right and may withhold transfer in any event of disputes, which may arise amongst the leadership of the applicant (Nalitungwe Community Saving Foundation).

(16) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read together with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.

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12.6 **University of Namibia (UNAM): Application for unserviced Erf 6439 Walvis Bay, Extension 5: Establishment of the School of Marine Engineering and Marine Studies** (Add. No. 7; M/C Meeting 30/06/2026; File 6439 W & 4688 W) (OCM No. 85/2026/07/07)

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That the Council resolution dated 27 June 2018 under item 12.11 be rescinded.

(2) That the Council resolution dated 15 April 2020 under item .5.5 be rescinded.

(3) That erf 6439 Walvis Bay, Extension 5, in extent approximately 93,000 m^{2,} be sold by private transaction to University of Namibia (UNAM) (the applicant) at N$15.00/m² which totals to N$ 1,395,000.00.

(4) That remainder erf 4688 Walvis Bay, Extension 5, in extent approximately 40,000 m² be sold by private transaction to University of Namibia (UNAM) (the applicant) at N$15.00/m² which totals to N$ 600,000.00.

(5) That the applicant, at its own cost, advertises the sale by private transaction for objections in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.

(6) That 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).

(7) 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.

(8) That the contribution of 10% towards landscaping fund be waived as the applicant will build much needed tertiary facility in Walvis Bay.

(9) That the applicant bear cost related to the provision of bulk infrastructure services and to the satisfaction of General Manager: Roads and Building Control.

(10) That development agreement be entered into simultaneously with the sale agreement on the date of sale.

(11) That the applicant, at own cost, do all and/or or any required ground works, provides all outstanding services and adheres to the guidelines/standard requirements for all services, i.e., water connection, water/sewerage/electrical reticulation.

(12) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.

(13) That the applicant consolidate erf 6439 Walvis Bay and Remainder erf 4688 Walvis Bay, Extension at its own cost and further attend to any outstanding planning matters.

(14) That Council approves that the Municipality of Walvis Bay and University of Namibia enter into a Memorandum of Understanding.

(15) 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.

(16) That the relevant letters and communication available between the previous applicant Turnkey Water Solutions & Innosun and Council be submitted before the next Ordinary Council meeting scheduled for 07 July 2026.

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12.7 **Application for acquisition of industrial land at Farm 39 for the construction of an Oil and Gas Training Centre – Africa Provider Offshore Services** (Add. No. 8; M/C Meeting 30/06/2026; File Farm 39) (OCM No. 86/2026/07/07)

Councillor J Kamuandju raised several queries regarding the matter. She enquired whether the applicant would be required to pay for the reservation of the land for the seven-month period or whether Council would receive any form of compensation. She further sought confirmation on whether Management had verified the status of the Environmental Clearance Certificate and requested clarity on the number of employment opportunities expected to be created, as indicated in the proposal. Councillor Kamaundju further questioned the rationale for making six hectares of land available to a single applicant, whether the land had been advertised, and whether the broader public had been given an opportunity to participate.

Councillor N Johannes responded that, in accordance with the recommendation, the Environmental Clearance process would still need to be undertaken and had not yet been completed. She further clarified that the matter related to a private transaction with the applicant.

Councillor P Munyala drew members' attention to Recommendations 1 and 2, noting that the process was required to be completed within the stipulated seven-month period.

Councillor S Mutondoka explained the process and clarified that no compensation would be payable.

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That the Municipal Council does not recommend the approval of the application for the Rezoning of Erf 1479 Walvis Bay from Single Residential with a density of (1:500m^2) to General Business with a bulk of 2.0, based on the alignment of the Zoning Scheme and the Structure Plan.

(2) That the Municipal Council grants approval for the application for the Rezoning of Erf 1479 Walvis Bay from Single Residential with a density of (1:500m^2) to Local Business with a bulk of 2.0, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:

(a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.

(b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.

(c) That the rezoning of Erf 1479 Walvis Bay be proclaimed in the Government Gazette.

(d) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.

(3) That consent be granted to proceed with development while rezoning is in progress.

(4) That redundant title deed conditions be cancelled and replaced with the standard short conditions as outlined below:

In favour of the local authority

(a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning Scheme (Zoning Scheme) prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

(b) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

(5) That all costs regarding the above be borne by the applicant/developer.

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

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12.8 **Application for acquisition of industrial land at Farm 39 for the construction of an LPG Wholesale Facility – Conity Energy** (Add. No. 9; M/C Meeting 30/06/2026; File Farm 39) (OCM No. 87/2026/07/07)

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That approval be granted that 3 ha (30,000 m^2) of Remainder Farm 39 be reserved for Conity Energy (the applicant) for the envisaged LPG Plant.

(2) That, the applicant in conjunction with the Town Planning section attends to planning related matters at its own cost.

(3) That the applicant at its own risk and cost conduct Environmental Impact Assessment (EIAs), Environmental Management Plans (EMPs), Risk Management Plans (RMPs) and any other statutory assessment, studies and processes, and obtained clearance from the Environmental Commissioner.

(4) That once (2) and (3) above has been completed, a further comprehensive report with recommendations be submitted to Council for consideration.

(5) That the process in (2) and (3) above be completed within seven (7) months, failing that this Council approval be regarded as null and void.

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12.09 **Application to lease Erf 4618 Walvis Bay NATIS Centre** (Add. No. 10; M/C Meeting 30/06/2026; File: 4618 W) (OCM No. 88/2026/07/07)

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That Erf 4618 Walvis Bay, be leased to the Roads Authority (NaTIS Centre) at N$6,900.00 plus 15% VAT per month, escalating by 5% per annum, for five (5) years, or when the newly constructed building to be completed, whichever comes first. This includes the additional requested area.

(2) That the applicant, at its own cost, advertise the lease by private transaction for objections in line with Section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992).

(3) That the approval of the Minister of Urban and Rural Development be obtained in terms of Section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.

(4) That, while awaiting approval in terms of recommendations 1-3 above, a one-year lease agreement be entered into between the Roads Authority and Council in line with the delegated powers of the General Manager.

(5) That the relocation of light motor vehicle driving test operations from the Civic Centre to Erf 4618 Walvis Bay, Rooikop Road, be approved.

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12.10 **Feedback report to council on the Walvis Bay Maritime Week held from 08 to 13 September 2025** (Add. No. 11; M/C Meeting 30/06/2026; File: Maritime Week) (OCM No. 89/2026/07/07)

Councillor J Kamaundju raised several queries regarding the report, noting that the information on sponsorships contained on page 26 was limited and requested that future reports include a detailed breakdown of each sponsor's contribution, clearly indicating whether the support was provided in the form of cash, goods, or services. She suggested that such information be included as an annexure to enhance transparency. She further sought clarification on the municipal contribution of N$600,000 reflected in the budget, noting that approximately N$661,000 had been budgeted in the previous financial year. She enquired about the reason for the reduction, the benchmark/methodology used to determine the current amount, and for future reports to include a detailed breakdown of how the costs were calculated. She also requested additional information on the procurement process relating to the sponsorships and the measurable outcomes or value expected from the municipality's financial contribution, to strengthen accountability and assist Council in its consideration of such matters.

Councillor A Kahmann referred the member to page 253 Management Committee (MC) agenda, and that all answers were provided therein.

The GM: CED explained that the reduction in the budgeted amount was due to budget cuts. He further indicated that, should the donations received not sufficiently cover the required costs, the Department may return to Council to request a budget adjustment.

On a unanimous vote:

The Municipal Council RESOLVED:

(1) The Council takes note of the feedback report on the Walvis Bay Maritime Week held from 08 to 13 September 2025.

(2) That Council endorses the continuation of the Walvis Bay Maritime Week as a strategic platform to promote Walvis Bay's maritime profile, local economic development, tourism, investment, and youth participation.

(3) That the approved budget amounting to N$ 600 000.00 on Vote 0360/0541/0000 (Festival Expenditure), be used for Maritime Week for the 2026 edition, while this budget is subject to confirmation of sponsorships from potential partners or donors.

(4) That Council acknowledges the contributions of NAMPORT, DEBMARINE Namibia, the Namibia Fish Consumption and Promotion Trust, and all other sponsoring partners towards the successful implementation of the 2025 programme.

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12.11 **Feedback report to council regarding the participation of the Walvis Bay Municipal sports team at the Namibian Local Authority Sports and Recreation Association in Grootfontein, Otjozondjupa Region from 25 - 29 May 2026** (Add. No. 12; M/C Meeting 30/06/2026; File: 11/2/17) (OCM No. 90/2026/07/07)

On a unanimous vote:

The Municipal Council RESOLVED:

That the feedback report of the Namibian Local Authority Sports and Recreation Association (NALASRA) games participation of the Municipal Sports team, be noted.

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12.12 **Participation in Southern Africa Inter-Municipal Sports Association (SAIMSA) Games: Eswatini 2026** (Add. No. 13; M/C Meeting 30/06/2026; File: 11/2/16) (OCM No. 91/2026/07/07)

Councillor S Roodt enquired whether the necessary budget adjustments would be made to accommodate the Councillors proposed to accompany the delegation, as reflected in the resolution. She further enquired whether the Councillors would receive subsistence and travel (S&T) allowances for the trip. Councillor Roodt also proposed that, in future, when nominations are made for such delegations, all Council members should be considered rather than only members of the Management Committee (MC).

Councillor E Shozi explained that the current resolution already provides for any necessary budget adjustment, as the amount reflected is an estimate. He further clarified that subsistence and travel (S&T) allowances are payable for official trips undertaken. He also noted Councillor S Roodt's proposal that future nominations should consider all Council members.

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That participation in the 2026 SAIMSA Games from 20 – 25 September 2026 in Eswatini be approved.

(2) That the budgeted amount of N$ 1 000 000.00 to be allocated to cover the costs of participation in the SAIMSA Games 2026 in Eswatini be approved.

(3) That the expenditure of N$ 1 000 000.00 be defrayed from the Vote No 0336/0776/0000 – SAIMSA, where an amount of N$ 1 000 000.00 was budgeted for and the full amount is available.

(4) That the expenditure be allocated as follows;

- N$ 11 000.00 – SAIMSA Affiliation and Registration Fees;
- N$ 989 000.00 – Transport and Accomodation for the approximately 135 officials.

(5) That special leave be granted from 17 – 28 September 2026, to the participants attending the SAIMSA Games 2026.

(6) That special leave be granted to Mr. Daniel A. Mouton, as the Vice President of SAIMSA to travel two (2) days prior to attend the preparation meetings prior to the SAIMSA Games 2026 when invited.

(7) That, subject to Ministerial approval the Council nominates five (5) Council members to accompany the team namely; His Worship Councillor J Shimbilinga, Councillors E Shozi, P Benyamin, N Johannes and A Kahmann.

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12.13 **Capital Budget 2026/27 – Transfer of budgeted funds between votes** (Add. No. 14; M/C Meeting 30/06/2026; File: Budget) (OCM No. 92/2026/07/07)

On a unanimous vote:

The Municipal Council RESOLVED:

(1) That approval be granted for this application in terms of Section 84(5)(a) of the Local Authorities Act, 1992.

(2) That approval be granted to transfer N$ 8,000,000.00 from B613/5798/000 (Rehabilitation of Narraville north pump station) under the 2026/2027 financial year.

(3) That a new vote be created for the Integrated water and wastewater master plan project in the capital budget.

(4) The transferred funds be utilised to cover the consultancy fees for the Integrated wastewater master plan project.

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12.14 **<u>Monthly Reports – March and April 2026</u>** (Add. No. 15; M/C Meeting 30/06/2026; File: 9/1/3/8) (OCM No. 93/2026/07/07)

Councillor A Kahmann referred to the Finance Department's monthly reports for the period December 2025 to April 2026, with particular reference to the Top 10 debtors. He enquired whether the Management Committee had discussed strategies to address the outstanding debtors and what measures would be implemented going forward.Councillor Kahmann stated that he observed that there had been little movement in the outstanding debt amounts over the reporting period, despite previous discussions on debt collection following the meeting of 30 June 2026. He noted that the total outstanding amount of the Top 10 debtors remained substantial, with minimal reductions from month to month, the addition of a new debtor to the list, and the increase of one debtor's outstanding balance to approximately N$1.9 million. He expressed concern that the limited progress in recovering outstanding debt could negatively affect the Council's revenue and its ability to fund projects and improve service delivery. Councillor Kahmann further urged the Management Committee to give greater attention to the monthly management reports, stating that they provide valuable indicators of the municipality's financial and operational performance. He emphasized that the reports should be critically reviewed to identify trends and inform appropriate corrective action, rather than merely being noted as routine agenda items.

Councillor E Shozi, acknowledged Councillor A Kahmann's remarks and stated that he had taken note of the concerns raised. He further indicated that the Management Committee would exercise greater oversight in its review of the monthly reports to strengthen governance and ensure more effective consideration of the matters contained therein.

On a unanimous vote:

<u>The Municipal Council RESOLVED:</u>

That Council takes note of the reports submitted.

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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 the Members for their participation. The meeting was adjourned at 22:28.

CHAIRPERSON
Date signed:

CHIEF EXECUTIVE OFFICER
Date signed: 31/07/2026