



MUNICIPALITY OF WALVIS BAY

AGENDA

ORDINARY COUNCIL MEETING

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

**ON THURSDAY
03 SEPTEMBER 2026
AT 18:00**



Municipality of Walvis Bay

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Date: 27 August 2026

NOTICE

His Worship the Mayor and Councillors
General Managers

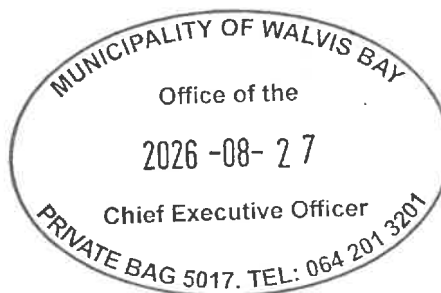
AUGUST 2026 - ORDINARY COUNCIL MEETING OF THE LOCAL AUTHORITY COUNCIL OF WALVIS BAY

Notice is hereby given that the Ordinary Council meeting of the Local Authority Council of Walvis Bay will be held in the Civic Centre Council Chambers, Nangolo Mbumba Drive: -

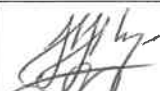
Thursday 03 September 2026 at 18:00

Yours faithfully,


Frans I. Gonteb
Acting Chief Executive Officer



Date	Time
27/8/26	14 : 30

Official	Date	Time	Signed off
Compiler	26/08/2026	:	
M: CCS	27/08/2026	10 : 35	
GM: HR, C& CS	27/8/2026	14 : 05	



Agenda

1. **Opening by prayer** (File 3/1)

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2. **Adoption of agenda and declaration of interest**

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3. **Application for leave of absence by members of council** (File 3/3/1/4)

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4. **Confirmation of minutes of previous meeting/s** (File 3/3/2/3/1)

- 4.1 Minutes of the Ordinary Council Meeting held on Tuesday 28 July 2026, to be confirmed and approved.

- 4.3 Minutes of the Special Council Meeting held on Tuesday 04 August 2026, to be confirmed and approved.

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

None.

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

None.

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

Statement by His Worship the Mayor, Johannes Shimbilinga.

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

- 8.1 Petition regarding delayed processing and lack of feedback on HIHCO's residential land application at Farm 37- *Hand In Hand Community Organisation (HIHCO)* See Page 5.

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9. **Motions of members** (File 3/3/1/1)

None.

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10. **Answers to questions of which notice has been given** (File 3/3/1/2)

10.1 Questions received from Councillor S Roodt.

The response to the questions provided- *See on Page 7*

10.2 Questions received from Councillor S Roodt.

The response to the questions provided -*See Page 11*

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PETITION TO THE MAYOR OF WALVIS BAY MUNICIPALITY

Date: 10 August 2026

To: His Worship, Mayor Johannes Shimbilinga

Walvis Bay Municipality

Walvis Bay, Namibia

From: Hand In Hand Community Organisation (HIHCO) Executive Committee Walvis Bay, Namibia jhinjekwa5@gmail.com 0852536961

Subject: Petition Regarding Delayed Processing and Lack of Feedback on HIHCO's Residential Land Application at Farm 37

Your Worship,

We, the Executive Committee of Hand In Hand Community Organisation (HIHCO), hereby submit this petition on behalf of our more than 1,000 members, who have mandated us to formally raise concerns regarding the prolonged delays, lack of feedback, and inconsistent communication from officials responsible for land applications at the Walvis Bay Municipality.

1. Background of Our Application

1. HIHCO applied for residential land/plots at Farm 37 (Area) on 18 September 2024.
2. On 7 February 2025, we received a letter from the CEO directing us to liaise with Mr. Jack Manale regarding our application.
3. A meeting was held on 05 March 2025 between HIHCO Executive Members, Mr. Erickson Mwanyekange, and Mr. Jack Manale, where we were informed of the requirements needed for our application to reach the Walvis Bay Council for perusal and possible approval.
4. On 17 March 2025, Mr. Manale provided a written outline of all required documents. HIHCO submitted all requested documents promptly.
5. During follow-ups, we were repeatedly informed that "all is well" and that the application would be submitted to Council for approval.
6. On 16 March 2026, HIHCO met with Your Worship, and Mr. Mwanyekange was called in to explain the status of our application. We were informed that the application was completed by officials and would be tabled before Council in April 2026 for discussion and possible approval.

2. Concerns Raised

Despite attending Council meetings from April 2026 to July 2026, our application has not been discussed, nor have we received any official update explaining the delay.

This prolonged silence has created frustration and uncertainty among our members, who feel that HIHCO is not being treated equally compared to other groups that have already been allocated plots at Farm 37.



[Handwritten signature]
BRACEB
A.K. Shilongo
H. Mwanyekange
H.M.
Shute
✓

Our members are experiencing **excessively high rental fees** in Walvis Bay, and securing land is essential for establishing stable homes and improving their living conditions. The lack of progress on our application has therefore become a matter of urgency.

3. Our Request

HIHCO respectfully requests:

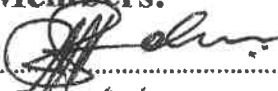
- A **clear and official update** on the status of our Farm 37 land application.
- An explanation for the delays experienced since April 2026.
- Assurance that our application will be treated **fairly, transparently, and without discrimination**.
- Confirmation of the **expected date** when our application will be tabled before Council for discussion and possible approval.

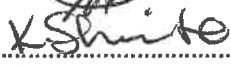
We kindly request a **written response within 15 days** from the date this petition is received by your office.

4. Conclusion

This petition is not submitted lightly. It reflects the concerns of over 1,000 residents who urgently need land to build homes and escape the burden of high rental costs. HIHCO remains committed to working constructively with the Municipality and hopes for timely intervention from Your Worship and the Council.

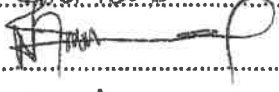
Signed on behalf of HIHCO Members:

John Hinyekwa – Chairperson 

Kaunapawa Shivute – Vice Chairperson..... 

Albertina Shilongo – Treasurer 

Albertus Goraseb – Vice Treasurer 

Immanuel Mwashekele – Secretary..... 

Hileni Mwafange – Vice Secretary..... 

Ref. No. 3/3/1/2

RESPONSE TO QUESTIONS SET 3 BY CLLR SHARON ROODT

1. Purpose of submission

To provide responses to the questions submitted by Cllr Sharon Roodt dated 22 June 2026 under Rule 20 of the Standing Rules.

2. Discussion

The original questions are attached as Annexure A.

Question 1:

During July and September of 2025, as well as in April and May 2026, the JWBRA engaged the esteemed Madam CEO on residents' complaints about the Municipality, reported to the JWBRA. The CEO committed to a turnaround of 4 weeks on the complaints, yet even after multiple reminders to her office, feedback has yet to come. I ask that she explains this unacceptable neglect of the residents she, as an extension of the Council, is tasked to serve and protect and provide a detailed report on the submitted complaints no later than 2 weeks from receiving these questions, no matter when they are actually read in Council.

Response:

The CEO acknowledges the concerns raised regarding the matters referred to by the JWBRA during July and September 2025, as well as April and May 2026, and remains committed to ensuring that all complaints received by her office are addressed as comprehensively and expeditiously as possible.

It is important to note, however, that many of the matters raised require detailed factual input, investigation, and reports from the relevant departments before a meaningful and accurate response can be provided. As the Accounting Officer, the CEO is necessarily dependent on management to furnish the required information within reasonable timeframes. Delays in receiving such information inevitably affect the time within which consolidated responses can be submitted.

The CEO also wishes to highlight that a significant portion of executive time is frequently devoted to responding to repeated requests for information on matters that are already under investigation or awaiting departmental input. While accountability and oversight are fundamental principles of good governance, repeated follow-up requests before the necessary information have been received can consume valuable executive capacity that would otherwise be directed towards resolving the underlying issues.

Notwithstanding these challenges and the exceptionally demanding workload of the Office of the CEO, the CEO remains fully committed to responsiveness, transparency, and accountability. Every effort is made to ensure that matters brought to her attention receive due consideration and that responses are factually accurate, complete, and informed.

While every effort is made to meet requested timeframes, the overriding priority remains the submission of a comprehensive and reliable report that enables Council to exercise its oversight function on the basis of complete and accurate information.

Question 2:

What is the arrangement and the costing for water use and consumption between the Municipality and Nampot? Please detail the reasons for the arrangement as well.

Response:

The current water supply arrangement between the Municipality and Nampot is that Nampot buys water directly from the Municipality and is billed at the standard business rate, much like any other

business account. All tariffs are approved by the Council and published in the Government Gazette. Therefore, there is no separate arrangement or agreement.

Question 3:

What information is needed by the Roads Authority from Council for their Walvis Bay Roads Project, and by when? Provide an exhaustive list so that one can ensure the RA are not delayed by lack of information.

Response:

The RFA/ RA is not delayed by a lack of information. It should be noted that the scope of roads under the Memorandum of Agreement between the RA, RFA and the Municipality is vast and cannot be undertaken in one year and there are several road rehabilitations either currently underway or that will commence soon as part of the multi-year agreement. The roads forming part of the RFA/ RA Memorandum of Agreement can be divided into three categories for ease of reference.

Group A are roads part of the original scope with no or little sewer pipelines within the road reserve. There is no information outstanding on these roads.

Group B are roads part of the original scope of works with sewer lines in the road reserve. The Municipality is in the process of procuring a specialized trenchless sewer replacement contractor. After the replacement of the sewer lines the rehabilitation of these roads will commence. These roads are scheduled towards the end of the project

Group C are new roads that have recently been identified and added (specifically in Kuisebmond and Narraville). Most of the information has been submitted except for the designs for Nathaniel Maxuillili Road that is nearing completion.

Question 4:

Why does the Municipality not have an internal road repairs team?
at is the action plan and timeline for the repairs of roads and potholes in our town, specifically,

Response:

The current organogram does not include a specific pothole repair team. This is being addressed in the new organizational structure. However, once the necessary materials have been procured, an interim team will be established to commence with in-house pothole repair work.

Question 5:

What is the current status of the budget approval process? What steps is the Municipality taking to keep residents informed on capital budget projects and spending?

Response:

The budget pack which includes the Cover letter, Capital, Operating Budget 2026/2027, Special Council minutes adopted on 08 May 2026, and the tariffs for 2026/2027 was sent to Ministry on 09 June 2026. The signed minutes of the budget's adoption on 08 May 2026 and the Erongo Regional Council consultation letter were sent 30 June 2026 to the Ministry. We are still awaiting the final approval from the Minister, however, the Ministry on 20 March 2026, issued a directive that local authorities commence with the implementation of their planned / approved programs, activities and projects and that they should not wait until the new budget has been approved as Councils are authorised, in terms of Section 83 (3) of the Local Authorities Act, 1992 (Act No. 23 of 1992), to utilize an amount equal to 25% of the total amount appropriated for the immediate preceding financial year (2025/2026).

On the second part of the question, the onus rest with the Council under section 88 of the Local Authorities Act, to have consultative meetings on a quarterly basis with the public and then to also address the capital projects status etc in that meeting.

ANNEXURE: A

The Chief Executive Officer

The Municipality of Walvis Bay

Monday, 22 June 2026

Dear CEO,

REQUEST FOR QUESTIONS TO BE SUBMITTED – SET 3

Below are questions to be submitted to the next Ordinary Council Meeting on 30 June 2026, regarding matters of public interest in accordance with Standing Rule 20.

(Please note that this marks Set 3 of 3 submitted by this Councillor thus far, and is therefore separate from the questions submitted on 21 May, which were read out at the OCM of 16 June 2026 and are yet to be answered.)

I request that time is made that the questions and answers be read out during the Council Meeting.

I further request that a copy of the questions and answers be included in and distributed with the public OCM Minutes.

1. During July and September of 2025, as well as in April and May 2026, the JWBRA engaged the esteemed Madam CEO on residents' complaints about the Municipality, reported to the JWBRA. The CEO committed to a turnaround of 4 weeks on the complaints, yet even after multiple reminders to her office, feedback has yet to come. I ask that she explain this unacceptable neglect of the residents she, as an extension of the Council, is tasked to serve and protect and provide a detailed report on the submitted complaints no later than 2 weeks from receiving these questions, no matter when they are actually read in Council.
2. What is the arrangement and the costing for water use and consumption between the Municipality and Namport? Please detail the reasons for the arrangement as well.
3. What information is needed by the Roads Authority from Council for their Walvis Bay Roads Project, and by when? Provide an exhaustive list so that one can ensure the RA are not delayed by lack of information.
4. Why does the municipality not have an internal road repairs team?

5. What is the current status of the budget approval process? What steps is the Municipality taking to keep residents informed on capital budget projects and spending?

I so submit.

A handwritten signature in black ink, appearing to read 'Sharon Roodt', written in a cursive style.

Councillor Sharon Roodt

Ref. No. 3/3/1/2

RESPONSE TO QUESTIONS SET 4 BY CLLR SHARON ROODT

1. Purpose of submission

To provide responses to the questions submitted by Cllr Sharon Roodt dated 3 July 2026 under Rule 20 of the Standing Rules.

2. Discussion

The original questions are attached as Annexure B.

Question 1:

What is the lawful instrument that authorises the Municipality to charge and recover “collection commission” or debt collection agency fees from municipal consumers, and how is such authority reconciled with the gazetted tariff structure, the Financial Rules (1997) and the Local Authorities Act, 1992?

Question 2:

- (a) Identify the specific legal authority that permits the imposition of collection commission and the recovery of debt collection agency fees from consumers.
- (b) Clarify whether such charges are part of the approved and gazetted tariff schedule, or implemented under the Financial Rules, Credit Control Policy, or delegated administrative authority.
- (c) Confirm whether any contractual arrangement with RedForce creates a direct financial obligation for consumers, and if so, the legal basis extending such obligation to third parties who have not entered into an agreement with the debt collection agency.
- (d) Provide copies or references to all Council resolutions, policies or delegated authorities relied upon in applying such charges to consumer accounts.
- (e) Provide copies or samples of notices sent to consumers informing them of any obligation to pay for such charges.

Response:

The response to the above questions is interrelated. It is a fact that the principal enabling provision is section 30(1)(u) of the Local Authorities Act, which requires charges, fees and other moneys payable to a local authority to be determined by the Council and published by notice in the Gazette.

However, providing a substantive response to the Councillor at this stage to the questions submitted by her, would be inconsistent with Council Resolution Item 12.10, adopted at the Ordinary Council meeting held on 28 July 2026. In terms of that resolution, and on the recommendation of the Management Committee, the Council resolved that the matter be referred for discussion at the next Informal Discussion Meeting with all Councillors.

Any further substantive response at this stage could therefore pre-empt the deliberations and discussions contemplated by Council in terms of the said resolution. It is accordingly considered appropriate that the matter first be addressed at the forthcoming Informal Discussion Meeting, after which any further response or action can be considered in accordance with Council's direction.

The Chief Executive Officer

The Municipality of Walvis Bay

ANNEXURE: B

Friday, 3 July 2026

Dear CEO,

REQUEST FOR URGENT QUESTIONS TO BE SUBMITTED – SET 4

Below are questions to be submitted to the next Ordinary Council Meeting, regarding matters of public interest in accordance with Standing Rule 20.

I request that time is made that the questions and answers be read out during the Council Meeting.

I further request that a copy of the questions and answers be included in and distributed with the public OCM Minutes.

1. RedForce Debt Collection continues to place undue hardship on residents.

Therefore I ask:

What is the lawful instrument that authorises the Municipality to charge and recover “collection commission” or debt collection agency fees from municipal consumers, and how is such authority reconciled with the gazetted tariff structure, the Financial Rules (1997), and the Local Authorities Act 23 of 1992?

Council is requested to respond in light of the following:

- a. The **2025/2026 gazetted tariffs (Government Gazette No. 8700, as corrected by Gazette No. 8753)** prescribe **interest on overdue municipal accounts at 12% per annum** under Section 4 (Consumer Accounts), with no explicit provision for collection commission or percentage-based recovery fees payable by consumers.
- b. The **Municipal Water Services Application Form** available on the Municipality’s website provides for **interest on arrears at 15% charged per month**, which appears inconsistent with the gazetted tariff and is not reflected in any published correction notice.
- c. The **Financial Rules (1997), Section 8.7**, provide that the Town Treasurer may institute legal action for recovery of amounts outstanding for more than two months, but do not expressly provide for the imposition or recovery of third-party debt collection commission from consumers.
- d. loc, but does not on its face create or define additional categories of chargeable costs such as external collection agency commissions.
- e. Municipal accounts currently reflect **collection commission or similar debt recovery charges linked to payments made on overdue accounts**, despite the absence of any clearly identifiable provision for such charges in:

- i. gazetted tariffs,
- ii. published tariff corrections, or
- iii. standard consumer service agreements.

2. I therefore request Council to

- a. Identify the **specific legal authority** (Act provision, regulation, by-law, gazetted tariff item, Credit Control Policy clause, or Council resolution) that permits:
 - i. the imposition of collection commission on consumers; and
 - ii. the recovery of debt collection agency fees from consumers.
- b. Clarify whether such charges are:
 - i. part of the **approved and gazetted tariff schedule**, or
 - ii. implemented under the **Financial Rules (1997), Credit Control Policy, or delegated administrative authority**, and to provide the exact clause(s) relied upon.
- c. Confirm whether any contractual arrangement with RedForce creates a **direct financial obligation for consumers**, and if so, the legal basis for extending such obligation to third parties who have not entered into any agreement with the debt collection agency.
- d. Provide copies or references to all **Council resolutions, policies, or delegated authorities** relied upon in applying such charges to consumer accounts.
- e. Provide copies or samples of notices sent to consumers informing them of any obligation to pay for such charges.

I so submit.



Councillor Sharon Roodt

11. **REPORT OF THE MANAGEMENT COMMITTEE FOR AUGUST 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.

There were no items to report on.

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12. **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE FOR AUGUST 2026**

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

12.1 **Ministry of Urban and Rural Development – Resolutions and the way forward on financial management for adoption and implementation by all Regional and Local Authority Councils** (Add. No. 2; M/C Meeting 25/08/2026; File: 4/4/3 & 5/1/P)

The purpose of this report is for the Municipal Council to adopt and implement the resolutions emanating from the Financial Management Workshop for Regional and Local Authorities.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council of Walvis Bay, as a matter of policy, adopts the 25 resolutions and way forward made at the Financial Management Workshop for Regional and Local Authorities of the Ministry of Urban and Rural Development, held from 6 to 10 July 2026 in Swakopmund.
- (2) That the administration submits a monthly financial update and tracking of execution of the resolutions that are applicable to the Municipal Council under this new policy.

12.2 **Request for approval of incentive for Municipal drivers – Sports trip to Eswatini** (Add. No. 1; M/C Meeting 25/08/2026; File: 11/2/16)

The purpose of this report is to seek approval for the payment of an incentive of N\$3 000.00 each to four (4) Municipal employees who have volunteered to undertake driving responsibilities for the Municipality's IVECO buses during the Municipality's participation in sports activities in Eswatini, South Africa from 17 - 26 September 2026.

The Management Committee RECOMMENDED:

- (1) That that the Municipal Council approves the appointment of the following four (4) Municipal employees to undertake the driving responsibilities for the Municipal IVECO buses during the Eswatini sports trip from 17 to 26 September 2026:
 - Mr. Gabriel Malakia – CED Department;
 - Mr. Reginald Limon – RBC Department;
 - Mr. Raphael Muvangua – WWEM Department;
 - Mr. Sakaria Thomas – WWEM Department.
- (2) That approval be granted for the payment of an incentive of N\$3,000.00 per driver, amounting to a total of N\$12,000.00 for the four drivers, in recognition of the additional driving responsibilities undertaken.
- (3) That the Municipal Council approves that the total amount of N\$12,000.00 be funded from Vote No. 0100/0783/0000 – S&T Foreign under the Office of the CEO.

- (4) That, prior to the finalisation of this grant and the driving responsibilities, it be confirmed that all the appointed drivers are in possession of valid Public Drivers Permit.
- (5) That all participants conduct be within Councils policies and frameworks, including the Council's Use of Municipal Vehicles Policy.

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12.3 **Consideration and adoption of: Regulations relating to the use and control of Car Washes: Local Authorities Act, 1992** (Add. No. 3; M/C Meeting 25/08/2026; File 1/5/2/19)

The purpose of this report is to consider the proposed Regulations relating to the use and control of Car Washes for the Municipality of Walvis Bay.

The Management Committee RECOMMENDED:

That the matter be referred to an Informal Discussions Meeting to be scheduled for 8 September 2026 and resubmitted to the next Management Committee Meeting scheduled in October 2026.

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12.4 **Consideration and adoption of Noise Control and Sound Broadcasting Regulations: Local Authorities Act, 1992** (Add. No. 4; M/C Meeting 25/08/2026; File 1/5/2/18)

The purpose of this report is to consider the proposed Noise Control and Sound Broadcasting Regulations for the Municipality of Walvis Bay.

The Management Committee RECOMMENDED:

That the matter be referred to an Informal Discussions Meeting to be scheduled for 8 September 2026 and resubmitted to the next Management Committee Meeting scheduled in October 2026.

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12.5 **Request for a sponsorship: Namibian Maritime and Fisheries Institute** (Add. No. 5; M/C Meeting 25/08/2026; File: 2/17/1/3)

The purpose of this report is for the Municipal Council to consider the request received from the Namibian Maritime and Fisheries Institute (NAMFI) for a sponsorship by attending its 30th Anniversary Celebration Gala Dinner on 16 October 2026.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council of Walvis Bay accepts the invitation from the Namibian Maritime and Fisheries Institute (NAMFI) for a sponsorship by attending its 30th Anniversary Celebration Gala Dinner on 16 October 2026 purchase a full table at N\$ 12,000.00 at N\$ 1,200.00 per seat.
 - (2) That the Council delegate members to attend the event commensurate to the number of seats bought.
 - (3) That the costs be defrayed from Vote 0110/0606/0000 (Donations) where N\$ 472,000.00 is still available in the current financial year.
- =====

12.6 **Invitation to attend Local Authority Festivals and Expo's, including gala dinners** (Add. No. 6; M/C Meeting 25/08/2026; File: 2/17/1/3)

The purpose of this report is for the Municipal Council to consider, as a matter of policy, the continuous invitations received from the other Namibian local authorities to attend its festivals and EXPO 's, including gala dinners.

The Management Committee RECOMMENDED:

- (1) That Municipal Council approves:
 - (i) for the attendance of the opening ceremony of the Olufuko Cultural Festival on 28 August 2026, that Councillors E Shoji, N Johannes, S Roodt and a member of the administration attend the event;
 - (ii) for the attendance of the Ehao Cultural Festival from 27 October 2026 to 01 November 2026, that Councillors S Mutondoka, P Benyamin, P Munyala to attend the event;
 - (iii) the defraying of the costs for (i) and (ii) above from Vote 0110/0606/0000 (Donations) where approximately N\$ 477,000.00 is still available.
 - (iv) That (i) be executed immediately.
- (2) The administration submit a firm guiding framework with regards to the purchase of tables at local authority gala dinners as well as the attendance of events associated with such gala dinners, for future use.

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12.7 **Royalties received from Erongo RED for the year ended June 2026** (Add. No. 7; M/C Meeting 25/08/2026; File: 1/2/2/4/1)

The purpose of this report is to inform the Municipal Council of the monetary value of royalties received from Erongo RED during the year under review.

The Management Committee RECOMMENDED:

That the Municipal Council take note of the royalties received for the period under review.

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12.8 **Amnesty** (Add. No. 8; M/C Meeting 25/08/2026; File: 5/17/1)

The purpose of this report is to inform the Municipal Council of the outcomes resulting from the current interest amnesty initiative and to request approval for the implementation of a new interest amnesty period.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council takes note of the total amount of interest written off during the review period, which stands at N\$1,844,153, and acknowledges that a total capital amount of N\$9,813,589 has been fully settled as a result of the amnesty initiative.
- (2) That the Municipal Council approves the declaration of a new interest amnesty period, effective the date of approval to 30 June 2027.

- (3) That should the interest amnesty be approved, all interest as on the date of approval be used as a guiding tool to be written off for the period ending 30 June 2027.
- (4) That all accounts which attract interest consequent to the approval, also be written off.
- (5) That the capital amount be fully settled before amnesty is applied.
- (6) That a report on the irrecoverable outstanding debts be submitted to the next MC scheduled for October 2026.

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12.9 **Public Auction** (Add. No. 9; M/C Meeting 25/08/2026; File 6/1/6/1)

The purpose of this report is to request the Municipal Council for the approval of the appointed auctioneer, Bay Auctioneers, to invite interested bidders to purchase, dismantle, demolish and remove the "Blue Ray" waterslide at Dolphin Park Resort.

The Management Committee RECOMMENDED:

- (1) That Council notes that due to the poor condition of the structure, the high estimated dismantling, removal costs and storage costs, and the limited practical use of the salvaged materials, the auction may not attract high bids.
- (2) That interested bidders be invited to submit offers on the basis that the successful bidder will, at their own cost, be responsible for dismantling and removing the waterslide, and that all salvageable materials, including the pump, pipe reticulation, steel and fibreglass chute sections, will become the property of the successful bidder.
- (3) That Council authorises the current appointed auctioneer to facilitate a public auction process to secure the most favourable and economical solution for the removal of the structure before the resort reopens on 1 November 2026.
- (4) That an upset price be set at N\$150 000.00 for the public auction.

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12.10 **Status of Annual Financial Statements (AFS) for the years ended June 2024 to date** (Add. No. 10; M/C Meeting 25/08/2026; File: 5/15/1/1/3)

The purpose of this report is to inform the Municipal Council of the status of the Annual Financial Statements (AFS) for the financial years ended June 2024 to date.

The Management Committee RECOMMENDED:

That the Municipal Council take note of the status of the AFS for the years ending June 2024 and 2025.

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12.11 **Transfer of funds between budgeted votes: Capital Budget 2026/2027** (Add. No. 11; M/C Meeting 25/08/2026; File: 5/1/4 & 2026/2027)

The purpose of this report is to obtain approval from the Municipal Council, in terms of Section 84 (5) (a) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, for the revised utilization of budgeted capital funds through the transfer of N\$ 500,000.00 between capital votes for the continuation of the Municipal Closed-Circuit Television (CCTV) Camera Upgrade Program.

The Management Committee RECOMMENDED:

- (1) That approval be granted, in terms of Section 84 (5) (a) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, for the transfer of N\$ 500,000.00 from Capital Vote B343/5756/0000 – CCTV Camera Maintenance Vehicle, where an amount of N\$2,000,000.00 has been budgeted and is available, to Capital Vote B341/5646/0000 – CCTV Cameras to continue the Municipal CCTV Camera Upgrade Program.
- (2) That approval be granted for the allocation of N\$ 150,000.00 from any available savings in the Operational Budget.
- (3) That the Chief Financial Officer be authorized to affect the necessary budget adjustments and accounting entries to give effect to the approved transfer and allocation.

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12.12 Transfer of budgeted funds between departmental votes: 2026/2027 Capital Budget (Add. No. 12; M/C Meeting 25/08/2026; File: 5/1/4 & 2026/2027)

The purpose of this report is to obtain approval, in terms of Section 84(5)(a) of the Local Authorities Act (Act 23 of 1992) as amended, for the transfer of budgeted funds between departmental capital votes. This transfer will enable the payment of an outstanding contractor's invoices for construction completed during the previous financial year, which could not be paid due to delayed project handover.

The Management Committee RECOMMENDED:

- (1) That approval be granted for the transfer of a total amount of N\$189,000 from Vote B609/5789/0000 – Construction of Public Ablution Facility (Health Division) which include N\$34,000 to Vote B324/55200/000 – New Public Toilet & Kiosk – People's Park (Park Section) and N\$155,000 to Vote: B370/5273/000 Construction of two public ablution facilities at 5789k & 8144k (Housing and Properties) to enable the processing of an outstanding contractor's invoices.
- (2) That the signed documents on page 244 and 246 (annexures) be submitted at the Confirmation of Minutes Meeting scheduled for 3 September 2026.

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12.13 Request for approval to receive donation of seven (7) computers from I-Consult Information Technology Business Systems to Municipality of Walvis Bay Library Services (Add. No. 13; M/C Meeting 25/08/2026; File: 17/4/1/1)

The purpose of this report is to request the Municipal Council to grant approval for the Municipality of Walvis Bay to accept the donation of seven (7) computers, from i-Consult Information Technology Business Systems, for use by Municipal Library Services.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council take note of the offer from i-Consult Information Technology Business Systems.
- (2) That the Municipal Council approves the acceptance of seven (7) computers valued at N\$21,000.00, donated by i-Consult Information Technology Business Systems to Municipal Library Services.
- (3) That the IT support within the Finance Department inspect and clear the computers before the link to the main server of Council is affected.

12.14 **Application for acquisition of Wetland north of the Walvis Bay Wastewater Treatment Works: Muatunga Investment Group (Pty) Ltd** (Add. No. 14; M/C Meeting 25/08/2026; File: 6240 W)

The purpose of this report is to request that the Municipal Council grant in-principal approval, for the reservation of wetland for Muatunga Investment Group (Pty) Ltd (the applicant), for the development of mix-used residential establishment.

The Management Committee RECOMMENDED:

- (1) That conditional approval be granted to reserve Erf 6267 Walvis Bay, measuring 11.1 hectares in size, for Muatunga Investment CC (the applicant) for the envisaged mix-use development subject to following:
 - (i) That the applicant at their own cost conduct feasibility and viability assessment of the project on the proposed area and report back to Council within twelve (12) months.
 - (ii) That the applicant at their own cost conduct desktop study to determine the habitability or development of a residential estate within a wetland area.
 - (iii) That the applicant provides Council with their financial capability confirming that funds are available through local financial institution (Central Bank) to embark on such a magnitude project.
- (2) That the applicant at its own risk and on its own 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 within the period of twelve (12) months, upon receiving the Council Resolution.
- (3) That the applicant be informed to familiarize himself with the current land use and the zoning in line with the Council's structure plan.
- (4) That the applicant should update Council on the progress of the project every third month.
- (5) That once 1 and 2 above has been completed, a further comprehensive report with recommendations be submitted to Council for consideration.
- (6) That if required documents are not submitted within the prescribed period in recommendation 1 and 2 above, this approval be regarded as null and void.

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12.15 **Application for acquisition of Erf 1940 Walvis Bay- Property Two Six Four Rooikop Road (Pty) Ltd** (Add. No. 15; M/C Meeting 25/08/2026; File: 1940 W)

The purpose of this report is to request the Municipal Council that Remainder erf 1940 Walvis Bay be sold by private transaction to Property Two Six Four Rooikop Road (Pty) Ltd (the applicant).

The Management Committee RECOMMENDED:

That the item be returned to the administration for more clarity and that it then be submitted to the next Management Committee Meeting scheduled for October 2026.

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12.16 **Application for lease of land: Farm 58 for the construction of an Industrial Laydown Yard, Specialized Cleaning and Corrosion Control Facility: Makhulu Investments CC**
(Add. No. 16; M/C Meeting 25/08/2026; File: Farm 58)

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

The Management Committee RECOMMENDED:

- (1) That approval be granted that 339,070 m², (Portions 6 and 7) of Remainder Farm 58 be reserved for lease to Makhulu Investments CC (the applicant), for the envisaged industrial laydown yard, specialized cleaning and corrosion control facility.
- (2) That the applicant at its own risk and on its own cost conducts Environmental Impact Assessment (EIAs), Environmental Management Plans (EMPs), Risk Management Plans (RMPs) and any other statutory assessment, studies and processes, and obtain clearance from the Environmental Commissioner.
- (3) That the applicant submits within twelve (12) months after this conditional approval the Environmental Clearance Certificate.
- (4) That the applicant furnish to Council within the period not exceeding twelve (12) months the following:
 - Feasibility study which indicates whether the project is viable
 - Proof of financial capability, in form of a bank statement, a letter of financial backing from a reputable financial institution that funds are available to start with the project.
- (5) That the applicant updates Council on the progress of the project every third month.
- (6) Upon fulfillment of the deliverables on recommendation number 3 and 4 above, a full and detailed report be submitted to Council for consideration.
- (7) That if required documents are not submitted within the prescribed period in recommendation 3 and 4 above, this approval be regarded as null and void.

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12.17 **Application to purchase Erf Remainder Erf 5899 Walvis Bay Extension 14: Izzy Cranes**
(Add. No. 17; M/C Meeting 25/08/2026; File: Rem 5899 W)

The purpose of this report is to recommend to the Municipal Council to grant approval, amongst others, that Remainder erf 5899 Walvis Bay, Extension 14, be sold to Izzy Cranes CC (the applicant).

The Management Committee RECOMMENDED:

- (1) That Remainder erf 5899 Walvis Bay, Extension 14, in extent 1868.02 m², be sold by private transaction to Izzy Cranes CC (the applicant) at N\$650.00/m² plus 15% VAT.
- (2) 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.

- (3) 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).
- (4) 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.
- (5) That an amount equal to 10% of the purchase price be paid on the date of sale toward the landscaping fund.
- (6) That the applicant and Council enters into a development agreement simultaneously to the signing of the Deed of Sale with timelines.
- (7) 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.
- (8) That electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED.
- (9) 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.
- (10) That the parties develop a framework for Socio-Economic support Projects through the applicant's Corporate Social Responsibility (CSR) Programme towards the community of Walvis Bay.

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12.18 **Petition: Mismanagement and corruption allegations at October Seafarers Land and Housing Federation** (Add. No. 18; M/C Meeting 25/08/2026; File: Farm 37)

The purpose of the report is to amongst others, request recommend to the Municipal Council to take note of the petition received from the members of the Land and Housing Federation.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council take note of the Petition received from Okapare Fisherman Association of Namibia Group.
- (2) That the petitioners in writing clarify the relationship between October Seafarers Land and Housing Federation and Okapare Fisherman Association of Namibia Group.
- (3) That Okapare Fisherman Association of Namibia Group be encouraged to report mismanagement and corruption allegations to relevant authorities.
- (4) That upon completion of planning, surveying and registration of the land, the erven be transferred directly to the beneficiaries and not to the federation.
- (5) That the Municipal Council approves a Moratorium to cease allocating land to these groups for the period of twenty-four (24) months with the aim to monitor the effectiveness of this model by the three (3) groups, as a pilot phase.

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12.19 **Request for approval to enter into a Memorandum of Understanding between the Municipal Council and the Namibia Chamber of Commerce and Industry (NCCI)** (Add. No. 19; M/C Meeting 25/08/2026; File: 12/1/5/1/4)

The purpose of this report is to recommend that the Municipal Council approve the signing of the Memorandum of Understanding (MoU) between the Municipal Council of Walvis Bay and the Namibia Chamber of Commerce and Industry (NCCI).

The Management Committee RECOMMENDED:

That the Municipal Council approves the Memorandum of Understanding between the Municipal Council of Walvis Bay and the Namibia Chamber of Commerce and Industry and the subsequent signing thereof.

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12.20 **Resubmission to correct Paragraph 2, Clause H of the Local Authority approval letter: Erf 35 Dolphin Beach** (Add. No. 20; M/C Meeting 25/08/2026; File: 35 DB)

The purpose of the report is to correct a typing error in Clause H of the Municipal Council's approval letter for Erf 35DB as per request by the Urban and Regional Planning Board.

The Management Committee RECOMMENDED:

The Paragraph 2 Clause H of The Town Planners approval under delegated authority dated 14 October 2025 be amended to:

- (1) That the Municipal Council recommends for approval the application for the rezoning of Erf 35 Dolphin Beach Proper from "Single Residential" with a density of 1:500 to "Single Residential" with a density of 1:300, in accordance with Section 56(1)(b)(2), Section 88(1)(b)(2) and Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018).
- (2) That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the subdivision of Erf 35 Dolphin Beach, Proper into Portion 1 and Remainder Erf 35 Dolphin Beach, Proper, as generally shown on sketch plan No.: 35/DB/ZP sated 22 January 2025, subject to the following conditions:
 - (a) That the following conditions be registered against New Portion 1 and the Remainder of Erf 35 Dolphin Beach, Proper:
 - (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 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).
 - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.
 - (b) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.

- (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erf.
- (d) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erven.
- (e) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (f) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (g) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (h) That the applicant pays a 7.5% Endowment Fee for the proposed New Portions 1 (a Portion of Erf 35 Dolphin Beach Proper), 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 1.
- (i) That all cost regarding the above be borne by the applicant.

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12.21 **Subdivision of Erf 1564 Meersig Extension 2 into Portion 1 and the Remainder and rezoning of Portion 1 from Single Residential with a density of 1:500m² to Single Residential with a density of 1:300 m²** (Add. No. 21; M/C Meeting 25/08/2026; File: 1564M)

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

- (a) Rezoning of the subdivided Portion 1 from Single residential with a density of 1:500m² to Single Residential with a density of 1:300m², in terms of Section 105(1)(a) of the Urban and Regional Planning Act 2018 and its regulations.
- (b) Subdivision of Remainder Erf 1564 Meersig Extension 2 into Portion 1 and the Remainder, in terms of Section 105(1)(e) of the Urban and Regional Planning Act 2018 and its Regulation.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 1564 Meersig Extension 2, from Single Residential with a density 1:500 to Single Residential with a density of 1:300 to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
 - (a) That the rezoning of Erf 1564 Meersig Extension 2 be proclaimed in the Government Gazette.
 - (b) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.

- (c) That all costs regarding the above be borne by the applicant/developer.
 - (d) That the consent be granted to proceed with the development while the rezoning is in progress.
- (2) That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the subdivision of Erf 1564 Meersig, Extension 2 into Portion 1 and Remainder, as generally shown on sketch plan dated May 2026.
- (3) That the following conditions be registered against the proposed Portion 1 (a Portion of Remainder Erf 1564) Meersig in favour of the Municipal Council:
- (a) The portion shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No.5, 2018).
 - (b) The minimum value of the main building, excluding the outbuilding to be erected on the portions shall be equal the municipal valuation of the portion.
- (4) That the Municipal Council recommends to the Urban and Regional Planning Board, the application for the rezoning of Erf 1564 Meersig from "Single residential" to "Single Residential", in accordance with Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5, 2018), as generally shown on drawing number 1564/M/ZP dated 24 February 2023.
- (5) That all erven be under one ownership prior to the submission of the subdivision and rezoning application to the Urban and Regional Planning Board.
- (6) The approval stamp of the Municipal Council.
- (7) That the following conditions be registered in favour of the Municipality of Walvis Bay:
- (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.
- (8) 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.
- (9) That each proposed portion be provided with one electricity, water and sewerage connection, by the applicant.
- (10) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the proposed portions.
- (11) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (12) 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 proposed portions.

- (13) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (14) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (15) That the applicant be held liable for the construction of a firewall where structures are closer than 1,50m to the boundary, if not such structures on boundaries be demolished.
- (16) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 109(5) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- (17) That the applicant pays a 7.5% Endowment Fee for Portions 1-9, in terms 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 Portions 1-9.
- (18) That all costs regarding the above be borne by the owner (applicant).
- (19) That this approval comes to effect immediately after the Municipal Council has taken a resolution and prior to the Municipal Council's confirmation of the minutes.
- (20) That Plan Africa Town and Regional Planners be delegated to submit the application to the Urban and Regional Planning Board.

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12.22 **Rezoning of Erf 1667 Walvis Bay from Single Residential with a density of 1 dwelling unit per 500m² to General Residential with a density of 1 dwelling unit per 100m² and consent to proceed with development while the rezoning is in progress** (Add. No. 22; M/C Meeting 25/08/2026; File: 1667 W)

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

- (a) Rezoning of Erf 1667 Walvis Bay 1 from "Single Residential" (1:500m²) to "General Residential 1 with a density of 1 dwelling unit per 100m² and
- (b) Consent to proceed with existing land use while rezoning is in progress

The Management Committee RECOMMENDED:

- (1) That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 1667 Walvis Bay from Single Residential with a density of (1:300m²) to General Business with a bulk of 2.0, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
 - (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.
 - (b) That the rezoning of Erf 1667 Walvis Bay Extension 3 be proclaimed in the Government Gazette.
 - (c) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.

- (2) That consent be granted to proceed with existing land use while rezoning is in progress.
- (3) That all costs regarding the above be borne by the applicant/developer.

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12.23 **Rezoning of Erf 6418 Kuisebmond Extension 1 from General Residential 1 with a density of 1:300 to General Business with a bulk of 2.0 and consent to proceed with construction while the rezoning is in progress** (Add. No. 23; M/C Meeting 25/08/2026; File: 6418 K)

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

- (a) Rezoning of Erf 6418 Kuisebmond Extension 1 from “General Residential 1” (1:300m²) to “General Business” (Bulk 2.0).

The Management Committee RECOMMENDED:

- (1) That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 6418 Kuisebmond Extension 1 from General Residential 1 with a density of (1:300m²) to General Business with a bulk of 2.0, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
 - (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.
 - (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
 - (c) That the rezoning of Erf 6418 Kuisebmond Extension 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.

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12.24 **Rezoning of Erf 938 Walvis Bay from “Single Residential” with a density of 1 per 300m² to “Institutional” with consent to operate a place of instruction (Private School) and proceed with development while rezoning is in process** (Add. No. 24; M/C Meeting 25/08/2026; File: 938 WB)

The purpose of the report is to obtain the approval of the Municipal Council for the rezoning of Erf 938 Walvis Bay from “Single Residential” with a density zoning of 1 dwelling per 300m² to “Institutional” with Consent to operate a Place of Instruction while rezoning is in process.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council recommends for approval the application for the rezoning of Erf 938 Walvis Bay from "Single Residential" with a density of 1 per 500m² to "Institutional", 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).
- (2) That an application for continuation of the consent to establish a Place of Instruction on Erf 938 Walvis Bay be approved in terms of Clauses 6 and 12.1 of the Walvis Bay Town Planning Scheme, subject to the following conditions:
 - (a) That the maximum number of children accommodated at any time, shall be determined by the General Manager: Water, Waste and Environmental Management (Chief Health Services).
 - (b) That the ages of children accommodated shall be determined by the General Manager: Water, Waste and Environmental Management (Chief Health Services).
 - (c) That the hours of operation shall be between 07:00 and 18:00, Mondays to Fridays only.
 - (d) That access to and from the site, parking and the loading and off-loading of children shall be to the satisfaction of the General Manager: Roads and Building Control.
 - (e) That this approval is subject to the Minimum Requirements for Establishing a Place of Instruction.
 - (f) That this approval is subject to the issuing of a Business Registration and Fitness Certificate.
 - (g) That, prior to the issuing of the Business Registration and Fitness Certificate, the operators of the Place of Instruction on Erf 938 Walvis Bay provide the Municipality of Walvis Bay valid Police Clearance Certificates as contemplated in Section 238 of the Child Care and Protection Act 3 of 2015, stating that they have not been convicted of offences listed in Section 238(8) of the Child Care and Protection Act 3 of 2015.
 - (h) That this approval is subject to applicable laws and regulations of both the Government and the Municipality.
 - (i) That should valid complaints be received, or the imposed conditions not be complied with, and after giving the owner 14 days written notice, consent may be withdrawn.
 - (j) That this approval is subject to the applicable laws and regulations of both the Government and the Municipal Council.
 - (k) That this consent is valid for a period of 3 years.
 - (l) That this permission lapses when the property is sold, leased or alienated (prior to the 3-year period) in whatever process engaged.
 - (m) That should valid complaints be received, or the imposed conditions not be complied with and after giving the owner 14 days written notice, consent may be withdrawn.
- (3) That all costs related to the above conditions be borne by the applicant.

12.25 **Disputed Case: Rezoning of Erf 563 Langstrand Extension 2 from “Single Residential” with a density of 1 per 500m² to “General Residential 1” with a density of 1 per 150m²**
(Add. No. 25; M/C Meeting 25/08/2026; File: 563 L)

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

- (a) Rezoning Erf 563 Langstrand Extension 2 from “Single Residential” with a density of (1:500m²) to “General Residential 1” with a density of (1:250m²).

The Management Committee RECOMMENDED:

- (1) That the Municipal Council of Walvis Bay does not recommend for approval the rezoning of Erf 563 Langstrand from “Single Residential” with a density of 1 dwelling unit per 500m² to “General Residential 1” with a density of 1 dwelling unit per 150m².
- (2) That the Municipal Council of Walvis recommends for approval the rezoning of Erf 563 Langstrand from “Single Residential” with a density of 1 dwelling unit per 500m² to “General Residential 1” with a density of 1 dwelling unit per 250m², to the Urban and Regional Planning Board, in accordance with Section 105(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), subject to the following conditions:
 - (a) That, in terms of the *Policy on the Levying of Betterment Fees for Local Authorities in Namibia*, the applicant pays a betterment/compensation fee of 20% of the increase in the municipal land value of the rezoned property, after the rezoning approval by the Minister of Urban and Rural Development.
 - (b) That the rezoning of Erf 563 Langstrand be proclaimed in the Government Gazette.
- (3) That the applicants/owner be advised that, in terms of Section 110 of the Urban and Regional Planning Act, 2018, if they/he/she are aggrieved by the decision of the local authority, they/he/she may appeal against the 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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12.26 **Disputed Case: Rezoning of Erf 601 Meersig from “Single Residential” with a density of 1 per 500m² to “General Residential 2” with a density of 1 per 100m² with consent for a hotel in the proposed zoning and consent to proceed with construction while the rezoning is in progress and deletion and alteration of the title Deed Conditions**
(Add. No. 26; M/C Meeting 25/08/2026; File: 601 M)

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

- (a) Rezoning Erf 601 Meersig from “Single Residential” with a density of (1:500m²) to “General Residential 2” with a density of (1:100m²).
- (b) Consent to establish a Hotel in the proposed zoning while the rezoning is in progress.
- (c) Deletion of outdated Title Deed Conditions.

The Management Committee RECOMMENDED:

- (1) That the Municipal Council of Walvis Bay recommends for approval the rezoning of Erf 601 Meersig from “Single Residential” with a density of 1 dwelling unit per 500m² to “General Residential 2” with a density of 1 dwelling unit per 100m², to the Urban and Regional Planning Board, in accordance with Section 105(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), subject to the following conditions:

- (a) That, in terms of the *Policy on the Levying of Betterment Fees for Local Authorities in Namibia*, the applicant pays a betterment/compensation fee of 20% of the increase in the municipal land value of the rezoned property, after the rezoning approval by the Minister of Urban and Rural Development.
 - (b) That the rezoning of Erf 601 Meersig be proclaimed in the Government Gazette.
- (2) That consent not be granted to the applicant/owner to establish a Hotel on Erf 601 Meersig while the rezoning is in progress, as its not permitted by the Walvis Bay Town Planning (Zoning) Scheme.
- (3) That the current Title Deed Conditions under paragraphs A, B and C, be cancelled/deleted and replaced with the standard short conditions as outlined below:
 - (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.
- (4) That the owner appoints a qualified engineer to undertake a service impact assessment and to submit an Engineering Service Report to the Municipality of Walvis Bay for further review and assessment.
- (5) That the applicants/owner be advised that, in terms of Section 110 of the Urban and Regional Planning Act, 2018, if they/he/she are aggrieved by the decision of the local authority, they/he/she may appeal against the 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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12.27 **Application for the subdivision of the Remainder of Farm 58, Walvis Bay into eight (8) Portions and Remainder; Rezoning of proposed Portions A–F from “Undetermined” to “Heavy Industrial” with a bulk of 1.5; and consent to commence construction of a strategic petroleum storage facility and associated infrastructure pending finalization of the rezoning subdivision and Environmental Impact Assessment Processes** (Add. No. 27; M/C Meeting 25/08/2026; File: REMAINDER FARM 58)

The purpose of this submission is to obtain the consideration and recommendation of the Municipal Council in respect of the following applications concerning the Remainder of Farm 58, Walvis Bay:

- Subdivision of the Remainder of Farm 58 into eight (8) portions and the remainder in accordance with Section in terms of Section 97(1)(e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018);
- Rezoning of proposed Portions A–F from “Undetermined” to “Heavy Industrial”, with a proposed bulk factor of 1.5 in terms of Sections 105(1)(c) and 97 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018); and
- Consent to allow the applicant to commence construction preparations of the proposed strategic petroleum storage facility and associated infrastructure while the subdivision and Rezoning processes are being finalised.

RECOMMENDATION: CHIEF EXECUTIVE OFFICER

- (1) That, in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the application for the subdivision of the Remainder Farm 58 into Newly created Portions A to H and Remainder of the Farm 58 be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan WB 02-22-2026 dated May 2026, which bears the approval stamp of the Municipal Council.
- (2) That the following conditions be registered in favour of the Municipality of 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 erven 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 erven shall be at least four times the municipal valuation of the erf.
 - (c) That Portion H, being the consequential portion created through the subdivision of the Remainder of Farm 58 and measuring approximately 128.8343 hectares, shall, upon completion of all applicable town planning, subdivision, surveying, registration and related statutory procedures, be transferred to the Municipality of Walvis Bay at no cost to the Municipality, including all costs associated with the transfer, registration and related conveyancing processes being borne by the applicant.
- (3) That the application for the rezoning of proposed Portions A to F and Portion H of the Remainder of Farm 58 from "Undetermined" to "Heavy Industrial" with a bulk of 1.5 be recommended for approval, in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- (4) That Council grant conditional consent for the applicant to commence preparatory/construction activities associated with the proposed strategic petroleum storage facility and related infrastructure, pending finalisation of the subdivision, Environmental Impact Assessment and rezoning processes, subject to the conditions as outlined hereunder:
 - (a) 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.
 - (b) That the newly created portion(s) be provided with one electricity, water and sewerage connection by the applicant.
 - (c) That the applicant(s) shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created Erven.
 - (d) That any new additions to, alterations to or relocation of municipal services shall be the responsibility and cost of the applicant.
 - (e) That the applicant(s) 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 portions.
 - (f) That the applicant(s) shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
 - (g) That the applicant(s) shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.

- (h) That the applicants be held liable for the construction of access ways (as per the subdivision layout plan) to and from the proposed portions to the satisfaction of the Municipal Council.
- (i) That the subdivision application be lodged with the Urban and Regional Planning Board in accordance with Section 109(5) of the *Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)*.
- (j) The final access arrangement to Portions A to F shall be approved by the Municipality and any other competent authority prior to implementation.
- (k) The applicant shall ensure adequate access for emergency and firefighting vehicles at all times.
- (l) The final subdivision and development layout shall make adequate provision for the required pipeline/service corridors and other statutory servitudes.
- (m) The applicant shall not obstruct, relocate, build over or otherwise interfere with any existing registered servitude or municipal service without the prior written approval of the relevant authority.
- (n) The applicant shall be responsible for all costs associated with the upgrading or extension of infrastructure necessitated by the development.
- (o) The proposed development shall comply with all applicable fire, health, occupational safety, hazardous-material and emergency-management requirements.
- (p) Detailed building plans and engineering designs shall be submitted to and approved by the Municipality and other relevant authorities before the erection of permanent structures.
- (q) The applicant shall comply with all conditions imposed by the Environmental Commissioner, Municipality, Erongo RED, Roads Authority, Namport and any other competent authority, where applicable.
- (r) The applicant shall enter into any development, servicing or other agreement required by the Municipality prior to the commencement of the relevant development works.
- (s) The applicant shall be responsible for any endowment, application, professional, surveying, registration and other statutory fees arising from the subdivision and rezoning applications.
- (t) The applicant shall comply with all applicable requirements relating to the registration of the new portions and shall lodge the approved subdivision application with the Urban and Regional Planning Board within the prescribed period.
- (u) The applicant shall be responsible for the rehabilitation of any areas disturbed during construction where required by the Municipality or competent environmental authority.
- (v) The applicant shall indemnify the Municipality against claims, losses, damages or liabilities arising from the construction and operation of the development, except where such liability arises directly from the Municipality's own negligence or unlawful conduct.
- (w) The consent to commence construction shall lapse or be subject to review if the applicant fails to substantially progress the subdivision, rezoning and environmental approval processes within a period determined by Council.

- (x) The consent shall not be interpreted as prejudging the final decision of the Urban and Regional Planning Board or any other competent authority.
- (y) All costs associated with the above shall be borne by the applicant.

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13. **Reports and recommendations of Advisory Committees and the Chief Executive Officer**

13.1 **Report of the Suburb and Street Naming Committee** (Ref. 12/1/5/3/22)

None.

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14. **Minutes of associations**

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

No minutes have been received.

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

No minutes have been received.

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

No minutes have been received.

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