

Minutes

**of the Ordinary Council Meeting of the Local Authority Council of Walvis Bay, held at the
Civic Centre Council Chambers, Nangolo Mbumba Drive, Walvis Bay on Tuesday 28 July
2026 at 18:20**

Councillors

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

Officials

Chief Executive Officer (VN Kapenda)
General Manager: Roads and Building Control (T Potgieter)
General Manager: Human Resources, Corporate and Communication Services (S Schubert)
Acting General Manager: Community and Economic Development (J Manale)
Acting General Manager: Water, Waste and Environmental Management (H Shikongo)
Acting General Manager: Finance (T Haukena)
Corporate Officer (J Samaria)
Communications Officer (A Kaihiva)
Communications Officer (K Stoffels)

Other:

Members of the public: Eighteen (18) Members
Members of the media: None

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

Upon invitation, a member of the gallery opened the meeting with a prayer. Thereafter the Chairperson welcomed all members present and declared the meeting officially open.

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

Councillor E Shoji raised concerns on item 5.2, page 60 of the Confidential and Staff Matters stating that he submitted an email to the CEO with regard to registering his dissenting vote on this matter.

Councillor A Kahmann stated that the matter related to the confirmation of the full Council minutes and not the Management Committee minutes. He noted that the full Council is responsible for confirming its own minutes and that any communication or proposed amendments should have been submitted to the Chief Executive Officer prior to the meeting for consideration. He further indicated that Councillors who were not members of the Management Committee had not received any supporting documentation regarding the proposed amendment and were therefore not in a position to consider or endorse changes to the minutes. He emphasized that the minutes should be confirmed based on the documentation formally submitted to Council.

On a proposal by Councillor P Munyala, seconded by Councillor N Johannes, it was:

RESOLVED:

That the agenda be adopted as is.

No interests were declared.

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

Councillor J Shimbilinga.

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

4.1 It was:

RESOLVED:

- 4.1 That the minutes of the Ordinary Council Meeting held on Tuesday, 07 July 2026, to be confirmed and approved with corrections on page 9, item 12.1:
- 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.

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

None.

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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**

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,

I would like to acknowledge and welcome the residents and members of the public who are present with us today. Your attendance at Council meetings reflects the importance of public interest and engagement in the affairs of our municipality. We encourage residents to continue following the proceedings of Council and to remain engaged with matters that affect our communities.

As Council, we have a responsibility to deliberate on the matters placed before us on the agenda and to make decisions that are aimed at improving the lives of the people we serve. Our discussions today must therefore be guided by the principles of accountability, transparency and the commitment to act in the best interests of our municipality.

The progress of Walvis Bay requires cooperation between Council, the Administration and our residents. When we work together, hold hands and share a common vision, we can overcome challenges and continue taking our town to greater heights.

I would like to encourage all Councillors to approach today's deliberations with professionalism, respect and a solution-driven mindset as we consider the matters before us.

To the Administration and officials, thank you for your preparation and support in ensuring that Council is able to execute its mandate.

Once again, I welcome everyone to this meeting and trust that our deliberations will be constructive and contribute positively towards the continued development of Walvis Bay.

As we continue working to build a better Walvis Bay, I also want to encourage all our residents to participate in the upcoming public meetings that the Municipality will be hosting. These engagements provide an important platform for residents to share their views, raise concerns, and contribute to discussions on matters affecting our town.

Dates and venues for these meetings will be announced soon on all our communication platforms. I encourage everyone to make use of this opportunity and actively participate as we work together towards building a stronger and more inclusive community.

Thank you.

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

None.

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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)

No questions received.

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11. **REPORT OF THE MANAGEMENT COMMITTEE FOR JULY 2026**

[Report referred to in section 26(1) (e) of the Local Authorities Act]

The Chairperson of the Management Committee put the report to the Council for information.

11.1 **Invitation to participate in the resonance: Global Afrodiasporic Summit and The Africa -Cali strategic exchange for Public Policy Innovation from 10 – 17 August 2026 in Santiago De Cali, Colombia** (Add. No. 1; M/C Meeting 21/07/2026; File: 3/4/6/1) (OCM No. 94/2026/07/28)

Councillor J Kamaundju raised concerns regarding the recommendation to approve attendance at a summit, noting an apparent discrepancy between the Chief Executive Officer's initial recommendation, which referred to one delegate and an estimated cost of N\$94,500.00 and the subsequent recommendation providing for two delegates without a corresponding cost implication. She further questioned the value of sending two political representatives without a technocrat to implement the learnings and requested clarification on the expected benefits to the Municipality.

The CEO explained that the invitation, received through the relevant Ministry, specifically provided for two representatives to attend and that the recommendation was based on the contents of the invitation. She further noted that similar invitations had previously been considered by Council and that the Municipality was following the prescribed process.

Councillor J Kamaundju further clarified that the concern was not the attendance of the members, but the additional financial implication of sending a second representative and whether the proposed political representation aligned with the objectives of the summit. She also suggested that certain programme components appeared to be technical in nature and may be more suited to administrative officials.

Councillor E Shozi explained that the invitation submitted to the Committee indicated that two representatives were invited and that the recommendation had been based on that information.

Councillor A Kahmann emphasised that Councillors have a responsibility to scrutinise agenda items and seek clarification on matters that are unclear, particularly where they were not part of the Management Committee deliberations. He raised concerns that the full Council report did not contain the same level of detail as the original submission to the Management Committee, specifically regarding the estimated cost implications and supporting information.

Councillor E Shozi explained that the original Management Committee agenda included the estimated travel costs as well as the invitation letter, which indicated that the Mayor could be accompanied by one technical delegate. The invitation also outlined the funding arrangements, with only part of the costs to be borne by the Municipality. He further acknowledged that all relevant supporting information should accompany reports submitted to Council to enable informed decision-making.

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On a majority vote:

The Municipal Council RESOLVED:

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

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11.2 **Motion Number 1: Implementation of Noise and Nuisance Regulations** (Add. No. 3; M/C Meeting 21/07/2026; File: 3/3/1/1 & 1/5/2/18) (OCM No. 95/2026/07/28)

On a majority vote:

The Municipal Council RESOLVED:

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

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11.3 **Request for approval for Ms. Anna Ekandjo to attend the American Spaces American Experience Exchange in Washington D.C United States of America** (Add. No. 8; M/C Meeting 21/07/2026; File: 4/4/3) (OCM No. 96/2026/07/28)

On a majority vote:

The Municipal Council RESOLVED:

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

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12 RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE FOR JULY 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 Appointment of members representing The Association for Local Authorities in Namibia on various Governance Structures and external boards (Add. No. 2; M/C Meeting 21/07/2026; File: 12/1/2/1/2) (OCM No. 97/2026/07/28)

On a majority vote:

The Municipal Council RESOLVED:

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

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12.2 Withdrawal of Government Notice No 183 of 15 September 1997– Export Processing Zone Area in Walvis Bay (Add. No. 4; M/C Meeting 21/07/2026; File 17/28/P) (OCM No. 98/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

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

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12.3 Invitation to attend the Fundraising Gala Dinner and Exhibition at the Khorixas Trade Fair 2026 Gala (Add. No. 5; M/C Meeting 21/07/2026; File: 2/17/1/3) (OCM No. 99/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

- (1) That the Municipal Council approve the request from the Khorixas Town Council for the purchase of a table for 10 persons at an amount of N\$ 5,000.00 at the Fundraising Gala dinner, with or without physical attendance;
- (2) That the defraying of the costs for (1) above be made from Vote 0110/0606/0000 (Donations) where approximately N\$ 500,000.00 is still available;

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- (3) That three (3) Councillors be delegated to attend the Khorixas Trade Fair for 3 days of the official opening from the 26 -31 October 2026, namely Cllrs S Roodt, S Mutondoka and N Johannes.

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12.4 **Transfer of funds for operations of the Traffic Section – Capital Budget** (Add. No. 6; M/C Meeting 21/07/2026; File: 5/1/4 2026/2027) (OCM No. 100/2026/07/28)

Councillor J Kamaundju sought clarification on the proposed transfer of budgeted funds under Items 12.4 and 12.5. She noted that the proposed reallocation of funds within the Traffic Division did not address the underlying operational challenges, likening the exercise to “moving furniture from one place to another” without resolving the root problem.

Councillor N Johannes explained that the proposed transfer involved the reallocation of budgeted funds within the same department to meet operational requirements and did not constitute additional expenditure or a transfer of funds to another department. Members noted that such budget adjustments are undertaken to ensure that funds are available where they are most needed.

Councillor E Shoji further noted that the funds would remain within the Traffic Division and would continue to be utilised for traffic-related activities. He acknowledged the concern that long-term operational challenges should also be addressed.

On a unanimous vote:

The Municipal Council RESOLVED:

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

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12.5 **Transfer of budgeted funds between votes: 2026/2027 Capital Budget** (Add. No. 7; M/C Meeting 21/07/2026; File: 5/1/4 2026/2027) (OCM No. 101/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

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



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

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

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

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12.6 **Application for acquisition of unserviced Single Residential Erven 9293-9305 and 9307-9424 Kuisebmond – Seawork Fish Processors (Pty) Ltd** (Add. No. 9; M/C Meeting 21/07/2026; File: 5757 K) (OCM No. 102/2026/07/28)

Councillor E Shoji referred to a previous resolution of the Management Committee requiring that a beneficiary list be submitted before the next meeting for consideration. He noted that the resolution incorrectly reflected the meeting date and should be amended to July 2026. He further advised that the requested beneficiary list had not been submitted to the Management Committee as resolved. It was therefore proposed that, in the absence of the required information, the item be referred back to the Management Committee for consideration before being resubmitted to Council.

The members noted the concern regarding the outstanding information and the need to comply with the previous resolution before the matter could proceed.

On a unanimous vote:

The Municipal Council RESOLVED:

That, in the absence of the beneficiaries list, which was not provided prior to the Management Committee, confirmation of minutes and the Ordinary Council Meeting scheduled for 28 July 2026, the matter be referred back to the Management Committee and thereafter to an Informal Discussion Meeting for further consideration.

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12.7 **Application to purchase Portions 21 of Farm 37 Walvis Bay: Cuvelai Capital Fund (Pty) Ltd** (Add. No. 10; M/C Meeting 21/07/2026; File: Farm 37) (OCM No. 103/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

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

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12.8 **Show Houses Initiative: Allocation of Single Residential Erven in Kuisebmond (Extension 3) to developers** (Add. No. 11; M/C Meeting 21/07/2026; File: 17/5/3/1/1 Low-Cost) (OCM No. 104/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

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

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12.09 **Adoption of Standard Operating Procedures for the Resort Operations and approval of a Shift-Based Operating Model** (Add. No. 12; M/C Meeting 21/07/2026; File: 8/26/36) (OCM No. 105/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

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

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12.10 **RedForce contract** (Add. No. 13; M/C Meeting 21/07/2026; File:) (OCM No. 106/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

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

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- 12.11 **Request for a waiver of penalties, interest and other related charges on Municipal account for Erf 165 Meersig- Account Number 002921/041219** (Add. No. 14; M/C Meeting 21/07/2026; File: 165M) (OCM No. 107/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

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

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- 12.12 **Disputed Case: Subdivision of Erf Portion 9 Farm 42 into Portion 1 and Remainder; permanent closure of Portion 1 as Public Open Space; rezoning of Portion 1 from Public Open Space to General Business with a bulk of 2.8 and consolidation of Portion 1 with Portion 8 Farm 42 into Portion X - Mr Günther Helmut Heimstat** (Add. No. 15; M/C Meeting 21/07/2026; File: PTN 8 and PTN 9 FARM 42) (OCM No. 108/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

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



- (5) That in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5, 2018), the Municipal Council recommends to the Urban and Regional Planning Board the application for the consolidation of Portion 1 with Portion 8 Farm 42 into Portion X (Ptn 9 of Farm 42 Langstrand into Portion 1 and Remainder, as generally shown on sketch plan dated 12 May 2025.
 - (6) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
 - (7) That all costs regarding the above be borne by the applicant.
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12.13 **Subdivision of Remainder Erf 2498 Walvis Bay Extension 7 into new Portion A and Remainder Erf 2498 Walvis Bay Extension 7 - Emaurine Frances Saunders** (Add. No. 16; M/C Meeting 21/07/2026; File: 2498W) (OCM No. 109/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

- (1) That in accordance with Section 109(2)(a) of the *Urban and Regional Planning Act, 2018* (Act No. 5, 2018), the application for the subdivision of Erf 2498 Walvis Bay Extension 7 into Portion A and Remainder Erf 2498 Walvis Bay Extension 7, be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plans WAL2498-3 and WAL2498-2 dated March 2026, which bear the approval stamps of the Municipal Council.
- (2) That the following conditions be registered against New Portion A and the Remainder of 2498 Walvis Bay Extension 7.
 - (a) The erven shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subjected to, the provision of the Walvis Bay Town Planning Scheme (Zoning Scheme) prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).
 - (b) The building value of the main building, excluding the outbuildings to be erected on the erf be at least four times the valuation of the erf.
- (3) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (4) That the new erf be provided with one electricity, water and sewerage connection.
- (5) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council regarding road infrastructure, including access to the newly created erf.
- (6) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
- (7) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.




- (8) That the applicant provides the Remainder Erf 2498 Walvis Bay Extension 7 with access to sewer connection situated on the proposed new Portion A.
- (9) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (10) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (11) That the applicant be held liable for the construction of a firewall where structures are closer than 1,50m to the erf boundary, if not such structures on boundaries be demolished.
- (12) That the applicant pays a 7.5% Endowment Fee for the proposed new Portion A (a Portion of Erf 2498) Walvis Bay Extension 7, in terms of Clause 35.3 of the Walvis Bay Town Planning (Zoning) Scheme and Section 66(1)(k) of the *Urban and Regional Planning Act, 2018* (Act No. 5 of 2018), prior to the registration/transfer of the proposed new Portion A.

That all cost regarding the above be borne by the owner (applicant).

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12.14 Consolidation of Remainder Erf 3423, Erf 4640 and Erven 3424 and 3425 Walvis Bay Extension 1 into new consolidated Erf X- Baard Properties CC (Add. No. 17; M/C Meeting 21/07/2026; File: 3423,4640 & 3424-3425 W) (OCM No. 110/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

- (1) That, in terms of Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), the application for the consolidation of Remainder Erf 3423, Erf 4610 and Erven 3424 & 3425 Walvis Bay Extension 1 into new Consolidated Erf X be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 3423WB/CP dated 29 July 2025, which bears the approval stamp of the Municipal Council, subject to the following conditions:
 - (a) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:
 - (i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning (or Zoning) Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No. 5 of 2018).
 - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf. Subject further to:
 - (iii) Registration of a 3-metre-wide sewer servitude over consolidated Erf X in favour of Municipal Council of Walvis Bay
 - (b) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.




- (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.
- (d) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
- (e) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
- (f) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (g) That all cost regarding the above be borne by the applicant.

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12.15 Consolidation of Erven 3120, 3121 and 3122 into Portion X, subsequent rezoning from "Single Residential" (1:300) to "Local Business" (Bulk Factor Of 1.0) and consent to proceed with construction while the consolidation and rezoning is in progress - Carapau Fishing (Pty) Ltd (Add. No. 18; M/C Meeting 21/07/2026; File: 3120-3122W) (OCM No. 111/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

That Council Resolution item 11.7 of March 2025 be rescinded and be replaced with this resolution.

- (2) That, in terms of Section 109(2) (a) of the Urban and Regional Planning Act (Act No. 5 of 2018), the application for the subsequent consolidation of Erven 3120, 3121 and 3122 Walvis Bay into new consolidated Portion X be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 3120WB/CP dated November 2025, which bears the approval stamp of the Municipal Council, subject to the following conditions:
 - (a) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:
 - (i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning (or Zoning) Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No. 5 of 2018).
 - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.
 - (b) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
 - (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.




- (d) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
 - (e) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
 - (f) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (3) That the Municipal Council recommends for the approval of the application for the Rezoning of new Consolidated Portion X (Erven 3120, 3121 & 3122 Walvis Bay) Walvis Bay from Single Residential with a density of (1:300m²) to Local Business with a bulk of 1.0, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
- (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.
 - (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
 - (c) That the rezoning of Erf new consolidated Portion X (Erven 3120,3121,3122 Walvis Bay) Walvis Bay be proclaimed in the Government Gazette.
 - (d) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.
- (4) That consent be granted to proceed with development while consolidation and rezoning is in progress.
- (5) That all cost regarding the above be borne by the applicant.

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12.16 **Rezoning of Erf 3123 Walvis Bay from Single residential with a density of 1:300 to Local Business with a bulk of 0.5 and subsequent consolidation of Erven 3123 and 6434 Walvis Bay into Portion X - Radio Electronic (Pty) Ltd** (Add. No. 19; M/C Meeting 21/07/2026; File: 3123 & 6434W) (OCM No. 112/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

- (1) That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3123 Walvis Bay from Single Residential with a density of (1:300m²) to Local Business with a bulk of 0.5, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
- (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.

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- (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
 - (c) That the rezoning of Erf 3123 Walvis Bay be proclaimed in the Government Gazette.
 - (d) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.
 - (e) That consent be granted to proceed with development while rezoning is in progress.
- (2) That, in terms of Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), the application for the subsequent consolidation of Erf 3123 and Erf 6434 Walvis Bay into new Portion X be recommended to the Urban and Regional Planning Board for approval, as generally indicated on sketch plan 3123.6434WB/CP dated 15 January 2025, which bears the approval stamp of the Municipal Council, subject to the following conditions:
- (a) That the conditions presently registered against the erven be cancelled, and be replaced by the following conditions:
 - (i) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning (or Zoning) Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act No. 5 of 2018).
 - (ii) The minimum value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.
 - (b) That any new additions to, alterations to or relocation of municipal services shall be the responsibility of the applicant.
 - (c) That the applicant shall make suitable arrangements with and to the satisfaction of the Municipal Council, regarding any existing private sewers and private water pipes traversing the newly created erf.
 - (d) That the applicant shall make suitable arrangements with and to the satisfaction of Telecom Namibia regarding telephone cables and connections.
 - (e) That the applicant shall make suitable arrangements with and to the satisfaction of Erongo RED regarding all electricity cables and connections.
 - (f) That the Municipal Council accepts no responsibility for the accuracy of the figures and/or dimensions shown on the sketch plan which bears the Municipal Council's stamp of approval.
- (3) That all cost regarding the above be borne by the applicant.

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- 12.17 **Rezoning of Erf 3148 Walvis Bay from Single Residential with a density of 1:300 to General Business with a bulk of 2.0 - Corne Robberts (Grobbies Estate CC)** (Add. No. 20; M/C Meeting 21/07/2026; File: 3148 W) (OCM No. 113/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3148 Walvis Bay from Single Residential with a density of (1:300m²) to General Business with a bulk of 2.0, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:

- (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.
- (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
- (c) That the rezoning of Erf 3148 Walvis Bay be proclaimed in the Government Gazette.
- (d) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.
- (e) That all costs regarding the above be borne by the applicant/developer.

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- 12.18 **Rezoning of Erf 3155 Walvis Bay from Single Residential with a density of 1:300 to General Business with a bulk of 2.0 - Mr. GR & Mrs. SE Goldsack** (Add. No. 21; M/C Meeting 21/07/2026; File: 3155 W) (OCM No. 114/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3155 Walvis Bay from Single Residential with a density of (1:300m²) to General Business with a bulk of 2.0, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:

- (a) In terms of the Policy on the Levying of Betterment Fees for Local Authorities in Namibia, the applicant pays a betterment fee of 40% of the increase in the municipal land value after the Ministerial approval of the rezoning application.
 - (b) That the applicant obtains the Environmental Clearance Certificate from the Ministry of Environment, Forestry and Tourism prior to the inclusion of the rezoning application into an Amendment Scheme.
 - (c) That the rezoning of Erf 3155 Walvis Bay be proclaimed in the Government Gazette.
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- (d) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.
- (e) That consent be granted to proceed with development while rezoning is in progress.
- (f) That all costs regarding the above be borne by the applicant/developer.

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12.19 **Rezoning of Erf 3126 Walvis Bay Proper from Special to General Business with a bulk of 1.0 and consent to proceed with development while rezoning is in progress - P.W.H Oosthuizen & P Van Niekerk** (Add. No. 22; M/C Meeting 21/07/2026; File: 3126 W) (OCM No. 115/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

- (1) That the Municipal Council recommends for the approval of the application for the Rezoning of Erf 3216 Walvis Bay Proper, from Special to General Business with a bulk of 1.0, to the Urban and Regional Planning Board, in accordance with Section 105(1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:
 - (a) That the rezoning of Erf 3126 Walvis Bay be proclaimed in the Government Gazette.
 - (b) That the Secretary of the Board must publish a notice in the Gazette in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5-year Zoning Scheme.
 - (c) That all costs regarding the above be borne by the applicant/developer.
- (2) That the consent to proceed with the development while the rezoning is in progress not supported

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12.20 **Request for Council approval for alternative municipal land to Erongo Red and permission to commence preparatory works for the relocation of the existing Mile 2 Substation on Portion 14 (A Portion of Portion 1 of the Remainder of Farm 38, Walvis Bay)** (Add. No. 23; M/C Meeting 21/07/2026; File: Farm 38) (OCM No. 116/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

- (1) That Council approves, the relocation of the existing Mile 2 Substation currently situated on Portion 14 (a Portion 1 of the Remainder of Farm 38, Walvis Bay) to a new suitable area on Portion 3 (a Portion of the Remainder of Farm 38, Walvis Bay).
- (2) That Council notes that the relocation is required as a direct consequence of the ongoing MR36 Upgrade to Dual Carriageway Project, as the existing substation falls within the approved road reserve.

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- (3) That Erongo RED be authorised to proceed with preparatory activities, including planning, surveying, geotechnical investigations, site establishment and civil works on the proposed relocated site, while the statutory processes relating to planning approval, land allocation, registration and transfer are being finalised.
- (4) That such authorisation shall not constitute transfer of ownership or confer any legal right of occupation beyond that required for the approved preparatory works and shall be undertaken entirely at Erongo RED's own risk and expense.
- (5) That the Chief Executive Officer be authorised to conclude the necessary agreements and sign all documentation required to implement this resolution.
- (6) That the final allocation and transfer of the land remain subject to the completion of all statutory planning, surveying and registration processes and compliance with applicable legislation and municipal policies.

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12.21 **Response to questions by Councillor Sharon Roodt** (Add. No. 24; M/C Meeting 30/06/2026; File: 3/3/1/2) (OCM No. 117/2026/07/28)

On a unanimous vote:

The Municipal Council RESOLVED:

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

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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.

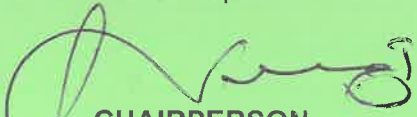
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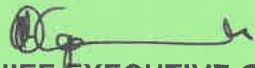
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The Chairperson thanked the Members for their participation. The meeting was adjourned at 20:00.



CHAIRPERSON

Date signed: 09.09.2026



CHIEF EXECUTIVE OFFICER

Date signed: 14/09/2026