MUNICIPALITY OF WALVIS BAY

PUBLIC MEETING MINUTES — FARM 37

Thursday, 20 August 2026 -| 16:00

Date & Time	Thursday, 20 August 2026 at 16:00
Venue	Farm 37, Walvis Bay
Chairperson	Cllr Johannes Shimbilinga (Mayor of Walvis Bay)
Purpose	Municipal service updates, tariff adjustments, public safety, and community engagement

1. Attendance and Apologies

1.1 Present Councilors

- **Cllr Johannes Shimbilinga**
- **Cllr Sharon Roodt**
- **Cllr Saara Mutondoka**

1.2 Present Municipal Officials

- **Mrs. Johanna Shihepo**
- **Mr. Henock**
- **Mr. Johannes kaulihowa**
- **Ms. Anita Kaihiva**
- **Ms. Grace Amunyela**
- **Mr. Asser**
- **Mr. Collin**
- **Mr. Roger**

1.3 Leave of Absence

- **Cllr Ndapewa Johannes**
- **Cllr Ephraim Shozi**
- **Cllr Patricia Munyala**
- **Cllr Jo-Ann Kamaundju**
- **Cllr Ephraim Shozi**
- **Cllr Adolf Kahmann**
- **Cllr Patricia Munyala**

1.4 Others in Attendance

- **Members of the Public:** ?
- **Members of the Media:** 0

2. Opening and Welcoming

The meeting was opened with a prayer. His Worship the Mayor welcomed all residents and thanked them for their commitment in attending public meetings despite postponement from Monday.

The mayor apologized for initial low attendance of Councillors, explaining that Council comprises 10 members and some were engaged in other official meetings but would join.

The mayor indicated he is fluent in Afrikaans and Oshiwambo and comfortable in English. Residents were encouraged to speak in any language they are comfortable with. Translation support was available.

Purpose and Conduct of meeting:

2.1 Purpose: The meeting was convened to provide feedback on service delivery and to listen to community concerns, following the elections held last year.

2.2 No Decision Making: The Mayor clarified that this meeting was NOT for taking decisions or voting. It is an information-sharing and listening platform.

2.3 Civic Responsibility: The Mayor emphasized the importance of voting:"If you didn't vote, who are you going to ask to speak for you? You produce leadership through voting. Your leadership ends when you vote, then you can say 'We voted for you, you are the leadership, you must listen.'"

2.4 Non-Partisan Service: Council serves all residents regardless of political affiliation (SWAPO, IPC, PDM, etc.). Once elected, Councillors become one Council for all residents.

2.5 Rules: No political statements allowed. One question at a time by raising hands. All questions to be held for dedicated Q&A session at the end due to time constraints. If no immediate answer is available, matters will be taken back to Administration.

3. Structured Discussion Points

3.1 INFORMAL TRADING - REGULATION

- The Mayor illustrated how the world is moving with the example of a resident who refused to learn to buy electricity on his phone, now stranded at night.
- **Resolutions / Information:**

a) You cannot just erect a structure, slaughter a cow, open a bar or tuck-shop without approval.
b) The era of fish-nets as tuck-shops is over. All trading must comply with regulations.

c) New Regulation on Informal Trading is now in force. All businesses must be registered, have approved plans and papers.
d) Reason for regulation is safety, hygiene and accountability. Cases of children being exploited to hawk in Angola/Zambia routes were cited. Registration ensures Council knows who is trading where.
e) Residents were advised to visit Housing and Property / Business Registration offices for information. When officials inspect, valid papers must be produced.
f) This is doing the right thing as mandated by voters.

3.2Housing and Decongesition Program

- **Payment for Municipal Services (Mayor):**
  - Living in urban area attracts costs: Rates & Taxes, Water (approx. N$1+), Waste collection (N$2+), total monthly bill approx. N$100+.
  - Municipality receives NO operational grant from Central Government. All service delivery money comes from residents' payments.
  - Collection rate is very low and worrisome. When bills accumulate, it becomes impossible to pay.
  - APPEAL: Residents were humbly requested to honour monthly payments to enable Council to improve services. "Let us pay the municipality first so services can come closer to us.
- **Decongestion and New Areas:**
  - Many residents live in shacks behind houses. Council has a decongestion plan to relocate from congested areas (Oshikwanyama area / Farm 37) to new serviced areas.
  - The new area will be fully occupied and developed per town planning scheme.
  - Council signed MoU with a developmental organization to service approx. 1,000 erven in front areas and in Narraville.
  - Not all residents will get houses immediately due to limited resources. Residents encouraged to join housing schemes.c) Government Mass Housing (Houses Standing Empty):
- **Government policy is not to allocate houses without services.**
  - Houses are Government houses, not Municipal houses. Council only facilitated.
  - Reason empty: No bulk services - bulk water lines and bulk sewer lines not installed
  - Tender advertised twice, failed due to rocky terrain and lack of equipment by local contractors. Still under procurement process.
  - Council hopes services will be installed soon.
- **Build Together Program (Councillor):**
  - Residents who have plots and means are allowed to build their own houses provided:
  - Building plan is drafted and approved by Municipality
  - Provision is made for water and sanitation (septic / connection)
  - Building can be incremental (one bedroom now, extend later).
  - Residents should not wait only for Government.

3.3Waste Management

- Area is green but must be kept clean. It is collective responsibility.

- Informal traders littering without paying N$10 fee.
- Houses provided with bins. Council procured skips, NAMPOL donated additional skips. Two skip trucks acquired.
- Skips to be placed in identified areas and removed regularly.
- **Complaint:** Difficulty lifting dustbins into skips. To be assessed.
- **Appeal:** "Let us not litter everywhere. Foreigners pass here and take pictures. These facilities are ours."

3.4 Water and Sanitation – Critical Update

- **Water Connections:** Previous issues of water connections raised in last meeting. Tender advertised, had non-compliance, re-advertised, still under procurement. Council objective to address this year.
- **Dangerous Interim Sanitation Situation (Critical):** Official observed residents, including children as young as 5 years, tapping drinking water directly from toilet containers / public ablution facilities.
  - This poses serious health and safety risk: Risk of falling into septic / sewage tanks, especially for children and senior citizens. Reference made to incident in Havana.
- **Council provided two proper prepaid water systems:**
  - System 1: Individual prepaid meter encased in concrete, with individual token. Token issued upon signing contract.
  - System 2: Group prepaid card held by committee members.
  - Many residents who arrived later opted not to use these systems and use free water from toilets.
  - IMMEDIATE ACTION: From tomorrow, Technical Team will assess how to protect / close off dangerous ablution areas and provide safety barriers.
  - Permanent Solution: Contractor is on site downstream constructing a sewer pump station to connect Farm 37 services. Project is large, will take some months to complete.

3.5 Road Management and Infrastructure Development

Roads in Kuisebmond Extension 10 are better than inner town roads which have many potholes.
In 2021/2022 Council entered into Agreement with Roads Authority (RA) and Road Fund Administration (RFA). Heavy trucks damaging municipal roads pay fees to RA/RFA, not Municipality.
Agreement value: N$400+ million, broken into phases/lots.
Progress:

- Phase 1 (End 2023/2024): Completed around NAMPOL area.
- Phase 2/3 (Commissioned 2 weeks ago):
- Road from Lagoon area to Salt Works / Salt Pans
- Independence Road (along Navy Base to beach) – Kuisebmond
- Daniel Munali Road (from Shoprite through town to Puma Station)
  - Rehabilitation = Complete reconstruction, not just patching. Patching fails after 3 weeks.
  - Program is long-term and costly, cannot be completed overnight. Funds must be distributed across all suburbs. Temporary pothole patching contract continues to keep roads drivable.

3.6 New Municipal Tariffs (Traffic Services)

The Traffic Department presented new, gazetted municipal tariffs approved by the Ministry of Urban and Rural Development, aimed at aligning Walvis Bay with other national municipalities.

- **Pensioner Discount:** Pensioners entitled to discount on refuse / sanitation / water up to certain litres. Must register at Municipality. Higher consumption attracts higher tariff. Residents urged to save water - scarce and expensive.
  These tariffs are exclusive of 15% VAT:

Service Description	Tariff (Excl. 15% VAT)
Abnormal Low Loads Escort (Harbor to nearest point)	N$ 750.00
Funeral Escorts (per event)	N$ 500.00
Street Processions, Schools, Matric Farewells (per event)	N$ 300.00
Political Rallies	N$ 800.00
Bikers Associations Escorts	N$ 500.00
Peaceful Demonstrations Escorts	N$ 550.00

3.7 Public Safety and Security Infrastructure

- **Future Developments:** Clinic planned, to be centrally located further up. Not immediate but coming.
- Satellite Police Station requested.
- Mayor recognized Mr. John, first resident to erect shack in area, proposed street naming in his honour.

  - Question posed: Who was first baby born in Farm 37? For historical record.

  - WhatsApp security group established for neighbourhood watch.

  - Appeal to report drug sales. Do not stay quiet. Report to traffic officers / police. Area has many small children.

4. Questions and Answers Session

Specific Complaints Received in Writing Prior to Meeting:

Complaint 1 - Plot 537: Long-term resident requesting Erf, complaining many plots empty, was advised by Mr. Jack Man to register, but Mr. Johannes K from Housing allegedly asked for N$7,000 and threatened to chase him.

- ***Response:*** Council does not charge N$7,000 for plot registration via officials. Complainant advised to follow formal waiting list procedure. Any misconduct by officials to be reported to Mayor / CEO office for investigation. Matter referred to Housing & Property Division.

- ***Complaint 2*** - Overcrowding / 3 families on one plot: Residents relocated together, now want separation.
- ***Response:*** During relocation, layout changed and numbers mismatched contracts (e.g., Plot 4 vs Plot 95). Team used local assistants. Council acknowledges challenge and is trying to ensure residents sit on correct plots. Separation requires Council approval process. Application from 14 Sept 2023 is in process.
- **Complaint 3** - Caretaking / Subletting: Complaints that people renting out Farm 37 houses.
- ***Response:*** Council clarified: If beneficiary allows family member to stay and take care of house, and they contribute for water/electricity, it is a private family arrangement, not illegal renting. Residents should not fight each other or control each other's households. Complaints must relate to own plot number only. If plots are truly empty and being misused, Council will investigate and evict if necessary.
- ***Complaint 4*** - People without plots staying with parents: Requesting preference.
- Response: No preference for Farm 37 residents over other suburbs like Pioneers Park or Walvis Bay town. All must apply and be placed on waiting list (currently around 3,000). Process is first-come, first-served per waiting list.
- ***Complaint 5*** - Two Committees: Council received letters from two committees. Letter dated 26th clarifies:
- Council has learned there are currently two committees operating in Extension 10 / Farm 37. The newly established committee was elected unprocedurally, without a Council official present, in line with Section 13, Subsection 1 of the Local Authorities Act 23 of 1992.

Council Resolution on Committees:

- Only recognized committee is the old committee.
- Housing and Property Division to arrange meeting with old committee within next two weeks to deliberate what led to new committee election.
- ALL registration of residents by any committee must HALT immediately until legitimate committee is elected through proper procedure with Council official present.
- No election to be conducted during this public meeting. If no feedback within 2 weeks, residents to approach Mayor or CEO office.
- Allegation that official is rude - Council did not find evidence. Letter only stated procedural non-compliance.
- **Complaint 6 - Soccer Field:** First area was soccer field, now poles for plots erected.
- ***Response*:** Poles are on sidewalk per new layout. Soccer field is large lot. Temporary structures can be moved. Children can find alternative space temporarily.

- ***Complaint 7*** - Soccer Team Sponsorship: Team wants to register and needs sponsorship.
- ***Response:*** Referred to relevant department for information on registration and sponsorship possibilities

4.1 General Announcements

- Customer Care Officials from Municipality will be at Farm 37 daily from September, whole day, to attend to queries.
- Residents reminded to register on attendance register / scan QR code linking to information.

5. Closure

His Worship the Mayor thanked all residents for attending, commended their commitment, and urged them to bring more community members to future meetings. He assured residents that behind the scenes, Council is working to make lives easier.

The meeting officially adjourned at 20:00.