MUNICIPALITY OF WALVIS BAY

PUBLIC MEETING MINUTES — NARRAVILLE

Thursday, 13 August 2026 -| 18:00

Date & Time	Thursday, 13 August 2026 at 18:00
Venue	Narraville Community Hall, 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 Miina Hangula**
- **Cllr Sharon Roodt**
- **Cllr Pius Benjamin**

1.2 Present Municipal Officials

- **Mr. Erikson Mwanyekange**
- **Mr Theo Potgieter**
- **Mr Frans !Gonteb**
- **Ms Johanna Shihepo**
- **Ms Elisabeth Nawa**
- **Mr Efraim Kathindi**
- **Mr Sylvester Nyaambe**
- **Ms. Krischka Stoffels**
- **Ms. Anita Kaihiva**
- **Ms. Shirley Tjaveondja**
- **Mr. Roger Tjijuniva**

1.3 Leave of Absence

- **Cllr Jo-Ann Kamaundju**
- **Cllr Ephraim Shozi**
- **Cllr Adolf Kahmann**
- **Cllr Saara Mutondoka**
- **Cllr Patricia Munyala**

- **Mrs Victoria Kapenda**
- **Mr. Van Wyk**
- **Mrs Sylvia Schubert**

1.4 Others in Attendance

- **Members of the Public:** 61
- **Members of the Media:** 2

2. Opening and Welcoming Address

The meeting officially commenced with a opening prayer led by a community member Mr Fisher. The Mayor, Cllr Johannes Shimbilinga, welcomed the community and apologized for the absence of the other Councillor not present due to other obligations and being sick.

The Mayor emphasized that public meeting served as a platform for open dialogue between the Walvis Bay Municipal Council and the residents of Narraville. Key discussions centered on housing developments, infrastructure maintenance, municipal service billing, and road safety.

3. Structured Discussion Points

3.1 Housing and Decongestion Programme

Presented by Deputy Mayor Miina Hangula. This point addressed regional housing backlogs and informal settlement management:

- **Kuisebmond Backyard Decongestion:** Council has identified Extensions 11 and 13 in Kuisebmond to temporarily relocate residents (Reception areas) from overcrowded backyard structures. These temporary placements do not carry land title deeds.
- **Farm 37 Services Policy Shift:** While solar electrification has successfully been installed for residents at Farm 37, a government-led project to construct 230 houses faced massive delays because the land lacked water and sewer linkages. Consequently, Council has established a strict policy: no housing structures will be built (including government initiatives) unless the underlying land is fully serviced beforehand.
- **Development Workshop Trust MoU:** The Walvis Bay Municipality has signed a Memorandum of Understanding (MOU) with the Development Workshop Trust of Namibia (DWN), a non-profit organization helping local authorities eradicate informal settlements. The partnership targets low-to-middle income groups. Council will provide the bulk infrastructure up to selected extensions (one in Narraville and two in Farm 37 Green Valley), while DWN will complete internal servicing using donor/sponsorship funds.
- **Foreign Land Ownership Policy:** In light of industrial developments, Council is encouraging a policy requiring land applications from foreign entities to feature local Namibian partnerships to prevent complete foreign ownership.

3.2 Solid Waste Management & Litter Enforcement

Cllr Benjamin, updated the meeting on landfill ownership and routine waste collection challenges:

- **Landfill Ownership Transfer:** The Cabinet has approved transferring ownership of the local landfill/rubbish dump site (formerly owned by the Ministry of Environment) to the Walvis Bay Municipality. The official gazetting is currently being completed, which gives the municipality full custodial rights to combat tyre-burning and illegal scavenger activities.
- **Skips and Equipment Procurement:** To combat hotspots, Council acquired 30 skips. Namport donated an additional 10 skips, and Council purchased 2 new skip trucks to improve collection efficiency.
- **Illegal Dumping and Tariff Adjustments:** Illegal littering and dumping remain severe issues. Residents are urged to photo-document violations and submit registration numbers to senior officials. Past cooperation has led to immediate traffic enforcement, with violators fined N$ 2,000. Due to heavy operational losses in routine collection, a 3% tariff increase has been approved specifically for waste management services.

3.3 Sewerage Infrastructure & Management Updates

Aging infrastructure and severe community abuse have pushed the local sewer system past its designed capacity:

- **Aging Pump Stations:** The Kuisebmond pump station currently undergoing reconstruction was built in 1966 and is entirely overcapacitated. Contracts for upgrading the Lagoon pump station are scheduled to be awarded shortly.
- **Financial Deficits:** Rehabilitating the entire municipal sewer system requires an estimated N$ 1.3 to 1.4 billion, which is nearly equivalent to the municipality's entire annual capital and operational budget (N$ 1.6 billion). The national government has committed N$ 400 million, with negotiations ongoing to increase this funding.
- **System Abuse & Business Compliance:** A massive portion of blockages are caused by foreign objects (mattresses, blankets) and food-industry oil/grease. A compliance campaign targeting businesses (such as KFC, Shoprite, and local fish factories) will strictly enforce the installation and maintenance of grease/oil traps, backed by a N$ 21,000 fine for non-compliant discharge.
- **Trenchless Sewer Replacement Technology:** With 60% of the town's 300 km sewer network requiring urgent intervention, Council is seeking trenchless pipeline replacement technology. Because this technology does not exist in Namibia, an international tender has been advertised. Once awarded, this technology is expected to cut replacement times by up to 80% (compared to the current average of 18 months per kilometer).

3.4 Informal Trading & Illegal Stalls

Councilor Ndapewa Johannes updated the meeting that Council has finalized the Informal Trading Regulations to ensure the town remains governed and clean:

- **Removal of Illegal Doorstep Stalls:** Street vendors blocking retail doorsteps in town are being systematically removed. Council is setting up designated formal informal markets to house these traders.
- **Registration and Fees:** All informal traders (including those using wheelbarrows) must be registered and pay a basic formalization fee (determined at N$ 10) to operate legally, helping the municipality regulate and maintain public spaces.

3.5 Road Management and Infrastructure Development

Presented by Mayor, the discussion focused on structural challenges, tender delays, and community cooperation:

- **Sustainability & Deficits:** Cllr Kahmann highlighted that older roads in Rehoboth are exceptionally durable because they were built sustainably. Current budgets are completely consumed by maintaining failing, poorly built roads, leaving zero room for tarring existing gravel roads in areas like Narraville, where some residents have waited 60 years.
- **Rehabilitation & Pothole Contracts:** Unicorn Construction has been awarded an 8 km road rehabilitation contract covering 5 major town streets. The routine pothole contract was delayed for months due to a rigorous procurement dispute that went to the High Court, which Council ultimately won.
- **Independence Road Damage:** The Independence Road (running to the Navy) is less than 10 years old but is already ruined. This is primarily caused by illegal truck ports and car washes dumping wastewater directly onto the tarmac.
- **Street Sweeping Program:** To tackle the severe backlog of sand buildup from east winds, Council appointed 100 temporary workers for a year, organized into 5 teams, to rotate through streets and parks.
- **Self-Repair Insurance Policy:** Under an official Council resolution, residents who wish to repair potholes themselves must apply for approval and carry third-party liability insurance to protect against worker injuries or vehicular accidents during the works.

3.6 New Municipal Tariffs (Traffic Services)

The Mayor informed the meeting that new, gazetted municipal tariffs approved by the Ministry of Urban and Rural Development, aimed at aligning Walvis Bay with other national municipalities. 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

Presented by Cllr Sharon Roodt, this point outlined community crime prevention and municipal compliance:

- **CCTV Cameras:** Plans for installation of CCTV cameras in hotspots are underway.
- **Security Cluster & Community Policing:** A new Security Cluster is being launched under the Community and Economic Development department. This umbrella body aims to unite neighborhood watches from Dolphin Park, Aphrodite Beach, and Langstrand to replace the Community Police Forum.
- **Vandalism of Beach Toilets:** Public toilets near the Boma/Lapa are locked in the evenings due to severe drug use, prostitution, and vandalism. New public toilets are under construction at the Esplanade swimming pool, but will require physical guarding.
- **AirBnB Fitness Certificates:** All AirBnBs must register with the Namibian Tourism Board and hold a municipal fitness certificate. Residents are urged to report loud, disruptive parties; non-compliant operators will have their fitness certificates revoked.
- **Quad Bike & Quad-Access Violations:** Illegal quad-biking, driving without helmets, and illegal B2 road crossings remain rampant, especially among visitors. The Council, together with the Police Commissioner, actively intervened in a major incident where tourists repeatedly removed sand-maintenance boundary poles near the MTC tower. Red cat's eyes were installed near Langstrand's B2 entrance, but Council is pressing the Roads Authority for more prominent warning signs.
- **I Globe Public Mapping:** Residents were encouraged to use the 'I Globe Walvis Bay' (or I Spatial) app to check property dimensions, erf numbers, and utility lines directly.

4. Questions and Answers Session

Infrastructure & Services

Q: Concerns regarding non-compliant speed humps and poor pothole repair quality.

A: Council has directed the RBC to investigate non-compliance. Repairs must meet specifications, including painting and warning signage. Quality checks for pothole repair materials will be enforced.

Q: Inquiries regarding water seepage in industrial areas and the need for larger sewage pipes.

A: Aging infrastructure is the primary cause, with estimated remediation costs of N$1.3 billion. The Central Government has been informed. Resealing bids for sewer pipes will be re-advertised for international tender due to lack of local technology.

Q: Disruption of road surfaces (interlocks) after utility repairs.

A: The Council commits to reviewing the process to ensure proper restoration of interlocks after pipe or cable laying.

Housing & Land

Q: Status of "Build Together" and NHE housing programs; concerns regarding affordability.

A: Serviced land remains the primary cost driver. Future housing rolls will prioritize areas with serviced plots, such as Extension 17, which will feature 168 houses through development partners.

Q: Request for land availability for private development.

A: The newly approved municipal structure includes provisions for business plots; Extension 11 is currently earmarked for industrial/business development.

Administrative & Financial Concerns

Q: Discontent regarding "Red Force" debt collection practices and pensioner debt.

A: The Council acknowledges the feedback regarding the Competition Commission's concerns. An amicable solution is being sought. Regarding pensioner debt: A submission of N$12.5 million was made to the Minister for consideration, and the Council awaits feedback.

Q: Request for better representation of emergency services (Police/Fire) in Council meetings.

A: Noted for future agenda planning.

5. The Way Forward and Adjournment

The mayor encouraged the community to encourage the youth to apply for the Youth Climate Action Fund projects which closing date will be on 14 September 2026. This is an open call to all youth between the ages of 14-24 to come up with climate sustainable/resilient projects to be implemented in Walvis Bay. Projects can be funded between N$20,000 – N$80,000.00. The Council acknowledges the concerns raised by the community and commits to the following strategic actions:

1. Infrastructure Priority: Council will prioritize the assessment of sewage pipe capacity and the restoration of road interlocks following utility maintenance.
2. Amicable Resolution (Debt Collection): The Council is actively reviewing the mandate and practices of external debt collection services (Red Force) to ensure fair treatment of residents.
3. Enhanced Communication: Council members will increase their visibility and accessibility to ensure the community is kept updated on progress regarding fire hydrants, dumping, and infrastructure projects, addressing the concern that previous commitments have lacked follow-through.
4. Vendor Engagement: Community engagement sessions will be scheduled for the SME Market and Youth Center projects in Narraville to ensure designs are compatible with community needs.

The meeting officially adjourned at 21h25.