MINUTES OF THE PUBLIC MEETING HELD AT TOWN HALL ON

MONDAY, 17 AUGUST 2026 AT 18:00

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

Attendance

Councillors

Cllr Miina Hangula
Cllr Patricia Munyala

Officials

Mrs Sylvia Schubert: Acting Chief Executive Officer
General Manager: Water and Waste Management
Mr Potgieter: Road and Building Control
Erikson Mwanyekange: Community and Economic Development
Ms Anita Kaihiva: PR
Ms Krischka Stoffels: PR
Mr Asser Tjikuniva: Traffic

Others

Members of the public 25
Members of the media 0

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1. Opening and Welcoming

- The meeting opened with welcoming remarks from the Chairperson of the meeting Cllr Miina Hangula, who acknowledged the residents in attendance and emphasised the importance of public participation.
- Cllr Hangula explained that this was the third series of public meetings, following previous meetings held in other residential areas.

- It was explained that the same agenda would be followed across all areas to ensure that residents received consistent information on matters affecting the entire town.
- Residents were informed that questions had been invited in advance through Public Relations and that submissions had been received from two members of the public.
- The minutes of the previous meeting were made available for public reference.
- The Chairperson apologised for the absence of the Mayor, the Chief Executive Officer and other Councillors and officials, who were attending other official engagements, including a regional budget review meeting. Some officials were also absent due to illness.
- The Chairperson requested permission from the residents to proceed with the meeting despite the limited Council representation. The residents agreed.
- The Chairperson introduced the Councillor and members of the Administration present.

2. LEAVE OF ABSENCE

The following apologies were communicated:
His Worship the Mayor, Cllr Johannes Shimbilinga.
Chief Executive Officer, Mrs Victoria Nelago Kapenda.
Other Councillors and officials attending official engagements.
Officials who were reported to be ill.

3. DISCUSSION POINTS

3.1 HOUSING AND LAND DELIVERY

Housing and land development budget:

- Council indicated that approximately N$128 million had been provided in the budget for land development and housing-related initiatives.
- The allocation covers developments targeting high-, middle- and low-income groups.
- Council acknowledged that the demand for serviced land and housing continues to exceed available supply, largely due to the high cost of land servicing and infrastructure provision.

High-income residential development:

- Plans are underway to design and survey a new high-income residential extension in the area between the golf course and the school.
- A consultant has been appointed to undertake the township planning, engineering designs and infrastructure network designs.

Farm 37 development:

- Services are being rolled out in the township expansion where houses were constructed during the previous year.

- A contractor is currently undertaking work on the sewer pump infrastructure, with further services expected to follow.
- Designs are also underway for services in Portions 11 and 17 of Farm 37.
- Council acknowledged delays in the delivery of services, particularly due to technical designs, procurement processes and contractor appointments.

Decongestion programme:

- It was explained that the decongestion programme is intended to address overcrowding and the associated pressure on municipal infrastructure, particularly the sewerage system.
- A socio-economic survey was undertaken to establish residents' income levels, employment circumstances, needs and aspirations to guide the relocation process.
- Residents are expected to be relocated incrementally to designated areas, including Portions 11 and 17 of Farm 37.
- Council emphasised that the programme requires proper planning, land servicing and the provision of essential services before relocation can take place.

Affordable housing partnerships:

- Council is working with the development partner, Development Workshop Namibia, on township developments.
- The partnership includes Extension 17 in Narraville, as well as Extensions 5 and 14 in Farm 37.
- The initiative aims to reduce the cost of servicing land and make housing more affordable for landless and homeless residents.
- Three private developers who partnered with Council in 2024 are also involved in servicing land in Narraville.
- Approximately 211 houses in one of the developments were reported to be at 95% completion, while a further 105 houses had received ministerial approval.

Housing construction:

- Council has commenced construction of 18 houses on open plots in Kuisebmond.
- An allocation of N$5.5 million received from Government under the Build Together Programme is also being utilised to support housing initiatives, including the relocation of people occupying service land.
- Council encouraged eligible residents to register for the relevant housing programmes and to share information about available opportunities with other community members.

Extension 14, Farm 37:

- It was reported that the area had been electrified and that work on the pump station had commenced.
- Council indicated that the provision of water and sewer services was being progressed, with the expectation that residents would benefit from these services before Christmas.
- Council further acknowledged residents' concerns about being relocated before essential services are available and indicated that these concerns had been taken into consideration.

3.2 SOLID WASTE MANAGEMENT AND TOWN CLEANLINESS

Landfill site:

- An update was provided on the proposed expansion of the landfill site.
- Council is awaiting official correspondence regarding the Cabinet decision and the necessary authorisation from the Ministry of Environment, Forestry and Tourism.
- Officials had engaged the relevant ministries in Windhoek to obtain clarity on the status of the decision.
- The proposed expansion and related activities remain subject to the necessary legal considerations and approvals.

Tyre disposal:

- Council reported an improvement in the tyre disposal situation following the prohibition of tyre disposal at the landfill site.
- Engagements are ongoing with industries and other facilities that can receive used tyres.
- The public was encouraged to make use of appropriate tyre disposal facilities rather than disposing of tyres at the landfill.

Landfill access and security:

- Plans are underway to improve access control at the landfill site through the repair of fencing and installation of electric fencing and automated gates.
- These measures are intended to regulate access, prevent unauthorised dumping and improve the management of the site.
- An area will also be designated for members of the public to dispose of waste appropriately.

Cleaning of open spaces and illegal dumping:

- Council acknowledged that illegal dumping remains a concern in certain areas.
- Compliance measures against individuals and businesses responsible for illegal dumping are being strengthened.

- Property owners are being issued notices to clean and maintain their properties. Where notices are not complied with, further enforcement action may follow.
- Council is also considering appointing a contractor to clean the areas alongside the main access road on a monthly basis.

Public toilet facilities:

- Two public toilets have been constructed in the general facility area as a pilot project at public parks in Kuisebmond.
- The facilities will be managed through a kiosk arrangement, with an attendant responsible for overseeing their use and maintenance.
- Provision has also been made in the budget for two additional facilities.

Skips and skip trucks:

- Council confirmed that additional skips had been procured and that arrangements were underway to distribute them to identified communities and open spaces.
- Two additional skip trucks were expected, while a further skip truck had been donated by Namport.
- A tipper truck and front-end loader were also expected to improve the Administration's capacity to respond to illegal dumping and waste removal.
- The additional equipment is intended to improve the collection and removal of waste from open spaces and other identified problem areas.

Compactor trucks:

- Two additional compactor trucks were received in July.
- A further two compactor trucks have been provided for in the current year's budget.
- Council indicated that the intention is to increase the fleet to approximately nine trucks, with a longer-term requirement of 11 to 12 trucks to ensure adequate operational capacity and maintenance.

Additional refuse bins:

- Council is preparing to implement an additional refuse bin campaign.
- Properties generating above-average waste, particularly those accommodating multiple households, may be assessed and issued with additional bins.
- The additional bins will be charged for in accordance with the applicable tariffs.
- The initiative is intended to reduce overflowing bins and prevent waste from accumulating in open spaces.

Action: Continue with the distribution of skips, strengthen enforcement against illegal dumping, improve landfill access control and implement the additional refuse bin campaign.

3.3 WATER AND SEWERAGE MANAGEMENT

Ageing sewer infrastructure:

- Walvis Bay has approximately 300 kilometres of sewer network, of which an estimated 60% (approximately 180 kilometres) requires attention.
- Some infrastructure dates back to the 1960s and has reached the end of its expected lifespan.
- Conventional sewer replacement methods are time-consuming, with an estimated 16 to 18 months required to replace one kilometre of pipeline.
- The situation is further complicated by sewer pipelines located beneath existing roads and buildings, as well as the limited availability of suitably qualified contractors.

Alternative sewer replacement technologies:

- Council has initiated a process to explore alternative technologies for sewer pipeline replacement.
- A pilot procurement process is being pursued to investigate two methods, namely pipe relining and pipe bursting.
- These technologies could significantly reduce construction periods, with time savings of up to 80% anticipated in certain areas.
- Council indicated that the procurement process would be pursued further to attract suitably qualified contractors, including possible service providers from outside Namibia.

Pump stations:

- An update was provided on the ongoing pump station projects, with one project progressing towards completion, although it was reported to be slightly behind schedule.
- Regarding the Lagoon Pump Station, the previous contractor's contract was terminated due to non-performance.
- The procurement process for a replacement contractor was at an advanced stage, with the necessary engineering work reported to be completed.
- Council expressed the expectation that a new contractor could be appointed within approximately one month.

Sewer maintenance and cleaning:

- Two combination sewer trucks were acquired in June to improve the Administration's response to sewer blockages.

- Council intends to introduce preventative sewer cleaning campaigns to clean pipelines from the beginning of the network through to the relevant pump stations.
- This approach is intended to reduce recurring blockages and improve the performance of the sewer network.

Grease traps and oil interceptors:

- Non-compliance by businesses, particularly those failing to maintain grease traps and oil interceptors, was identified as a significant contributor to sewer blockages.
- Council will intensify inspections and issue compliance notices to businesses that discharge grease, oil and other unsuitable materials into the sewer system.
- Businesses were reminded that fines of up to N$21,000 may be imposed for relevant non-compliance offences.
- An awareness campaign will also be undertaken to educate businesses on proper sewer management.

Wastewater treatment plant:

- Council confirmed that a consultant had been appointed to undertake the preliminary design and feasibility assessment for a new wastewater treatment plant.
- The assessment will consider the proposed site, suitable technology and the technical requirements of the new facility.
- The study is expected to be completed around January/February 2027.
- The findings will inform funding applications and the subsequent implementation process.
- Council indicated an ambitious target of having a new wastewater treatment plant operational by the end of 2030.
- The existing plant is operating at capacity and is approaching the end of its expected lifespan.

3.4 INFORMAL TRADING AND ILLEGAL TRADING ACTIVITIES

Informal trading regulations:

- Council reported that the informal trading regulations had been approved and gazetted around June 2026.
- Designated trading areas have been identified in various locations, including Kuisebmond and other parts of town.
- The process of relocating informal traders to approved trading areas has commenced.

Relocation and registration of traders:

- Council indicated that the relocation process would be implemented incrementally, as designated areas must first be prepared and equipped.
- Improvements have already been observed in certain areas following the relocation of traders closer to the sports stadium.
- It was further noted that some individuals had been occupying multiple trading spaces.
- Traders were encouraged to register and obtain the necessary trading licences.
- Council also raised concerns about individuals trading without the required authorisation and indicated that enforcement would be strengthened.

3.5 ROAD INFRASTRUCTURE AND MAINTENANCE

Pothole repairs:

- Council confirmed that a contractor had been appointed to undertake pothole repairs.
- The appointment had been challenged through the procurement review process and subsequently taken to the High Court.
- The relevant review bodies and the High Court ruled in favour of Council's evaluation and the contractor was permitted to proceed.
- The appointed contractor is operating with three teams, including teams working in Walvis Bay and Long Beach.
- Council acknowledged the need to monitor the quality of work being undertaken.
- Council also intends to appoint a second pothole repair contractor to increase operational capacity.

Road resealing:

- A resealing contractor has been appointed to undertake work on identified roads.
- Some roads may be removed from the programme if additional pothole repairs are required and the available budget cannot accommodate all the planned work.
- Council indicated that the relevant streets would be assessed and prioritised according to their condition and available funding.

Road rehabilitation through the Roads Authority:

- An update was provided on the road rehabilitation programme being undertaken in partnership with the Roads Authority.
- The first contract covering roads in the port area had been awarded, with a commencement meeting scheduled.
- The programme includes sections of Sixth Street East, Fifth Street East, and other roads serving the port area.
- Additional roads, including Independence Street, Nathaniel Maxuilili Road and selected streets in Narraville, have been identified for rehabilitation or resealing.
- The Roads Authority is expected to proceed with procurement for these additional roads.

- Council indicated that designs for Independence Street and Nathaniel Maxuilili Road had already been completed and handed over to the Roads Authority.
- Further road construction works are also planned for Sam Nujoma Avenue and Nangolo Mbumba Road.

Long Beach and Aphrodite Beach access roads:

- Concerns were raised about the safety of the intersections serving Long Beach and Aphrodite Beach.
- Although these are Roads Authority roads, Council has formally raised the concerns with the Roads Authority.
- The Roads Authority has acknowledged the concerns and included the intersections in its intersection upgrade programme.

Street cleaning:

- Council confirmed that 100 temporary workers had been appointed for a period of one year to assist with street sweeping and cleaning.
- The initiative is intended to improve the cleanliness and appearance of streets throughout the town.

3.6 MUNICIPAL TARIFFS

- Council provided an overview of the current municipal tariffs.
- A slight increase in refuse-related charges was noted.
- A new tariff relating to fire service call-outs has also been introduced.
- Council clarified that there had been no increase in water tariffs.
- Residents were informed that the full tariff schedule is available at the municipal offices for public inspection.

3.7 SAFETY AND SECURITY

- An update was provided on safety and security initiatives within the town.
- Council indicated that cooperation with Namport was underway regarding truck monitoring and the development of a truck port, which is expected to contribute towards improved safety and security.
- The importance of community participation in neighbourhood watch initiatives was emphasised.
- Residents were encouraged to continue working with the police and other relevant stakeholders to strengthen community safety.

4. QUESTIONS AND ANSWERS

4.1 Town beautification and general appearance

- A resident raised concerns about the overall appearance of Walvis Bay, particularly the removal of sand, street sweeping, painting of kerbstones, landscaping, planting of trees and provision of seating areas.
- It was suggested that Council should prioritise beautification initiatives to make the town more attractive and welcoming.
- Council acknowledged that the town's appearance requires improvement and indicated that beautification and parks development would receive attention.
- The Administration is working on a Parks Development Plan, with budgetary provisions made for the development of additional parks and public open spaces.

- It was emphasised that beautification should extend beyond individual areas and include the CBD and other parts of town.

4.2 Appointment of a horticulturist

- A resident enquired whether Council intended to appoint a qualified horticulturist, noting the need for specialised expertise in landscaping, parks and green-space management.
- The Administration acknowledged the need to strengthen technical capacity in this area.
- It was indicated that the proposed organisational structure and strategic planning processes would consider the need for specialised personnel in parks, landscaping and horticulture.

4.3 Illegal occupation and activities at properties

- A resident raised concerns about alleged illegal activities, vegetation overgrowth and disturbances at a property in Peter Mweshihange Street.
- The resident indicated that the matter had previously been reported to the Municipality and the police.
- Council requested the resident's contact details and undertook to arrange a site visit to assess the matter.
- Concerns were also raised about activities taking place at a private property opposite the chalets, particularly at night.
- Council indicated that property owners would be engaged regarding the maintenance and management of their properties.

4.4 Waste-to-energy proposal

- A resident presented a proposal for a waste-to-energy facility, highlighting the potential to recover energy and other resources from solid waste.
- The proposal included the possible generation of electricity, recovery of reusable materials and utilisation of by-products from the waste treatment process.

- The resident highlighted the increasing volume of waste entering the landfill and the need to consider sustainable long-term waste management solutions.
- Council acknowledged the proposal and indicated that it had previously been referred to the relevant department.
- It was proposed that the resident be given an opportunity to present the concept to Council at a future informal Council meeting, potentially within the next two months.

4.5 Non-revenue water

- A resident requested information on the Municipality's current non-revenue water levels, both in percentage and volume, and how frequently these are measured.
- The Administration explained that water consumption is monitored by the Water and Waste Management Department, while billing and revenue information is handled by Finance.
- The non-revenue water figure was reported to be approximately 12.33%, although it fluctuates.
- It was indicated that the relevant figures are monitored and reported on a monthly basis.

4.6 Wastewater discharge standards

- A resident enquired whether the current wastewater treatment plant effluent discharge complies with the applicable standards.
- The Administration responded that the discharge was meeting the required standards.
- It was further explained that the quality of the wastewater entering the system is affected by unsuitable substances discharged into the sewer network.

4.7 Long Beach and Dolphin Beach road safety

- Concerns were raised about road safety at Long Beach and Dolphin Beach, including intersections and the need for improved lighting.
- Council indicated that the Roads Authority had been approached regarding the relevant intersections and that the matter had been included in its intersection upgrade programme.
- The need to improve lighting, particularly given the foggy conditions experienced in the area, was also highlighted.
- Council undertook to continue engaging the relevant authorities on the matter.

4.8 Palm trees and road visibility

- Concerns were raised about palm trees along roads and whether their height and positioning could affect visibility and road safety.
- Council acknowledged the concern and indicated that the pruning or possible removal of certain trees would be assessed.

4.9 Enforcement of traffic regulations

- A resident expressed concern about the inconsistent enforcement of traffic regulations, including illegal parking on pavements, trucks obstructing roads, illegal overtaking and disregard for traffic signs.
- The resident called for the consistent application of the law and enforcement against all road users.
- Council acknowledged the concerns and noted the importance of compliance and consistent enforcement.

4.10 Ageing municipal infrastructure and public confidence

- Residents expressed frustration about the condition of municipal infrastructure, particularly the ageing sewer network, and indicated that concerns and proposals had been raised with previous Councils without sufficient progress.
- Some residents expressed disappointment with the limited attendance of Councillors at the meeting.
- Council reiterated that apologies had been communicated at the beginning of the meeting and explained that the absent Councillors were attending other official engagements.
- The Administration explained the challenges associated with replacing ageing infrastructure and highlighted the planned use of alternative sewer replacement technologies.
- Residents were encouraged to continue submitting proposals and engaging with the Administration.

4.11 Requirements for business operations

- A resident raised concerns about the cost and requirements associated with certain business-related certifications and requested that the requirements be reviewed where possible.
- Council acknowledged the concern and undertook to take note of the matter for consideration by the relevant department.

4.12 Abandoned and unoccupied houses

- A resident raised concerns about abandoned and unoccupied houses allegedly being used for illegal activities, including drug-related activities and other criminal conduct.
- It was suggested that Council investigate the possibility of repossessing or otherwise addressing properties that remain abandoned and become crime hotspots.
- Council took note of the concerns for consideration by the relevant departments.

4.13 Municipal budget expenditure and reporting

- A resident requested information on the amount of the approved N$1.6 billion budget spent to date and the purposes for which the funds had been utilised.
- The resident further requested that Council provide regular monthly expenditure and performance reports to improve transparency and public confidence.

- Council acknowledged the request and agreed on the importance of providing residents with feedback on budget implementation.

4.14 Progress on Council motions

- A resident requested a progress report on motions previously adopted by Council, indicating that a number of motions had been passed but that feedback on their implementation was limited.
- Council acknowledged the request and the need to provide progress updates on adopted motions.

4.15 Maintenance of parks and public open spaces

- Residents reiterated concerns about neglected and poorly maintained parks and public open spaces.
- Council acknowledged that parks and public spaces require regular maintenance and indicated that these matters would be addressed through the Parks Development Plan and ongoing maintenance programmes.

4.16 Additional road safety proposals

- A resident raised a proposal for additional road safety measures, including traffic-calming interventions and road markings.
- The matter was noted for consideration by the relevant technical department.

6. CLOSING

- The Chairperson thanked the residents and members of the Administration for their attendance and participation.
- Residents were encouraged to continue attending public meetings and submitting their concerns and proposals to Council.
- The Chairperson reiterated the importance of public participation and cooperation between the community, Council and Administration in addressing the town's challenges.
- The meeting adjourned at 10:00pm
