MINUTES

OF THE PUBLIC MEETING HELD AT FARM 37 WALVIS BAY ON

MONDAY 09 MARCH 2026 AT 13:00

Present: Councilor
Cllr Miina Hangula,
Cllr Ndapewa Johannes
Cllr Patricia Munyala
Cllr Sharon Roodt
Cllr Adolf Kahmann

Officials

Mr. Frans Gonteb
Mrs. Sylvia Schubert
Mr. Van Wyk
Mr. Gotlieb
Mr. Jack Manale
Mr. Theo Potgieter
Ms. Tuli Iishitile
Mrs. Lelanie Coetzee
Ms. Anita Kaihiva
Ms. Grace Amunyela
Ms. Krischka Stoffels

Others: Pastor Carl, Farm 37 Committee Members, and residents.

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1. **OPENING**

   The Chairperson, Deputy Mayor Mina Hangula, officially opened the meeting. She highlighted the following:

- Following political divisions during elections four months ago, the current council is now united across different parties to serve the community's common goals. The Deputy Mayor emphasized that the council follows a policy of participatory democracy, choosing to listen to stakeholders and taxpayers rather than dictating to them.
- To discuss community needs, address unresolved issues from previous years, and listen to new concerns that have arisen.

2. **ADOPTION OF THE AGENDA**
   The Chairperson noted that while a notice had been sent out requesting questions in advance, none were received prior to the meeting. However, the floor remained open for questions throughout the session.

3. DISCUSSION POINTS

3.1 Community Feedback Mechanism

- The Chairperson inquired whether the community had a pre-compiled list of questions or if they would be raised spontaneously.
- **Pastor Carl** (on behalf of the community) responded that questions would arise naturally as the program points were discussed.

3.2 The Build Together Program (Farm 37)

- The Chairperson introduced the first main agenda item: The status and role of the "Build Together" program at Farm 37.
- **Presentation by Mr. Jack (Housing Department):** Mr. Jack was invited to brief the community. He acknowledged the diversity of the audience and proceeded to provide information in both English and Afrikaans to ensure all residents understood the housing structures and institutional standards planned for the portions of Farm 37..

4. PRESENTATION: BUILD TOGETHER PROGRAM (PORTION 10)

- The program specifically targets Portion 10 (Decongestion Program 2020–2025).
- Applicants must earn a monthly income of $6,000 or less.
- Self-employed residents/home-based business owners must provide a police declaration of income to qualify.
- The Council has approved the township. Final approval is pending from the Regional Board/Ministry. Once finalized, income levels will be reaffirmed.
- Residents were reminded that their data from last year has been captured in the national database; names are currently on the official waiting list.
- Residents who can afford to build with bricks are encouraged to do so, provided they:

    1. Submit and obtain an approved building plan.
    2. Install a septic tank on their property (as per engineering specifications) to manage wastewater.

5. INFRASTRUCTURE & SERVICES UPDATE

Solar Street Lights:

The initial procurement round failed as no bidders were eligible.

A new tender closes on Wednesday (March 11). Evaluation will follow immediately.

Timeline: A contractor is expected on-site within 1 to 2 months.

Water (Individual Water Points):
Bids have been received and evaluated.

The contract award is expected within a few weeks. Residents should see movement on individual water connections this year.

Sanitation (Sewerage):
While bulk sewage infrastructure is a longer-term goal, the Council is moving toward an incremental approach.

Immediate focus is on individual septic tanks or property-based toilets. Plans for evaporation ponds are being processed for future bulk sewage management.

6. PUBLIC QUESTIONS AND COMMENTS

- Priority of Needs (Cooking vs. Lighting): A resident noted that while street lights are appreciated, the community still cooks on open fires. There was a request for the Council to prioritize energy and utility needs that address basic survival (cooking/heating) alongside lighting.

- Status of Sub-tenants and Caretakers: A resident inquired about the status of individuals who are currently "sub-leasing" or taking care of units/plots owned by others. The resident asked if they would be considered for their own ownership or if they would remain excluded from the formalization process.

- Double Occupation/Relocation Issues (The Hill): A resident raised a concern regarding "The Hill" area. It was noted that after residents were relocated from that area to Farm 37, new shacks were immediately erected on the vacated land. The community questioned how the Municipality's administration allowed new occupants to move in after a relocation exercise was completed.

- Multiple Families on One Plot: A resident followed up on a recurring request (raised in three previous meetings) regarding the status of multiple families living on a single plot.

- The Deputy Mayor acknowledged the situation and noted that while the process for individual plots is ongoing, the administration (Mr. Jack) is aware of these specific cases. She urged patience as the formalization of Portion 10 moves forward.

7. ADMINISTRATIVE RESPONSE

The Chairperson and technical team acknowledged the feedback regarding the "The Hill" and the sub-tenant issue. The Chairperson reiterated that the Council is here to serve and that these specific administrative discrepancies would be looked into by the relevant managers present.

8. PUBLIC QUESTIONS AND COMMENTS (CONTINUED)

Following the infrastructure and housing presentations, the community raised the following critical points:

Family Separation & Overcrowding**:** Residents relocated from the Narraville Clubhouse and "The Hill" expressed concern that adult children are still living with parents in single units. This has led to safety concerns and domestic friction. Residents requested separate accommodation for their adult children.

Billing and Payment errors

- Inconsistent Charges: Residents reported confusion over monthly payments. Some stated they pay $500, while others claimed they were being billed $3,500 to $5,000 for unspecified reasons.
- Red Force Debt Collection: A serious concern was raised regarding Red Force sending debt collection notices to residents, despite a previous instruction that they should stop making contributions until formalization is complete.
- Residents requested the Council intervene with Red Force immediately.
- Water Billing: A resident questioned receiving water bills of $4,000–$8,000 despite not having a private water connection.

Infrastructure & Health Hazards:

Septic Tanks: It was noted that municipal septic tanks are currently uncovered, posing a severe health and safety risk (falling hazard) to children in the community.

Clinic Services: A suggestion was made to convert one of the existing containers on-site into a temporary clinic to address medical needs.

Tenancy Exploitation**:** Residents reported that some original plot owners are "leasing" their plots to others for a fee and then arbitrarily evicting them (including children) once the municipality begins developing the area. The community asked for protection against these "middlemen" landlords.

Process Transparency: A resident noted that many were moved to Farm 37 "by force" without a clear agreement on what their financial contributions would be over a 5-to-10-year period.

9. COUNCIL RESPONSES

- On Development Delays: The Chairperson apologized for the slow progress but reassured residents that the registration process is legally required. The upcoming streetlights (2 months) and water connections are the first steps in fulfilling these promises.

- On Financial Matters: The Chairperson and officials took note of the inconsistent billing and the Red Force issue. It was clarified that the administration needs to reconcile who is paying for services and why certain residents are being harassed by debt collectors.

- On Social Issues: The Council acknowledged the friction caused by multi-generational living and the exploitation of tenants by plot owners. These cases will be reviewed by the housing department.

7. CLOSING

Meeting adjourned at 16:30