



**LÜDERITZ TOWN COUNCIL  
P. O. BOX 19  
LÜDERITZ**

Enquiries: Helena Antonius  
Email: [tpc@ltc.com.na](mailto:tpc@ltc.com.na)  
Reference: L/Block XV & Re Block I

Tel: +264 63 207800  
Fax: +264 63 202971

**04 September 2025**

**PUBLIC OPEN SPACE CLOSURE CERTIFICATE**

**CLOSURE CERTIFICATE ACCORDING TO THE STIPULATIONS OF SECTION 50(1)(c) OF  
THE LOCAL AUTHORITY ACT 1992 (ACT 23 OF 1992)**

**I, Otto Kondjeni Shipanga**, the undersigned, in my capacity as the Acting Chief Executive Officer of the Lüderitz Town Council, and as such duly authorized to act on behalf of and represent the said Town Council in terms of Section 50 (3) of the Local Authorities Act, 1992 (Act 23 of 1992), do hereby certify that with reference to the:

**a) PERMANENT CLOSURE OF BLOCK XV AND REMAINDER OF BLOCK I LÜDERITZ AS  
A "PUBLIC OPEN SPACE"**

All the necessary conditions as stipulated by Section 50(3) of the Local Authorities Act of 1992 (Act 23 of 1992) have been carried out and no objections have been received.

We count on your usual assistance and prompt action.

Yours Sincerely

**Mr. Otto Shipanga  
Acting Chief Executive Officer  
Lüderitz Town Council**

**Luderitz Town Council  
Luderitz**

**2025 -09- 04**

Tel: 063 207 800 / 063 207 801  
Fax: 063 202 971 / 063 202 047  
P.O. Box 19, Luderitz

*All official correspondence must be addressed to the Acting Chief Executive Officer*



**LÜDERITZ TOWN COUNCIL  
P. O. BOX 19  
LÜDERITZ**

Enquiries: Helena Antonius  
Email: [tpo@ltc.com.na](mailto:tpo@ltc.com.na)  
Reference: L/Block XV & Re Block I

Tel: +264 63 207800  
Fax: +264 63 202971

04 September 2025

The Secretary: Urban and Regional Planning Board  
Ministry of Urban and Rural Development  
Private Bag 13289  
WINDHOEK

Attention: Mr. Tobias Newaya

Dear Sir,

**SUBJECT:**

- a) Permanent Closure of Block XV and Remainder of Block I Lüderitz as a "Public Open Space";
- b) Consolidation of Block XV and Remainder of Block I Lüderitz into one "Consolidated Block X";
- c) Rezoning of Consolidated Block X from "Public Open Space" to "Special" for Integrated Seawater Agricultural & Marine Microalgae Project;
- d) Registration of a 30m wide Right of Way Servitude on the Consolidated Block X to accommodate the existing District Road (D0701); and
- e) Inclusion of the Rezoning of Consolidated Block X in the next Zoning Scheme to be prepared for Lüderitz

The Council has considered the above application and recommend it to the Urban and Regional Planning Board in terms of Section 109(2)(a) for consideration by the Board and approval by the Minister.

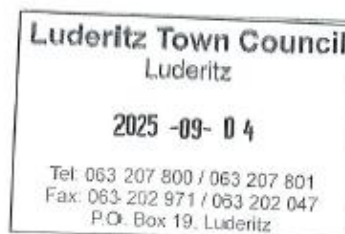
Attached please find:

- i. the application and its accompanying documents (maps etc);
- ii. proof of notice referred to in Section 107(1);
- iii. Council's recommendations (supported by a Full Council Resolution).

We count on your usual assistance and prompt action.

Yours Sincerely

**Mr. Otto Shipanga  
Acting Chief Executive Officer  
Lüderitz Town Council**



*All official correspondence must be addressed to the Acting Chief Executive Officer*



**LÜDERITZ TOWN COUNCIL  
P. O. BOX 19  
LÜDERITZ**

Enquiries: Helena Antonius  
Email: [tpo@luc.com.na](mailto:tpo@luc.com.na)  
Reference: L/Block XV & Re Block I

Tel: +264 63 207800  
Fax: +264 63 202971

04 September 2025

**Mr. Gunther Stubenrauch  
Stubenrauch Planning Consultant  
P.O. Box 41404  
Windhoek**

Dear Sir,

**RE: CLOSURE, CONSOLIDATION & REZONING: BLOCK XV & RE BLOCK I LÜDERITZ**

The aforementioned subject bears reference.

The Council at its Ordinary Council meeting held on the 01 July 2025, resolved by means of a Council's Resolution No.: **C65/01/07/2025** as follows:

- a) Council permanently closes Block XV and Remainder of Block I Lüderitz as a "Public Open Space" in terms of Section 50 (3) of the Local Authorities Act, 1992 (Act No. 23 of 1992);
- b) Council approves the Consolidation of Block XV and Remainder of Block I Lüderitz into one Consolidated Block X measuring 9.7953ha;
- c) Council grants approval for only one (1) service connection from the municipal networks to be allowed for Consolidated Block X;
- d) Council recommends the Rezoning of Consolidated Block X from "Public Open Space" to "Special" for Integrated Seawater Agricultural & Marine Microalgae Project for approval;
- e) Council grants approval for the registration of a 30m wide Right of Way Servitude on the Consolidated Block X to accommodate the existing District Road (D0701);
- f) Inclusion of the Rezoning of Consolidated Block X in the next Zoning Scheme to be prepared for Lüderitz;
- g) Council grants approval for the owners to be liable for the payment of betterment fees of a total of 30% of the difference in value of new Consolidated Block X before and after rezoning;

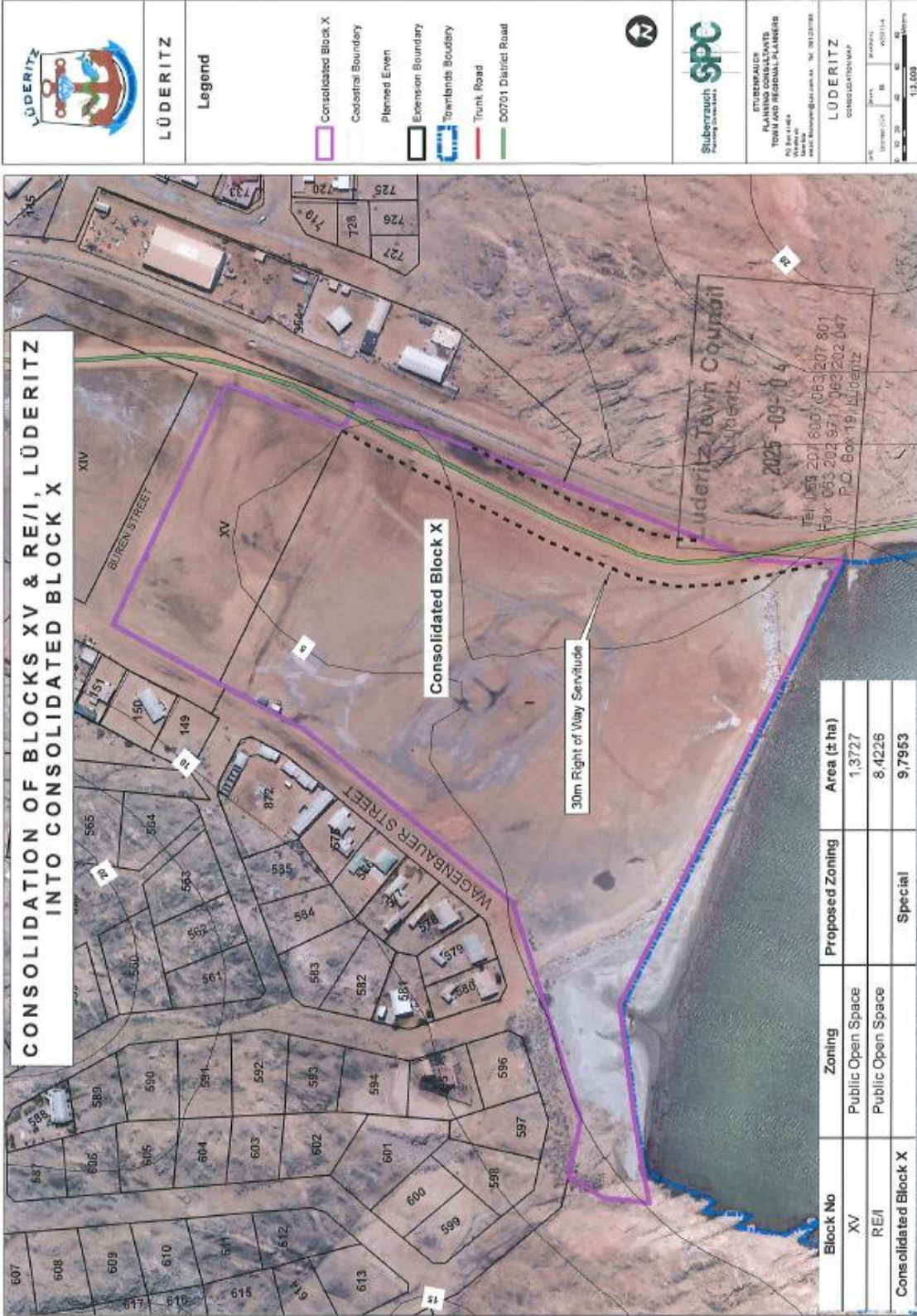
---

*All official correspondence must be addressed to the Chief Executive Officer*









**CONSOLIDATION OF BLOCKS XV & RE/I, LÜDERITZ INTO CONSOLIDATED BLOCK X**

Consolidated Block X

30m Right of Way Servitude

Block No	Zoning	Proposed Zoning	Area (± ha)
XV	Public Open Space		1,3727
RE/I	Public Open Space		8,4226
Consolidated Block X		Special	9,7953



**CONSOLIDATION OF BLOCKS XV & RE/I, LÜDERITZ INTO CONSOLIDATED BLOCK X**

**Consolidated Block X**

**Luderitz Town Council**  
Luderitz  
2025-09-04  
Tel: 063 207 800 / 063 207 801  
Fax: 063 202 971 / 063 202 047  
P.O. Box 19, Luderitz

Block No	Zoning	Proposed Zoning	Area (± ha)
XV	Public Open Space		1,3727
RE/I	Public Open Space		8,4226
Consolidated Block X		Special	9,7953

Block No	Zoning	Proposed Zoning	Area (± ha)
XV	Public Open Space		1,3727
RE/I	Public Open Space		8,4226
Consolidated Block X		Special	9,7953

**Luderitz Town Council**  
Luderitz  
2025-09-04  
Tel: 063 207 800 / 063 207 801  
Fax: 063 202 971 / 063 202 047  
P.O. Box 19, Luderitz

[illegible]





# LOCALITY OF BLOCKS XV & RE/I, LÜDERITZ

Luderitz Town Council  
Luderitz

2025-09-04

Tel: 063 207 800 / 063 207 801  
Fax: 063 202 971 / 063 202 047  
P.O. Box 19, Luderitz



LÜDERITZ

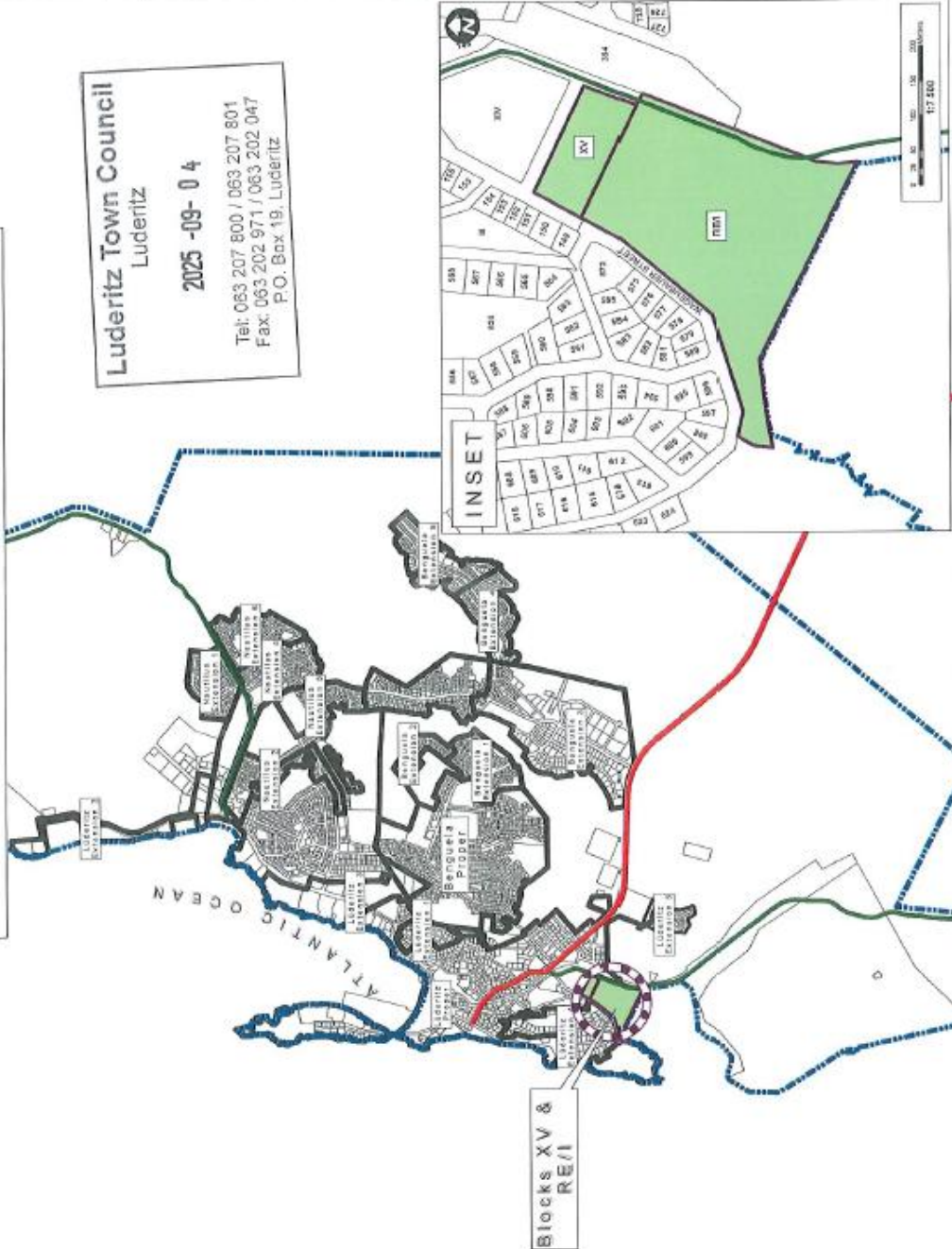
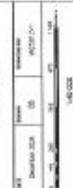
## Legend

- Zoning**
  - Public Open Space
- Blocks XV & RE/I**
- Cadastral Boundary**
- Planned Eriwen**
- Extension Boundary**
- Townlands Boundary**
- Trunk Road**
- D0701 Overal Road**



STADSRADEN  
PLANNING CONSULTANTS  
TOWN AND REGIONAL PLANNING  
101 Bismarckstr.  
Windhoek  
0901 5555555/0901 5555556 Tel: 063 202 800

LÜDERITZ  
LOCALITY MAP





# CONSOLIDATION OF BLOCKS XV & RE/I, LÜDERITZ INTO CONSOLIDATED BLOCK X

