



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurirab Street
Walvis Bay

P.O. Box 2095
Tel: (064) 280 770
Email: mbute@sp.com.na

Reference: 3123.6434 WB

27 January 2026

NOTICE TO NEIGHBOURS: PROPOSED REZONING OF ERF 3123 WALVIS BAY AND SUBSEQUENT CONSOLIDATION OF ERVEN 3123 AND 6434 WALVIS BAY.

Please take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the owner of Erven 3123 and 6434 Walvis Bay for the rezoning of Erf 3123 Walvis Bay from Single Residential (1:300m²) to Local Business and the subsequent consolidation of Erf 3123 and 6434 Walvis Bay.

The application is submitted in terms of the Urban and Regional Planning Act, 2018 (No.5 of 2018) and in terms of the Walvis Bay Zoning Scheme.

Please take note that –

- (a) The pre-application brief (bid document) is available upon request from Ms. Shaningwa : mbute@sp.com.na or can be inspected during normal office hours, at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay.
- (b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having objections or comments to the application must lodge such objections or comments, together with the grounds thereof, in writing with the Chief Executive Officer of the Municipality of Walvis Bay and Stewart Planning.
- (c) Registered and written objections or comments must be submitted before **17:00, Friday, 20 February 2026.**

If you have any questions regarding the proposed rezoning and subdivision, please do not hesitate to contact our office.

Yours faithfully,

Mbute Shaningwa



Town Planning Officer
Tel: +264 64 280 770 | Email:
mbute@sp.com.na

Applicant:

Stewart Planning
Town & Regional Planners
P.O. Box 2095, Walvis Bay
Tel: 064 280 770
Email: mbute@sp.com.na

Local Authority:

Chief Executive Officer
Municipality of Walvis Bay
Private Bag 5017, Walvis Bay
Tel: 064 201 3229
Email: townplanning@walvisbaycc.org.na



STEWART PLANNING
TOWN & REGIONAL PLANNERS

COMMENT FORM

APPLICATION: REZONING OF ERF 3123 WALVIS BAY AND SUBSEQUENT CONSOLIDATION WITH ERF 6434 WALVIS BAY.

Name: _____

Address: _____

Telephone: _____

I, the owner of Erf _____ Walvis Bay

Do not object to

Object to

Please tick where applicable, for example:



The rezoning of **Erf 3123 Walvis Bay** from Single Residential (1:300) to Local Business and subsequent consolidation with Erf 6434 Walvis Bay.

Please state your comments :

Signature: _____

Date: _____

*Kindly take note that comments should reach me by **20 February 2026.***




Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay.

From Mbuta Shaningwa <mbute@sp.com.na>

Date Tue 1/27/2026 10:11 AM

To rentals2@ramos.na <rentals2@ramos.na>

 3 attachments (1 MB)

3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

Dear Sir/Madam,

I trust this message finds you well.

We, at Stewart Planning – Town and Regional Planners, are currently in the process of submitting an application to the Walvis Bay Municipality and the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 3123 Walvis Bay from “Single Residential” with a density of 1:300 to “Local Business”.**
- **Subsequent consolidation of Erven 3123 and 6434 Walvis Bay into Portion X.**

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3105 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete **the comment form** and return it to us at your earliest convenience.

Please note that the deadline for submitting any comments or objections is 17:00 on Friday, 20 February 2026.

Should you have any questions or require further clarity, please do not hesitate to reach out.

Mbuta Shaningwa
Town Planning Officer




Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay.

From Mbuta Shaningwa <mbute@sp.com.na>

Date Tue 1/27/2026 10:15 AM

To percy@pvzlaw.com <percy@pvzlaw.com>

 3 attachments (1 MB)

3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

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- **Subsequent consolidation of Erven 3123 and 6434 Walvis Bay into Portion X.**

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3110 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality and consolidation plan

Should you have any comments or objections, please complete **the comment form** and return it to us at your earliest convenience.

Please note that the deadline for submitting any comments or objections is 17:00 on Friday, 20 February 2026.

Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,
Mbuta Shaningwa
Town Planning Officer



Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay.

From Mbute Shaningwa <mbute@sp.com.na>

Date Tue 1/27/2026 10:35 AM

To fifi.fisher@officeeconomix.com <fifi.fisher@officeeconomix.com>; shop@learning-namibia.com <shop@learning-namibia.com>

📎 3 attachments (1 MB)

3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

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- **Subsequent consolidation of Erven 3123 and 6434 Walvis Bay into Portion X.**

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3111 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality and consolidation plan

Should you have any comments or objections, please complete **the comment form** and return it to us at your earliest convenience.

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Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,
Mbute Shaningwa
Town Planning Officer




Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay.

From Mbuta Shaningwa <mbute@sp.com.na>

Date Tue 1/27/2026 10:41 AM

To office.walcon@gmail.com <office.walcon@gmail.com>

 3 attachments (1 MB)

3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

Dear Sir/Madam,

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- **Subsequent consolidation of Erven 3123 and 6434 Walvis Bay into Portion X.**

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3112 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality and consolidation plan

Should you have any comments or objections, please complete **the comment form** and return it to us at your earliest convenience.

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Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,
Mbuta Shaningwa
Town Planning Officer




Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay

From Mbuta Shaningwa <mbute@sp.com.na>

Date Tue 1/27/2026 10:45 AM

To Victoria Luanda <victoria@carapau.com.na>

 3 attachments (1 MB)

3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

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- **Subsequent consolidation of Erven 3123 and 6434 Walvis Bay into Portion X.**

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3122 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality and consolidation plan

Should you have any comments or objections, please complete **the comment form** and return it to us at your earliest convenience.

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Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,
Mbuta Shaningwa
Town Planning Officer




Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay.

From Mbuta Shaningwa <mbute@sp.com.na>

Date Tue 1/27/2026 10:54 AM

To chandre@asp.com.na <chandre@asp.com.na>

 3 attachments (1 MB)

3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

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- **Rezoning of Erf 3123 Walvis Bay from “Single Residential” with a density of 1:300 to “Local Business”.**
- **Subsequent consolidation of Erven 3123 and 6434 Walvis Bay into Portion X.**

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3212 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete **the comment form** and return it to us at your earliest convenience.

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Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,
Mbuta Shaningwa
Town Planning Officer




Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay.

From Mbuta Shaningwa <mbute@sp.com.na>

Date Tue 1/27/2026 11:05 AM

To anchen@gendev.com.na <anchen@gendev.com.na>

 3 attachments (1 MB)

3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

Dear Sir/Madam,

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- **Subsequent consolidation of Erven 3123 and 6434 Walvis Bay into Portion X.**

As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3213 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete **the comment form** and return it to us at your earliest convenience.

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Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,
Mbuta Shaningwa
Town Planning Officer




Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay.

From Mbute Shaningwa <mbute@sp.com.na>

Date Tue 1/27/2026 10:49 AM

To tresia.nghikovali@yahoo.com <tresia.nghikovali@yahoo.com>; nbt dave missions <nbtmissions@gmail.com>

 3 attachments (1 MB)

3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

Dear Sir/Madam,

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- **Rezoning of Erf 3123 Walvis Bay from “Single Residential” with a density of 1:300 to “Local Business”.**
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As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3214 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete **the comment form** and return it to us at your earliest convenience.

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Should you have any questions or require further clarity, please do not hesitate to reach out.

Kind regards,
Mbute Shaningwa
Town Planning Officer



Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay.

From Mbute Shaningwa <mbute@sp.com.na>
Date Mon 2/2/2026 4:58 PM
To megaaccounts@iway.na <megaaccounts@iway.na>
Cc mega@iway.na <mega@iway.na>

 2 attachments (927 KB)

Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

Dear Sir/Madam,

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As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3057 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality plan

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Kind regards,
Mbute Shaningwa
Town Planning Officer



Neighbours Notification: Proposed rezoning of Erf 3123 Walvis Bay and subsequent consolidation with Erf 6434 Walvis Bay.

From Mbute Shaningwa <mbute@sp.com.na>
Date Mon 2/2/2026 5:04 PM
To melissa@baywash.com.na <melissa@baywash.com.na>
Cc keci@iway.na <keci@iway.na>

 4 attachments (2 MB)

3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; 3123.6434 WB_ Notice Letter to Adjacent Neighbours.pdf; Comment Form_3123.6434 WB.pdf; 3123.6434 WB_Locality Plan.V1.pdf;

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As part of the statutory process, adjacent property owners are required to be notified and afforded the opportunity to comment or object, should they wish to do so.

As the registered owner of Erf 3104 Walvis Bay, we hereby notify you of the above-mentioned application.

Kindly find attached the following for your reference:

1. Neighbour’s notice letter
2. Comment form
3. Locality plan

Should you have any comments or objections, please complete **the comment form** and return it to us at your earliest convenience.

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