



## STEWART PLANNING TOWN & REGIONAL PLANNERS

First Floor, On Main Building  
122 Sam Nujoma Avenue  
Walvis Bay

P.O. Box 2095  
Tel: (064) 280 773  
Email: [melissa@sp.com.na](mailto:melissa@sp.com.na)

**Reference: Ptn8.9F42**

**31 July 2025**

Eric's Cove  
**Occupant of Portion 11, Farm Langstrand No. 42**

Dear Sir/Madam

**Stewart Planning – Town & Regional Planners** intends to apply on behalf of the registered owners, to the Walvis Bay Municipality and the Ministry of Urban and Rural Development for consent for the following application:

### **Portion 8 and 9 of Farm Langstrand No. 42**

- Subdivision of Portion 9, Farm 42 into Portion 1 (1000m<sup>2</sup>) and the Remainder;
- Closure of Portion 1 as Public Open Space;
- Rezoning of Portion 1 from Public Open Space to General Business;
- Consolidation of Portion 1 with Portion 8, Farm 42 into Portion X;
- Environmental Clearance Certificate.

The purpose of the application is to utilise the consolidated site (Portion X) for the establishment of the Ocean Key Hotel.

The aforementioned application is submitted in terms of the Walvis Bay Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The permanent closure application is submitted in terms of the Local Authorities Act, 1992 (Act No. 23 of 1992). The rezoning of land zoned Public Open Space to any other land use is a listed activity and will be dealt with in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) by **Excel Dynamic Solutions**.

Please provide any input, comments and/or objections by Friday, 22 August 2025.

Yours sincerely,

.....  
Melissa Kroon

Town and Regional Planning Officer

 STEWART PLANNING  
TOWN & REGIONAL PLANNERS

Tel: +264 64 280 770 | Email: [melissa@sp.com.na](mailto:melissa@sp.com.na)



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Yours sincerely,

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Melissa Kroon

Town and Regional Planning Officer

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TOWN & REGIONAL PLANNERS

Tel: +264 64 280 770 | Email: [melissa@sp.com.na](mailto:melissa@sp.com.na)

The locality map lies open for inspection during normal office hours at Oshakati Town Council and Urban Dynamics Africa (UDA) Office, at 43 Nelson Mandela Avenue, Klein Windhoek.

Any person objecting to the proposed township establishments and layout approval of Onawa Extensions 7, 8 and 10, as set out above may lodge such objection together with the grounds thereof, with Oshakati Town Council Council and with the applicant Urban Dynamics in writing before **Wednesday, 4 June 2025**.

**Applicant:**

**Urban Dynamics Africa**  
**P. O. Box 20837, Windhoek**  
**Tel: 061-240 300**  
**allison@udanam.com.na**

**Chief Executive Officer**  
**Oshakati Town Council**  
**Private Bag 5530**  
**Oshakati**

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No. 299

2025

**SUBDIVISION OF PORTIONS 8 AND 9 OF FARM 42, WALVIS BAY TOWNLANDS**

**Stewart Planning – Town and Regional Planners** intends to apply on behalf of the registered owners, to the Walvis Bay Municipality and the Ministry of Urban and Rural Development for consent for the following application:

Portions 8 and 9 of Farm 42, Walvis Bay Townlands (Langstrand);

- **Subdivision of Portion 9, Farm 42 into Portion 1 (1000m<sup>2</sup>) and the remainder;**
- **Closure of Portion 1 as public open space;**
- **Rezoning of Portion 1 from ‘public open space’ to “general business”; and**
- **Consolidation of Portion 1 with Portion 8 of Farm 42 into Portion X.**

The purpose of the application is to utilise the consolidated site (Portion X) for the establishment of the Ocean Keys Hotel.

The aforementioned application is submitted in terms of the Walvis Bay Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The permanent closure application is submitted in terms of the Local Authorities Act, 1992 (Act No. 23 of 1992).

The rezoning of land zoned public open space to any other land use is a listed activity and will be dealt with in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) by **Excel Dynamic Solutions**.

Take note that –

- (a) The background information document is available for inspection, during normal office hours, at Room 101, Town Planning Section of Walvis Bay Municipality, Civic Centre. An electronic copy can also be requested from Mrs Melissa Kroon: melissa@sp.com.na.
- (b) Interested and/or affected parties can register with Stewart Planning and submit their written comments, representations, input and/or objections to the proposed application together with grounds thereof, to the Chief Executive Officer of the Walvis Bay Municipality and to Stewart Planning within 14 days of the last publication of this notice.
- (c) Public meetings will be held on Tuesday, 10 June 2025 at Long Beach Lodge (10h00) and Narraville Community Hall (18h00). All correspondence regarding the public meetings can be sent to Aili Iipinga at Excel Dynamic Solutions: public@edsnamibia.com.

(d) The deadline to register as an interested and/or affected party and to submit written comments, representations, input and/or objections will be on or before **17h00, Tuesday, 17 June 2025**.

**Applicant:**

**M. Kroon**  
**Stewart Planning Town and Regional Planners**  
**P.O. Box 2095, Walvis Bay**  
**+264 64 280 773**  
**melissa@sp.com.na**

**Local Authority:**

**Chief Executive Officer**  
**Walvis Bay Municipality**  
**Private Bag 5017, Walvis Bay**  
**+264 64 201 3339**  
**townplanning@walvisbaycc.org.na**

No. 300

2025

**SUBDIVISION AND REZONING OF PORTION B OF THE REMAINDER OF FARM  
LÜDERITZ TOWN AND TOWNLANDS NO. 11**

**Stubbenrauch Planning Consultants cc** herewith informs you in terms of the Urban and Regional Planning Act, 2018, that we have been appointed to apply to the Lüderitz Town Council and to the Urban and Regional Planning Board for the following:

- **Subdivision of the Remainder of Portion B of The Farm Lüderitz Town and Townlands No. 11 into Portion A and the remainder;**
- **Rezoning of Portion A from “undetermined” to “special” for industrial logistics and support operations;**
- **Amendment of Table C of the Lüderitz Zoning Scheme to include newly created Portion A and associated uses;**
- **Consent to begin with light construction activities while the rezoning is in process; and**
- **Inclusion of the rezoning in the next amendment scheme to be prepared for Lüderitz.**

Portion A (a portion of Portion B of the Farm Lüderitz Town and Townlands No. 11) is located east of the Lüderitz Extension 2 neighbourhood which is predominantly an industrial neighbourhood in the northern part of the Lüderitz Town. The Remainder of Portion B of the Lüderitz Town and Townlands No. 11 is currently zoned as “undetermined” and measures approximately 38,4806Ha in extent.

The purpose of this application is to enable the allocation of a portion of the Remainder Portion B of the Lüderitz Town and Townlands No. 11 to Alistair Logistics Namibia (Pty) Ltd for the purposes of industrial logistics and support operations. It should be noted that for the purpose of this application industrial logistics and support operations may include but not limited to the storage of oilfield equipment, cement, and chemicals, machine shop operations, pressure testing, training courses, office operations, vehicle refuelling, and workshop operations.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Lüderitz Town Council (Town Planning Office) and SPC Office, 45 Feld Street, Windhoek.

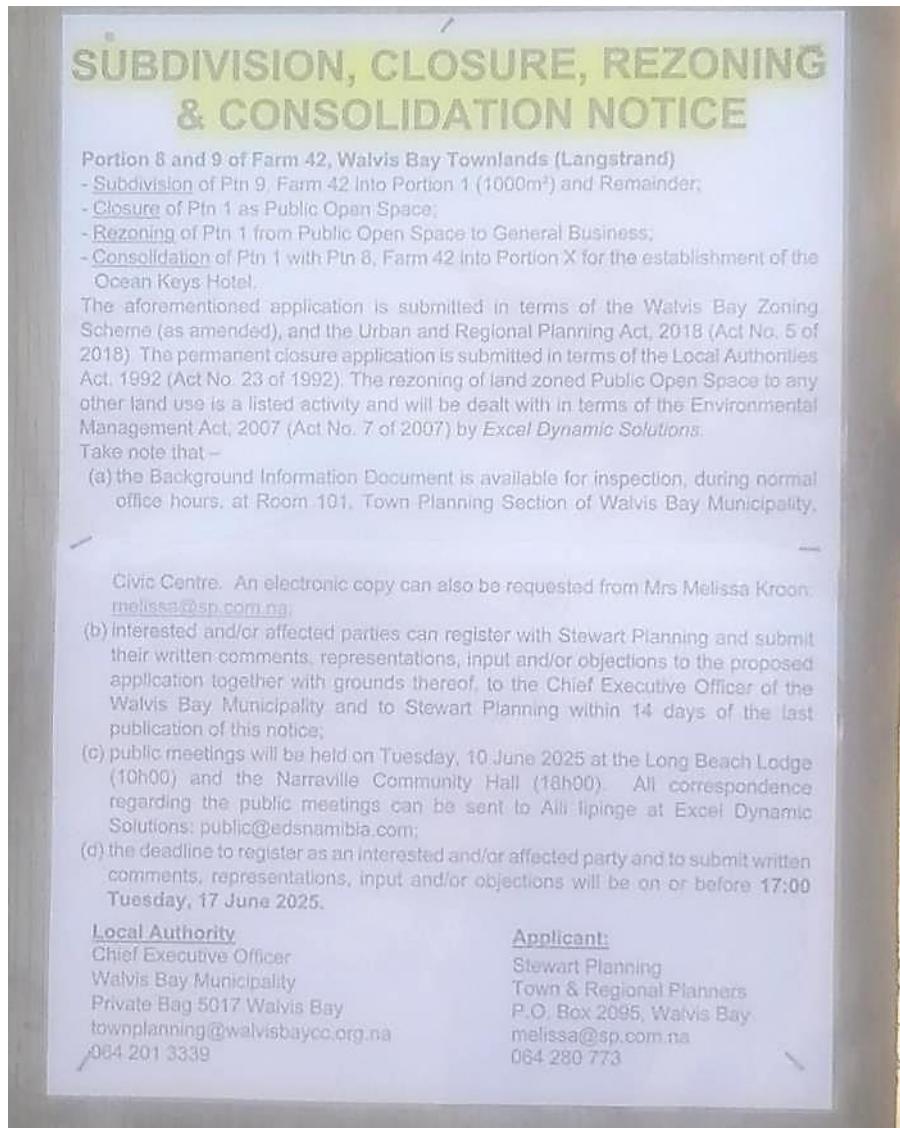
Any person objecting to the proposed application as set out above may lodge such objection(s) together with the grounds thereof, with the Acting Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing on or before **Tuesday, 10 June 2025**.

**Applicant:**

**Stubbenrauch Planning Consultants cc**  
**P. O. Box 41404, Windhoek**  
**Tel: (061) 25 1189**  
**office6@spc.com.na**  
**Our Ref: W/25025**

**The Chief Executive Officer**  
**Lüderitz Town Council**  
**P. O. Box 19, Lüderitz**

*Photos and example of the Site Notice that was put up*



# **SUBDIVISION, CLOSURE, REZONING & CONSOLIDATION NOTICE**

## **Portion 8 and 9 of Farm 42, Walvis Bay Townlands (Langstrand)**

- Subdivision of Ptn 9, Farm 42 into Portion 1 (1000m<sup>2</sup>) and Remainder;
- Closure of Ptn 1 as Public Open Space;
- Rezoning of Ptn 1 from Public Open Space to General Business;
- Consolidation of Ptn 1 with Ptn 8, Farm 42 into Portion X for the establishment of the Ocean Keys Hotel.

The aforementioned application is submitted in terms of the Walvis Bay Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The permanent closure application is submitted in terms of the Local Authorities Act, 1992 (Act No. 23 of 1992). The rezoning of land zoned Public Open Space to any other land use is a listed activity and will be dealt with in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) by *Excel Dynamic Solutions*.

Take note that –

- (a) the Background Information Document is available for inspection, during normal office hours, at Room 101, Town Planning Section of Walvis Bay Municipality, Civic Centre. An electronic copy can also be requested from Mrs Melissa Kroon: [melissa@sp.com.na](mailto:melissa@sp.com.na);
- (b) interested and/or affected parties can register with Stewart Planning and submit their written comments, representations, input and/or objections to the proposed application together with grounds thereof, to the Chief Executive Officer of the Walvis Bay Municipality and to Stewart Planning within 14 days of the last publication of this notice;
- (c) public meetings will be held on Tuesday, 10 June 2025 at the Long Beach Lodge (10h00) and the Narraville Community Hall (18h00). All correspondence regarding the public meetings can be sent to Aili lipinge at Excel Dynamic Solutions: [public@edsnamibia.com](mailto:public@edsnamibia.com);
- (d) the deadline to register as an interested and/or affected party and to submit written comments, representations, input and/or objections will be on or before **17:00 Tuesday, 17 June 2025**.

### **Local Authority**

Chief Executive Officer  
Walvis Bay Municipality  
Private Bag 5017 Walvis Bay  
[townplanning@walvisbaycc.org.na](mailto:townplanning@walvisbaycc.org.na)  
064 201 3339

### **Applicant:**

Stewart Planning  
Town & Regional Planners  
P.O. Box 2095, Walvis Bay  
[melissa@sp.com.na](mailto:melissa@sp.com.na)  
064 280 773

Photos and example of the Council Board Notice that was put up

**NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT  
AND ENVIRONMENTAL MANAGEMENT ACT**

*Stewart Planning - Town & Regional Planners* intends to apply on behalf of the registered owners, to the Walvis Bay Municipality and the Ministry of Urban and Rural Development for consent for the following application:

**Portion 8 and 9 of Farm Langstrand No. 42**

- Subdivision of Portion 9, Farm 42 into Portion 1 (1000m<sup>2</sup>) and the Remainder;
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- Consolidation of Portion 1 with Portion 8, Farm 42 into Portion X.

The purpose of the application is to utilise the consolidated site (Portion X) for the establishment of the Ocean Keys Hotel.

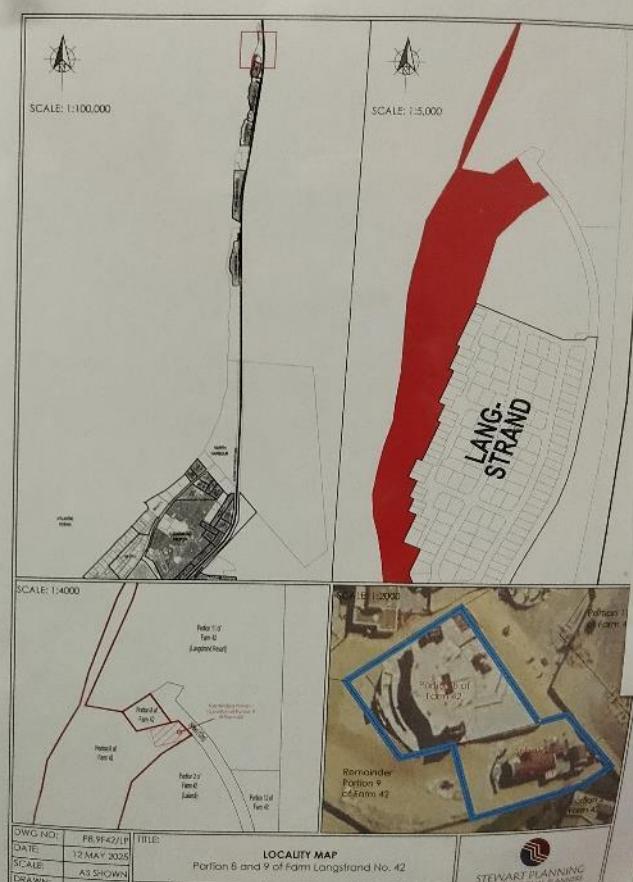
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Take note that –

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- interested and/or affected parties can register with Stewart Planning and submit their written comments, representations, input and/or objections to the proposed application together with grounds thereof, to the Chief Executive Officer of the Walvis Bay Municipality and to Stewart Planning within 14 days of the last publication of this notice;
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**Applicant**  
Melissa Kroon  
Stewart Planning Town & Regional Planners  
PO Box 2095 Walvis Bay  
melissa@sp.com.na  
+264 64 280 773

**Local Authority**  
Chief Executive Officer  
Walvis Bay Municipality  
Private Bag 5017 Walvis Bay  
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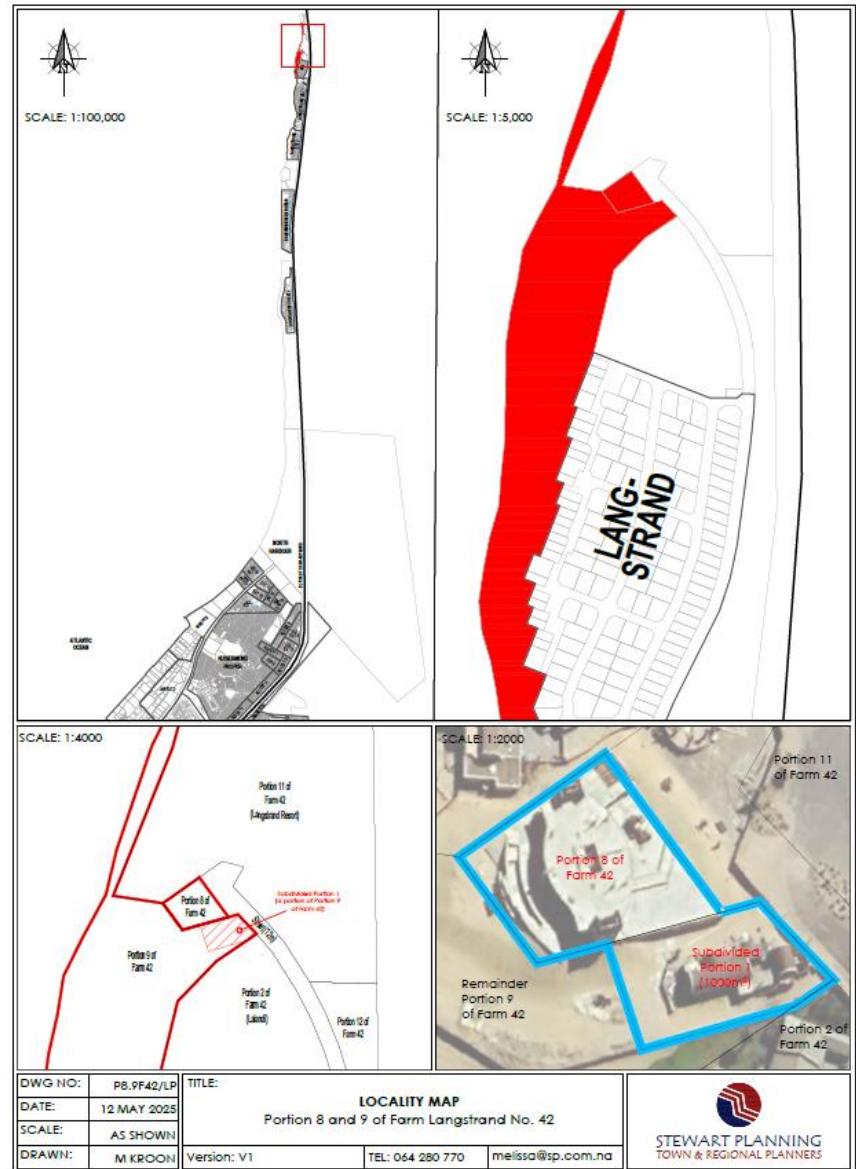
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[melissa@sp.com.na](mailto:melissa@sp.com.na)  
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**Applicant:**

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**Stewart Planning Town and Regional Planners**  
**P.O. Box 2095, Walvis Bay**  
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**office6@spc.com.na**  
**Our Ref: W/25025**

**The Chief Executive Officer**  
**Lüderitz Town Council**  
**P. O. Box 19, Lüderitz**