

Meeting Minutes:

Subdivision of Portion 9, Farm Langstrand No. 42 into Portion 1 (1000m²) 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 Langstrand No. 42 into Portion X.

Date & Time:

Tuesday, 10 June 2025 @ 10:00 – 11:45 am.

Venue:

Eric's Cove, Longbeach.

1. Attendance

See Attendance Register.

2. Welcome & Introduction

Welcome and introduction by Mrs Melissa Kroon (Stewart Planning Town & Regional Planners).

3. Proposed Development

Mr Nerson Tjelos, appointed Environmental Consultant of Excel Dynamic Solutions, explained the need for obtaining Environmental Clearance for closing a portion of Public Open Space, as required by the Environmental Management Act.

Mrs Melissa Kroon, appointed Town Planner of Stewart Planning Town & Regional Planners, explained the statutory town planning requirements for assembling the Ocean Key Hotel site.

The project maps and Background Information Document were available to view at the meeting. The intent of the meeting was to hear all opinions, issues, questions, and recommendations for consideration in the applications.

4. Discussion

Mr Henk Knipe gave a representation of questions/issues raised by concerned residents of the Lalandi complex. Similar and related questions/issues were given by Mrs Lizelle D'Oliveira, as the managing agent of the Lalandi Body Corporate. Below is a summary of the questions/issues raised:

1] Was there a need for incorporating the Public Open Space portion as part of the original Ocean Key Hotel application, and how were building plans approved if additional land was needed. Why is additional land needed – Portion 8 should rather be optimally used for the intended development.

2] The portion of Public Open Space is not “landlocked”. It offers Public Open Space amenities to adjacent Lalandi complex residents and is also an access point to the beach, having street access. Lalandi was built up to the border due to being adjacent to a Public Open Space, acting as a buffer.

3] The Lalandi complex residents were against the rezoning application of Portion 8 for General Business land use rights, with an increased bulk and height. The residents are still against business development adjacent to their residential complex. New business zone land use rights will increase the building footprint and result in future buildings that might impact views and border on the Lalandi complex.

4] The refuse area will attract unwanted smells and flies, which will negatively impact the Lalandi residents.

5] The contractor for the Ocean Key Hotel was given a 24/7 building permit for the construction of the building in 2011. Any new construction work should be considerate of adjacent neighbours in terms of working hours, noise, safety, and security measures. Furthermore, construction workers should not be allowed to stay/reside on the site during the construction period.

6] What is the current status of Portion 8's Municipal account - are there any outstanding rates/taxes or penalties, and if so, can development proceed if there are outstanding accounts.

7] The services in the greater Longbeach area are already a problem, with regular sewerage blockage issues, water pressure issues, and more. The proposed development will add pressure to already existing service problems in the area. The Ocean Key Hotel's load on services will be almost the same as the entire Lalandi complex. Furthermore, why will the proposed substation be located on private land – is it not a better option to have it on Municipal zoned land in order to benefit the greater community.

8] There is a lack of communication from the developers with the Lalandi complex residents, and the residents feel like they are not being informed of all the relevant information. Reference is specifically made to the sale of land application where residents were not informed of the recent application made. Furthermore, in the public meetings of the original application, it was indicated that the portion was to be used for parking.

9] Are the Ocean Key Hotel developers going to maintain the portion of Public Open Space in front of the development? Furthermore, how will gardens be irrigated – could the Lalandi complex benefit from shared use to maintain gardens.

10] The maintenance of the “dam” (which should be the responsibility of the Walvis Bay Municipality) is currently undertaken by the Lalandi residents. The dam needs ongoing maintenance as well as rehabilitation. Will the developers assist with the maintenance and rehabilitation of the dam.

11] What happens if all necessary approvals are obtained and the developers own the consolidated site, and the needed investment for the project is no longer available, or if anything happens that halts the project again.

12] The intent of the Lalandi complex residents is not to be against the proposed development and rather to be part of the solution, but there are concerns for how the subdivided Portion 1 is to be incorporated and the effect the new business land use rights will have. It is therefore recommended to consider a buffer or no building zone servitude along the common boundary.

5. Way Forward

The questions/issues raised will be taken into consideration as part of the Environmental and Town planning reports. The members who attended the meeting will be registered as interested and affected parties to be kept informed of all documentation in the Environmental Clearance process. Objectors who will be submitting formal objections against the town planning application will be kept informed of the final submission to Council and the decision taken by Council, once made.

6. Additional

1] It was requested to share the approval letter for the sale of land application for the proposed subdivided Portion 1 with the Lalandi complex representatives.

2] After the meeting, a site visit was made to the Lalandi complex to view the status quo from the Lalandi complex border.

Meeting terminated at 11:45 am.