



Municipality of Walvis Bay

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Mr. Bonifasiu Nghiikovalu
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Walvis Bay

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Date	19 January 2026

Dear Mr., Nghiikovalu,

LOCAL AUTHORITY CONFIRMATION: REZONING OF ERF 3214 WALVIS BAY FROM "SINGLE RESIDENTIAL" (1:300M²) TO "GENERAL BUSINESS" (BULK 2) FOR THE ESTABLISHMENT OF A MIXED-USE DEVELOPMENT COMPRISING RETAIL, OFFICE AND RESIDENTIAL DWELLING UNITS/FLATS.

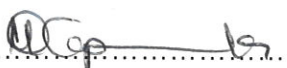
Ref No. Erf 3214 W

Reference is made to your letter dated 08 January 2026, submitted through Steward Planning Consultants, requesting the issuance of a Local Authority confirmation letter.

Confirmation is hereby granted, based on ownership, for Mr. Bonifasiu Nghiikovalu to proceed with the processes of obtaining all necessary approvals, permits, licenses, and certificates required for the rezoning of Erf 3214 Walvis Bay from "Single Residential" (1:300m²) to "General Business" (Bulk 2) for the establishment of a mixed-use development comprising retail, office and residential dwelling units/flats.

Please note that this confirmation does not in any way hold the Municipality of Walvis Bay accountable for any misleading information, omissions, or adverse effects that may arise during the planning or execution of the project. Full responsibility and accountability rest solely with Mr Bonifasiu Nghiikovalu.

Yours sincerely,


Victoria Nelago Kapenda
Chief Executive Officer



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