



Even 1476, 1478, 1487, 1488, 1489,
1089 & 1090

REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

Mario To

Bcc: ● Jess.remax@ntic@iway.na; ● marlene@vanaarde.com.na; ● alan@int.com.na; ● mickeymays@iway.na; ● jenningsleandria@gmail.com; ● foxplet@gmail.com; ● garrett@seawoik.com.na; ● info@spanam.com

Erf 1479 WB_BID document.pdf 480 KB

1479 WB_Locality Plan V1.pdf 632 KB

1479 WB_Zoning Plan V1.pdf 193 KB

1: Rezoning Notice-Erf 1479 Walvis Bay.pdf 434 KB

Fr, 7/11/2025 11:17 AM

Forward

Reply All

Reply

Dear interested and affected party,

As a nearby neighbor to Erf 1479 Walvis Bay, 230 Nangolo Mbumba Drive (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:500) to "General Business" with a bulk factor of 2.0.

The Background Information Document (BID) with Locality and Zoning plans are attached hereto for your information and reference. Take note of the following:

- (a) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice.
- (b) the deadline to submit written comments, representations, input and/or objections will be on or before **17:00 Tuesday, 05 August 2025**.
- (c) details of the Applicant and Local Authority are provided below:

Applicant:

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
mario@sq.com.na
064 280 773

Local Authority:
Chief Executive Officer

Erf 1093

FW: REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

M Mario
To Info@spanamcc.com



Erf 1479 WB_BID document.pdf
430 KB



1479 WB_Locality Plan.V1.pdf
632 KB



1479 WB_Zoning Plan.V1.pdf
193 KB



1. Rezoning Notice_Erf 1479 Walvis Bay.pdf
434 KB

Forward Reply All Reply

Mon 7/14/2025 3:04 PM

Dear interested and affected party,

As a nearby neighbor to Erf 1479 Walvis Bay, 230 Nangolo Mbumba Drive (the property), you are hereby informed of the following town planning application being made on the property:

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Applicant:

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay

mario@spanamcc.com

064 280 773

Local Authority:

Chief Executive Officer

Erf 1480

REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

M
To ● salane@mk.com.na

Erf 1479 WB_BID document.pdf
480 KB

1479 WB_Locality Plan V1.pdf
632 KB

1479 WB_Zoning Plan V1.pdf
193 KB

1479 WB_Zoning Plan V1.pdf
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1479 WB_Zoning Plan V1.pdf
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1. Rezoning Notice_Erf 1479 Walvis Bay.pdf
434 KB

Forward
Reply All
Reply
Fr 7/1/2025 11:21 AM

Dear interested and affected party,

As a nearby neighbor to Erf 1479 Walvis Bay, 230 Nangolo Mbumba Drive (the property), you are hereby informed of the following town planning application being made on the property:

Rezoning from "Single Residential" (1:500) to "General Business" with a bulk factor of 2.0.

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- (b) the deadline to submit written comments, representations, input and/or objections will be on or before **17:00 Tuesday, 05 August 2025**.

- (c) details of the Applicant and Local Authority are provided below:

Applicant:

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
mario@sp.com.na
064 280 773

Local Authority:

Chief Executive Officer

Even 1476 \$ 1487

From: Microsoft Outlook <MicrosoftExchange32e71e-c8a6d15bb-36b6ce410e@isp.com.na>
To: Memo
Subject: Relayed: REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

Sent: Fri 17/11/2023 11:37 AM

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jess.remaxatlantic@ivav.na (jess.remaxatlantic@ivav.na)

mickeymays@ivav.na (mickeymays@ivav.na)

Subject: REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

ERF 1477

From: Microsoft Outlook <MicrosoftExchange29e71ec82ae4615bbc3ab6ce41109e@sp.com.na>
To: Marie
Subject: REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

Sent: Fri 7/1/2025 11:17 AM

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

marlene@vanaarde.com.na (marlene@vanaarde.com.na)

Subject: REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

ERF 1480

From: postmaster@ini.com.na
To: Merie
Subject: REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

Sent: Fri, 7/1/2005 11:21 AM

Your message has been delivered to the following recipients:

alana@ini.com.na (alana@ini.com.na)

Subject: REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

Even 1458, 1489 \$ 1089

From: Microsoft Outlook <MicrosoftExchange329e7ec88ae4615bbc66bce41109e@sp.com.aa>
To: Marie
Subject: Relayed: REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

Sent: Fri 7/17/2025 11:17 AM

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jenningsleandra@gmail.com (jenningsleandra@gmail.com)

foxpiet@gmail.com (foxpiet@gmail.com)

Subject: REZONING OF ERF 1479 WALVIS BAY(230 NANGOLO MBUMBA DRIVE)

Erif 1090

From: Prakash@cs.wm.edu
To: kaly
Subject: REZONING OF ERF-1479 WALVIS BAY(C239 MANGILO MBUMBA DRIVE)
Date: 18/7/2023 11:17 AM

Your message has been delivered to the following recipients:
prash@cs.wm.edu

SUBJECT: REZONING OF ERF-1479 WALVIS BAY(C239 MANGILO MBUMBA DRIVE)

ERF 10923

This is the most recent version, but you made changes to another copy. [Click here to see the other versions.](#)

From: postmaster@spanamcc.com

To: [Mario](#)

Subject: Delivered: FW: REZONING OF ERF 1479 WALVITS BAY(230 NANGOLO MBUMBA DRIVE)

Sent: Mon 7/14/2025 3:04 PM

Your message has been delivered to the following recipients:

info@spanamcc.com (info@spanamcc.com)

Subject: FW: REZONING OF ERF 1479 WALVITS BAY(230 NANGOLO MBUMBA DRIVE)



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

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

Reference: 1479WB

10 July 2025

Per email:

REZONING NOTICE-ERF 1479 WALVIS BAY

Stewart Planning intends to apply to the Municipality of Walvis Bay and/or Ministry of Urban and Rural Development for the following statutory approval:

Rezoning of Erf 1479 Walvis Bay (230 Nangolo Mbumba Drive): Rezoning and Consent to proceed with development while the rezoning is in progress.

The owner intends to obtain business and office rights to permit the redevelopment of the site into a business/office for but not limited to the renting and hiring of **motor/quad bikes**.

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

Take note that –

- (a) the pre-bid application lies open for inspection, during normal office hours, at Room 101, Town Planning Section of Municipality of Walvis Bay, Civic Centre, and at Stewart Planning, 122 Sam Nujoma Avenue, Walvis Bay. An electronic copy can also be requested from Mr M. Mberira: mario@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 planning application together with grounds thereof.
- (c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be before or on **17:00 Tuesday, 05 August 2025**.

Yours sincerely,


.....
Mario Mberira
STEWART PLANNING

Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
mario@sp.com.na
+264 64 280 773
+264 81 285 1466



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

www.sp.com.na
Tel: (064) 280 770
Email: mario@sp.com.na

Reference: 1479WB

09 July 2025

Customer Care
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay

Per email: customercare@walvisbaycc.org.na

SUBJECT: REQUEST FOR NEIGHBOURS INFORMATION

Dear Sir/Madam,

Our office intends to submit a consent/rezoning application for Erf 1479 Walvis Bay, No. 230 Nangolo Mbumba Drive. We need to notify neighbouring landowners of the application for potential objections. Will you please provide our office with the contact details of the following property owners?

N/A

Erf Number	Owner's Name	Postal Address	Email Address or Contact Number
Erf 1476 W/Bay	WAD Venter	P.O. Box 400, Walvis Bay	081 272 1437 jess.remaxertlantic@iinet.na
Erf 1477 W/Bay	Mattie Investments 28 cc	P.O. Box 950 Walvis Bay	064-2022441 21773 marlene@vanaarde.com.na
Erf 1478 W/Bay	→	↑	
Erf 1480 W/Bay	A Correia	P.O. Box 8650 Walvis Bay	064-2091177 0811 247999 / 064-206931
Erf 1487 W/Bay	AJ Mays	P.O. Box 864 Walvis Bay	Mickajmays@iinet.na
Erf 1488 W/Bay	CF Beard	P.O. Box 2101, Walvis Bay	jenningsleandra@gmail.com
Erf 1489 W/Bay	CF Beard	P.O. Box 2101 Walvis Bay	jenningsleandra@gmail.com
Erf 1089 W/Bay	LS FOX	PO Box 2683 Walvis Bay	foxpiet@gmail.com
Erf 1090 W/Bay	DH Jansen	P.O. Box 679, Walvis Bay	081 2403535 / 064-21260 gretti@seawork.com.na
Erf 1093 W/Bay	The Seahorse fish trading & ship chandler	P.O. Box 946 Walvis Bay	0811 276799 064-215450 info@spanam.com

Yours sincerely,

Mario Mberira



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor 122 On Main
122 Sam Nujoma Avenue
Walvis Bay

www.sp.com.na
Tel: (064) 280 770
Email: mario@sp.com.na

Reference: 1479WB

09 July 2025

Customer Care
Municipality of Walvis Bay
Private Bag 5017 Walvis Bay

Per email: customercare@walvisbaycc.org.na.

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Erf Number	Owner's Name	Postal Address	Email Address or Contact Number
Erf 1476 W/Bay			
Erf 1477 W/Bay			
Erf 1478 W/Bay			
Erf 1480 W/Bay	alana@ini.com.na		
Erf 1487 W/Bay			
Erf 1488 W/Bay			
Erf 1489 W/Bay			
Erf 1089 W/Bay			
Erf 1090 W/Bay			
Erf 1093 W/Bay			

Yours sincerely,

Mario Mberira