

RJ Dynamics Investment CC  
P.O. Box 4176  
Walvis Bay  
Namibia  
Email: [rjdyamics22@gmail.com](mailto:rjdyamics22@gmail.com)

19 May 2026

**The Chief Executive Officer**

Municipality of Walvis Bay  
Private Bag 5017  
Walvis Bay  
Namibia

**Subject: Request for Municipal Consent for the Environmental Impact Assessment for the Rezoning of Erf 3522, Walvis Bay from Single Residential 1 to Local Business with Bulk Factor 2**

Dear Madam,

Mr. Zhou Jiansheng has appointed RJ Dynamics Investment CC, to conduct an Environmental Impact Assessment for the rezoning of Erf 3522 located in Walvis Bay at the intersection of Hage Geingob Avenue and Sixteenth Road, Walvis Bay Proper from current zoning, from a Single Residential 1 (1 unit per 300 m<sup>2</sup>) to Local Business with bulk factor of 2. The purpose of the rezoning is to develop 39 residential units, which include garages and parking bays in order to maximize land utilization in support of urban densification. The proposed development will involve the following activities:

- Demolition of the existing residential structure and construction of 39 residential units with associated garages and parking facilities;
- Installation and connection of internal municipal services, including water, sewer, electricity, and stormwater infrastructure.

As part of the statutory requirements under the Environmental Management Act (Act No. 7 of 2007), an Environmental Impact Assessment process is currently being undertaken. We therefore kindly request the Municipality of Walvis Bay to provide consent and any relevant comments or requirements that may be necessary to support the proposed rezoning application and associated approval processes.

Attached please find the Background Information Document (BID) for your review and consideration. Your favourable consideration of this request will be highly appreciated.

Yours faithfully,

**Ms. Rauna Nghifikwa**

Environmental Assessment Practitioner

RJ Dynamics Investment CC

Cell: +264 81 145 6146

On behalf of:

**Mr. Zhou Jiansheng**

Proponent



# Municipality of Walvis Bay

Civic Centre • Nangolo Mbumba Drive • Private Bag 5017 • Walvis Bay • Namibia  
Phone +264 (0)64 201 3111 • Fax +264 (0)64 204 528 • [www.walvisbaycc.org.na](http://www.walvisbaycc.org.na)

Mr. Zhou Jiansheng  
P. O. Box 7598  
Walvis Bay

Enquiries	Nangula Amutenya
Physical Address	Rikumbi Kandanga Road
Phone	+264 (0)64 214 305
Fax	+264 (0)64 214 310
Cell	-
E-mail	<a href="mailto:namutenya@walvisbaycc.org.na">namutenya@walvisbaycc.org.na</a>
Date	26 May 2026

Dear Mr. Jiansheng,

## LOCAL AUTHORITY CONFIRMATION: ENVIRONMENTAL IMPACT ASSESSMENT FOR THE REZONING OF ERF 3522, WALVIS BAY FROM SINGLE RESIDENTIAL (1 UNIT PER 300 M<sup>2</sup>) TO LOCAL BUSINESS (BULK FACTOR 2). WALVIS BAY, ERONGO REGION.

Ref No.: Erf 3522 W

Your letter dated 19 May 2026 requesting for a Local Authority confirmation letter, submitted through RJ Dynamics Consultants, has reference.

Confirmation is hereby granted, based on ownership, for Mr Zhou Jiansheng to proceed with the processes of obtaining all necessary approvals, permits, licences, and certificates required for Rezoning of the Erf 3522 Walvis Bay from "Single Residential" to "Local Business" with a bulk factor of 2, for the development of residential units, 39 residential units garages and parking bays. Erf 3522 is at the corner of Hage Geingob Avenue and 16<sup>th</sup> Road in the Walvis Bay Proper.

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 implementation of the project. Full responsibility and accountability rest solely with Mr. Zhou Jiansheng.

Yours sincerely,

**Sylvia Schubert**  
Acting Chief Executive Officer

