



ENVIRONMENTAL SCOPING ASSESSMENT REPORT

Land Use and Development Activities:

Subdivision of a Portion of Rem Portion B of Farm Lüderitz Town and Townlands No. 11 into Three (3) Portions and Remainder

Rezoning of Portions A and C from 'Undetermined' to 'Heavy Industrial'

Rezoning of Portion B from 'Undetermined' to Street Road'

Installation of Bulk Services (Water, Electricity & Sewerage) & Infrastructure

Lüderitz Town Council

//Karas Region

December 2025

APP- 006758

INFORMATION SHEET

PROJECT NAME	<p>Land Use and Development Activities:</p> <ol style="list-style-type: none"> 1. Subdivision of a Portion of Rem Portion B of Farm Lüderitz Town and Townlands No. 11 into Three (3) Portions (A, B & C) and Remainder 2. Rezoning of Portions A and C from 'Undetermined' to 'Industrial' 3. Rezoning of Portion BC from 'Undetermined' to Street Road' 4. Installation of Bulk Services (Water, Electricity & Sewerage) and Support Infrastructure
TYPE OF PROJECT	ENVIRONMENTAL SCOPING ASSESSMENT
ECC APPLICANT	Bigenkuumba Port Services (Pty) Ltd Box 91307 Windhoek
Name, Capacity of Organisation Representative & Contact Details	Uliano Marthinussen Project Director Cell: 081 279 3261
PROJECT LOCATION	Lüderitz Town
ECC APPLICATION NO.	APP-006758
REPORT DATE	December 2025
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EXECUTIVE SUMMARY

The applicant of the Environmental Clearance Certificate (ECC) is Beginkuumba Port Services – a local company operating in the warehousing and logistics space with its current operation based in Walvis Bay. It is the plan of the applicant to extend its unique specialized services to Namibia’s emerging upstream oil and gas sector by establishing similar warehousing facilities at the coastal town of Lüderitz. The offshore oilfield is envisioned to enter commercial production by 2023.

The Lüderitz Town Council (LTC) has resolved to lease a piece of land to the applicant to develop its logistical infrastructural facilities. The land allocated measures approximately 100 000 m² and is vacant and unserved – basic services such as water, electricity, sewerage and street roads are not installed yet. In terms of the lease agreement, the applicant has to shoulder all costs related to the required town planning process presented in the frame below.

- 1. Subdivision of a Portion of Remainder Portion B of the Farm Lüderitz Town and Townlands No. 11 into three Portions (A, B & C).**
- 2. Portions A and C measures approximately 50 000 m² each.**
- 3. Portion B measures approximately 10 000 m².**
- 4. Rezone Portions of A and C from ‘Undetermined’ to ‘Heavy Industrial’.**
- 5. Rezone Portion B from ‘Undetermined’ to ‘Street Road’.**
- 6. Installation of bulk services (water, electricity, sewerage and street roads, etc).**

This EIA is only confined to assessing potential impacts associated with aspects related to obtaining land development rights from LTC, i.e. subdivision and rezoning. Such town planning steps are statutory procedures for which an ECC is mandatory.

The scoping assessment has focused on potential impacts associated with the installation of bulk services (water, electricity, sewerage, etc.) on the allocated land, and not on the activities that will be conducted during the operational phase of the warehousing facilities. The impacts associated with the operational phase (business phase) will be done in the future once the scope and nature of such activities have been ascertained and supply agreements concluded with the respective oilfields operators.

Predicted impacts during the installation of bulk services have been subjected to an evaluation process. The majority of expected impacts have low significance ratings before and after mitigation. Aspects or activities predicated to have moderate significance rating before mitigation are:

- air quality pollution as a result of potential fumes and smoke from hard rock blasting,
- potential noise impacts from machinery and equipment used in the operation;
- crowds of jobseekers flocking to the construction site hoping to get jobs,
- soil contamination from poor handling of hydrocarbons used during the construction,
- visual intrusion from changes in the landscape, lights at night, etc.
- potentially damage to items of archaeological, cultural and heritage nature

With mitigation measures, the significance rating for the majority of the impacts predicted is low.

A comprehensive public participation process (**Appendix A**) was conducted in full compliance with the EMA and EIA regulations. No single objection, input, comment or concern was received from anyone. In fact, no one responded to the adverts placed in the newspapers and site notices placed at conspicuous places around the project site.

It is recommended that an ECC be granted for the project subject to the applicant committing to comply, and to implement the recommendations outlined in the EMP, and any other conditions that the EC may wish to impose.

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ABBREVIATIONS

BAT	-	Best Available Technology
BID	-	Background Information Documents
KRC	-	//Karas Regional Council
LTC	-	Lüderitz Town Council
ERC	-	Erongo Regional Council
EC	-	Environmental Clearance
ECC	-	Environmental Clearance Certificate
EIA	-	Environmental Impact Assessment
EIAR	-	Environmental Impact Assessment Regulations
EMA	-	Environmental Management Act
EMP	-	Environmental Management Plan
IAPs	-	Interested and Affected Parties
MEFT	-	Ministry of Environment, Forestry and Tourism
MURD	-	Ministry of Urban and Rural Development
NamRA	-	Namibia Revenue Agency
NHC	-	National Heritage Council
NSA	-	Namibia Statistics Agency
NSI	-	Namibia Standards Institute
PPE	-	Personal Protective Equipment
SHE	-	Safety, Health and Environment
URPB	-	Urban and Regional Planning Board

DEFINITIONS

TERM	EXPANSION
Assessment	The process of collecting, organising, analysing, interpreting and communicating information relevant for decision making.
Competent Authority	Means a body or person empowered under the local authorities act or Environmental Management Act to enforce the rule of law.
Construction	Means the building, erection or modification of a facility, structure or infrastructure that is necessary for the undertaking of an activity, including the modification, alteration, upgrading or decommissioning of such facility, structure or infrastructure.
Cumulative Impacts	With respect to an activity, means the impact of an activity that in itself may not be significant but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities or undertakings in the area.
Disposal	Means the discharge, depositing, dumping, spilling, leaking, placing of waste on or at any premises or place set aside by the local authority for such purposes, and “dispose” shall, in the context of this report, have a similar meaning.
Downstream	In the oil and gas industry, the downstream refers to the refining of crude oil and purifying of raw natural gas as well as the marketing and distribution of products derived from crude oil and natural gas. The downstream sector reaches the consumers through products such as unleaded petrol, automobile diesel oil, jet fuel, lubricants, asphalt and liquefied petroleum gas (LPG).
Environment	As defined in EMA it means - “land, water and air; all organic and inorganic matter and living organisms as well as biological diversity; the interacting natural systems and the human environment insofar as it represents archaeological, aesthetic, cultural, historic, economic, paleontological or social values”.
Environmental Clearance Certificate	A certificate and associated conditions issued in terms of EMA, authorizing a listed activity to be undertaken.
Environmental Impact	A description of the potential effect or consequence of an aspect of the development on a specified component of the biophysical, social or economic environment within a defined timeline and space.
Environmental Management Plan	A working document which contains site project-specific plans developed to ensure that environmental management practices to eliminate and control environmental impacts are followed during the developmental phase of that specific project and would normally consist of construction, operational and decommissioning phases.
Erf	An erf (plural: erven) is a legal term for a piece of land, lot, plot, or stand that is formally surveyed and registered in the deed registry as such and includes every defined portion, not intended to be a public place, or a piece of land laid out as a township, whether or not it has been formally recognized, approved or proclaimed.
Erf Zoning	The use of an erf is strictly governed by the local authority town planning scheme and zoning regulations (e.g. residential, business, industrial or specific institutional purposes like church)
Evaluation	Means the process of ascertaining the relative importance or significance of information, the light of people’s values, preference and judgements in order to make a decision.
Hazard	Anything that has the potential to cause damage to life, property and/or the environment. The hazard of a particular material or installation is constant; that is, it would present the same hazard wherever it was present.

Interested and Affected Party (IAP)	Any person, group of persons or organisation interested in, or affected by an activity; and any organ of state that may have jurisdiction over any aspect of the activity.
Non-compliance	Issues that are in direct non-compliance with the requirements, commitments and/or management measures as approved in the EMP.
Proponent or Promotor	Any person who has submitted or intends to submit an application for an authorisation, as legislated by the Environmental Management Act no. 7 of 2007, to undertake an activity or activities identified as a listed activity or listed activities; or in any other notice published by the Minister or Ministry of Forestry, Environment & Tourism.
Public	Means citizens who have diverse cultural, educational, political and socio-economic characteristics. The public is not a homogeneous and unified group of people with a set of agreed common interests and aims. There is no single public. There are a number of publics, some of whom may emerge at any time during the process depending on their particular concerns and the issues involved
Storage	Means the temporary storage or containment of any waste for a period of less than 90 days after its generation and prior to its collection for recovery, reuse, recycling, treatment or disposal.
Upstream	In the oil and gas industry, the upstream refers to and includes the searching for (exploration) potential underground or underwater crude oil and natural gas fields, drilling exploratory wells, and subsequently operating the wells that recover and bring the crude oil or raw natural gas to the surface for refining.
Waste	Means any substance or matter whether solid, liquid or any combination thereof, irrespective of whether it or any constituents thereof may have value or other use, and includes – <ul style="list-style-type: none"> a) any undesirable, rejected, abandoned or superfluous matter, material, residue of any process or activity, product, by-product; b) any matter which is deemed useless and unwanted; c) any matter which has been discarded, abandoned, accumulated or stored for the purposes of discarding, abandoning, processing, recovery, reuse, recycling or extracting a usable product from such matter; or d) products that may contain or generate a gaseous component
Waste Management Plan	Means a structured document that sets out to record /eliminate/ reuse /recycle the amounts and the types of all waste that is generated in an area or facility.

1 BACKGROUND INFORMATION

1.1 INTRODUCTION

The promotor whose particulars are presented in Table 1 is an entity operating in the local warehousing and logistics space. The Lüderitz Town Council (LTC) has resolved to lease a piece of land to the promotor for the purpose of developing warehousing facilities on such land premises. The land offered measures approximately 100 000 square meters (10 ha) and is unserviced, i.e. basic infrastructure such as water, electricity, sewerage, street roads, etc. are not installed yet.

The terms of the lease agreement provide for the promotor to shoulder the costs related to the land formalization process, i.e. subdivision, rezoning and installation of bulk services.

The plan of the promotor is to provide specialized integrated logistics services to the emerging upstream sector envisioned to enter commercial production by 2030 in Namibia's offshore Orange Basin. It is understood that all specialized machines and equipment required both phases - development and production of the oilfield are procured and shipped to Lüderitz.

Upon arrival at the port, the necessary reconciliation is conducted by NamRA, and applicable import duty levied. The goods are then transferred to warehouses for storage, and forwarded to the offshore oilfields, as and when needed.

1.2 THE PROMOTOR

The particulars of the promotor, who is providing similar services in the town of Walvis Bay, are presented in Table 1.

Table 1: Particulars of the Promotor

The Applicant	Bigenkuumba Port Services (Pty) Ltd
Registration Number	2022/1453
Applicant Representative	Uliano Marthinussen (Mr)
Designation of Representative	Project Director
Applicant's Contact Details	Mobile: 081 279 3261 Email: Ulianom@Bigenkuumba-ps.com Office Number: 083 345 7930
Physical Address	C/O No. 1 Rikumbi Kandanga and 3 rd Street Walvis Bay Namibia
Postal Address	Box 90106 Windhoek Namibia

1.3 PURPOSE OF THE STUDY

This EIA is only confined to assessing potential impacts associated with obtaining land development rights from LTC, i.e. subdivision and rezoning. Such town planning steps are statutory procedures for which an Environmental Clearance Certificate (ECC) is mandatory as stipulated in the Environmental Management Act (EMA) and Environmental Impact Assessment (EIA) Regulations.

Potential impacts related to the construction of warehouses and operational phases, i.e. storage and handling of various products intended for the use on the oilfields, are not considered in this EIA. Separate assessments for such activities are to be made after the rezoning process has been completed and the scope and nature of services to be provided are known, and the

necessary supply agreements secured and concluded with the various role players involved in the development/operation of the oilfields.

1.4 EIA CONSULTANT

Ekwao Consulting was appointed by the promotor to facilitate its application for the ECC for the proposed subdivision and rezoning.

An ECC is granted after an Environmental Impact Assessment (EIA) has been conducted and reports submitted to the Office of the Environmental Commissioner (OEC) in the Ministry of Environment, Forestry and Tourism (MEFT).

1.5 TRIGGERED ACTIVITIES

In terms of EMA and EIA regulations, the project has triggered listed activities (**Table 2**) that may not be undertaken without an ECC having been granted by the EC.

Table 2: Triggered Listed Activities

Listed Category	Specific Activities	Applicability to the Project
Energy, Generation, Transmission and Storage Activities	1(b) The construction of facilities for the transmission and supply of electricity	Electricity has to be supplied to the rezoned land portions
Waste Management, Treatment and Handling	2.2 Any activity entailing a scheduled process referred in the atmospheric Pollution Prevention Ordinance, 1976. 2.3 The import, processing, use and recycling, temporary storage, transit or export of waste	Various waste types will generate to be temporarily stored onsite before disposal.
Land Use and Development Activities	5.1 The rezoning of land from -	The project entails land subdivision and rezoning to suite various applications - heavy industrial and street road.
Hazardous Substances Treatment, Handling and Storage	9.1 The manufacturing, storage, handling or processing of a hazardous substance defined in the Hazardous Substances Ordinance, 1974. 9.3. The storage and handling of a dangerous goods, including petrol, diesel, liquid petroleum, gas or paraffin, in containers with a combined capacity of more than 30 m ³ at any one location.	Various hazardous waste will be generated (fuel, used motor oil, lubricants, car batteries, brake fluids, explosives, painter, thinner, etc.
Infrastructure	10.1 The construction of infrastructure: (a) oil, water, gas and other petrochemical and other bulk supply pipelines	The project will require the installation of potable water pipelines, sewerage, etc.

1.6 THE SCOPING ASSESSMENT

A risk assessment was undertaken, and this report constitutes the findings of the scoping assessment conducted in compliance with EMA and EIA Regulations into the envisaged project.

The underlying objectives for the study can be summarised as follows:

- Determine the potential impacts which the proposed activity will bring to bear on the receiving environment.
- Identify suitable management actions to avoid, reduce or mitigate potential adverse impacts associate with the undertaking of the activity to acceptable levels.
- Comply with the EMA and other applicable legislations and policies.
- Present the findings and recommendations to OEC in order to help the EC to make an informed decision when deciding on the application for the ECC.

1.7 APPROACH TO THE STUDY

An investigative approach was adopted for the study with the bulk of the information gathered through:

- Consultation with the promotor, the consultant handling the town planning process, and the town planner of LTC.
- Baseline information about the site and its surroundings was obtained from desk studies and, field walk reconnaissance.
- Public consultation process which involved newspaper advertisements and placing site notices at the project site through which interested and affected parties (IAPs) were consulted about their views, comments and or opinions.

In the EMP section of the report, practical mechanisms have been recommended on how adverse impacts associated with the envisaged activity can be eliminated, avoided, reduced or sufficiently mitigated to have no adverse effects on the receiving environment.

1.8 ASSUMPTIONS AND LIMITATIONS

This scoping report is based on a several assumptions and is therefore subject to certain limitations that are summarised here:

- The information provided to **Ekwao** (EIA Consultant) by the promoter and staff of LTC is assumed to be accurate and correct.
- The assessment has been confined to an unsurveyed and unserviced land parcel measuring approximately 100 000 m² (square meters) situated to the southern section of the town, along the Lüderitz Road (Fig. 1).
- It is assumed that the said land piece will only be surveyed and registered once an ECC has been obtained and the necessary approvals granted by the relevant statutory agencies, i.e. Urban and Regional Township Board, Surveyor General, Deed Office, etc.
- The assessment has been confined to those potential impacts applicable to obtaining land development rights, i.e. subdivision, rezoning and installation of bulk services and not to the operational phase of the project.
- Since detailed drawings with respect to the installation of services and infrastructure are unavailable at the time of conducting the EIA, (e.g. potable water, sewerage reticulation line, electricity, etc.) the precautionary principle has been adopted by overstating the negative impacts, and understating any potential benefits to the socio-economic environment.
- It has been assumed that the promotor will, in good faith, implement the mitigation measures recommended in the EMP, commit sufficient resources to the project, and to hire suitably qualified personnel for any construction work that may be required.
- It is further assumed all the installation of bulk services will be carried out by an experienced reputable civil construction company in full compliance of council bylaws, and under the direct supervision of LTC.
- Finally, it is assumed any complaints that may be received from any stakeholder with respect to potential impacts (dust, noise, traffic, etc.) will be investigated and corrective measures taken.

2 THE PROJECT

2.1 DESCRIPTION OF THE LAND

In the allocation letter addressed to the promotor by LTC, the land has been described as: A Portion of Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 measuring approximately 100 000 m² with the GPS coordinates as presented in **Table 1** below:

Table 3: GPS Coordinates of Land Allocated to the Promotor

No.	Latitude	Longitude
1	-26.670468407099268	15.15981984400447
2	-26.67087885342168	15.161452971369798
3	-26.675883899474428	15.158416375174891
4	-26.67612331530699	15.159921914464803

2.2 SIZE

The land allocated to the promotor measures about 100 000 square meters (m²) approximately 10 ha.

2.3 LOCALITY

The allocated land is to the south most part of the town along the gravel road (Lüderitz Road) leading to important sites such as Dias Cross, Diaz Point Lighthouse and to the district route D0702. A Google earth image representing the locality plan is in Figure 1.

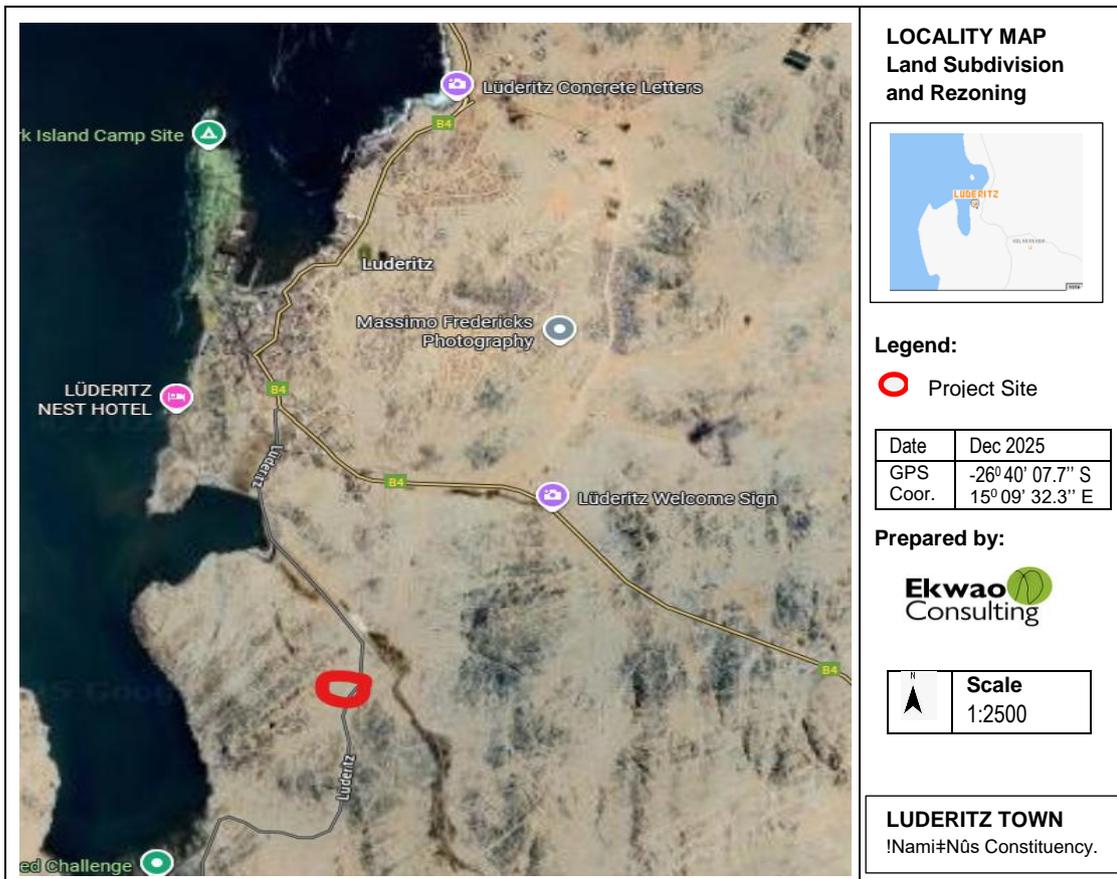


Figure 1: Locality Map – Google Earth Image

2.4 CONDITIONS

The allocation of the land is subject to the following conditions:

- To carry out all applicable town planning processes and to shoulder costs involved.
- To conduct an Environmental Impact Assessment in terms of the Environmental Management Act and obtaining an Environmental Clearance Certificate (ECC).
- To install bulk services such as water, electricity, sewerage and street roads, stormwater management system, etc. All installed services are to be transferred to LTC.
- The promotor is not allowed to sell the land to a third party without improvements and without the consent of LTC.
- The land or property shall only be used for purpose which is in accordance with the town planning scheme of LTC.

2.5 ZONING

The allocated land is not formalized yet and has to be formalized (town planning process) at the cost of the promotor. The current zoning is therefore 'undetermined'. The zoning desired by the promotor is 'heavy industrial'

2.6 PRESENT USE AND PROPOSED USE

At present the land is not formalised and therefore vacant and cannot be utilised. The proposed use by the promotor is construction and operation of warehousing facilities. At the time of conducting the EIA, the nature and scope of activities that will be conducted on the premises are unknown. As such it is expressly stated here that this EIA has no bearing on the proposed use but rather on the subdivision and rezoning which are administrative in nature.

2.7 SURROUNDING LAND USES

The portion of the land (100 000 m²) to be subdivided and rezoned is surrounded by the rest of the Remainder of Portion B of Farm Luderitz Townlands No. 11 and does not border unto any properties belonging to other persons or businesses.

2.8 STATUTORY PROCEDURES / STEPS

The subdivision layout as proposed by the town planner is presented in Figure 2. The proposal involves at least three steps viz:

STEP 1

Subdivision of -

- Portion B of the Farm Lüderitz Town and Townlands No. 11 into Three (3) Portions – (A, B and C) and Remainder.
- **Portion A** measures approximately 50 000 square meters
- **Portion B** measures approximately 10 000 square meters
- **Portion C** measures approximately 50 000 square meters
- Total project footprint is therefore 110 000 square meters (Approx. 11 ha).

STEP 2

Rezoning of –

Portions A and C from 'Undetermined' to 'Heavy Industrial'

Portion B from 'Undetermined' to 'Street Road'

STEP 3

Installation of bulk services and infrastructure - i.e. potable water, electricity, sewerage, construction of street roads including drilling and blasting to level the rocky terrain.

On completion of the installed services and infrastructure – all facilities are transferred to the LTC for future maintenance and management.

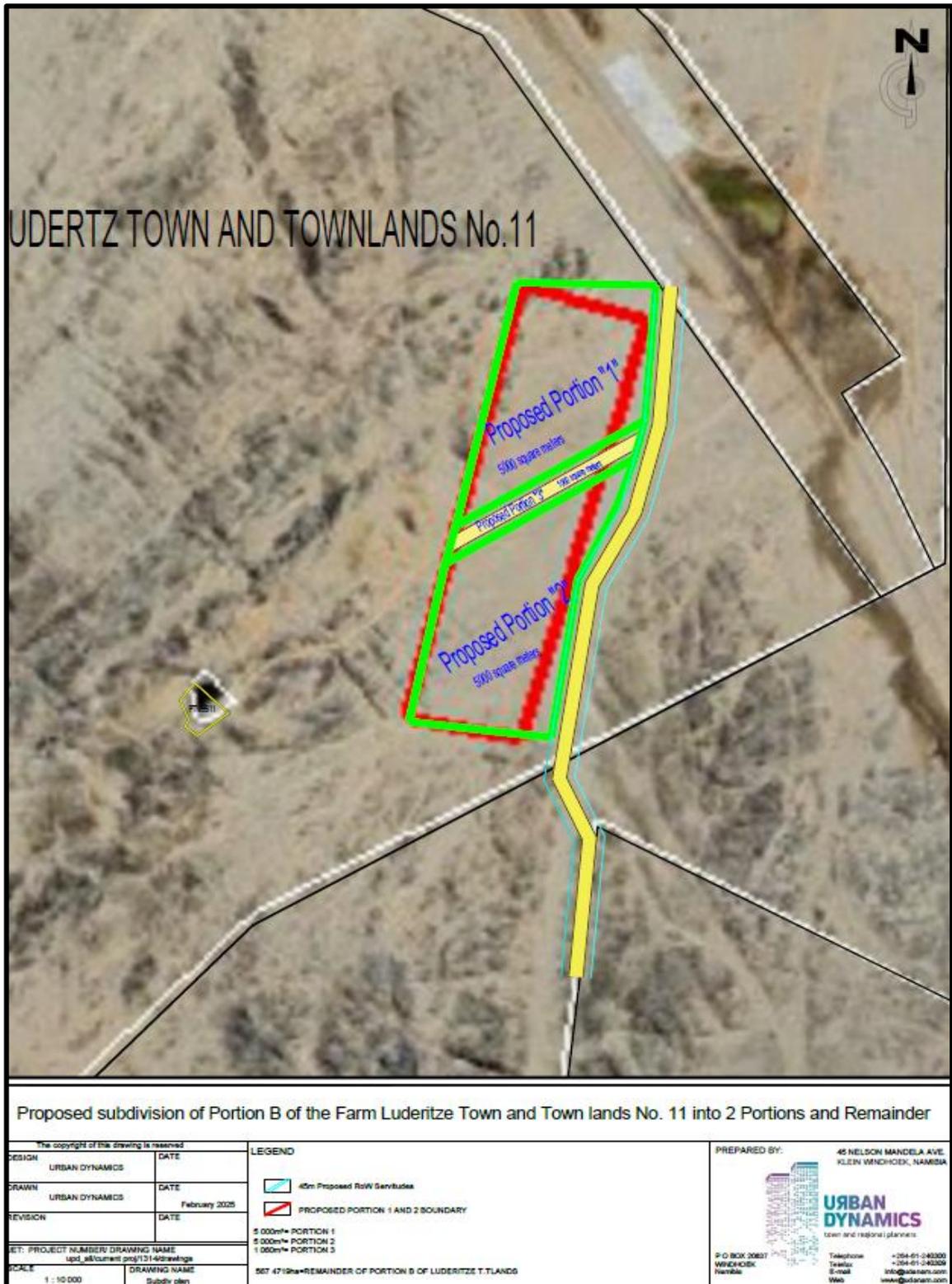


Figure 2: Proposed Land Subdivision

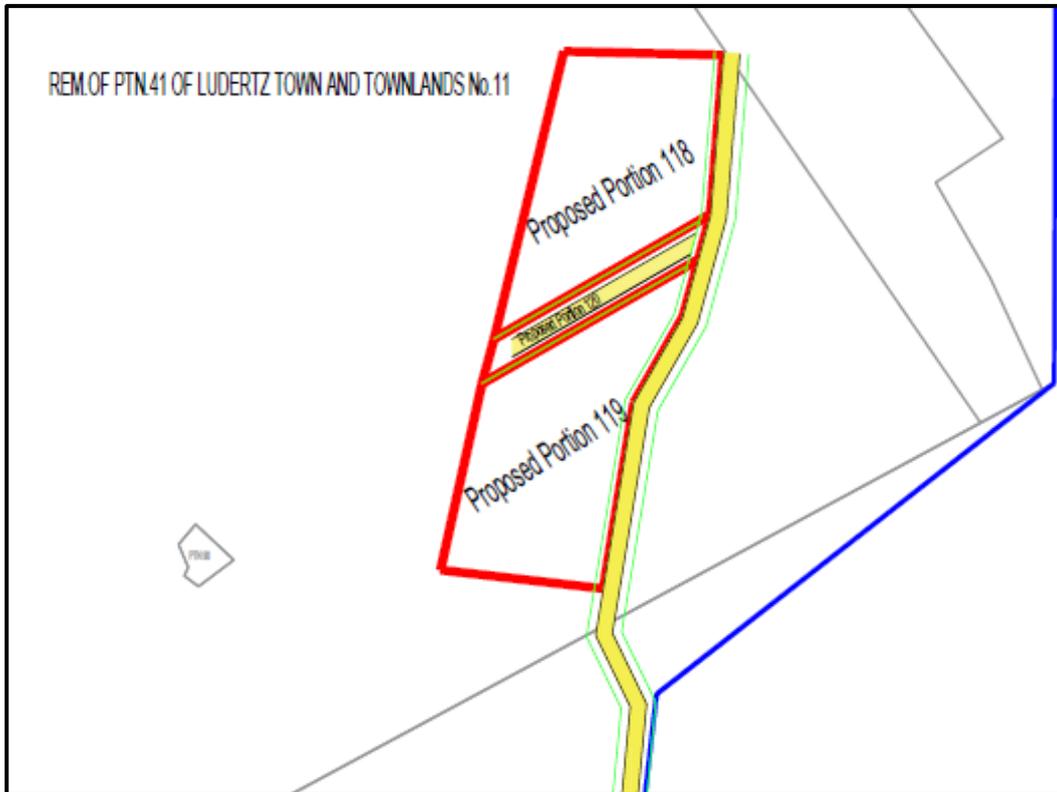


Figure 3: Land Subdivision as Prepared by the Town Planners



Figure 4: Project Terrain with Rocky Outcrops to the West



Figure 5: Project Terrain Looking Eastwards

3 THE REGULATORY FRAMEWORK

3.1 INTRODUCTION

In this section, the relevant legislation, policies and guidelines that are applicable to the proposed development are presented. The overall objective is to acquaint the proponent and IAPs of the requirements and expectations as laid out legal instruments that have to be fulfilled in order to undertake the envisaged activity.

3.2 THE LAWS

The Republic of Namibia has five tiers of law and a number of policies relevant to environmental assessment and protection which include the following:

- The Namibia Constitution;
- Statutory Law;
- Common Law;
- Customary Law, and
- International Law.

Table 4: Legal Framework

Legislation/Policy	Applicable Provisions
The Namibian Constitution	Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.” Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.
Environmental Management Act (No. 7 of 2007)	The objective of the EMA is provided in Section 2. In Section 3 of EMA the principle of the Environmental Management is detailed. .
EIA Regulations of the Environmental Management Act (2012)	GN 29 - identifies and lists certain activities that cannot be undertaken without an Environmental Clearance Certificate. GN 30 - provides the regulations governing the environmental assessment (EA) process.
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term Environment is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.
Urban and Regional Planning Act (Act No. 5 of 2018)	The Act provides to: <ul style="list-style-type: none"> • consolidate the laws relating to urban and regional planning; • provide for a legal framework for spatial planning in Namibia; • provide for principles and standards of spatial planning; • establish the urban and regional planning board; • decentralise certain matters relating to spatial planning; • provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; • provide for the preparation, approval, review and amendment of zoning schemes; • provide for the establishment of townships; • provide for the alteration of boundaries of approved townships, • provide for the disestablishment of approved townships; • provide for the change of name of approved townships; • provide for the subdivision and consolidation of land;

	<ul style="list-style-type: none"> provide for the alteration suspension and deletion of conditions relating to land; and provide for incidental matters.
Conversion of Biological Diversity	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.
Atmospheric Pollution Prevention Ordinance (No. 45 of 1965)	<ul style="list-style-type: none"> Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.
Forest Act (No. 12 of 2001) and Forest Regulations (2015)	<p>The Act:</p> <ul style="list-style-type: none"> Provides for the establishment of a Forestry Council and the appointment of certain officials; Aims to consolidate the laws relating to the management and use of forests and forest produce; Aims to provide for the protection of the environment and the control and management of forest fires; Intends to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and <p>To deal with incidental matter.</p>
Water Resources Management Act (No. 11 of 2013)	<p>Part 12 deals with the control and protection of groundwater.</p> <p>Part 13 deals with water pollution control.</p>
Public & Environmental Health Act (Act No. 1 of 2015)	<ul style="list-style-type: none"> The Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. The Act also covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).
National Heritage Act (No. 27 of 2004)	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.
Hazardous Substance Ordinance (Ordinance No. 14 of 1974)	<ul style="list-style-type: none"> To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; To provide for the division of such substances into groups in relation to the degree of danger; To provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and To provide for matters connected therewith.
Soil Conservation Act (Act No. 76 of 1969, South Africa)	The Act seeks to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources in Namibia, and to provide for matters incidental thereto

3.3 INTERNATIONAL ENVIRONMENTAL INSTRUMENTS /CONVENTIONS

Table 5: International Environmental Protocols

Instrument/Protocol	Key Aspects
The Polluter Pays Principle	Dictates that entities responsible for environmental pollution and damage should bear the full costs of managing, cleaning up, and remediating it. It ensures that pollution costs are not passed on to society or governments, aiming to incentivize cleaner technology and sustainable practices

United Nations Framework Convention on Climate Change (UNFCCC)	<ul style="list-style-type: none"> • Adopted in 1992 to combat dangerous human interference with the climate system by stabilizing greenhouse gas concentrations. • Promotes guidelines for global efforts to limit global warming • Recognises that developing countries should be accorded appropriate assistance to enable them to fulfil the terms of the Convention
The Stockholm Declaration on the Human Environment of 1972	<ul style="list-style-type: none"> • First international initiative adopted to place environmental issues at the forefront of global concern, linking human rights to environmental health. • It recognized the need for sustainable, collaborative approaches to combat pollution, and conserve natural resources for present and future generations. • It established that humanity has a fundamental right to a dignified environment, but also a responsibility to protect resources, wildlife, and ecosystems. • It explicitly linked environmental protection to economic development and international cooperation.
The Vienna Convention on the Law of Treaties	<ul style="list-style-type: none"> • The international agreement that establishes rules for how treaties between sovereign states are drafted, interpreted, and terminated. • It codifies customary international law, covering aspects like consent, reservations, and compliance.
The 1985 Vienna Convention for the Protection of the Ozone Layer (1985)	<p>A landmark international treaty adopted in 1985 and the first to achieve universal ratification</p> <ul style="list-style-type: none"> • established a framework for global cooperation on scientific research, monitoring, and, eventually, legally binding action to protect human health and the environment from ozone-depleting substances. • aims to promote information exchange, research, and systemic observations to understand the human impact on the ozone layer.

3.4 THE LOCAL AUTHORITY BYLAWS

The Lüderitz Town Council has under section 94(1) of the Local Authority Act (No. 23 of 1992) gazetted its bylaws titled the 'Street and Public Order Regulations' - GG No. 2663 of 2001. In Table, are some of the council bylaws that have a bearing to project in question:

Table 6: Local Authority Bylaws

Bylaw	Expansion
Animals	<p>No person shall, within the local authority area:</p> <ul style="list-style-type: none"> • wilfully frighten or harass any animal within the Local Authority area. • carry or convey through a public place or along a street or public place the carcass of an animal or animal offal unless the carcass or offal is properly covered with non-transparent material. • allow any animal owned by him/her or of which he or she ordinarily is in charge of • keep a dangerous or potentially dangerous wild animal of any kind.
Nuisance	<p>No person shall create a public nuisance on any street; in a public place or residential premises by -</p> <ul style="list-style-type: none"> • shouting, quarrelling or fighting; • singing or playing any musical instrument, recorded music, a radio, television or similar device, or allowing it to be played or used; • using a loudspeaker, amplifier, public address system or similar device; or • behaving in a riotous, violent or unseemly manner.

Excavations in and removal of matter from council Land, streets or public places	<p>No person shall without the approval of Council:</p> <ul style="list-style-type: none"> • make a hole, pit, trench or other excavation of any kind in a street or public place. • remove any earth, stone, gravel, shale or building material from any Council land, street or public place
Obstruction of streets and public places	<p>No person shall wilfully or negligently cause any obstruction, interference, nuisance or hindrance to a pedestrian or to traffic on a street or in a public place -</p> <p>(a) with a vehicle, animal or other object;</p> <p>(b) by trading or hawking, including the selling of newspapers, magazines or by any other means.</p>
Tampering, interfering or damaging of property or works	<p>No person shall without approval of Council:</p> <ul style="list-style-type: none"> • tamper or interfere with, or remove, destroy or damage any property of the Council. • interfere with or obstruct any work undertaken by the Council in the Local Authority area, or signs provided by the Council at the site of such works. • wilfully destroy, pull down, obliterate, deface or alter the name board of a street, or the number of a house or other building set up by or under authority of the Council.
Trees and other plants in the streets and public places	<p>No person shall without the approval of Council:</p> <ul style="list-style-type: none"> • uproot or plant trees or other plants on a street or in a public place. • damage or destroy trees or other plants planted by the Council on a street or in a public place or remove any protection provided for such trees or other plants; • cut, remove, damage or destroy trees, wood, turf, soil or grass from or on any Council land, street or public place. • allow any part of a tree or other plant growing on land of which he or she is the owner or occupier, to protrude into or hang over a street or in any manner to cause an obstruction to traffic, or to be a source of danger or inconvenience to a person using such street;
Excavations in and removal of matter from council Land, streets or public places	<p>No person shall without the approval of Council:</p> <ul style="list-style-type: none"> • make a hole, pit, trench or other excavation of any kind in a street or public place. • remove any earth, stone, gravel, shale or building material from any Council land, street or public place
Indecent behaviour	<ul style="list-style-type: none"> • No person shall in view of any street or any public place commit any indecent act, make any indecent gesture or conduct himself or herself in an indecent, unseemly, riotous or disorderly manner • No person shall wash himself or herself in or at a water furrow along a street, or in or at a reservoir, fountain, water trough, water pipe or tap on a street or in a public place.

3.5 THE ENVIRONMENTAL ASSESSMENT PROCESS

3.5.1 ENVIRONMENTAL MANAGEMENT ACT

EMA provides a list of activities, development or execution, which require an Environmental Clearance Certificate (ECC) from the Office of the Environmental Commissioner (OEC) within the Ministry of Environment, Forestry and Tourism before any physical activities commence on the ground.

As stated before, in terms of the EIA regulations, the nature of the proposed activity is land subdivision and rezoning. This activity falls under the 'Land Use and Development Activities' project category – hence an ECC is required. Accordingly, an Environmental Impact Assessment (EIA) process as per the requirements of EMA: Environmental Impact Assessment Regulations must be conducted to inform the OEC's decision regarding the ECC application.

3.5.2 THE COMPETENT AUTHORITY

The land being subdivided and rezoned falls under the jurisdiction of the Luderitz Town Council – a statutory body established and operating under the Local Authority Act of 1992. As local authority, LTC is responsible for governance issues within its jurisdiction, and as such it the competent authority in terms of EMA.

3.5.3 ENVIRONMENTAL IMPACT ASSESSMENT

In terms of EMA, an EIA is defined as a process of identifying, predicting, and evaluating the risks and consequences of activities, alternatives to these activities and options for mitigation of such activities. This is done with a view of minimising negative impacts, optimising benefits and promoting compliance with the principles of environmental management. The EIA process followed for this study is presented on BID attached to this report in **Appendix B**

3.5.4 PUBLIC PARTICIPATION PROCESS (PPP)

The purpose of the Public Participation Process (PPP) is to allow for the participation of interested and affected parties in decisions concerning matters that may affect them. IAPs are registered in order to participate in the EIA process, and are kept informed throughout the EIA process. Additionally, IAPs are also given the opportunity to review and comment on the Scoping/ EIA reports and documents, receive feedback on how comments have been considered, and will be informed of the outcome of the assessment. The PPP for this EIA is attached in **Appendix A**.

4 THE NEED, DESIRABILITY & ALTERNATIVES

4.1 NEED AND DESIRABILITY

The need and the desirability of a proposed development form a key component of any EIA process. The consideration of the proposed developments in the context of the various spatial planning tools and policy applicable to the study area forms an integral part of the present environment processes.

The 'need and desirability' for the subdivision, rezoning and consent use as proposed by the promotor are determined by considering the broader needs and interests of the government and the communities as outlined reflected in NDP 6.

It is essential that national policies and strategies support growth in the economy. It is also important that policies take cognisance of strategic concerns such as climate change, food security as well as sustainability in the supply of natural resources and the status of our ecosystem services. In other words, to achieve our developmental goal of a better quality of life for all now and in the future through equitable access to resources and shared prosperity, it is essential that society improves on the efficiency and responsibility with which we use resources, and improve on the level of integration of social, economic, ecological and governance systems.

The need and desirability for this proposed development are discussed in terms of the following aspects:

- Physical Character of the Land
- Proposed Land Use
- Consistency of the proposal in terms of the character of the area
- Accessibility

4.1.1 PHYSICAL CHARACTER OF THE LAND

4.1.1.1 TOPOGRAPHY AND DRAINAGE

The topographic view of the area displays undulating flat surface sections mingled with rocky outcrops with steep slopes rising from the lowest point of about 5m amsl to 32 m amsl (Figures: 6 & 7). 6). Due to minimal rainfall received in the project location, there are no developed natural drainage patterns. The installation of bulk services in this area especially the street road will require hard rock blasting owing to the rocky nature of the terrain hence driving up the cost of development. However, the benefit of the height is that sewer pumping will not be required.

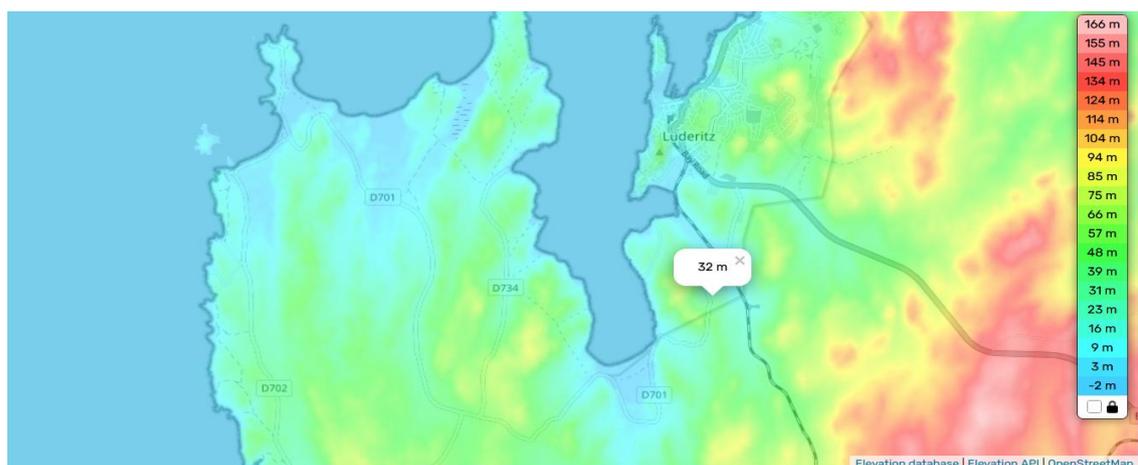


Figure 6: Elevation Map of Lüderitz



Figure 7: View along the Luderitz Road passing the Project Site



Figure 8: Highest points on the Project Site



Figure 9: The highest rocky outcrop on the Project Site

4.1.1.2 VEGETATION

The project site is dotted with hardy highly succulent vegetation adapted to extreme arid conditions experienced along the coastal strip of Namibia. The vegetation (Figures: 9 & 10) belong to the Succulent Karoo and Namib Desert biomes.

According to the *Central Namib Desert* (F Logan), there are at least six vegetation regions identified in the Namib Desert:

- the coastal region, with highly succulent vegetation, which uses moisture derived from the fog,
- the almost completely barren Outer Namib,
- the steppes of the Inner Namib, which in many years are barren but which in wet years are covered with short grasses, both annual and perennial,
- the dunes of the Inner Namib, which produce a surprisingly rich flora of bushes and tall grasses,
- the larger river channels, along which large trees, particularly acacias, grow, and
- the southern winter rainfall area, where a succulent bush growth occurs.



Figure 10: Typical succulent vegetation type seen along access road to the Project Site



Figure 11: Vegetation growing on the dunes

The iconic plant which only grows in the Namib Desert within Namibia and southern Angola is the *Welwitschia mirabilis*. The plant has two leaves which continue growing for as long as the plant lives. Two Namibian scientists, describe the *Welwitschia* plant as follows:

'It is indeed an extraordinary plant mastering life in the harshest environments with its leaves growing at an average rate of 0.37mm per day' Fog kept the plant for so many years. Welwitschia's fine root hairs can capture the moisture' (*Investigating the environmental and anthropogenic spatio-temporal patterns of plant health of Welwitschia mirabilis in the central Namib Desert*, Titus Shuuya).

'The growth of the leaves does not happen uniformly, though. When environmental conditions are not favourable, growth decreases, so that the plant does not use a lot of energy.' According to another scientist, Monja Gerber, a biologist and desert plant specialist at Gobabeb,



Figure 12: Welwitschia Mirabilis believed to be over 1000 years – (Image courtesy of Rainer Dückerhoff)

4.1.1.3 FAUNA

The shoreline area of Luderitz is populated by a variety of marine birds with flamingos occurring in large numbers followed by pelicans and penguins. The islands around Lüderitz, particularly Halifax, Penguin and Seal Island are crucial breeding sites for thousands of seabirds, dominated by the African Penguin, Cape Cormorant, and Crowned Cormorant.

The Cape Fur Seals are also very common in and around the Lüderitz harbour.

A large number of faunal species is supported by the plains and the dunes of the inner Namib with the most common being antelope especially gemsbok and springbok, ostriches and some zebras.

Suitable habitats are also provided by the dunes of the Outer Namib to a various types of insects and reptiles, especially beetles and geckos, and snakes, but virtually no mammals do not occur.



Figure 13: Flamingos around the Lüderitz Port

4.1.2 PROPOSED LAND USE

The discovery of oil and gas in Namibia's offshore Orange Basin by major oil companies in 2022, and plans to start with first production by 2030, there is need to provide logistical services to both phases - the development and production of the oilfields. The town of Luderitz with its harbour is the closest port to the Orange Basin from where services to the oilfields can be provided.

LTC is therefore being proactive by offering land for such services. The proposed land use is not in conflict with any other land requirements.

4.1.3 CONSISTENCY WITH THE CHARACTER OF THE AREA

As mentioned before, the planned subdivision will not have a negative effect on the area where the land is situated. In the same vein, the proposed rezoning to accommodate the development of warehousing facilities will not have any significance influence on the character of the surrounding area. In this respect, it should be noted that the area where the development is proposed to be established is virtually open and unobtrusive.

4.1.4 ACCESSIBILITY

Access to the project site is provided from the existing Lüderitz Road that passes in the area. The development will therefore not require the construction of any new roads in order to provide access. The existing road is a gravel one and consideration may be made to upgrade the road to a bitumen standard in future.

4.2 CONSIDERATION FOR ALTERNATIVES

Three alternatives have been considered for this project - the 'No-Go Option'; 'Get Land Elsewhere', and 'Access' to the proposed site.

4.2.1 THE NO-GO OPTION

This option would imply that that the land stays as is - non-formalised, unserviced and therefore not transformed and formalized to accommodate economic activities. With this option, the status quo remains – the land will not be subdivided and rezoned. This means that the proposed warehousing facilities will not be developed and services to the upstream sector may not be provided from Lüderitz and associated employment opportunities will not be realized. While the 'No-Go' option maybe preferably from an environmental perspective, it cannot be supported in the face national competing interests.

4.2.2 GET LAND ELSEWHERE

Services to the upstream sector have to be provided from a location in close proximity to the harbour, in this case, the Luderitz port. Compared to Walvis Bay, the port of Luderitz is providing the shortest route to the oilfields in the Orange Basin. A shorter service route means minimal impacts to the environmental – less gaseous emissions, etc. From an environmental perspective, this option is undesirable as it leads to potential cumulative environmental impacts.

4.2.3 ACCESS TO THE SITE AND SUPPORT SERVICES

Access to the site is provided from an existing road and there is no need for construction a new road. Additionally, the persons who would be hired to work at the facility, would be accommodated in the town of Luderitz.

From an environmental perspective, this option is preferred as it leads to the least environmental impacts.

5 THE BASELINE ENVIRONMENT

5.1 INTRODUCTION

The baseline aspects considered for this project had included the socio-economic, the biological and physical environments. Only those elements of the environment that have a direct bearing on the impact assessment process of the proposed development are discussed. The severity of the potential impacts is largely determined by the state of the receiving environment.

5.2 THE SOCIO-ECONOMIC ENVIRONMENT

5.2.1 DEMOGRAPHY

The project site is in the //Karas region of Namibia which had a population of 109 893, living in seven electoral constituencies as per the population census conducted by the Namibia Statistics Agency in 2023 (Figure 12). The town of Lüderitz is in the Nami-Nus electoral constituency, and is one of seven urban localities in the //Karas region.

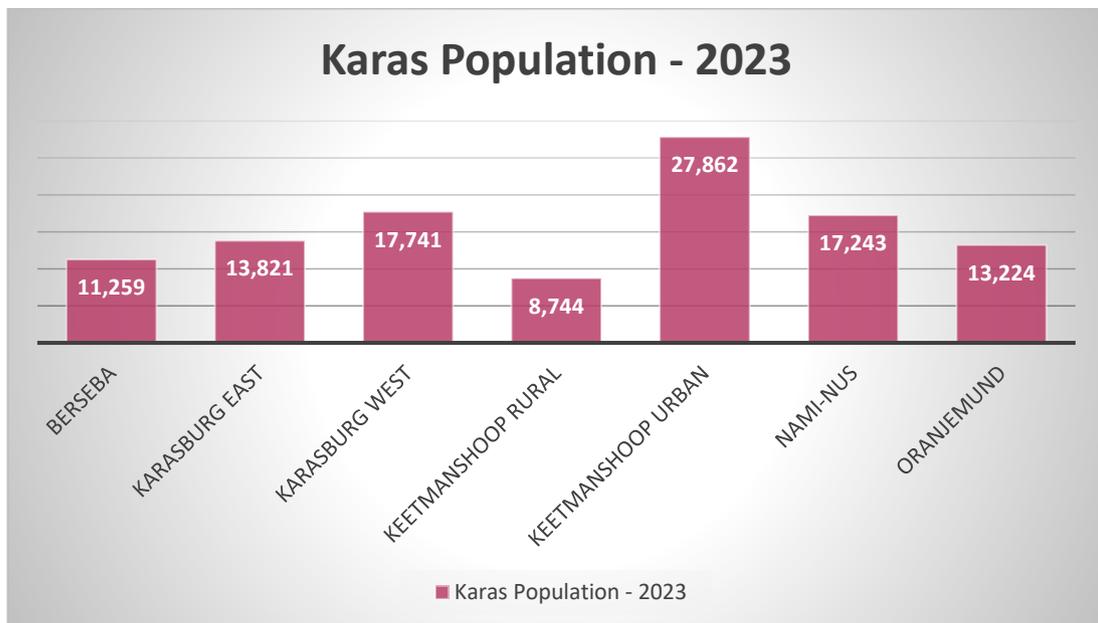


Figure 14: Population of the Karas Region

5.2.2 FORMAL EDUCATION

In Namibia, the right to education is guaranteed in the Constitution with primary education essentially provided free of charge. In terms of the Basic Education Act enacted by the Namibian legislature in 2020, it is compulsory for a child who turns six (6) years old to attend school from the first day of the academic year in which that child turns six years old, up to the last day of the year in which the child turns eighteen (18) years old. Therefore, the law makes the parent(s) or guardian legally responsible for ensuring that a child in that age group attends school regularly and punctually.

Since 2013, primary education in public schools has been free in Namibia with parents/guardians only required to cover school uniforms, stationeries, books, and sometimes hostel fees. This goodwill gesture was extended to secondary levels in all public schools.

In Table 5, the school attendance percentage for the population aged 6 and above in the regions, sourced from Namibia Statistics Agency, 2023 national population census, is presented.

School attendance is referred to as full-time participation in any regular public or private educational institution for structured instruction lasting more than a year.

Based on the Table, the project region (//Karas) has the lowest percentage (3.3%) of persons who never attended school while Kunene and Omaheke have the highest percentage at 36.2% and 19.2% respectively. Ironically, the project regions has also the highest percentage of persons who left school at 67.7% followed by Erongo and Hardap with 63.4% and 61.4% respectively.

Table 7: School Attendance

Area	Population 6 years and above	School Attendance (%)						
		Never attended	Attending pre-primary	Attending primary or secondary school	Attending tertiary	Attending adult education programme	Left school	Don't know
Namibia	2 499 760	9.7	2.1	31.2	5.3	0.3	50.0	1.4
Urban	1 282 263	5.2	1.9	28.2	8.8	0.2	54.5	1.3
Rural	1 217 497	14.4	2.4	34.5	1.6	0.4	45.2	1.4
//Kharas	94 051	3.3	1.5	23.7	3.1	0.1	67.7	0.8
Erongo	204 857	4.0	1.8	24.1	5.1	0.1	63.4	1.5
Hardap	89 839	6.4	1.4	27.9	1.8	0.1	61.4	1.1
Kavango East	176 061	11.0	2.3	41.3	4.5	0.4	39.4	1.1
Kavango West	98 423	13.2	2.6	42.0	2.9	0.5	38.0	0.8
Khomas	428 173	4.4	1.7	22.6	12.9	0.1	56.9	1.4
Kunene	96 189	36.2	1.8	25.1	1.7	0.4	33.8	1.1
Ohangwena	270 762	11.2	2.9	41.9	2.3	0.6	39.4	1.7
Omaheke	83 255	19.2	1.6	25.4	2.4	0.2	50.4	0.8
Omusati	259 248	9.9	2.7	37.6	2.6	0.5	44.7	1.9
Oshana	192 718	4.8	2.3	30.3	9.0	0.3	51.9	1.4
Oshikoto	209 359	9.9	2.4	34.4	3.0	0.5	48.0	1.8
Otjozondjupa	182 476	13.5	1.7	27.2	3.3	0.1	52.8	1.3
Zambezi	114 349	10.9	2.1	32.3	4.3	0.2	49.7	0.6

5.2.3 HOUSEHOLDS AND LIVELIHOODS

Data on households is vital to measure the level of poverty, hunger and the general living standard of the people. In the context of the 2023 census, livelihood is not considered in terms of monetary values alone, but also in terms of the main products produced for consumption.

Based on Table 6 sourced from 2023 census, the main source of income (46.6%) of the households in Namibia depend on salaries and wages as their core source of survival, 13.8% of the households depend on the old age pension, while 10.7% depend on farming for their survival. Additionally, 3.6% of households depend on government social grants as the mean source of support.

Table 8: Livelihood Data

Main source of livelihood/survival	Namibia	Urban	Rural
Households	756 339	414 119	342 220
Salaries and /or wages	46.6	59.7	30.8
Old age pension	13.8	7.3	21.8
Farming (Subsistence and Commercial)	10.6	1.0	22.2
Business activities non-farming	9.0	11.5	6.0
Child support (Parents)	2.4	3.3	1.4
Grants	2.6	1.9	3.3
In-kind receipts	2.1	2.2	1.9
Drought relief assistance	1.4	0.4	2.6
Other sources of Livelihood	3.7	4.2	3.0
Source of livelihood is not specified	3.3	4.2	2.1

5.3 CLIMATIC CONDITIONS

The climatic conditions around the project site has been sourced from Weather Atlas:

5.3.1 TEMPERATURE

In Lüderitz, temperatures are generally consistent throughout the year. On average, the hottest months are December through to April with March being the hottest at 26.3 °C. July and August are the coldest months. The chart (Figure 12) below illustrates the average maximum and minimum temperatures by month.

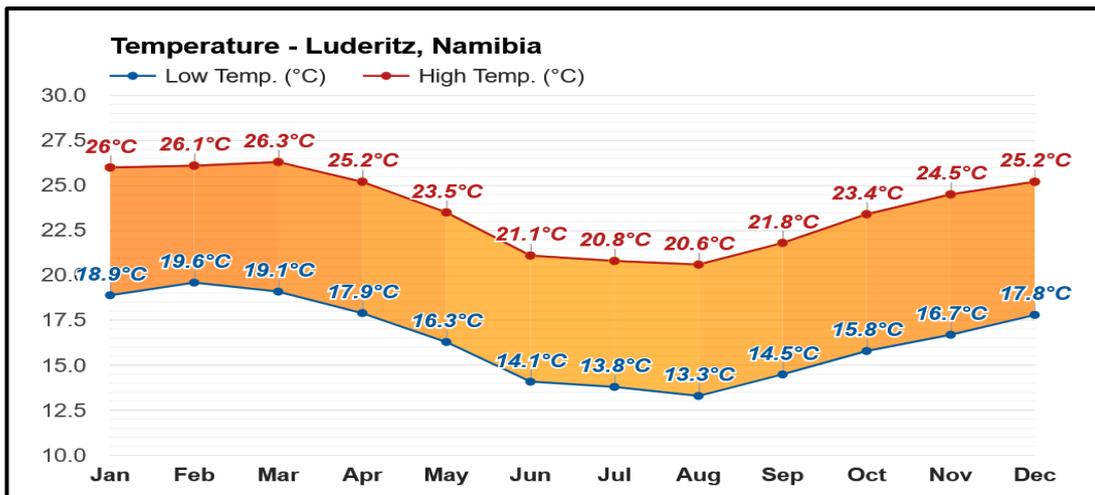


Figure 15: Average Wind in the Project Site

5.3.2 RAINFALL

Lüderitz has a dry climate with very low precipitation, averaging about 38 mm of rainfall per annum. The average monthly rainfall and the number of rainy days over the coastal town of Lüderitz.

As can be seen from the diagrams in Figures: 13 &15, precipitation levels in Lüderitz are relatively steady throughout the year. February and March have the most rain, with 6 mm and 7 mm received over two days in February and over three days in March. May has the most rain, with 6.2 mm over a single day.

In December, this drops slightly to 0.9 mm, making the city's climate fairly predictable.

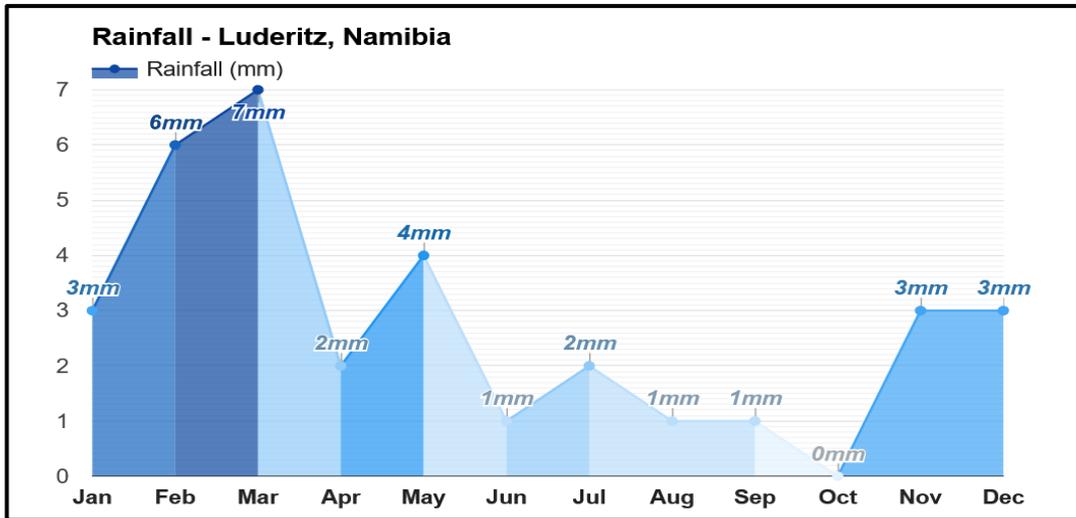


Figure 16: Average Rainfall

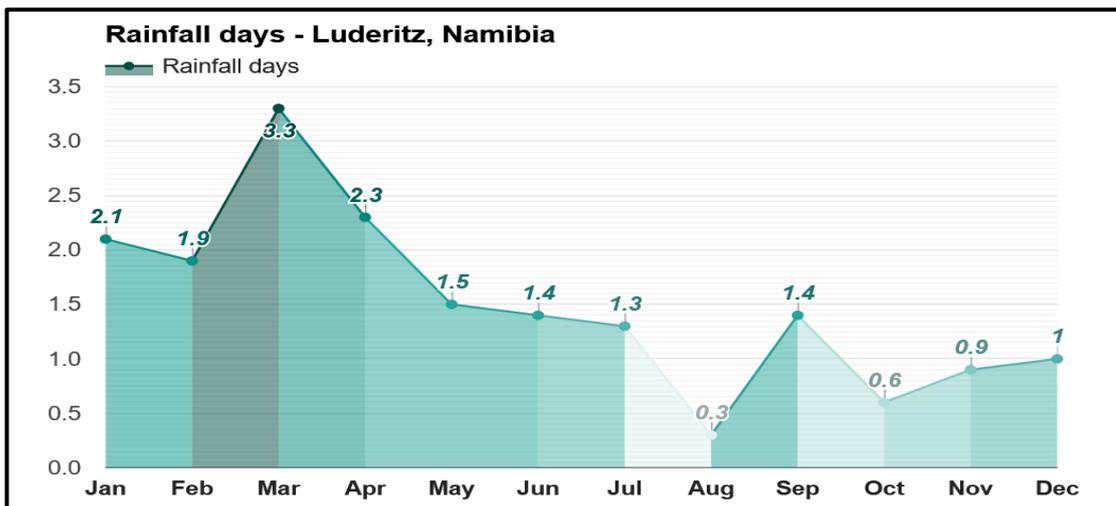


Figure 17: Average Rainfall Days

5.3.3 HUMIDITY

The average monthly humidity ranges from a low of around 50% encountered in July to a high of 63% recorded in January. Humidity values are typically highest in the early morning when the air is the coldest and lowest in the afternoon as temperatures rise.

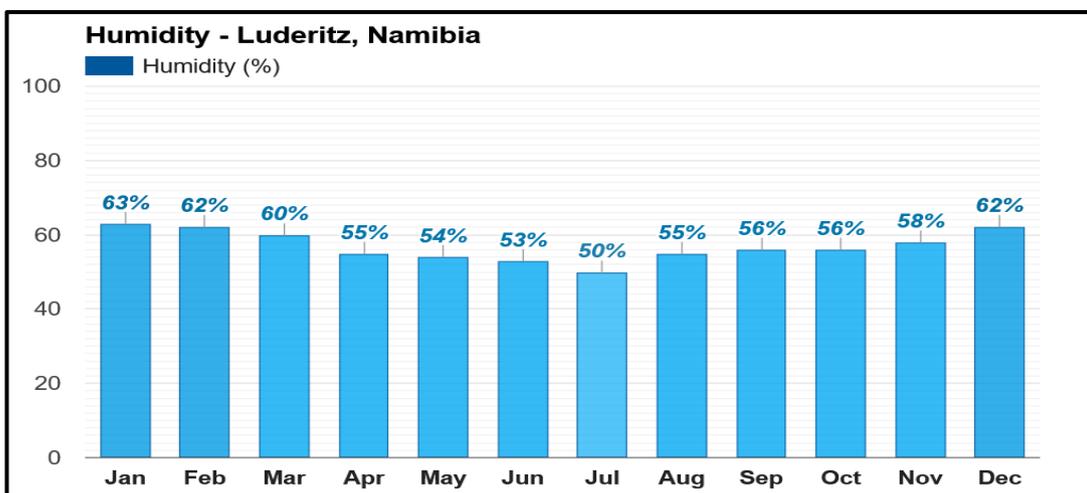


Figure 18: Average Monthly Humidity

5.3.4 WIND

Lüderitz is widely regarded as one of the windiest places in Namibia, characterized by persistent southern and south-westerly winds. The windiest months are October through to February with the highest average wind speed often encountered is December (22.6km/h).

The calmest months (with the lowest average wind speed) are April through to July with the lowest wind speed recorded in May at 13.5 km per hour. Winds speeds typically follow a diurnal pattern, peaking during the day and early evening and calming significantly during the night. It is not uncommon for strong winds with gusts reaching up to 69 km/h.

Strong winds in the Nami-Nus constituency are reported to have covered railways lines with sandblown sand posing serious safety risk to rail transport.

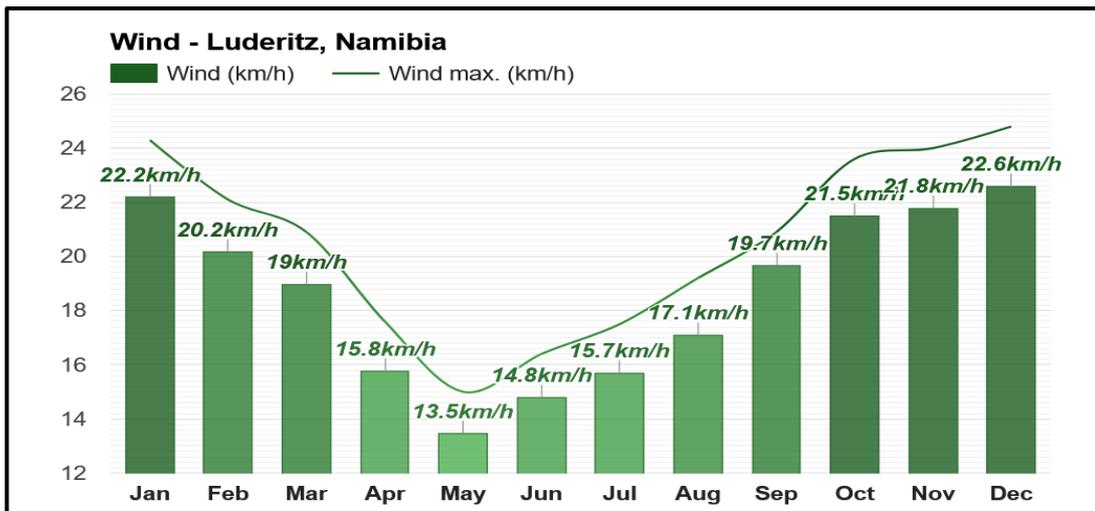


Figure 19: Average Wind Speeds



Figure 20: Windblown Sand over the Railway Line

5.4 AIR POLLUTION

Air quality in Lüderitz is considered to range between good and moderate, which may be as a result of anthropogenic activities within the town. With any construction activity the creation of fugitive dust will result which may be both a nuisance and a health risk. Dust may be generated by a variety of activities on site but taking the existing background dust levels into consideration, the increase resulting from this activity will be moderate under normal circumstances or when considered in combination with other activities.

5.5 NOISE IMPACTS

The town of Lüderitz is home to a number of heavy industries including the second harbour in the country. Industrial noise is generated by heavy equipment and machinery used to load and offload vessel docking in the port as well as fish factories. Road trucks bringing cargo to the port will also generating noise. Ambient noise level is therefore relatively high compared to other towns in the region.

During the construction phase (installation of services) noise will be generated from machinery and equipment used in the operation. Some vibration could also be experienced during blasting of hard rocks. However, noise impacts will be confined to work hours only and therefore of a short duration.

5.6 WATER RESOURCE – SURFACE AND GROUNDWATER

The Atlantic Ocean is the only open source of surface water in close proximity to the project site. The town's potable water supply is sourced from boreholes sunk in the Koichab pan aquifer situated about 100 km north-east of the town. Delivery of the water to the town is via a 250 mm diameter asbestos cement pipeline pumping through a pipeline. Since the Koichab wellfield is upstream water flows from there to the town under gravity.

5.7 FAUNA AND FLORA (TERRESTRIAL ECOLOGY)

The aspects related to flora and fauna have been described under the 'Need and Desirability' (section 3.3) and are not repeated here.

5.8 GEOLOGY

Rocks covering all periods of geological formations are found at Lüderitz with the Namaqua Metamorphic Complex (of approximately 1.2 billion years ago) constituting the basement rocks. This is overlain by the Damara Group followed by young formation of Diaz Point diamitite. Evidence of plate tectonic which led to major geological events can be seen all around the project site, i.e. plate collision which resulted in mountain formation, plates pulling apart which resulted in the creation of valley rifts formation of valleys, new oceanic crust and plates moving past each other which results in earthquakes.

The coastline of Luderitz itself is rocky contrasting with the vast Namib Desert with features like the Bogenfels Arch showing the alkaline intrusion.

Potential Impacts

The project terrain is rocky and will require a fair amount of drilling and blasting to level it off as part of site preparation including the installation of bulk services.

5.9 VISUAL INTRUSION

The subdivision and rezone are essentially administrative activities without any visual impacts on the receiving environment. However, the construction phase which will be limited to the installation of bulk services (water, electricity, sewerage, etc.) will include significant alternation to the natural landscape of the area while the machinery and equipment to be used will result in some visual intrusion.

Dust and fumes from hard rock blasting, lighting at the camp of contractor at night are sources of negative amenity and aesthetic disruptions including litter and wastage. Such impacts are however localized, and of a short duration.

The measures recommended in the EMP are considered adequate to effectively minimise such impacts



Figure 21: Historical German Architectural Buildings

5.10 ARCAHEOLOGICAL AND CULTURAL HERITAGE

The town of Lüderitz boasts a rich array of archaeological and cultural heritage resources in Namibia, ranging from the German colonial time. They include German architectural buildings, the ghost town Kolmanskop, the Felsenkirche rock church and the original Dias Cross bearing the arrival date of the Portuguese sailors in July 1488.

Shark Island is a historical site at Luderitz which served as a brutal German concentration camp in which thousands of the local San, Namas and Hereros died from forced labour, malnutrition, and medical experiments rule. The event which occurred between 904-1908 is widely considered by historians to be first genocide of the 20th century.

While there are no known sites of archaeological items around the project site, there is every possibility for items of cultural nature to be uncovered during earthwork excavation. In the event such items are unearthed, the procedure outlined in the EMP should be followed.



Figure 22: View of Shark Island



Figure 23: Deserted Buildings at the Ghost Town (Kolmanskop)

6 IMPACT ASSESSMENT METHODOLOGY

6.1 INTRODUCTION

Potential impacts that are likely to occur as a result of the various stages of the project, i.e. planning and construction (installation of bulk services) are assessed using the methodology presented in this section.

6.2 TYPES OF IMPACTS

Impacts can be positive, negative, direct, indirect and or cumulative. Direct impacts are those that are caused directly by the activity and generally occur at the same time and at the place of the activity. Such impacts are usually associated with the operation and maintenance of a development or activity, and are therefore conspicuous evident and quantifiable.

On the other hand, indirect impacts are induced changes that may occur as a result of the activity or development. Cumulative impacts can occur from the collective impacts of individual minor actions over a period of time and can include both direct and indirect impacts.

6.3 EVALUATION AND ASSESSMENT OF IMPACTS

Impacts are assessed in terms of their nature, extent, duration, and significance of the consequences for or impacts on the environment. The methodology used in determining the significance of actual and/or perceived environmental impacts is also outlined below.

Table 9: Points Assigned to Potential Impacts

Severity			Occurrence
Magnitude of Severity of Impact	Duration of Impact	Extent of Impact	Probability of Occurrence
Magnitude (M)	Duration (D)	Scale (S)	Probability (P)
10 = Very high /Don't know	5 = Permanent	5 = International	5 = Definite / Don't know
8 = High	4 = Long term (Impact ceases after closure of activity)	4 = National	4 = High Probability
6 = Moderate	3 = Medium term (5 to 15 years)	3 = Regional	3 = Medium Probability
4 = Low	2 = Short term (2 to 5 years)	2 = Local	2 = Low Probability
2 = Minor	1 = Transient	1 = Site specific	1 = Improbable
1 = None /Non-significant			

After ranking these criteria for each impact, a significance rating was calculated using the following formula:

<p>Magnitude:</p> <p>= Average of (Severity, Duration, Extent, Value of Affected Component and Risk to the human population)</p> <p>SP (Significant Points)</p> <p>= Magnitude x Probability</p>
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Table 10: Impact Significance Rating

Value	Significance	Comment
SP > 75	Indicates Severe Environmental Significance	An impact that could influence the decision about whether or not to proceed with the project regardless of any possible mitigation
SP 60 - 75	Indicates Major Environmental Significance	Where an accepted limit or standard may be exceeded, or large magnitude impacts occur to highly valued/sensitive resource/receptors. Impacts of high significance would typically influence the decision to proceed with the project unless it is mitigated.
SP 30 - 60	Indicates Moderate Environmental Significance	Where an effect will be experienced, but the impact magnitude is sufficiently small and well within accepted standards, and the receptor is of low sensitivity/value. Such an impact is unlikely to influence the decision. Impacts may justify significant modification of the project design or alternative mitigation
SP < 30	Indicates Low Environmental Significance	Where an effect will be experienced, but the impact magnitude is small and is within accepted standards, and the receptor is of low sensitivity/value, or the probability of impact is extremely low. Such an impact is unlikely to influence the decision, although impact should still be reduced as low as possible, particularly when approaching moderate significance.
SP < 4	Indicates negligible environmental significance	A resource or receptor will not be affected in any material way by a particular activity, or the predicted effect is deemed imperceptible or indistinguishable from natural background levels. No mitigation is required.
+ve	Positive	Where positive consequences / effects are likely

7 ASSESSMENT OF IMPACTS

In this section the assessment for predicted impacts is presented. The assessment has proceeded from the premises that rezoning is, by its very nature, an administrative process. For this specific project, the impact assessment has been informed by the fact that the required rezoning process will be followed by the installation of bulk services/infrastructure (i.e. water reticulation, sewerage reticulation, electricity and internal street roads) that are associated with environmental impacts.

The following comments are provided with respect to assessment of impacts:

7.1 PLANNING & DESIGN

During this phase, there are no environmental impacts involved. However, by the time when this phase has been completed, the applicant would have injected quite some capital into the project by paying the various professionals involved, e.g. town planner, land surveyor and the EIA Consultant to obtain the ECC. These are all positive benefits to the local economy that are derived from the envisaged development

The rezoning is an activity that is of an administrative in nature, and therefore constitutes an integral component of the planning phase. The planning and design of any infrastructure has to comply with all relevant legislations and policies including the local council bylaws.

Since the rezoning activity is essentially a once-off statutory administrative process, there will be no need to renew the ECC unless it expires before the process is completed.

7.2 CONSTRUCTION PHASE (INSTALLATION OF SERVICES)

Once the ECC has been granted, the next phase is the installation of bulk services including surveying. Other than the access road, there are no existing services or support infrastructure on the project site. It is predicted that these impacts are likely to result from activities related to the installation of services:

- Mobilisation - getting equipment, plant, machinery & workforce to the site
- Site preparation - vegetation clearance including stockpiling of topsoil where vegetation occurs
- Earthworks - including hard rock blasting and drilling
- Change in land use /landform, soil capability and compaction;
- Establishment of stormwater controls civil works, etc.
- Storage sites for building materials, sand, aggregates, cement, etc.
- Installation of water pipelines, sewerage, drainage, etc.

Assumed impacts on the biophysical and socio-economic environments which may occur during the construction phase:

7.2.1 SOCIO-ECONOMIC ENVIRONMENTS

It is anticipated that short term employment opportunities and business opportunities for the small local enterprises will occur during the construction phase. Therefore, there are both positive and negative impacts – positive for those persons who will get some employment, but the news of job opportunities could also lead to crowds of jobseekers gathering at the construction site in the hope of getting hired. The significance of the positive impact is rated as medium and is summarised as follows:

7.2.1.1 CREATION OF EMPLOYMENT OPPORTUNITIES

These measures are proposed with respect to creation and offering of employment opportunities:

- Recruitment must be done in line with the labour laws of Namibia;

- Employment should be offered without prejudice but with preference given the locals (Lüderitz residents) who have the necessary skills and experience;
- Women, people with disabilities and those from marginalized communities should also be considered for employment.
- Hiring of non-Namibians for low skilled jobs is forbidden and acceptable justification must be provided to the authorities.

7.2.1.2 TRAINING AND SKILLS TRANSFER PHASE

The measures proposed are:

- Ensure all employees are inducted on the EMP.
- Empower employees through on the job training and skills transfer.
- Inform employees about the parameters and requirements for references on their employment.

7.2.1.3 SUPPORT FOR THE LOCAL AND REGIONAL ECONOMY

These measures are proposed:

- Source and procure goods and services for the development from local businesses.
- Use local transport companies to transport goods required for construction activities as well as other professional service providers.
- Provide business opportunities to local companies so as to contribute to the socio-economic stability town.

7.2.2 NOISE POLLUTION

It is assumed that noise and vibration from drilling and blasting activities will occur during the construction phase. Noise levels are also expected to temporarily increase slightly as a result of construction machinery and equipment operated on the project site. However, such noise will be experienced in the immediate surrounds of the project site and of a short duration.

The installation of bulk services will be of a short duration, resulting in a 'low' significance before and after the implementation of mitigation measures.

7.2.3 AIR QUALITY

It is assumed that some activities to be undertaken during the installation of bulk services and infrastructure have the potential to impact on the ambient air quality in the immediate vicinity of the project site. Drilling and blasting of hard rock present on the project site have the potential to increase gaseous and air emissions:

- Toxic fumes are to be expected during blasting to break the hard rocks. Incomplete detonation of explosives used such as Ammonium Nitrate will release harmful gases, primarily Nitrogen Oxides, Carbon Monoxide and possibly Sulfur Dioxide.
- Airborne dust (suspended particulate) is to be expected during hard rock blasting especially when such activities are undertaken during times when the wind is blowing heavy. A massive cloud of dust is created during detonation which contains breathable, often respirable crystalline silica, and posing serious health risks.
- Dry exposed loose materials (including building can be a source of dust especially when such materials are left unused for an extended period of time leading to dispersal by wind.

Given the short-term nature of the construction phase, it is assumed that the significance of the impact on air quality would have been as 'low' to 'negligible', before and after the implementation of mitigation measures.

7.2.4 SOIL AND LAND USE

The assumption is that the following impacts on soil, land use and land capability may occur during the construction phase

- Movement of construction vehicles, machinery and workers in unprotected areas (bare) may result in soil compaction.
- Compaction and erosion of soils removed and stockpiled during excavation activities.
- Loss of topsoil due to erosion of areas exposed following excavation and stockpiling.

It is assumed that the significance of the impact on soils and land use can be rated as medium to low before the implementation of mitigation measures, and 'low' to 'very low' after the implementation of mitigation measures.

7.2.5 IMPACTS ON TERRESTRIAL ECOLOGY

The assumption is that some impacts are likely to occur on the flora and fauna environment during the construction phase. Some of these are:

- Direct loss of flora habitat and indirect loss of habitat quality.
- Potential spreading of alien invasive species brought to the construction site by construction vehicles as indigenous vegetation may be removed.
- Loss of faunal habitat and ecological structure as a result of site clearing.
- Where invasive plants are observed, they should be cleared without causing such species to spread. Native vegetation should be re-planted.
- Big rocks should be checked and examined for sensitive habitats before any blasting activities are conducted. Precautionary measure must be taken were sensitive habitats are encountered.

Since the project area is entirely open, the impact on terrestrial ecology during construction activities is rated as 'very low' significance.

7.2.6 CONTAMINATION OF SURFACE AND GROUNDWATER SOURCES

There are no surface waterbodies within a 500 m of the project site. It is therefore assumed that potential impacts on surface water during the installation of bulk services is not expected to have any impacts on water sources both surface and groundwater. These measures are suggested.

- Areas where hazardous products are handled must have impermeable floors.
- Any spill or leak of hazardous products that occurs during construction activities must be immediately contained and cleaned up.
- Minimise soil disturbance by phasing construction activities outside the rainy season.

It is assumed that the significance of the impact on surface water is rated as 'low' before the implementation of mitigation measures, and 'very low' after mitigation measures are implemented.

7.2.7 TRAFFIC IMPACTS

It is assumed that an increase in traffic around the construction site may be experienced during the construction phase as a result of construction vehicles driving in and out of the construction site delivering materials. It is however assumed that the significance of the impacts on traffic would be rated as very low before and after the implementation of mitigation measures.

7.2.8 WASTE

It has been predicted that impacts on the surrounding environment as a result of construction activities that may be undertaken will result in generation of various waste types. Some waste types that may be expected are:

Waste from hard rock blasting: Several types that may be generated will range from physical rock debris to chemical by-products and atmospheric emissions. The waste generated, and its impact, is highly dependent on the type of rock, the explosives used, and the site's environmental management practices.

Waste from construction activities could: excavated materials, broken pipes, concrete, scraps, packaging materials (straps, cans, plastic bags, etc.) rubble, metals, damaged construction materials, etc.

The assumption is that the significance of the impacts associated with improper waste management could be rated as 'moderate' for hazardous waste and 'low' for non-hazardous waste before the implementation measures and 'low' for hazardous waste and 'very low' before and after the implementation of mitigation measures.

7.2.9 HEALTH, SAFETY AND SECURITY

Key safety measures are to control hazards, to store and handle flammable liquids according to strict protocols as per the MSDS. It is imperative that an emergency response plan is developed and implemented. Personnel should be trained on how to respond to an emergency including the use of fire extinguishers.

Management plans must be developed to handle spills and leaks. Implement measures to deter theft which can include security cameras, well-lit areas and training of staff personnel on security protocols including on how to respond to suspicious activity.

The significance of impacts associated with health, safety and security is rated medium without mitigation and low with mitigation measures.

7.2.10 VISUAL IMPACTS

It is assumed that potential impacts could occur on three visual components briefly described here:

- Negative visual aesthetics due to alteration of site topography and general appearance.

During the installation of bulk services, dust is likely to be released during activities such as hard rock blasting often resulting dust plumes that are visible from a distance causing physiological or psychological virtual distresses. The impact is expected to be of low significance.

- Visual intrusion as a result of the movement of machinery.

It is assumed that visual intrusion as a result of movement of construction machinery may occur during the construction phase. However, since the development occurs in an urban area the level of visual intrusion will be 'low' before mitigation and very low with mitigation measures.

- Visual impacts caused by airborne dust clouds and dust pollution.

Airborne dust clouds caused by construction activities are usually far more visible than the activities that cause them and can in windy conditions, be propagated over great distances. The development footprint is expected to be small and not cover a vast area. The impact will have a low to moderate significance.

7.2.11 ARCHAEOLOGICAL AND CULTURAL RESOURCES

Being one of the oldest towns in the country, the assumption is that the town of Lüderitz is endowed with items of archaeological and cultural heritages. It is there possible to stumble upon such heritage resources during excavations especially over virgin grounds. However, these measures are proposed:

- All people employed on site must be made aware of possible cultural and archaeologically important artefacts and what process to follow if these are found or suspected.
- A method statement must be written and included but limited to training on chance find procedure.
- Follow the measures provided in the EMP.

7.2.12 ACCUMULATIVE IMPACTS SOURCES

The subdivision and rezoning will cover an area of approximately 10 ha, but the activities related to the installation will be confined to a relatively smaller footprint of approximately 5% of the total land. As such, no overall cumulative impacts are envisaged on the environment with the exception of noise and air quality.

7.3 OPERATIONAL PHASE

At this stage the operational activities that will be conducted on the premises are unknown. As such associated impacts cannot be predicted. The assumption is that an EIA will be conducted covering the operational phase of the proposed warehouse. The study will be undertaken once inventories for various specialised products that will be required for the development and production of the offshore oilfields are known and supply agreements concluded with offshore oilfield operators.

7.4 DECOMMISSIONING PHASE

This EIA is confined to those environmental impacts that are associated with the subdivision and rezoning of the land allocated to the promotor by LTC. Decommissioning is therefore not applicable to this specific project.

Once the ECC is granted, the town planner will table the subdivision and rezoning proposals to the URPB for consideration. After approval is granted by URPB, the land is surveyed, and submitted to the Surveyor's General for verification and approval. The land portions are then allocated sequential unique erven numbers that are registered in the land registry at the Deeds Office.

Once the land has been subdivided and rezoned the process cannot be reversed or undone.

7.5 ASSESSMENT OF PREDICTED IMPACTS

The assessment of predicted impacts is presented in Table 11, using the methodology described in Section 7.

Table 11: Assessment of Identified Impacts

Potential Impacts	Aspects Affected	Magnitude	Duration	Scale	Probability	Significance	Significance WOM	Magnitude	Duration	Scale	Probability	Significance	Significance WM
Planning Phase													
Compliance requirements	Compliance	No impacts						No impacts					
• ECC													
• Any other applicable permits and licenses													
Construction Phase (Limited to the Installation of Bulk Services)													
Short term employment and commercial opportunities to local businesses													
Training and skills transfer phase	Social	4	1	1	3	18	Low	4	1	1	4	24	Low
Generation of dust potentially resulting in health issues	Social	4	2	2	3	24	Low	4	2	2	4	32	Moderate
Clearing of land which may result in loss of sense of place	Social	4	3	1	3	24	Low	4	3	1	4	32	Moderate
Hundreds of job seekers storming the construction site	Social	6	2	2	3	30	Moderate	6	2	2	2	20	Low
Jobseekers erecting shacks in the vicinity of the construction site	Social	4	2	2	3	24	Low	4	2	2	2	16	Low
Noise Impacts													
Increase in noise and vibrations from hard rock drilling and blasting	Noise	6	2	2	4	40	Moderate	6	2	2	3	30	Moderate
Increase in noise levels construction vehicles and machinery.	Noise	4	2	2	2	16	Low	4	2	2	2	16	Low
Loud noise from construction workers.	Noise	2	2	2	2	12	Low	2	2	2	2	12	Low
Air Quality													
Increase in atmospheric dust and exposed loose materials that may be mobilized by the wind.	Air pollution	4	2	2	3	24	Low	4	2	2	2	16	Low
Fumes from hard rock blasting	Air Pollution	6	2	2	3	30	Moderate	6	2	2	2	20	Low
Surface Water													
Accidental spillages of hazardous substances from construction vehicles used as well as from hazardous storage areas on the surface water.	Water	2	1	1	2	8	Low	2	1	1	2	8	Low
Contamination of runoff by poor materials/waste handling practices, solids, sediments and fuel residue resulting in impact on local surface water quality.	Water	2	2	2	2	16	Low	2	2	2	1	6	Low

Groundwater													
Potential discharges of chemicals and fuels to ground surface, and subsequent impact on the groundwater system.	Water	2	2	2	2	12	12	2	2	2	1	6	Low
Poor maintenance of onsite sewerage system resulting in leaking of sewerage effluent.	Water	2	2	2	3	18	18	2	2	2	2	12	Low
Impacts on Fauna & Flora													
Direct loss of habitat due to site vegetation clearance.	Fauna	4	2	2	3	24	Low	4	2	2	2	16	Low
Spreading of alien invasive species brought to the site by construction vehicles.	Flora	2	2	1	2	10	Low	2	2	2	1	1	6
Wild horses, rhinos, etc. falling into excavated trenches	Flora	2	2	1	2	10	Low	2	2	1	1	5	Low
Soil and Land Use													
Poor handling of hydrocarbon resulting in leaks and or spills during construction activities.	Soil	4	2	2	4	32	Moderate	4	2	2	3	24	Low
Waste Generation, Storage & Handling													
Potential impact on the surrounding environment as a result of waste generation, poor handling and incorrect disposal.	Waste	4	2	2	3	24	Low	4	2	2	2	16	Low
Poor housekeeping rules of the construction campsite resulting in wind dispersal of waste.	Waste	4	2	2	3	24	Low	4	2	2	2	16	Low
Traffic Impacts													
Alteration of the traffic around the project site during construction	Traffic	2	2	2	2	12	Low	4	2	2	1	8	Low
Increased traffic around the site as a result of construction vehicles moving in and out of the project site.	Traffic	2	2	2	2	12	Low	2	2	2	1	6	Low
Visual Impacts													
Visual impacts caused by airborne dust plumes from blasting operations	Visual	6	2	2	4	40	Moderate	6	2	2	3	30	Moderate
Visual intrusion as a result of the movement of construction machinery.	Visual	4	2	2	3	24	Low	4	2	2	3	30	Low
Visual impacts from altered site topography.	Visual	4	2	2	4	32	Moderate	4	2	2	3	24	Low
Health, Safety & Security													
Falls or tripping as a result of slippery due to uneven surfaces or debris	Health & Safety	2	2	1	2	10	Low	2	2	1	2	10	Low
Accidentally struck by falling objects or moving equipment or cranes.	Health & safety	2	2	1	2	10	Low	2	2	1	2	10	Low
Theft of construction materials as a result of poor policing and security of the construction premises	Security	4	2	2	4	32	Low	4	2	2	3	24	Low
Archaeological & Cultural Resources													
Potential damage to items of cultural & heritage interest during the construction	Heritage	6	2	2	3	30	Moderate	6	2	2	2	20	Low

7.6 SUMMARISED MITIGATION MEASURES

Mitigation measures for adverse environmental and social impacts were developed concentrating on feasible, realistic and enforceable alternatives in the context of existing uses. The full range of possible mitigation measures were considered for construction (limited to the installation of services only) to cater for the envisaged activities that will be conducted on the rezoned land.

Table 12: Summarised Mitigation Measures for Predicted Impacts

Environmental Aspect	Potential impacts	Potential Mitigation Measures
Socio-economics	Labour recruitment, high possibility for hundreds of jobseekers crowding the construction site.	<ul style="list-style-type: none"> All unskilled employees should be hired from within the town of Lüderitz by adopting the 'local first' approach. Recruitment of labour shall be in accordance with agreed procedures and based on a fair and transparent selection process. Regular communication should be provided to stakeholders both statutory and AIPs. Address any complain received from the public or any Interest and Affected Parties (IAPs) in a timely manner.
Noise	Increase in ambient noise levels	<ul style="list-style-type: none"> All construction vehicles and equipment shall be fitted with noise suppression, as appropriate, and operated and always maintained in conformity with the manufacturer's specifications, instructions, and manuals. Adequate notice should be given for blasting activities in accordance with applicable regulations. Construction vehicles and machinery should be turned off when not in use to avoid unnecessary idling. Work should be confined to daylight hours of between 07h00 to 17h00. No work may be conducted on Sunday and or public holidays.
Air Quality	Increased emissions	<ul style="list-style-type: none"> Blasting should be avoided during conditions of heavy wind. Water down internal routes to prevent dust propagation. Regular and prompt maintenance of machinery, equipment and vehicles to reduce the generation of black tailpipe smoke. No burning of waste onsite. Store bulky construction materials (sand, gravel, etc.) away from prevailing wind direction. Avoid mixing cement in open air.
Soil and Land Use	Soil contamination	<ul style="list-style-type: none"> Water pipelines and sewerage pipes on site must be regularly inspected and maintained to minimise leaks. Spill kits must be made available on site to clean up accidental spillages. Ensure proper handling and storage of hazardous chemicals and materials (e.g. fuel, cement, concrete, reagents, etc.) as per their corresponding Materials Safety Data Sheets (MSDS)
Surface water	Contamination of surface water	<ul style="list-style-type: none"> Installation of clean stormwater drains to collect runoff into municipal drains. Clean and dirty storm water systems must be in place and must be adequate. Sewerage pipes on site must be regularly inspected and maintained to minimise leaks.

Environmental Aspect	Potential impacts	Potential Mitigation Measures
Waste	Waste management	<ul style="list-style-type: none"> • Develop a waste management plan for the site during the construction phase. • Waste should be properly segregated and separated. • Hydrocarbon spills should be cleaned up immediately. • Waste should be taken to an approved dumpsite for disposal.
Traffic	Local traffic increase	<ul style="list-style-type: none"> • Erect adequate signage including speed limit to warn road users of construction activities taking place in the vicinity • Trucks must be allowed to park onsite when delivering building materials. • Reduce unnecessary traffic volume.
Visual	Visual intrusion	<ul style="list-style-type: none"> • Working period time should be between 07 AM to 05 PM • Plan the lighting requirements of the construction site to ensure that lighting meets the need to keep the site secure and safe, without offending neighbouring residents. • Site sign boards should be erected in manner that does result such becoming visual nuisance to residents using adjacent roads. • Keep the construction site neat, tidy and well organized to reduce visual pollution. • Water down any bare areas associated with the construction and rehabilitation phases as frequently as is required to minimise airborne dust. • Apply chemical dust suppressants if wet dust suppression is insufficient. • Limit the physical extents of areas cleared for material laydown, vehicle parking and the like as much as possible and rehabilitate these areas as soon as is feasible.
Archaeological, cultural & heritage	Destruction of heritage resources/items	<ul style="list-style-type: none"> • The bull statue on the property is a popular landmark sign synonyms with the town as a 'cattle country'. Its relocation should be handled with care. • Train employees on what to do when items of cultural or heritage nature are unearthed during construction activities. • Follow the measures recommended in the EMP.

8 CONCLUSIONS AND RECOMMENDATION

This scoping assessment has evaluated predicted impacts associated with the subdivision of Portion of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 into three Portions (A, B and C) and subsequent rezoning of Portions A & C from 'undetermined' to 'heavy industry'. Portion B is being rezoned from undetermined to street road. The two processes are statutory in nature for which an ECC is mandatory.

The scoping assessment has also been extended to the construction phase which has been limited to the installation of bulk services, i.e. water, electricity, internal streets and sewerage reticulation. Impacts associated with such activities have been predicted and assessed using an environmental assessment methodology as described in the report.

The assessment did reveal any fatal flaws. Provided the management measures as recommended in the EMP section of the report are adhered to, all predicted impacts can be reduced if not completely eliminated.

It is recommended that an ECC be granted to the applicant.

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26. Kinahan, J. (2012), Archaeological Guidelines for Exploration & Mining in the Namib Desert.

APP-006758

Appendix A

PUBLIC PARTICIPATION PROCESS



PUBLIC PARTICIPATION PROCESS REPORT

Land Use and Development Activities:

Subdivision of the Farm Lüderitz Town and Townlands No. 11 into
Three (3) Portions and Remainder

Rezoning of Portions A and B from 'Undetermined' to 'Industrial'

Rezoning of Portion C from 'Undetermined' to Street Road'

Installation of Bulk Services (Water, Electricity & Sewerage) &
Infrastructure

Lüderitz Town Council

//Karas Region

December 2025

APP- 006758

Ekwao 
Consulting

INFORMATION SHEET	
PROJECT NAME	<p>Land Use and Development Activities:</p> <ol style="list-style-type: none"> 1. Subdivision of Farm Lüderitz Town and Townlands No. 11 into Three (3) Portions and Remainder 2. Rezoning of Portions A and B from 'Undetermined' to 'Industrial' 3. Rezoning of Portion C from 'Undetermined' to Street Road' 4. Installation of Bulk Services (Water, Electricity & Sewerage) and Support Infrastructure
TYPE OF PROJECT	PUBLIC PARTICIPATION PROCESS
ECC APPLICANT	<p>Bigenkuumba Port Services (Pty) Ltd Box 91307 Windhoek</p>
Name, Capacity of Organisation Representative & Contact Details	<p>Uliano Marthinussen Project Manger Cell: 081 279 3261</p>
PROJECT LOCATION	Lüderitz Town
ECC APPLICATION NO.	APP-006758
REPORT DATE	December 2025
TOWN PLANNER	<p>Urban Dynamics Box 240300 Windhoek Email: info@udanam.com Cell: 061 240 300</p>
EIA CONSULTANT	<p>Ekwao Consulting Box 25021 Windhoek Email: ekwao@iway.na Cell: 081 127 3027</p>

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ACRONYMS AND ABBREVIATIONS

BAT	Best Available Technology
BID	Background Information Documents
KRC	//Karas Regional Council
LTC	Lüderitz Town Council
ERC	Erongo Regional Council
EC	Environmental Clearance
ECC	Environmental Clearance Certificate
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Regulations
EMA	Environmental Management Act
EMP	Environmental Management Plan
IAPs	Interested and Affected Parties
MEFT	Ministry of Environment, Forestry and Tourism
MURD	Ministry of Urban and Rural Development
NamRA	Namibia Revenue Agency
NHC	National Heritage Council
NSA	Namibia Statistics Agency
NSI	Namibia Standards Institute
PPE	Personal Protective Equipment
SHE	Safety, Health and Environment
URPB	Urban and Regional Planning Board

DEFINITIONS

TERM	EXPANSION
Assessment	The process of collecting, organising, analysing, interpreting and communicating information relevant for decision making.
Competent Authority	Means a body or person empowered under the local authorities act or Environmental Management Act to enforce the rule of law.
Construction	Means the building, erection or modification of a facility, structure or infrastructure that is necessary for the undertaking of an activity, including the modification, alteration, upgrading or decommissioning of such facility, structure or infrastructure.
Cumulative Impacts	With respect to an activity, means the impact of an activity that in itself may not be significant but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities or undertakings in the area.
Disposal	Means the discharge, depositing, dumping, spilling, leaking, placing of waste on or at any premises or place set aside by the local authority for such purposes, and “dispose” shall, in the context of this report, have a similar meaning.
Downstream	In the oil and gas industry, the downstream refers to the refining of crude oil and purifying of raw natural gas as well as the marketing and distribution of products derived from crude oil and natural gas. The downstream sector reaches the consumers through products such as unleaded petrol, automobile diesel oil, jet fuel, lubricants, asphalt and liquefied petroleum gas (LPG).
Environment	As defined in EMA it means - “land, water and air; all organic and inorganic matter and living organisms as well as biological diversity; the interacting natural systems and the human environment insofar as it represents archaeological, aesthetic, cultural, historic, economic, paleontological or social values”.
Environmental Clearance Certificate	A certificate and associated conditions issued in terms of EMA, authorizing a listed activity to be undertaken.
Environmental Impact	A description of the potential effect or consequence of an aspect of the development on a specified component of the biophysical, social or economic environment within a defined timeline and space.
Environmental Management Plan	A working document which contains site project-specific plans developed to ensure that environmental management practices to eliminate and control environmental impacts are followed during the developmental phase of that specific project and would normally consist of construction, operational and decommissioning phases.
Erf	An erf (plural: erven) is a legal term for a piece of land, lot, plot, or stand that is formally surveyed and registered in the deed registry as such and includes every defined portion, not intended to be a public place, or a piece of land laid out as a township, whether or not it has been formally recognized, approved or proclaimed.
Erf Zoning	The use of an erf is strictly governed by the local authority town planning scheme and zoning regulations (e.g. residential, business, industrial or specific institutional purposes like church)
Evaluation	Means the process of ascertaining the relative importance or significance of information, the light of people’s values, preference and judgements in order to make a decision.
Hazard	Anything that has the potential to cause damage to life, property and/or the environment. The hazard of a particular material or installation is constant; that is, it would present the same hazard wherever it was present.

Interested and Affected Party (IAP)	Any person, group of persons or organisation interested in, or affected by an activity; and any organ of state that may have jurisdiction over any aspect of the activity.
Non-compliance	Issues that are in direct non-compliance with the requirements, commitments and/or management measures as approved in the EMP.
Proponent or Promotor	Any person who has submitted or intends to submit an application for an authorisation, as legislated by the Environmental Management Act no. 7 of 2007, to undertake an activity or activities identified as a listed activity or listed activities; or in any other notice published by the Minister or Ministry of Forestry, Environment & Tourism.
Public	Means citizens who have diverse cultural, educational, political and socio-economic characteristics. The public is not a homogeneous and unified group of people with a set of agreed common interests and aims. There is no single public. There are a number of publics, some of whom may emerge at any time during the process depending on their particular concerns and the issues involved
Storage	Means the temporary storage or containment of any waste for a period of less than 90 days after its generation and prior to its collection for recovery, reuse, recycling, treatment or disposal.
Upstream	In the oil and gas industry, the upstream refers to and includes the searching for (exploration) potential underground or underwater crude oil and natural gas fields, drilling exploratory wells, and subsequently operating the wells that recover and bring the crude oil or raw natural gas to the surface for refining.
Waste	Means any substance or matter whether solid, liquid or any combination thereof, irrespective of whether it or any constituents thereof may have value or other use, and includes – <ul style="list-style-type: none"> a) any undesirable, rejected, abandoned or superfluous matter, material, residue of any process or activity, product, by-product; b) any matter which is deemed useless and unwanted; c) any matter which has been discarded, abandoned, accumulated or stored for the purposes of discarding, abandoning, processing, recovery, reuse, recycling or extracting a usable product from such matter; or d) products that may contain or generate a gaseous component
Waste Management Plan	Means a structured document that sets out to record /eliminate/ reuse /recycle the amounts and the types of all waste that is generated in an area or facility.

1. INTRODUCTION

1.1 Project Description

The Lüderitz Town Council (LTC) has resolved to lease a portion of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11, to Beginkuumba Port Services (Pty) Ltd (‘the promotor). The land offered measures approximately 100 000 square meters and is unserviced, i.e. basic infrastructure such as water, electricity, sewerage, street roads, etc. are not installed yet. The terms of the lease agreement provide for the promotor to shoulder the costs related to the subdivision, rezoning and installation of bulk services.

1.2 Land Development Right

The promotor is operating in the local warehousing and logistics space and intends to extend such services to the development of Namibia’s upstream oil and gas sector, envisioned to enter commercial production by 2030 using the Lüderitz port, as its base. The upstream sector is an emerging sector in the country requiring specialized logistics support and services due to the complexity nature of the offshore operations.

At this stage, the scope and nature of activities that will be conducted during the operational phase of the project are unknown. This EIA is therefore confined to assessing potential impacts exclusively associated with obtaining land development rights from the local authority, i.e. subdivision and rezoning of the land allocated to the promotor by LTC.

Potential impacts related to the construction of warehousing facilities and operational activities that will be conducted on such premises during the operational phase (the business phase) have not been considered in this EIA. Separate assessments will have to be made to cover such project phases at the time when information related to such activities is known, and the necessary supply agreements secured and concluded with the various role players involved in the development/operation of the offshore oilfields.

1.3 Location

The project site is presented in Google earth image below:

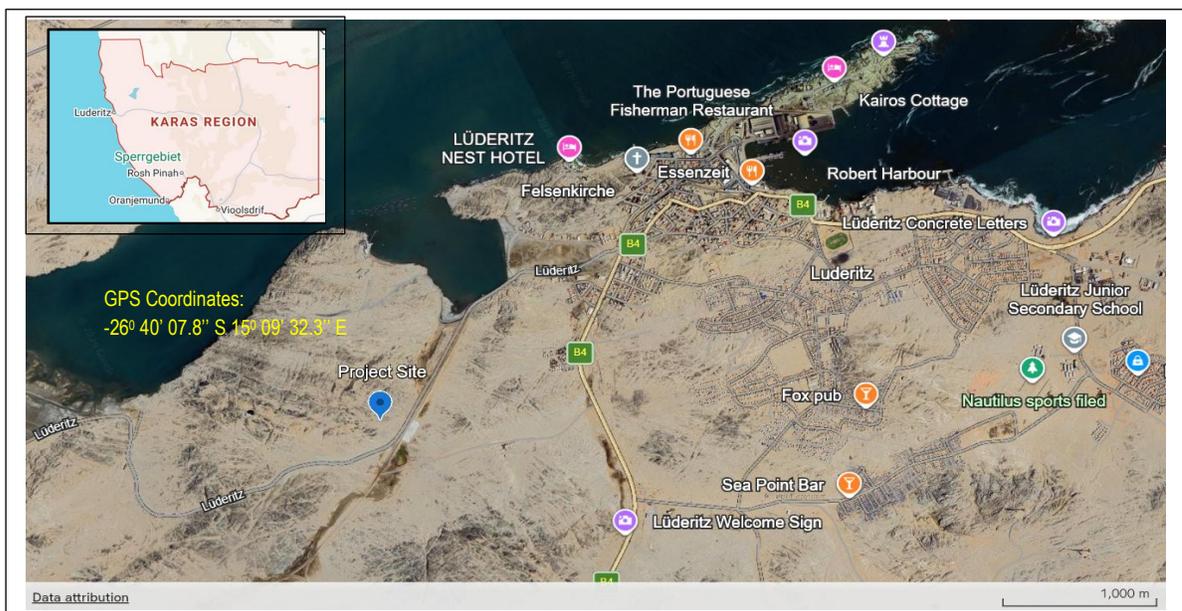


Figure 1: Project Site (Google Earth Map)

2. PUBLIC PARTICIPATION PROCESS

2.1 Introduction

Public Participation Process (PPP) is an integral part of the EIA process as outlined in Section of 27(1) (h) of the Environmental Management Act and Section 32 of Environmental Impact Assessment Regulations. One of the objectives of the Environmental Scoping Assessment is to identify possible stakeholders – those persons or institutions who may be impacted in one way or another or those persons who may have an interest in the proposed project so as to involve such persons in the EIA process.

Generally, PPP serves as a platform through which the stakeholders – both statutory and Interested or Affected Parties (IAPs) are provided an opportunity to participate in the EIA process. Through PPP, stakeholders are provided with information on the proposed project and invited to express their views, comments and or to voice any concerns which they might have with respect to the proposed development.

2.2 Objectives

Amongst the objectives of the conducted a PPP are:

- Identify and register stakeholders, both statutory and Interested and Affected Parties (IAPs) for the EIA being conducted.
- Share information on the project including potential impacts – perceived and real.
- Ensure that the concerns of stakeholders are documented and considered by the promotor and the competent authorities.
- Consider and incorporate inputs and or comments from stakeholders in the formulation of mitigation measures in EMP
- Help increase awareness and public confidence and in so doing to maximize the benefits and minimise risks.
- Secure the approval of the host communities which gives some form of assurance and a sense of partnership, hence avoiding unnecessary disputes and delays.
- Ensure transparency and accountability in decision-making hence less conflict, since decisions are deemed to have been made through consensus.
- Ensure compliance with national legislations and local council bylaws.

2.3 Legal Compliance

The PPP for this EIA was conducted in compliance with applicable sections of the EIA regulations viz. sections 21 to 24 which provide for, amongst others:

- Identification of the relevant stakeholders representing diverse sectors of the community/public who may be impacted by or intersected in the proposed project.
- Preparation of a concise Background Information Document (BID) on the project and circulating such BID through multiple channels (newspaper adverts, site notices at the project site & LTC office, social media, ETC).
- Direct consultation with statutory stakeholders including the OEC which screened the project and designated an application number of **APP006758**.
- Broadcasting or dissemination of project information through multiple channels, including the background information document (BID).

3. APPROACH TO THE PPP

An integrated approach was adopted to ensure broad stakeholder engagement and consultation.

3.1 Project Announcement

The EIA was announced in the following manner:

3.1.1 NEWSPAPER ADVERTS

The EIA was announced in the local newspapers on the dates as shown in the Table 2, below in line with the provisions of the EMA. Newspaper tear sheets are attached in **Appendix C**.

Table 1: Newspapers Adverts

Date	Publication	Distribution	Language	Publication Rate
31 Oct to 7 Nov 2025	Confidante	Nationwide	English	Weekly, Fri-Thu
8 to 14 November 2025	Confidante	Nationwide	English	Weekly, Fri-Thu
7 November 2025	The Villager	Nationwide	English	Daily, Mon to Fri
14 November 2025	The Villager	Nationwide	English	Daily, Mon to Fri

3.1.2 SITE NOTICES

Site notices were placed at conspicuous areas around the project site and the offices of LTC. Proof of the site notices is attached in Appendix C.

3.1.3 SOCIAL MEDIA

The BID on the project as mentioned above, and attached in **Appendix B**, was prepared and circulated via social media platforms to statutory stakeholders and IAPs.

3.2 Notifications

It is a requirement of the EIA regulations that notification letters be given to the following:

3.2.1 LOCAL AUTHORITY

The Lüderitz Town Council was notified of the EIA being conducted via a formal letter dated 30 September 2025. Correspondences with stakeholders are attached in **Appendix D**.

3.2.2 NOTIFICATION OF NEIGHBOURS /ADJACENT LAND OWNERS

It is the requirement of the EIA regulations that the listed activity to be undertaken is communicated to the neighbouring residents/businesses of adjacent land. The vacant land allocated to the promoter is along the Lüderitz Road without any

property bordering it. There are no properties or businesses within a radius of 800 m of the proposed site hence there was no one to notify.

3.2.3 IDENTIFICATION AND NOTIFICATION OF OTHER STATUTORY STAKEHOLDERS

Listed in **Table 2** below, are the names of public officials representing Organs of State who have a direct bearing to the listed activity being assessed.

Table 2: Statutory Stakeholders

Names	Organisation	Role	Remarks
Hon B I Fredericks	LTC	Mayor of Lüderitz	
Mr Otto Shipanga	LTC	Chief Executive Officer	
Mr Randel Beukes	LTC	Manager – Infrastructure & Technical Services	
Ms Jonas Mahalelo	LTC	Property Officer	BID
Ms Helena Thomas	LTC	Town Planning Officer	BID
Hon D Ulrich	KRC	Governor	
Hon S H Ndjaleka	KRC	Councillor, !NAMI#NUS Constituency	
Mr R Sachika	KRC	CRO (Acting)	
Mr T Mufeti	MEFT	Environmental Commissioner	
Dr C !Garus-Oas	MEFT	Deputy Environmental Commissioner	
Ms S Angula	MEFT	Deputy Director	
Mr D Nchindo	MEFT	Chief Environmental Officer	BID
Mr H Mbura	MEFT	Chief Environmental Officer	
Hon J Sankwasa	MURD	Minister	
Hon E !Nawases-Taeyele	MURD	Deputy Minister	
Mr P S Sindimba	MURD	Executive Director	

BIDs were only made available to the official as indicated in the Table above either by email or through social media.

3.2.4 PUBLIC MEETINGS

The newspaper adverts and site notices placed at various conspicuous areas yielded no response from any member of the public, i.e. no single stakeholder or IAP asked to be registered for the EIA. Therefore no meeting was held.

3.3 Comments and Response

Throughout the entire EIA process, stakeholders were provided with ample opportunities to submit comments, raise issues, and to make recommendations. Such comments or raised would have been presented in the 'Comments and Response' section of the report. Up to date of this report, no comments have been received from anyone.

4. CONCLUSION

A comprehensive PPP was followed to inform and engage stakeholders during the entire duration of the EIA process. Information dissemination tools as outlined in the EIA regulations (newspaper adverts, site notices, social media communication platforms to distribute BIDs), were utilised to reach out to stakeholders. Despite such efforts, participation

has been limited to LTC, without a single formal single comment received from anyone. This is possibly due to the location of the project site, outside the formalised urban footprint.

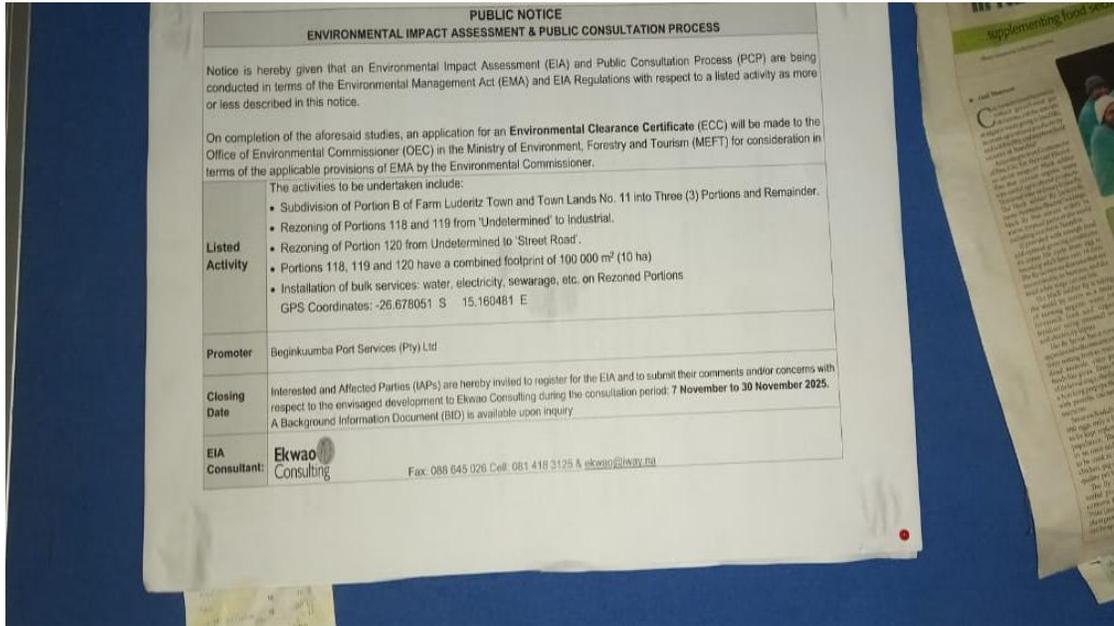


Figure 2: Site Notice – LTC Notice Board

APP-006758

Appendix B

BACKGROUND INFORMATION DOCUMENT

ENVIRONMENTAL IMPACT ASSESSMENT

For a Proposed Listed Activity in the Town of Lüderitz, //Karas Region

Background Information Document (BID)

Land Use and Development Activities – Subdivision of the Farm Lüderitz Town and Townlands No. 11 into Three (3) Portions and Remainder and Rezoning of Created Portions from **Undetermined to Industrial**.

November 2025

INTRODUCTION

The Lüderitz Town Council (LTC) has resolved to sell a piece of land to Bigenkuumba Port Services (Pty) Ltd, (BPS). The land allocated by LTC is unserviced and non-formalised and BPS is required to shoulder costs related to the formalisation process.

The planned transaction has triggered a listed activity (Fig. 1) in terms of the Environmental Management Act that requires an Environmental Clearance Certificate (ECC). The ECC is granted by the Office of the Environmental Commissioner (OEC).

Table 1: Triggered Listed Activity

Activity Category	Specific Activity Triggered
Land Use and Development activity	Activity No. 5.1: Land Rezoning from 'Undetermined' to 'Industrial'

Ekwao Consulting has been appointed by BPS to facilitate its ECC authorisation application with the OEC.

PURPOSE OF THIS DOCUMENT

This **Background Information Document** (BID) is intended to introduce the proposed project, and to brief Interested and Affected Parties (IAPs) about the EIA being undertaken. Additionally, the BID is intended to provide an opportunity for IAPs to register for the EIA process, and to submit any comments or issues regarding the proposed project.

The EIA process to be followed is depicted in Figure 2. The EIA will be undertaken to determine potential environmental and socio-economic impacts associated with the proposed activity – Land Use and Development Activities.

PROJECT LOCATION

The land offered to BPS by LTC is depicted in Figure 1. Taking the Lüderitz Waterfront (the old power station) as a reference point, the

project site is about 4.2 km away on the Lüderitz road leading to the Diaz Point Light House and Site of the Original Diaz Cross (Figure 1).

Table 2: Particulars of the Land

Aspect	Expansion
Land Size	±100 000 square meters (±10 ha)
Current Zoning	Undetermined
Proposed Zoning	Industrial
Proposed Activity	Not specified at this stage
Required Services & Infrastructure	Provision for an access road, water installation, electricity, sewerage reticulation system, etc.

SCOPE OF THE EIA WORK:

The EIA will cover this aspects:

- ❖ Establish environmental risks of the intended project;
- ❖ Suggest mitigation/management actions to reduce, eliminate or to avoid such risks/impacts;
- ❖ Draft an Environmental Assessment Report (EAR) and Environmental Management Plan (EMP);
- ❖ Allow public reviewing of draft EAR and EMP;
- ❖ Submit Reports (EAR & EMP) to the OEC, and
- ❖ Await decision from OEC.

EIA Consultant Contact Details	Ekwao Consulting Box 25021, Windhoek Cell: 081 418 3125 Email: ekwao@iway.na
	Closing date for input, comments & contributions from IAPs is close of business, 30 November 2025

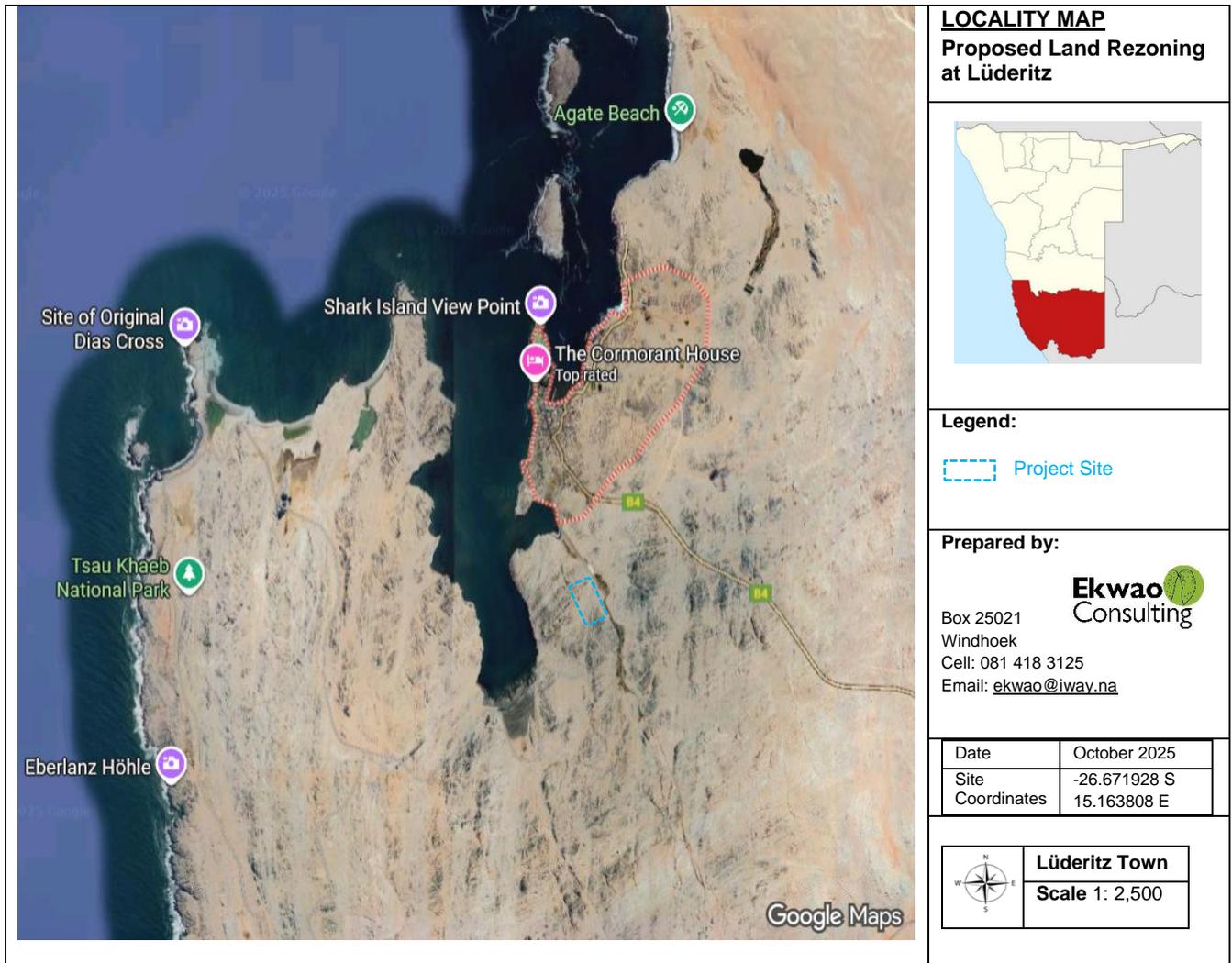


Figure 1: Project Location Map – Google Earth Image

ACTIVITY DESCRIPTION

The project entails subdivision of Farm Lüderitz Town and Townlands No. 11 into three Portions and Remainder:

Table 3: Land Portions and Rezoning

Land Portion	Portion Size (m ²)	Current Zoning	Proposed Zoning
Portion A	50 922	Undetermined	Industrial
Portion B	54 442	Undetermined	Industrial
Portion C	10 600	Undetermined	Street Road
Total	115 964		

The recent huge oil and gas discovered in the Orange Basin off the coast of Namibia and about 300 km from Lüderitz has positioned the town as a

potential logistical hub for the oil industry. Entrepreneurs are therefore preparing and rolling out investment capital to develop warehousing facilities to provide services to the oil industry from the port of Walvis Bay.

At this stage the specific commodities that will be warehoused is unknown but the first phase of the development once the rezoning is approved, will involve the installation of bulk services and infrastructure, i.e. potable water supply, sewerage systems, electricity installation including street light and internal paved street roads.

Given that the land is quite rocky, a huge amount of earthmoving will be required including drilling and blasting to level off the terrain for the construction of warehousing.

The EIA Process

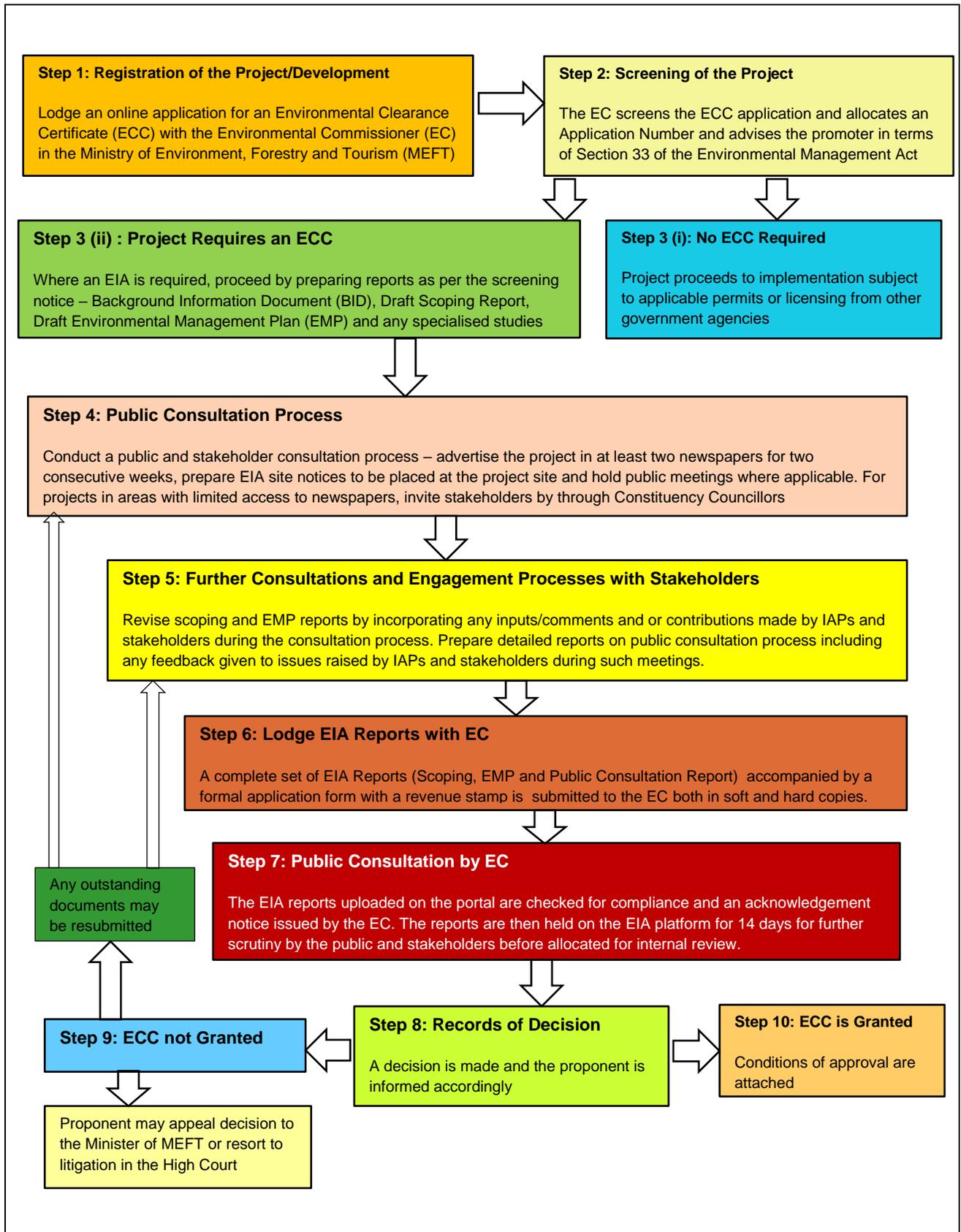


Figure 2: A Schematic Diagram of the EIA Process

APP-006758

Appendix C

NEWSPAPER ADVERTS

To place a classifieds advert with us, please contact
 Ms. Fransina Fredericks
 T: +264 (61) 246 136 E: fransina@confidentenamibia.com
 C: +264 81 231 7332

CLASSIFIEDS

PUBLIC NOTICE

NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby placed to inform all potentially interested and Affected Parties (I & APs) that an application for Environmental Clearance Certificate will be made to the Ministry of Environment Forestry and Tourism, in line with the provisions of Environmental Management Act 7 of 2007 and its Regulations of 2012.

Proponent: Liwile Lilungwe

Project Description: The project involves conducting an EIA for the establishment of exploration activities of base and rare metals, dimension stone, industrial minerals and precious metals on Exclusive Prospecting License (EPL) No. 10338.

Project Location: Located near Okombahe settlement.

All Interested and Affected Parties (I & APs) are invited to register, request background information document and submit their inputs on or before 5 December 2025. A public consultation will be conducted post the registration date and shall be communicated to all stakeholders.

For any inquiries please contact:
 Consultant: SS Consultants CC
 Ms. Uaanao Katjinjaa
 +264814779623/ +264 81 240 9124
 UKatjinjaa@ssconsultants.co



PUBLIC NOTICE

ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT (ESIA) AND PUBLIC PARTICIPATION PROCESS DEVELOPMENT OF THE KAVANGO LINK PIPELINE TO SECURE WATER SUPPLY TO THE CENTRAL AREA OF NAMIBIA (CAN)

RFM Consulting cc, acting on behalf of **Namibia Water Corporation Ltd (NamWater)**, hereby informs all **Interested and Affected Parties (I&APs)** that the National Public Consultation meeting initially scheduled for Friday, 14 November 2025 has been rescheduled to Monday, 1 December 2025. The deadline for written comments has accordingly been extended to Friday, 5 December 2025.

PROJECT BACKGROUND
 The Government of Namibia has resumed implementation of the Kavango-Groofoentein Link Water Supply Project, a strategic intervention aimed at strengthening long-term water security for the Central Area of Namibia (CAN). The project entails abstracting 35-60 million m³/year from the Kavango River at Rundu—representing a very small fraction of river flows—and conveying the water through a 280 km pipeline to Groofoentein, where it connects to the Eastern National Water Carrier supplying Windhoek and surrounding areas.

PURPOSE OF THE CONSULTATIONS
 As part of the ESIA process, public consultations are being held to share project information, identify potential environmental and social impacts, and obtain inputs from stakeholders before finalisation of the assessment. The national consultation meeting provides the public an opportunity to engage directly with the project team.

UPDATED MEETING DETAILS
 Location: NamWater Knowledge Centre, Windhoek
 Date: Monday, 1 December 2025
 Time: 18h00

REGISTRATION & DOCUMENTS
 To register your attendance or request ESIA documents, please submit your details to:
 RFM Consulting cc (Environmental Consultant)
 Phone: +264 812 622 786
 Email: rfm.consultingcc@gmail.com




PUBLIC NOTICE

NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION PROCESS

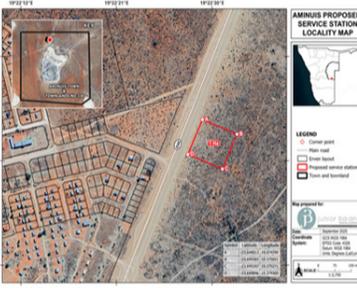
Junior Baiano Industrial Consultants cc hereby gives notice to all potentially interested and Affected Parties (I&APs) that an application will be made to Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following activity:

PROJECT DESCRIPTION:
 Proposed development and operation of a truck port, fuel retail facility and shopping complex

PROJECT LOCATION:
 Aminuis Constituency, Omaheke Region

PROponent: Marvelous Development and Investment cc

IAPs are invited to register with the consultant and give their comments and concerns in writing. Please take note of the following:



To register or request for documents please submit your name, contact information and interest in the project, in writing to:

Mr Nghiyolwa, Fredrich
 Tel: +264 (0) 81 147 2029 / /264 81 209 5996
 Email: juniorb200581@gmail.com

PUBLIC NOTICE

NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION PROCESS

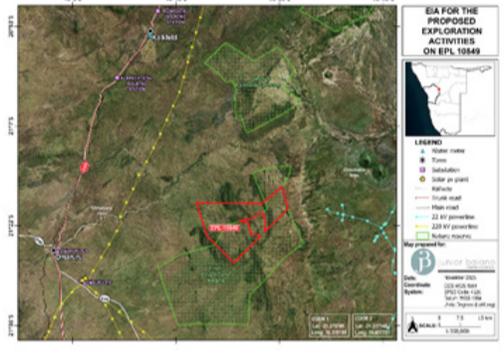
PROJECT DESCRIPTION:
 Proposed mineral exploration and prospecting activities on EPL 10849

PROJECT LOCATION:
 Omaruru district, Erongo Region

PROponent: Cancun Gold (Pty) Ltd

IAPs are invited to register with the consultant and give their comments and concerns in writing. Please take note of the following:

PUBLIC MEETING
 Date: Friday, 28 November 2025
 Venue: Omaruru Community Hall,
 Time: 14h00



To register or request for documents please submit your name, contact information and interest in the project, in writing to:

Mr Nghiyolwa, Fredrich
 Tel: +264 (0) 81 147 2029 / /264 81 209 5996
 Email: juniorb200581@gmail.com

PUBLIC NOTICE

NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION PROCESS

Junior Baiano Industrial Consultants cc hereby gives notice to all potentially interested and Affected Parties (I&APs) that an application will be made to Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following activity:

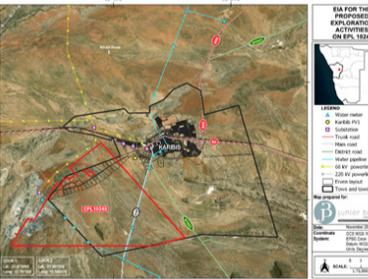
PROJECT DESCRIPTION:
 Proposed mineral exploration and prospecting activities on EPL 10248

PROJECT LOCATION:
 Karibib district, Erongo Region

PROponent: Cancun Gold (Pty) Ltd

IAPs are invited to register with the consultant and give their comments and concerns in writing. Please take note of the following:

PUBLIC MEETING:
 Date: Friday, 28 November 2025
 Venue: Karibib Community Hall,
 Time: 11h00 am



To register or request for documents please submit your name, contact information and interest in the project, in writing to:

Mr Nghiyolwa, Fredrich
 Tel: +264 (0) 81 147 2029 / +264 81 209 5996
 Email: juniorb200581@gmail.com

PUBLIC NOTICE

NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION PROCESS

Junior Baiano Industrial Consultants cc hereby gives notice to all potentially interested and Affected Parties (I&APs) that an application will be made to Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following activity:

PROJECT DESCRIPTION:
 Proposed mineral exploration and prospecting activities on EPL 10248

PROJECT LOCATION:
 Omaruru district, Erongo Region

PROponent: Cancun Gold (Pty) Ltd

IAPs are invited to register with the consultant and give their comments and concerns in writing. Please take note of the following:

PUBLIC MEETING:
 Date: Friday, 28 November 2025
 Venue: Omaruru Community Hall,
 Time: 14h00 pm



To register or request for documents please submit your name, contact information and interest in the project, in writing to:

Mr Nghiyolwa, Fredrich
 Tel: +264 (0) 81 147 2029 / +264 81 209 5996
 Email: juniorb200581@gmail.com

PUBLIC NOTICE

NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION PROCESS

Junior Baiano Industrial Consultants cc hereby gives notice to all potentially interested and Affected Parties (I&APs) that an application will be made to Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following activity:

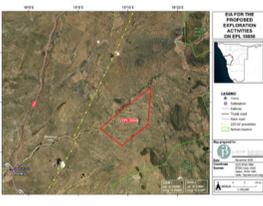
PROJECT DESCRIPTION:
 Proposed mineral exploration and prospecting activities on EPL 10248

PROJECT LOCATION:
 Omaruru district, Erongo Region

PROponent: Cancun Gold (Pty) Ltd

IAPs are invited to register with the consultant and give their comments and concerns in writing. Please take note of the following:

PUBLIC MEETING:
 Date: Friday, 28 November 2025
 Venue: Omaruru Community Hall,
 Time: 14h00 pm



To register or request for documents please submit your name, contact information and interest in the project, in writing to:

Mr Nghiyolwa, Fredrich
 Tel: +264 (0) 81 147 2029 / +264 81 209 5996
 Email: juniorb200581@gmail.com

PUBLIC NOTICE

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PROJECT DESCRIPTION:
 Proposed mineral exploration and prospecting activities on EPL 10248

PROJECT LOCATION:
 Kamanjab district, Kunene Region

PROponent: Cancun Gold (Pty) Ltd

IAPs are invited to register with the consultant and give their comments and concerns in writing. Please take note of the following:

PUBLIC MEETING:
 Date: Friday, 29 November 2025
 Venue: Kamanjab Community Hall
 Time: 11h00 am



To register or request for documents please submit your name, contact information and interest in the project, in writing to:

Mr Nghiyolwa, Fredrich
 Tel: +264 (0) 81 147 2029 / +264 81 209 5996
 Email: juniorb200581@gmail.com

To place a classifieds advert with us, please contact
 Ms. Fransina Fredericks
 T: +264 (61) 246 136 E: fransina@confidentenamibia.com
 C: +264 81 231 7332

CLASSIFIEDS

PUBLIC NOTICE

CALL FOR REGISTRATION AS INTERESTED & AFFECTED PARTIES

ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED PROSPECTING IN RESPECT TO BASE AND RARE METALS, INDUSTRIAL MINERAL, PRECIOUS METALS ON MINING CLAIMS 75536 - 75664, NORTHWEST OF OTJIMBINGWE IN ERONGO REGION

ERONGO REGION

PROJECT SITE AND DESCRIPTION

Oicentra Investments Namibia cc (the Proponent), intends to apply to obtain an Environmental Clearance Certificate for their proposed prospecting activities in respect to Base and Rare Metals, Industrial Mineral, Precious Metals on Mining Claims 75536, 75537, 75538, 75539, 75540, 75549, 75661, 75662, 75663 and 75664 in the Erongo Region. The key component of the proposed activity entails geological mapping and manual sample collection for laboratory analysis, and small-scale mining operation. Access to the sampling or survey sites will be by existing tracks and on foot where vehicle access is limited.

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Interested and Affected Parties are herewith request to register by writing to us at the address below no later than **05 December 2025**.

COMMENTS AND QUERIES
 Please register and direct all comments, queries to:

Mr. Lawrence Tjatindi, Environmental Assessment Practitioner
 Email: eap.trigen@gmail.com



PUBLIC NOTICE

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ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED PROSPECTING IN RESPECT TO BASE AND RARE METALS, INDUSTRIAL MINERAL, PRECIOUS METALS ON MINING CLAIMS 75296 AND 75297, NORTHWEST OF OTJIMBINGWE IN ERONGO REGION

ERONGO REGION

PROJECT SITE AND DESCRIPTION

Kasaya Mining cc (the Proponent), intendsto apply to obtain an Environmental Clearance Certificate for their proposed prospecting activities in respect to Base and Rare Metals, Industrial Mineral, Precious Metals on Mining Claims 75296 and 75297 in the Erongo Region. The key component of the proposed activity entails geological mapping and survey and manual sample collection for laboratory analysis, and small-scale mining operation. Access to the sampling or survey sites will be by existing tracks and on foot where vehicle access is limited.

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ERONGO REGION

PROJECT SITE AND DESCRIPTION

Kasaya Mining cc (the Proponent), intendsto apply to obtain an Environmental Clearance Certificate for their proposed prospecting activities in respect to Base and Rare Metals, Industrial Mineral, Precious Metals on Mining Claims 75268 and 75269, and 75270, 75271, 75272, 75273, 75274 and 75275 in the Erongo Region. The key component of the proposed activity entails geological mapping and survey and manual sample collection for laboratory analysis, and small-scale mining operation. Access to the sampling or survey sites will be by existing tracks and on foot where vehicle access is limited.

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Listed Activity	<ul style="list-style-type: none"> Rezoning of Portion of Remainder of Portion B of the Farm Luderitz Town and Townlands No. 11 which measures about 100 000 m2 (10 ha) from 'Undetermined; to Industrial. Installation of bulk services: water, electricity, sewerage, etc. on rezoned portion which measures about 100 000 square meters (10 ha) <p>GPS Coordinates: -26.678051 S 15.160481 E</p>
Promoter :	Beginkuumba Port Services (Pty) Ltd
EIA Consultant:	 Fax: 088 645 026 Cell: 081 418 3125 & ekwao@iwav.na
Closing Date:	Interested and Affected Parties (IAPs) are hereby invited to register for the EIA and to submit their comments and/or concerns with respect to the envisaged development to Ekwao Consulting during the consultation period: 7 November to 28 November 2025 A Background Information Document (BID) is available upon inquiry

VACANCY



Century Medical Laboratories is an equal opportunity employer and invites proactive, professional, caring, ethical person to apply for the following position:

Position: Medical Laboratory Scientist
Requirements:

- Bachelor of Medical Laboratory Sciences Degree
- Minimum of 3 years' experience in the laboratory environment.
- Valid license to practice the profession, must be registered with HPCNA.
- Must be competent in Blood Transfusion, Haematology, Chemistry, Microbiology and Serology
- Experience in molecular techniques will be an added advantage.
- Clear understanding of Laboratory Quality management systems as per ISO 15189:2022 requirements
- Namibian citizen or eligible to work within Namibia.

Should you meet the above-mentioned requirements, kindly forward your CV and all certified supporting documents to: admin@cmlmedlab.com

NB! Documents should be in PDF format.
 Due date: **25 November 2025**

VACANCY

Atenu Developments CC
Position: Design and Projects of Head
 Experience requirements: 10 years of management in the construction industry, 7 years of experience in construction in rural areas, Project Management Certification, Budget control and previous leadership in materials procurement. Use of Autocad, Revit, Project MS, Office and Adobe Suite.
 Fluency in English.

All candidates interested please send your CV to: samuel@operfin.com

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 Fluency in English.

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To place a classifieds advert with us, please contact
 Ms. Fransina Fredericks
 T: +264 (61) 246 136 E: fransina@confidentenamibia.com
 C: +264 81 231 7332

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Promoter :	Beginkuumba Port Services (Pty) Ltd
EIA Consultant:	 Fax: 088 645 026 Cell: 081 418 3125 & ekwao@iwav.na
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- Clear understanding of Laboratory Quality management systems as per ISO 15189:2022 requirements
- Namibian citizen or eligible to work within Namibia.

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 Due date: **25 November 2025**

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Position: Design and Projects of Head
 Experience requirements: 10 years of management in the construction industry, 7 years of experience in construction in rural areas, Project Management Certification, Budget control and previous leadership in materials procurement. Use of Autocad, Revit, Project MS, Office and Adobe Suite.
 Fluency in English.

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Position: Procurement clerk
 Experience requirements: 5 years of experience in the construction industry, in the area of procurement of materials, use of Autocad, Office suite.
 Fluency in English.

All candidates interested please send your CV to: samuel@operfin.com

VACANCY

Dev Trading Enterprises (Pty) Ltd, Namibia

Dev Trading Enterprises (Pty) Ltd., is looking for experienced and skilled professional to join our team in Khorixas, Namibia. We offer a dynamic work environment and work opportunities for growth.

Position available:
Project Manager:

- A skilled individual with minimum 11-12 yrs of experience in mining project handling.
- Must have Degree in Mining Engineering

Selected candidates will receive detailed roles and responsibilities upon appointment.

Application process: Interested candidates should send their CV to devtrading.na@gmail.com

Application Deadline: 21.11.2025

Satellite Data Key in Natural Disaster Management and Monitoring



Photo: Contributed

Dwight Links

A lot of data is being generated by known technologies from outer space, like satellites and other ground sources, that help with monitoring natural disasters plaguing various regions of the planet.

Visiting academic, Professor Ioannis Pitas from the University of Thessaloniki indicated that satellites and other monitoring systems are central to assessing the impacts of the various natural disasters when it comes to bush or wild fires and floods.

“In combating wildfires or forest fires and floods, these are the impactful areas that are most commonly observed from these sources,” Pitas indicated.

Pitas noted that his presentation focused on artificial intelligence and big data analytics in processing the impact of these specific kinds of disasters on the environment.

“These data sets are accessed or collected from sources such as social media, ground, outer space, and other sources,” he added.

The professor noted that this leads to a considerable amount of time spent on processing the data into meaningful reports for the relevant response(s).

“This data constantly floods the disaster management operators, and this leads to huge exercises in data analysis.

This overloads these operators as they are conducting heterogeneous extreme data analytics in the best possible way, so that we can have the best outcomes for natural disaster management,” the professor said.

Pitas leads the TEMA-project, which is a four-year EU-funded project aimed at improving natural disaster management using new digital technologies and advanced data analytics. The project’s focus is mainly on flood and wildfire analysis.

“This is about the precise mapping of the phenomenon and the prediction of the origins of the phenomenon. This relies on the various sources that are generated when a disaster occurs,” Pitas added.

He indicated that it is possible for this to be adopted in Southern Africa, with the aim of improving and accelerating data analytics, and to use this information to produce models and predictions for the best decision-making scenarios.

Precipitation Estimation

Another academic, Katelyn Johnson from Stellenbosch University, stated that the storms and severe weather recorded by scientists in Southern Africa differs vastly in nature of strength and impact.

“The storms we see today are not the storms we are designing for. So, how do we redefine the probable maximum precipitation in a climate that may be considered no longer stationary?” Johnson queried.

The probable maximum precipitation is the theoretical amount of precipitation for a given duration under modern meteorological conditions in a specific location or area, according to the World Meteorological Organisation.

“However, this estimate does not take into account any changes in the climate.

This is important as it is being used by engineers or hydrologists to estimate the maximum probable flood, which is used to design high hydraulic structures - like dams located upstream from a populated area - and we need good estimates to ensure the reliability of these structures,” Johnson stated in her presentation.

She outlined that the systems and models used today were designed in the 1960s and 1970s, and are proving to be a challenge.

“These systems and models were based on a stationary climate. Weather patterns are changing, storm intensities are increasing, and these changes are undermining the reliability of the design thresholds that we are busy designing for our infrastructure,” she explained.

Johnson noted that this speaks to the increasing occurrence of extreme weather events and their intensities in the Southern African region. And, these events ought to be analysed separately from the socio-economic and political elements undermining the effectiveness of response systems to withstand these weather events.

The two researchers presented their findings at the recent Climate Change and Futures in Africa conference, which was held in Windhoek from 29 October to 1 November.

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CoW Approves Sale of Erf 340 to NFA for N\$2.96 Million

Mathias Hangala

The City of Windhoek (CoW) Council has approved the sale of Erf 340, a 19,720 m² property located on Mahatma Gandhi Street in Katutura, to the Namibia Football Association (NFA) for N\$2.96 million.

This decision is expected to pave the way for the continued development of the NFA Technical Centre into a modern, multi-purpose sports facility. The planned project includes the construction of a state-of-the-art technical centre featuring a hotel, restaurants, and modern football development facilities.

Windhoek mayor Ndesihafela Larandja, during her recent site visit, said the initiative would not only benefit residents of Katutura, but also enhance Namibia's sporting image by providing professional teams with a conducive environment for training and accommodation.

"The project will uplift the community while positioning Namibia as a regional hub for football excellence," Larandja noted. Currently, the NFA leases the property, but seeks ownership to secure financial backing from the Fédération Internationale de Football Association (FIFA).



Photo: Contributed

NFA interim general secretary, Cassius Moetie, announced last month that FIFA had set a deadline for the NFA to secure the land to unlock approximately N\$69.5 million in project funding.

Initially, the NFA requested that the property be either donated or leased for 99 years, however, the Council resolved that a sale would be more appropriate to ensure fairness and protect municipal revenues.

The Council mentioned that land donations are reserved for exceptional cases, as such transactions reduce the City's revenue base and limit its capacity to provide essential services and develop land for residents.

The approved price reflects the property's official valuation and aligns with the City's Institutional Land Policy, which allows the sale of institutional land at 50% of its market value.

According to a City report, the decision supports the growth of local sports infrastructure while maintaining Windhoek's commitment to transparent and equitable land management.

Last month, The Villager reported that CoW and NFA officials met at Soccer House to discuss the association's 2024 land application for the technical centre.

The meeting followed a courtesy visit by NFA president Robert Shimooshili and his delegation to the mayor in late September, during which they presented detailed development plans and technical drawings.

Faniel Maanda, the City's strategic executive for Housing, Property Management, and Human Settlement, confirmed at the time that the proposal would be tabled before the Management Committee before moving to the full Council for a final decision, which has now been made.

Local sports enthusiast Amon Nghingholiwe welcomed the development, saying sports infrastructures will reduce the need for Namibia's national team to play "home" games in neighbouring nations.

"When our national team plays away games in Botswana, fans are forced to travel there. Having proper local facilities means people can simply go from home to the stadium," he said.

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APP-006758

Appendix D

Notifications

Joel Shafashike

From: Joel Shafashike <ekwao@iway.na>
Sent: Tuesday, 30 September 2025 9:35 am
To: 'Helena Thomas'
Subject: Notification for an EIA and Request for a Layout

Tracking:	Recipient	Read
	'Helena Thomas'	
	Helena Antonius	Read: 30/09/2025 9:59 am

Dear Ms Thomas

Bigenkuumba Port Services (Pty) Ltd (BPS, for short) has been allocated a piece of land by the Lüderitz Town Council as per **Council Resolution No. C93/17/09/2024**. It is our understanding that the land as allocated has not been formalized yet, and that BPS is expected to handle all the necessary town planning processes.

In this regard, Ekwao Consulting has been appointed by BPS to handle the EIA component of the land formalization process. This email is therefore sent to officially notify your good office of the EIA being conducted, and to kindly ask you to send us a layout of the land allocated in relation to the overall formalized section of the town.

Thanking you in advance

Joel Shafashike
Tel: 081 127 3027
Email: ekwao@iway.na
Box 25021
Windhoek, Namibia



EIA • Registration of Mineral Rights • Mining Technical Advice & Guidance

Joel Shafashike

From: Joel Shafashike <ekwao@iway.na>
Sent: Monday, 6 October 2025 1:16 pm
To: 'Helena Antonius'
Subject: RE: Notification for an EIA and Request for a Layout

Thank you so much

From: Helena Antonius <tpo@ltc.com.na>
Sent: Monday, 6 October 2025 10:05 am
To: 'Joel Shafashike' <ekwao@iway.na>
Subject: RE: Notification for an EIA and Request for a Layout

Good morning Sir,

My apologies for delay.
Please find attached screenshot and map showing the locality of the site.

I hope that together with the coordinates on the Council Resolution will be able to help you prepare the appropriate map for your purposes.

Regards,
Helena

From: Joel Shafashike <ekwao@iway.na>
Sent: Monday, October 6, 2025 9:54 AM
To: 'Helena Thomas' <tpo@ltc.com.na>
Subject: RE: Notification for an EIA and Request for a Layout

Good morning Ms Thomas;

This is a follow up to my email to you with respect to EIA that Ekwao Consulting is conducting on behalf of Bigenkuumba Port Services (BPS) on the land allocated as per Council resolution No. C93/17/09/2024.

Kindly send us the layout of the land allocated to BPS by Council .

Regards

Joel Shafashike
Tel: 081 127 3027
Email: ekwao@iway.na
Box 25021
Windhoek, Namibia



EIA • Registration of Mineral Rights • Mining Technical Advice & Guidance

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Subject: Notification for an EIA and Request for a Layout

Dear Ms Thomas

Bigenkuumba Port Services (Pty) Ltd (BPS, for short) has been allocated a piece of land by the Lüderitz Town Council as per **Council Resolution No. C93/17/09/2024**. It is our understanding that the land as allocated has not been formalized yet, and that BPS is expected to handle all the necessary town planning processes.

In this regard, Ekwao Consulting has been appointed by BPS to handle the EIA component of the land formalization process. This email is therefore sent to officially notify your good office of the EIA being conducted, and to kindly ask you to send us a layout of the land allocated in relation to the overall formalized section of the town.

Thanking you in advance

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