


***ENVIRONMENTAL IMPACT ASSESSMENT
FOR THE CLOSURE OF PORTION A OF ERF
931, LÜDERITZ AS PUBLIC OPEN SPACE
AND CONSOLIDATION OF PORTION A WITH
ERF 808, LÜDERITZ, ||KARAS REGION***

2025

App - 250402005588

Project Name:	<i>ENVIRONMENTAL IMPACT ASSESSMENT FOR THE CLOSURE OF PORTION A OF ERF 931, LÜDERITZ AS PUBLIC OPEN SPACE AND CONSOLIDATION OF PORTION A WITH ERF 808, LÜDERITZ, ǀKARAS REGION</i>
The Proponent:	Suncha Investments Close Corporation P O Box 941 Luderitz
Prepared by:	 Green Earth ENVIRONMENTAL CONSULTANTS 1 st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek
Release Date:	April 2025
Consultant:	C. Du Toit C. Van Der Walt Cell: 081 127 3145 Email: charlie@greenearthnamibia.com

EXECUTIVE SUMMARY

Green Earth Environmental Consultants were appointed by the Proponent, Suncha Investments Close Corporation, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance for the permanent closure of Portion A ($\pm 203\text{m}^2$) of Erf 931, as Public Open Space and the consolidation of Portion A/931 (Closed Public Open Space) with Erf 808, Lüderitz, ǀKaras Region. The land within the immediate vicinity of the project site is predominately characterized by residential uses and the erven are zoned 'special', government', 'public open space' and 'residential'. In terms of the Regulations of the Environmental Management Act (No 7 of 2007) an Environmental Impact Assessment must be done to address the following 'Listed Activities':

LAND USE AND DEVELOPMENT ACTIVITIES

The rezoning of land from use for nature conservation or zoned open space to any other land use;

The key characteristics/environmental impacts of the proposed project are as follows:

Impact on environment	Nature of impact
More efficient and intensive use of land.	Positive for Luderitz and Namibia in general.
Creation of employment and transfer of skills.	Positive as employment will be created during construction and operation.
Impact on utilization of infrastructure and facilities.	Positive due to the better utilization of existing infrastructure.
There will be an impact on traffic.	Negative during construction and operational as it will result in the increase in traffic and on the main roads in the area.
The creation of noise.	On par with the noise levels associated with the neighbouring uses.
Possible impact on cultural/heritage aspects.	No items of archeologic value or graves were observed during the site visit which means the impact will be low. If any items or graves are found, the impact will be high and irreversible.
Impact on fauna and flora.	Limited to no vegetation, trees, plants or bushes will be removed.
There might be a possible visual impact.	The infrastructure will fit in with the surrounding buildings.
Impact on groundwater, surface water and soil.	The impact will be negative in case of spilling of hazardous materials during construction and operation. The erven is linked with the town's sewer system.
Impact on health and safety.	Low if mitigated during operations.

No further negative impacts on the vegetation and the natural drainage systems are expected. The noise and dust during construction and operation are in line with the activities from the neighbouring erven. However, mitigation measures will be provided that can control the extent, intensity, and frequency of these named impacts in order not to have substantial negative effects or results.

The type of activities that will be carried out on the site will not negatively affect the amenity of the locality and the activities do not adversely affect the environmental quality of the neighbouring erven or areas. None of the potential impacts identified are regarded as having a significant impact to the extent that the proposed project should not be allowed. However, the operational activities further on need to be controlled and monitored by the assigned subcontractors and the proponent.

The Environmental Impact Assessment which follows upon this paragraph was conducted in accordance with the guidelines and stipulations of the Environmental Management Act (No 7 of 2007) meaning that all possible impacts have been considered and the details are presented in the report. Based upon the conclusions and recommendations of the Environmental Impact Assessment Report and Environmental Management Plan following this paragraph, the Environmental Commissioner of the Ministry of Environment, Forestry and Tourism is herewith requested to:

1. Accept the Environmental Impact Assessment;
2. Approve the Environmental Management Plan;
3. Issue an Environmental Clearance for the permanent closure of Portion A ($\pm 203\text{m}^2$) of Erf 931, as Public Open Space and the consolidation of Portion A/931 (Closed Public Open Space) with Erf 808, Lüderitz, ǀKaras Region and for the following "listed activities":

LAND USE AND DEVELOPMENT ACTIVITIES

The rezoning of land from use for nature conservation or zoned open space to any other land use;

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LIST OF ABBREVIATIONS

CAN	Central Area of Namibia
EC	Environmental Clearance
ECO	Environment Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
I&APs	Interested and Affected Parties
MEFT	Ministry of Environment, Forestry and Tourism
SQM	Square Meters

1. INTRODUCTION

The Proponent, Suncha Investments Close Corporation, appointed Green Earth Environmental Consultants to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance for the permanent closure of Portion A ($\pm 203\text{m}^2$) of Erf 931, as Public Open Space and the consolidation of Portion A/931 (Closed Public Open Space) with Erf 808, Lüderitz, IlKaras Region.

The Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) stipulates that an Environmental Impact Assessment (EIA) report and management plan is required as the following 'Listed Activities' are involved:

LAND USE AND DEVELOPMENT ACTIVITIES

The rezoning of land from use for nature conservation or zoned open space to any other land use;

The Environmental Impact Assessment below contains information on the proposed project and the surrounding areas, the proposed activities, the applicable legislation to the study conducted, the methodology that was followed, the public consultation that was conducted, and the receiving environment's sensitivity and any potential ecological, environmental, and social impacts.

2. TERMS OF REFERENCE

To be able to implement the proposed project, an Environmental Impact Assessment and Environmental Clearance is required. For this environmental impact exercise, Green Earth Environmental Consultants followed the terms of reference as stipulated under the Environmental Management Act.

The aim of the environmental impact assessment was:

- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed development and to provide them with an opportunity to raise issues and concerns.
- To assess the significance of issues and concerns raised.
- To compile a report detailing all identified issues and possible impacts, stipulating the way forward and identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

The tasks that were undertaken for the Environmental Impact Assessment included the evaluation of the following: climate, water (hydrology), vegetation, geology, soils,

socio economic impact, cultural heritage, groundwater, sedimentation, erosion, biodiversity, sense of place, socio-economic environment, health, safety and traffic.

The EIA and EMP from the assessment will be submitted to the Environmental Commissioner for consideration. The Environmental Clearance will only be obtained (from the DEA) once the EIA and EMP has been examined and approved for the listed activity.

The public consultation process as per the guidelines of the Act has been followed. The methods that were used to assess the environmental issues and alternatives included the collection of data on the project site and surrounding area, info obtained from the proponent and the Ministry of Environment, Forestry and Tourism and identified and affected stakeholders. Consequences of impacts were determined in five categories: nature of impact, expected duration of impact, geographical extent of the event, probability of occurring and the expected intensity.

All other permits, licenses or certificates that are further on required for the operation of the proposed project still needs to be applied for by the proponent.

3. NEED, DESIRABILITY AND MOTIVATION

It is expected that the population of Lüderitz will increase significantly soon due to the finding of oil and gas along the Namibian Coastline, the expected establishment of the green hydrogen industry as well as the increased demand in using the Lüderitz Port as an important transit for goods imported and exported by the Namibian Industries and neighbouring Southern African Countries. The town faces the challenge of accommodating an anticipated influx of about 12 000 temporary employees for the establishment of oil and gas industries, as well as about 3 000 permanent employees.

Adding a number of luxury apartments available for rent on a long-term basis will provide variety in the property market as well as having a positive effect on the micro economy of the town. The unique location of Erf 808, with ocean views to the west and possible harbour views to the east, gives the Consolidated Erf X and new luxury apartments an exclusivity and popularity in the property market.

Similar applications have been approved for adjacent and nearby properties and thus is in line with the Lüderitz Town Council's vision. The purchase and closing of the ± 203m² of Public Open Space are not expected to have any negative effect on the natural environment.

Determining what the impact of the operations would be are broken down into different categories and environmental aspects and dealt with in the Environmental Management Plan (EMP). As per the ISO 14001 definition: *an environmental aspect is an element of an organization's activities, products and/or services that can interact with the environment to cause an environmental impact e.g., land degradation or land deterioration among others, that will cause harm to the environment.*

All concerns and potential impacts raised during the public participation process and consultative meetings were evaluated. Predictions were made with respect to their magnitude and an assessment of their significance was made according to the

following criteria:

The Nature of the activity: The possible impacts that may occur are that water will be used in the operational phase, wastewater will be produced that will be handled either by the Town Council or by the proponent, land will be used for the proposed activities, a sewage system will be used, and general construction activities will take place, namely the building of infrastructure.

The Probability of the impacts to occur: The probability of the above-named impacts to occur and have a negative or harmful impact on the environment and the community is small since the Environmental Management Plan will also guide these activities. Water will still be used, and wastewater produced, however guidelines will be set that will ensure the impact is minimum.

The Extent of area that the project will affect: The specific project will most likely only have a small impact on the proposed project site itself and not on the surrounding or neighbouring land except for noise, traffic, roads, electricity and dust and there may be a visual impact because of the size of the proposed development. Therefore, the extent that the project will have a negative impact on is not extensive.

The Duration of the project: The duration of the project is uncertain. Water will still be used, and waste produced on a continuous basis and the structures that were constructed will remain and may be visually unpleasing to surroundings.

The Intensity of the project: The intensity of the project is mostly limited to the site however for the above-named items/processes where the intensity of the project will be felt outside the borders of the project site.

According to the information that was present while conducting the Environmental Impact Assessment for the construction and operation of the project, no high-risk impacts were identified and therefore it is believed that the operations will be feasible in the short and long run. Most of the impacts identified were characterized as being of a low impact on the receiving and surrounding environment and with mitigation measures followed, the impacts will be of minimum significance or avoided.

4. BACKGROUND INFORMATION ON PROJECT

4.1.DESCRPTION OF SITE

Locality: Erven 931 and 808 are located on Shark Island along Insel Street in Lüderitz. Erf 931 (a portion of Erf 815), Lüderitz is a 7m wide strip of land of which proposed Portion A borders Erf 808 (a portion of Erf 657), Lüderitz to the east.

Erf sizes: Erven 931 and 808 is 762m² and 957m² in extent respectively.

Zoning: Erf 931 is reserved for Public Open Space purposes while Erf 808 is zoned 'residential 1'.

Vegetation: The rocky nature of the terrain means that hardly any vegetation is present. Human interference can be observed on proposed Portion A of Erf 931. Erf 808 has been landscaped to accommodate the residential dwelling and supporting

infrastructure which means that all-natural vegetation has been removed and replaced with a few houseplants in pots.

Topography: Both Portion A of Erf 931 and Erf 808 slopes in a westerly direction. A small surface drainage exists on Portion A of Erf 931 which also drains in a westerly direction. See below the photos of the site and the contour map as well.

The topography of Erf 931 (a portion of Erf 815), Lüderitz is rocky, while the topography of Erf 808 (a portion of Erf 657) has been altered to accommodate the dwelling. There is a gradual incline towards Erf 931 – as can be seen from the photos below:



Figure 1: Incline towards Erf 931



Figure 2: Topography of Portion A in southerly direction

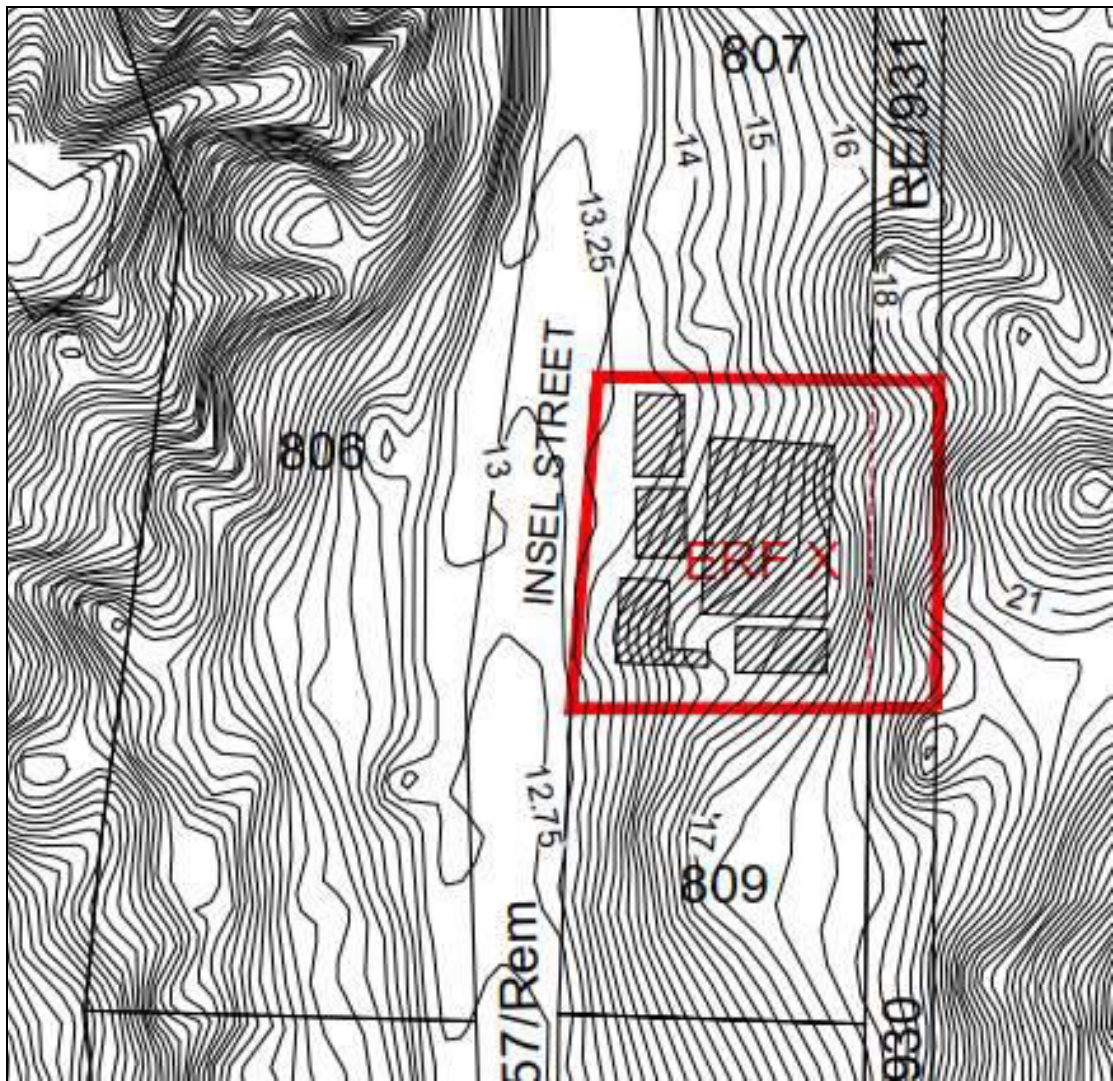


Figure 3: Contours for the Consolidated Erf X

Current use: Portion A of Erf 931 is vacant and not used for any purposes. Erf 808 has a residential dwelling on it which is used for residential purposes.

See the locality and zoning maps and photos of the site below:

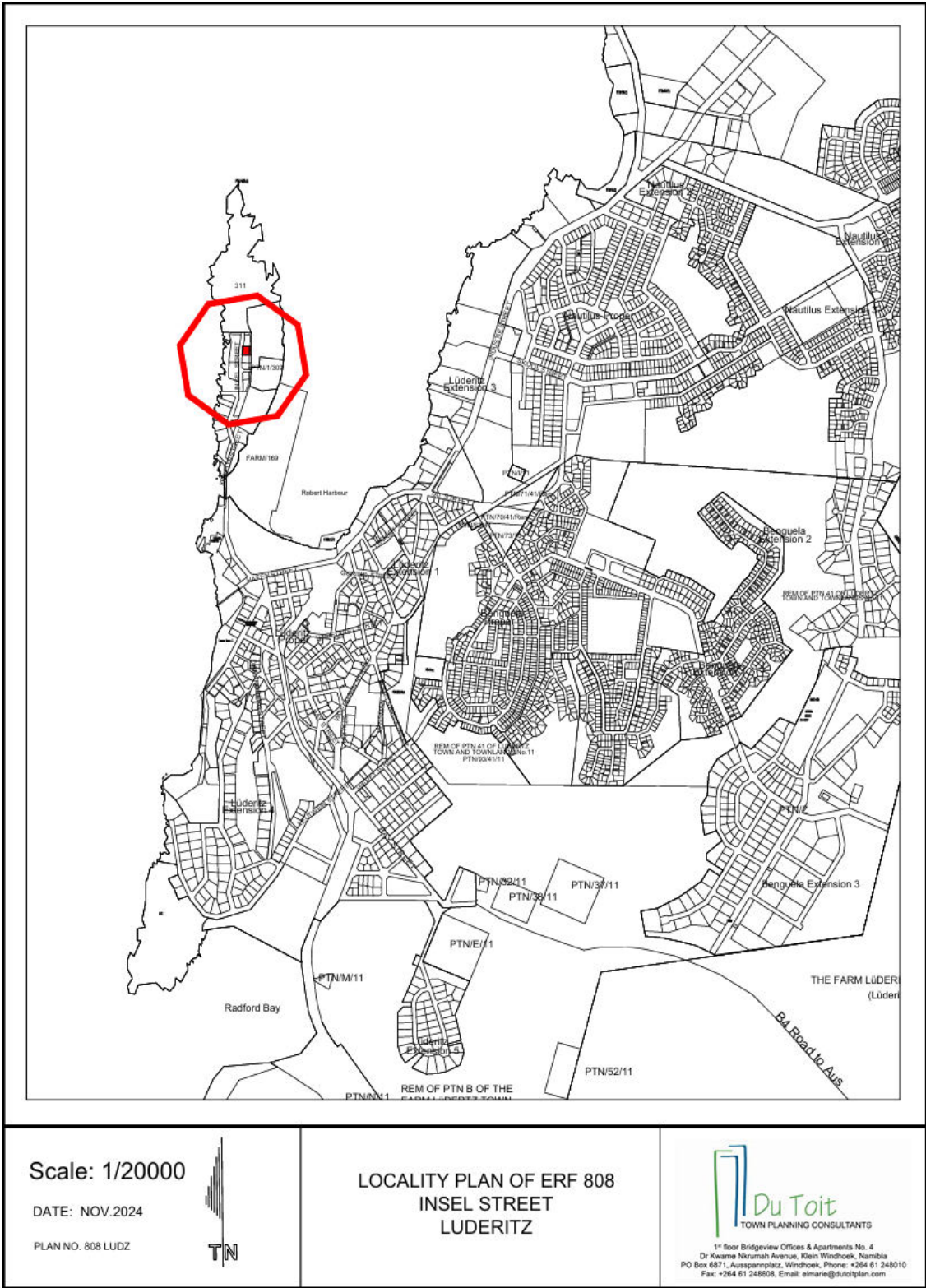


Figure 4: Locality map for Erf 808, Luderitz



Figure 5: Google image showing locality of Erven in relation to Lüderitz town



Figure 6: View from Erf 931 towards Erf 808, Lüderitz

4.1.1.SURROUNDING USES

All the erven along Insel Street are residential properties. The erf opposite Erf 808 is zoned 'special' according to Lüderitz Zoning Scheme but is vacant and undeveloped.

The dwellings on Erven 807 and 813 are private residences, while the dwellings on Erf 809 – 811 have been converted into accommodation establishments.

The dwelling on Erf 808 is also currently leased on a long-term basis to a single family.

4.2. COUNCIL APPROVAL

Lüderitz Town Council approved the sale of a portion of Erf 931 of $\pm 203\text{m}^2$ (Portion A) to the owners of Erf 808, Lüderitz for the consolidation with Erf 808, Lüderitz. The Consolidated Erf will be $\pm 1262\text{m}^2$ in extent. The consolidated Erf will be used for residential purposes as the owners of Erf 808 intends to add an additional 2 or 3 luxury apartments to the existing dwelling on the consolidated erf which will be leased out on a long-term basis and relief the pressure on the availability of residential accommodation in Lüderitz.

4.3. STATUTORY PROCEDURES TO BE COMPLETED

To be able to consolidate Portion A of Erf 931 with Erf 808, the following town planning procedures must be attended to:

- Portion A of Erf 931, Lüderitz must be closed as public open space;
- Erf 931, Lüderitz must be subdivided into Portion A ($\pm 203\text{m}^2$) and Remainder of Erf 931, Lüderitz;
- Portion A of Erf 931 must be consolidated with Erf 808, Lüderitz into Consolidated Erf X;
- Consolidated Erf X must be rezoned from 'residential 1' with a density of 1 dwelling per erf to 'residential 2' with a density of 1:250;

Sunsha Investments CC appointed Du Toit Town Planning Consultants to complete the town planning procedures required by Town Council and the Urban and Regional Planning Board for the closure of the Erf as 'public open space', the subdivision, consolidation and rezoning.

To close Portion A of Erf 931 as public open space, an environmental clearance is required.

The proposed subdivision of Erf 931 into Portion A and the Remainder and the consolidation of Portion A with Erf 808, Lüderitz is shown on the plans below:

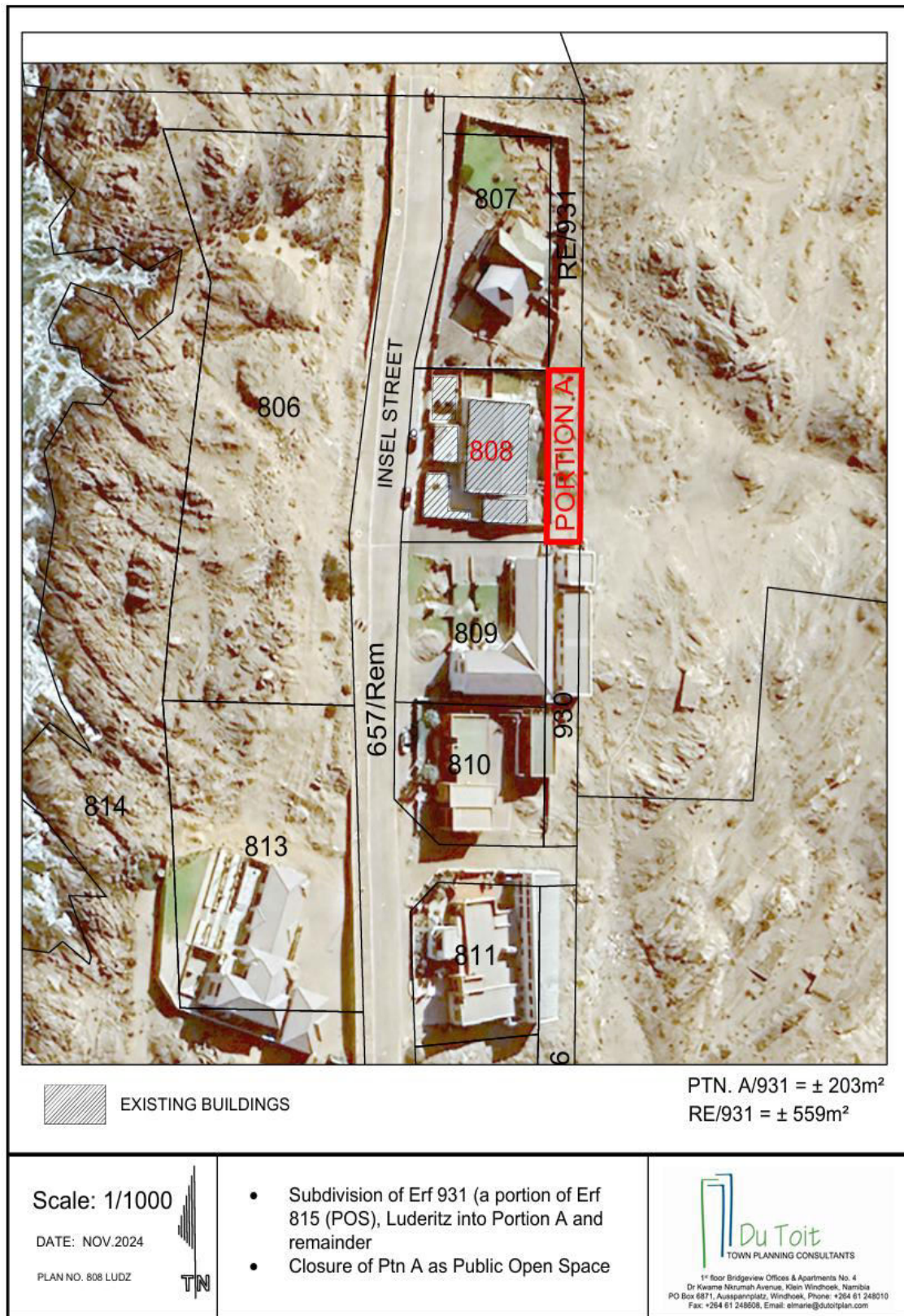


Figure 7: Subdivision of Erf 931 into Portion A and Remainder

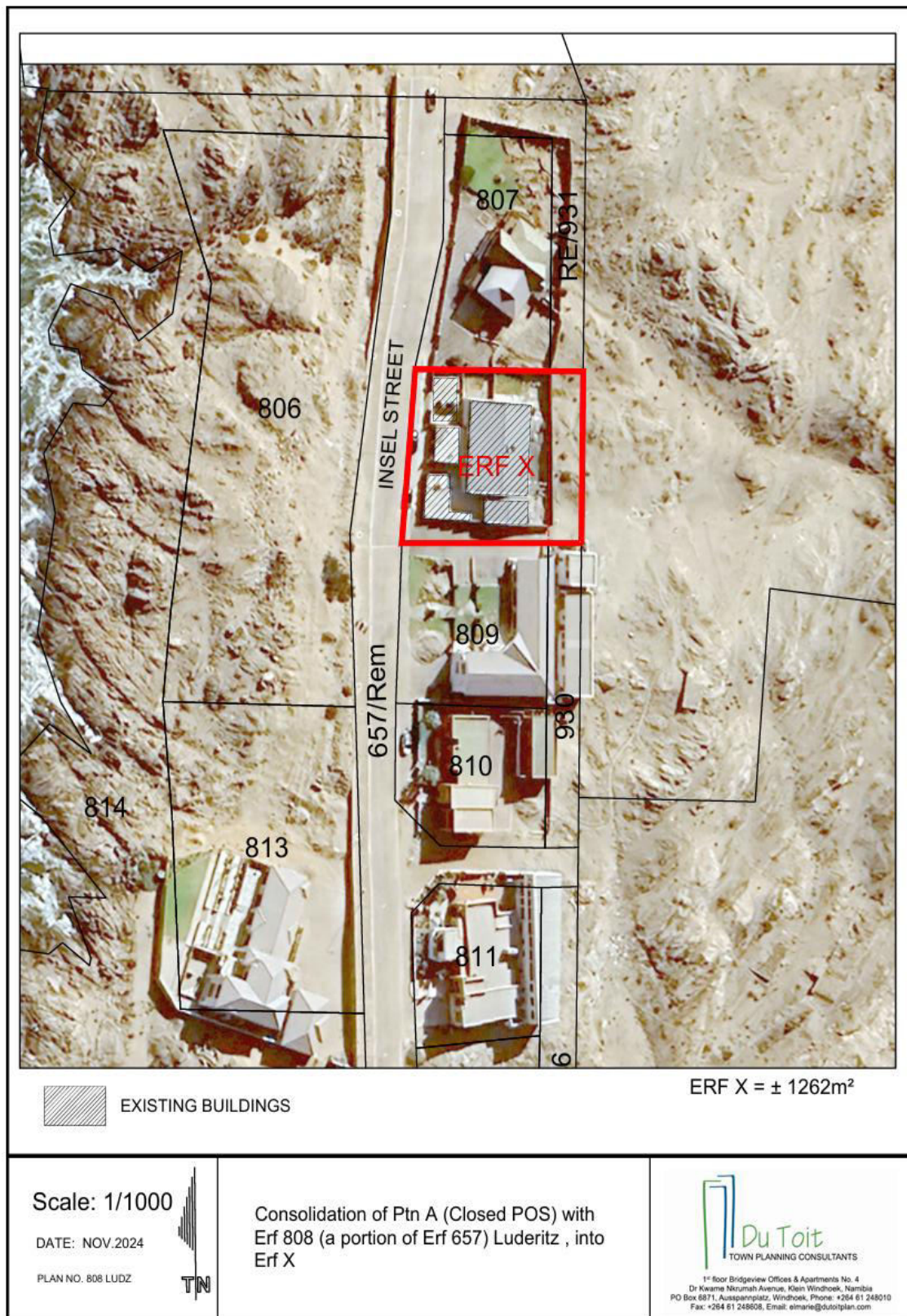


Figure 8: Consolidation of Portion A with Erf 808 into Erf X

See below an extract from the zoning of Erf 808 (a portion of Erf 657) and Erf 931 (a portion of Erf 815), Lüderitz as well as that of the zonings of the surrounding erven:

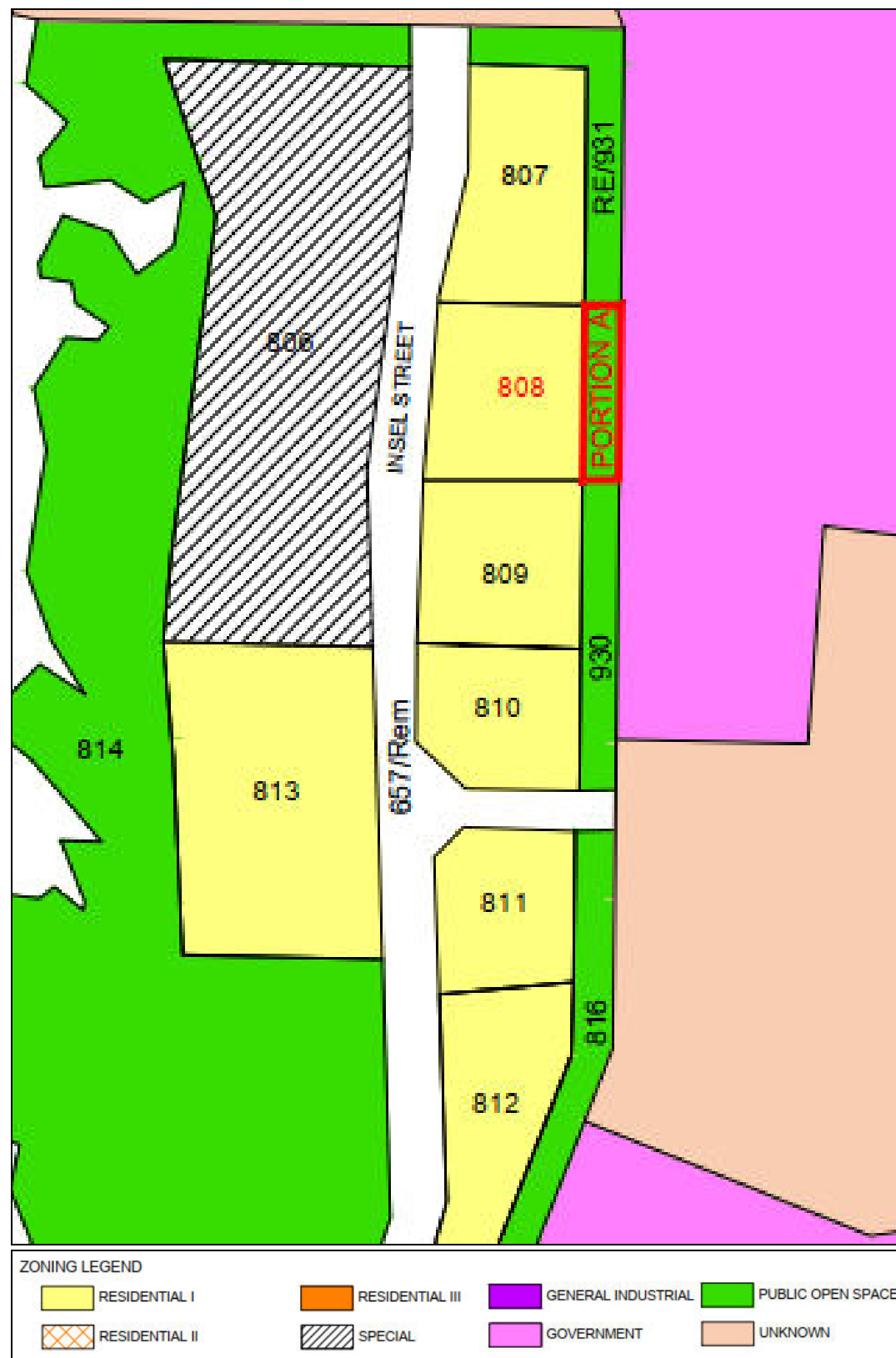


Figure 9: Current zoning map

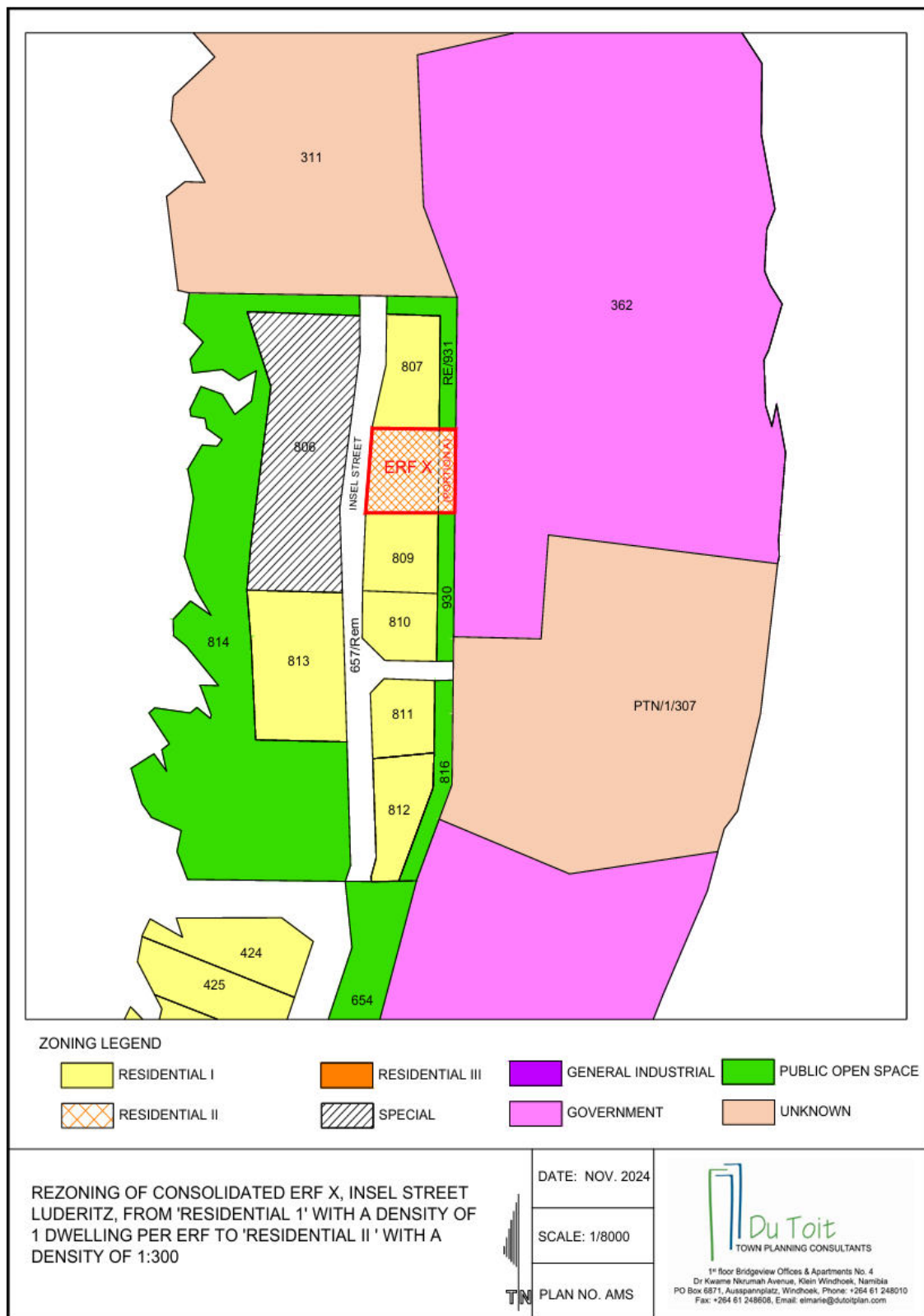


Figure 10: New zoning map

5. BULK SERVICES AND INFRASTRUCTURE

The Erf and proposed use will be supported by the following bulk services:

5.1.ACCESS / PARKING

Access to the Consolidated Erf X will remain from Insel Street. Sufficient on-site parking will have to be provided according to the requirements of the Lüderitz Zoning Scheme and the Town Council. This will be included in the building plans submitted for the new apartments once the statutory procedures are completed.

5.2.WATER SUPPLY

Water to the Erf is obtained from the Lüderitz water reticulation network.

5.3.ELECTRICITY

Electricity is obtained from the Lüderitz electrical supply grid.

5.4.SEWAGE DISPOSAL

Only household sewer is generated on site from the toilet and the kitchen facilities of residents and visitors. This sewer is connected to the sewer system of Lüderitz.

5.5.SOLID WASTE

The solid waste generated on the site is collected by the Lüderitz Town Council through their weekly waste collection and management system and disposed of at their approved landfill site.

5.6.FIRE PROTECTION

The Proponent has the necessary fire protection infrastructure / extinguishers as per municipal requirements. A Fire Protection Specialist has introduced a proper fire protection plan with the required infrastructure and is overseeing the annual auditing and maintenance of the infrastructure.

5.7.FLOOD RISK CONCERNS

There is a natural stormwater drainage system on the proposed Portion A of Erf 931 which drains towards Erf 808 (a portion of Erf 657), Lüderitz:



Figure 11: Photo collage of drainage system on Erf 931 & proposed Portion A

With the purchase of Portion A and consolidation with Erf 808, the problem of littering and blocking of the drainage system will be better managed.

The drainage would need to be incorporated in the design of the new proposed units and form part of the building plans that would need to be approved by the Town Council.

The photo below gives an indication of the drainage over Erf 808 (a portion of Erf 657), Lüderitz:




Figure 12: Drainage inside Erf 808

The natural flow of storm water and drainage have been accommodated in the planning and construction process.

6. APPROVALS OBTAINED

Lüderitz Town Council approved the sale of a Portion of Erf 931, Lüderitz. See Approval Letter below:



LÜDERITZ TOWN COUNCIL
P. O. BOX 19
LÜDERITZ

Tel: +09264 63 207800 Email: ceo@ltc.com.na Fax: +09264 63 202971

Ref: Public Open Space – Erf 913, Lüderitz
Enquiries: Mr. Otto K. Shipanga

18 October 2024

Ms. Fabienne Looser & Mr. Tobias Ballon
Sunsha Investment cc
Erf 808, Shark Island
Tel: +264 81 855 4613

Dear Ms Looser & Mr. Ballon

**RE: APPLICATION TO PURCHASE A PORTION OF PUBLIC OPEN SPACE (ERF 913)-
SUNSHA INVESTMENT**

The aforementioned subject bears reference.

The Council at its Ordinary Council meeting held on the 11 July 2024, resolved by means of a Council's Resolution No.: **C49/11/07/2024** as follows:

- a) Council grants approval for the sale of portion of Erf 931 Lüderitz which measures 203 m² to Sunsha Investment CC at a rate of N\$ 120 .00 /m² which translate into a total selling price of N\$ 24, 360.00 as is, subject to Ministerial approval.
- b) The purchase be payable in cash within forty-eight (48) hours from date of sale, or Bank guarantee basis payable within 180 days from the date of sale or Bank or Financial Institution guarantee, payable against registration of transfer or a deposit of 33.3% payable at the signing of a Deed of Sale and the rest of the outstanding amount to be paid over a period of 5 years at 12% interest rate.
- c) Council approves for Sunsha Investment CC to be responsible for all the Town planning cost(consolidation), Environmental planning cost, storm water management cost, service connection, extension and upgrading cost to any of the properties sold to him.
- d) A non-refundable amount equal of N\$790.00 is payable for (For advertainment for any possible objection to the sale).
- e) Notices be placed in two newspapers for any objections.
- f) Building plans to be submitted and approved by the Technical Department before commencements of activities.
- g) Transfer and any other legal cost will be for the account of the applicant.
- h) A minimum building clause of four times the valuation of the erf be placed on the main building excluding the outbuilding.
- i) The erf shall only be used for purposes which are in accordance with and subject to the provision of the Lüderitz Zoning Scheme as amended.

All official correspondence must be addressed to the Chief Executive Officer

7. APPROACH TO THE STUDY

The assessment included the following activities:

a) Desktop sensitivity assessment

Literature, legislation and guidance documents related to the natural environment and land use activities available on the site and area in general were reviewed to determine potential environmental issues and concerns.

b) Site assessment (site visit)

The proposed project site and the immediate neighbourhood and surrounding area were assessed through several site visits to investigate the environmental parameters on site to enable further understanding of the potential impacts on site.

c) Public participation

The public was invited to give input, comments and opinions regarding the proposed project. Notices were placed in the Namibian and New Era (see Appendix) on two consecutive weeks (8 and 15 January 2025) inviting public participation and comments on the proposed project. A notice was also placed on the site and on the Notice Board of the Town Council of Lüderitz. The closing date for any questions, comments, inputs or information on the Newspaper Notice was 4 February 2025 and on the BID was 22 April 2025.

d) Scoping

Based on the desk top study, site visit and public participation, the environmental impacts were determined in five categories: nature of project, expected duration of impact, geographical extent of the event, probability of occurring and the expected intensity. The findings of the scoping have been incorporated in the environmental impact assessment report below.

e) Environmental Management Plan (EMP)

To minimize the impact on the environment, mitigation measures have been identified to be implemented during planning, construction, and implementation. These measures have been included in the Environmental Management Plan to guide the planning, construction and operation of the development which can also be used by the relevant authorities to ensure that the project is planned, developed, and operated with the minimum impact on the environment.

8. ASSUMPTIONS AND LIMITATIONS

It is assumed that the information provided by the proponent (Suncha Investments Close Corporation) and Lüderitz Town Council is accurate. No alternative even for the proposed project were examined. The site was visited several times and any happenings after this are not mentioned in this report. (The assessment was based on the prevailing environmental conditions and not on future happenings on the site.) However, it is assumed that there will be no significant changes to the proposed

project, and the environment will not adversely be affected between the compilation of the assessment and the implementation of the proposed activities.

9. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS

To protect the environment and achieve sustainable development, all projects, plans, programs and policies deemed to have adverse impacts on the environment require an EIA according to Namibian legislation. The administrative, legal and policy requirements to be considered during the Environmental Assessment are the following:

- The Namibian Constitution
- The Environmental Management Act (No. 7 of 2007)
- The Lüderitz Town Planning Amendment Scheme No. 5
- Other Laws, Acts, Regulations and Policies

THE NAMIBIAN CONSTITUTION

Article 95 of Namibia's constitution provides that:

"The State shall actively promote and maintain the welfare of the people by adopting, inter alia, policies aimed at the following:

Management of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present and future; in particular, the Government shall provide measures against the dumping or recycling of foreign nuclear and toxic waste on Namibian territory." This article recommends that a relatively high level of environmental protection is called for in respect of pollution control and waste management.

Article 144 of the Namibian Constitution deals with environmental law and it states:

"Unless otherwise provided by this Constitution or Act of Parliament, the general rules of public international agreements binding upon Namibia under this Constitution shall form part of the law of Namibia". This article incorporates international law, if it conforms to the Constitution, automatically as "law of the land". These include international agreements, conventions, protocols, covenants, charters, statutes, acts, declarations, concords, exchanges of notes, agreed minutes, memoranda of understanding, and agreements (Ruppel & Ruppel-Schlichting, 2013). It is therefore important that the international agreements and conventions are considered (see section 4.9).

In considering these environmental rights, Suncha Investments Close Corporation (the Proponent) should consider the following in devising an action plan in response to these articles:

- Implement a "zero-harm" policy at that would guide decisions.
- Ensure that no management practice or decision result in the degradation of future natural resources.

- Take a decision on how this part of the Constitution will be implemented as part of the Proponent's Environmental Control System (ECS).

ENVIRONMENTAL MANAGEMENT ACT (NO. 7 OF 2007)

The Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) of the Environmental Management Act (No. 7 of 2007) that came into effect in 2012 requires/recommends that an Environmental Impact Assessment and an Environmental Management Plan (EMP) be conducted for the following listed activities to obtain an Environmental Clearance Certificate:

LAND USE AND DEVELOPMENT ACTIVITIES

The rezoning of land from use for nature conservation or zoned open space to any other land use;

Cumulative impacts associated with the development must be included as well as public consultation. The Act further requires all major industries and mines to prepare waste management plans and present these to the local authorities for approval.

The Act, Regulations, Procedures and Guidelines have integrated the following sustainability principles. These need to be given due consideration, particularly to achieve proper waste management and pollution control:

Cradle to Grave Responsibility

This principle provides that those who handle or manufacture potentially harmful products must be liable for their safe production, use and disposal and that those who initiate potentially polluting activities must be liable for their commissioning, operation and decommissioning.

Precautionary Principle

It provides that if there is any doubt about the effects of a potentially polluting activity, a cautious approach must be adopted.

The Polluter Pays Principle

A person who generates waste or causes pollution must, in theory, pay the full costs of its treatment or of the harm, which it causes to the environment.

Public Participation and Access to Information

In the context of environmental management, citizens must have access to information and the right to participate in decisions making.

CONCLUSION AND IMPACT

Some of the surrounding erven have been cleared from vegetation and structures have been constructed on the sites or are in the process of being constructed. The proposed activity will thus fit in with the surrounding activities and not have a negative impact on the prevailing environment. It will be ensured that all protected trees and plant species will be retained where possible.

THE LÜDERITZ TOWN PLANNING AMENDMENT SCHEME NO. 5 (MAY 2003)

The area to which this Scheme applies is the area as indicated on the scheme maps. The general purpose of the Scheme is the coordinated and harmonious development of the area of Lüderitz including where necessary the redevelopment of any part thereof which has already been subdivided and build upon, in such a way as will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy and conservation of the existing character of the town, in the process of such development.

CONCLUSION AND IMPACT

The proposed project has been considered under the stipulations of the Lüderitz Town Planning Scheme and the Local Authorities Act. The project is in line with the Lüderitz Town Planning Scheme and will not have a negative impact on the surrounding environment. Finalising the rezoning of the erf is subject to obtaining an ECC.

OTHER LAWS, ACTS, REGULATIONS AND POLICIES

The laws, acts, regulations, and policies listed below have also been considered during the Environmental Assessment.

Table 1: Laws, Acts, Regulations and Policies

Laws, Acts, Regulations & Policies consulted:		
Electricity Act (No. 4 of 2007)	In accordance with the Electricity Act (No. 4 of 2007) which provides for the establishment of the Electricity Control Board and provide for its powers and functions; to provide for the requirements and conditions for obtaining licenses for the provision of electricity; to provide for the powers and obligations of licenses; and to provide for incidental matters: the necessary permits and licenses will be obtained.	The Proponent must abide to the Electricity Act.
Pollution Control and Waste Management Bill (guideline only)	The Pollution Control and Waste Management Bill is currently in preparation and is therefore included as a guideline only. Of reference to the mining, Parts 2, 7 and 8 apply. Part 2 provides that no person shall discharge or cause to be discharged, any pollutant to the air from a process	The Proponent must adhere to the Pollution Control and Waste Management Bill.

	<p>except under and in accordance with the provisions of an air pollution license issued under section 23. Part 2 also further provides for procedures to be followed in license application, fees to be paid and required terms of conditions for air pollution licenses. Part 7 states that any person who sells, stores, transports or uses any hazardous substances or products containing hazardous substances shall notify the competent authority, in accordance with sub-section (2), of the presence and quantity of those substances. The competent authority for the purposes of section 74 shall maintain a register of substances notified in accordance with that section and the register shall be maintained in accordance with the provisions. Part 8 provides for emergency preparedness by the person handling hazardous substances, through emergency response plans.</p>	
Water Resources Management Act	<p>The Water Resources Management Act (No. 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.</p>	<p>The Act must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required.</p>
Solid and Hazardous Waste Management Regulations: Local Authorities 1992	<p>Provides for management and handling of industrial, business and domestic waste.</p>	<p>The Proponent must abide to the solid waste management provisions.</p>
Hazardous Substances Ordinance	<p>The Ordinance applies to the manufacture, sale, use, disposal and dumping of hazardous</p>	<p>The Proponent must abide to the Ordinance's provisions.</p>

(No. 14 of 1974)	substances, as well as their import and export and is administered by the Minister of Health and Social Welfare. Its primary purpose is to prevent hazardous substances from causing injury, ill-health or the death of human beings.	
Atmospheric Pollution Prevention Ordinance of Namibia (No. 11 of 1976)	Part 2 of the Ordinance governs the control of noxious or offensive gases. The Ordinance prohibits anyone from carrying on a scheduled process without a registration certificate in a controlled area. The registration certificate must be issued if it can be demonstrated that the best practical means are being adopted for preventing or reducing the escape into the atmosphere of noxious or offensive gases produced by the scheduled process.	The proponent should adhere to the stipulations of the Atmospheric Pollution Prevention Ordinance.
Nature Conservation Ordinance	The Nature Conservation Ordinance (No. 4 of 1975) covers game parks and nature reserves, the hunting and protection of wild animals, problem animals, fish and indigenous plant species. The Ministry of Environment, Forestry and Tourism (MEFT) administer it and provides for the establishment of the Nature Conservation Board.	The proposed project implementation is not located in a demarcated conservation area, national park or unique environments.
Forestry Act	The Forestry Act (No. 12 of 2001) specifies that there be a general protection of the receiving and surrounding environment. The protection of natural vegetation is of great importance, the Forestry Act especially stipulates that no living tree, bush, shrub or indigenous plants within 100m from any river, stream or watercourse, may be removed without the necessary license.	No removal of protected tree species or removal of mature trees should happen. The Ministry of Environment, Forestry and Tourism should be consulted when required.
Labour Act	The Labour Act (No. 11 of 2007) contains regulations relating to the Health, Safety and Welfare of employees at work. These regulations are prescribed for among others safety relating to hazardous substances, exposure limits and physical hazards.	The proponent and contractor should adhere to the Labour Act.

	Regulations relating to the Health and Safety of Employees at Work are promulgated in terms of the Labour Act 6 of 1992 (GN156, GG1617 of 1 August 1997).	
Traditional Authorities Act (No. 17 of 1995)	The Traditional Authorities Act (No. 17 of 1995) provide for the establishment of traditional authorities, the designation and recognition of traditional leaders; to define their functions, duties and powers; and to provide for matters incidental thereto.	Traditional Authorities should be consulted when required.
Public and Environmental Health Act	The Public and Environmental Health Act (No. 1 of 2015) provides with respect to matters of public health in Namibia. The objects of this Act are to: (a) promote public health and wellbeing; (b) prevent injuries, diseases and disabilities; (c) protect individuals and communities from public health risks; (d) encourage community participation in order to create a healthy environment; and (e) provide for early detection of diseases and public health risks.	The proponent and contractor should adhere to the Public and Environmental Health Act.
National Heritage Act (No. 27 of 2004)	All protected heritage resources discovered need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before it may be relocated. This should be applied from the NHC.	The National Heritage Council should be consulted when required.
National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979	No person shall destroy, damage, excavate, alter, remove from its original site or export from Namibia: (a) any meteorite or fossil; or (b) any drawing or painting on stone or a petroglyph known or commonly believed to have been executed by any people who inhabited or visited Namibia before the year 1900 AD; or (c) any implement, ornament or structure known or commonly believed to have been used as a mace, used or erected by people referred to in paragraph; or (d) the anthropological or	The proposed site for development is not within any known monument site both movable or immovable as specified in the Act, however in such an instance that any material or sites or archeologic importance are identified, it will be the responsibility of the developer to take the required route and notify the relevant commission.

	archaeological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or (e) any other archaeological or palaeontological finds, material or object; except under the authority of and in accordance with a permit issued under this section.	
Public Health Act (No. 36 of 1919)	Under this act, in section 119: “No person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.”	The proponent will ensure that all legal requirements of the project in relation to protection of the health of their employees and surrounding residents is protected and will be included in the EMP. Relevant protective equipment shall be provided for employees in construction. The development shall follow requirements and specifications in relation to water supply and sewerage handling and solid waste management so as not to threaten public health of future residents on this piece of land.
Soil Conservation Act (No. 76 of 1969)	The objectives of this Act are to: Make provisions for the combating and prevention of soil erosion; Promote the conservation, protection and improvement of the soil, vegetation, sources and resources of the Republic;	Only the area required for the operations should be cleared from vegetation to ensure the minimum impact on the soil through clearance for construction.
Air Quality Act (NO. 39 of 2004)	The Air Quality Act (No. 39 of 2004) intends to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific air quality measures; and for matters incidental thereto.	The proponent and contractor should adhere to the Air Quality Act.
Vision 2030 and National Development Plans	Namibia’s overall development ambitions are articulated in the Nation’s Vision 2030. At the operational level, five-yearly national development plans (NDP’s) are prepared in extensive consultations led by the National Planning Commission in the Office	The proposed project is an important element in employment creation.

	of the President. Currently the Government has so far launched a 4th NDP which pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.	
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CONCLUSION AND IMPACT

It is believed the above administrative, legal and policy requirements which specifically guide and governs development will be followed and complied with in the planning, implementation and operations of the activity.

A flowchart indicating the entire EIA process is shown in the *Figure* below.

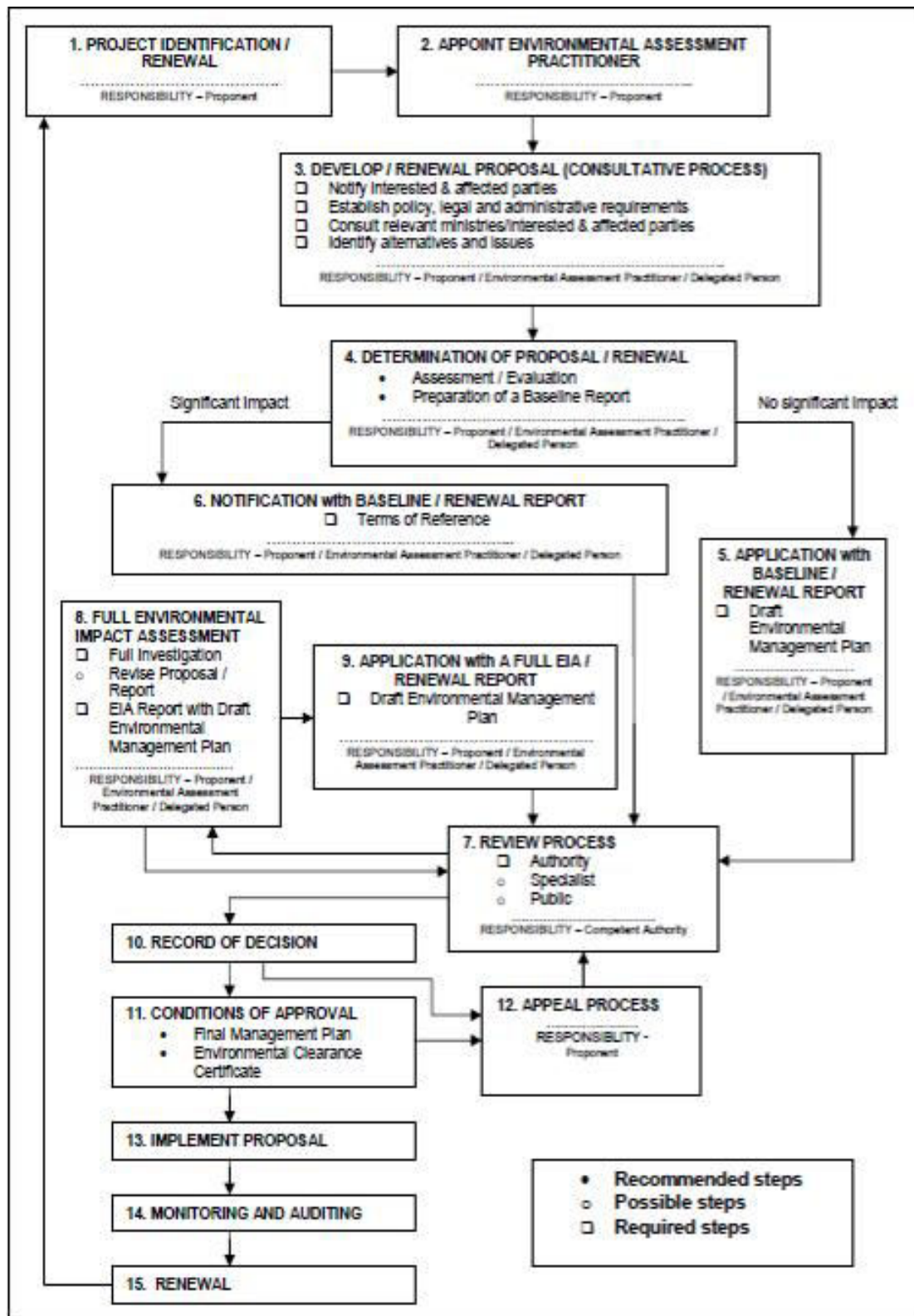


Figure 13: Flowchart of the Impact Process

10. AFFECTED RECEIVING ENVIRONMENT

10.1. BIODIVERSITY AND VEGETATION

Erf 931 and 808, Lüderitz is part of the Namib Desert and Succulent Karoo Biomes. The project site is showing evidence of some human interference and has limited vegetation currently.

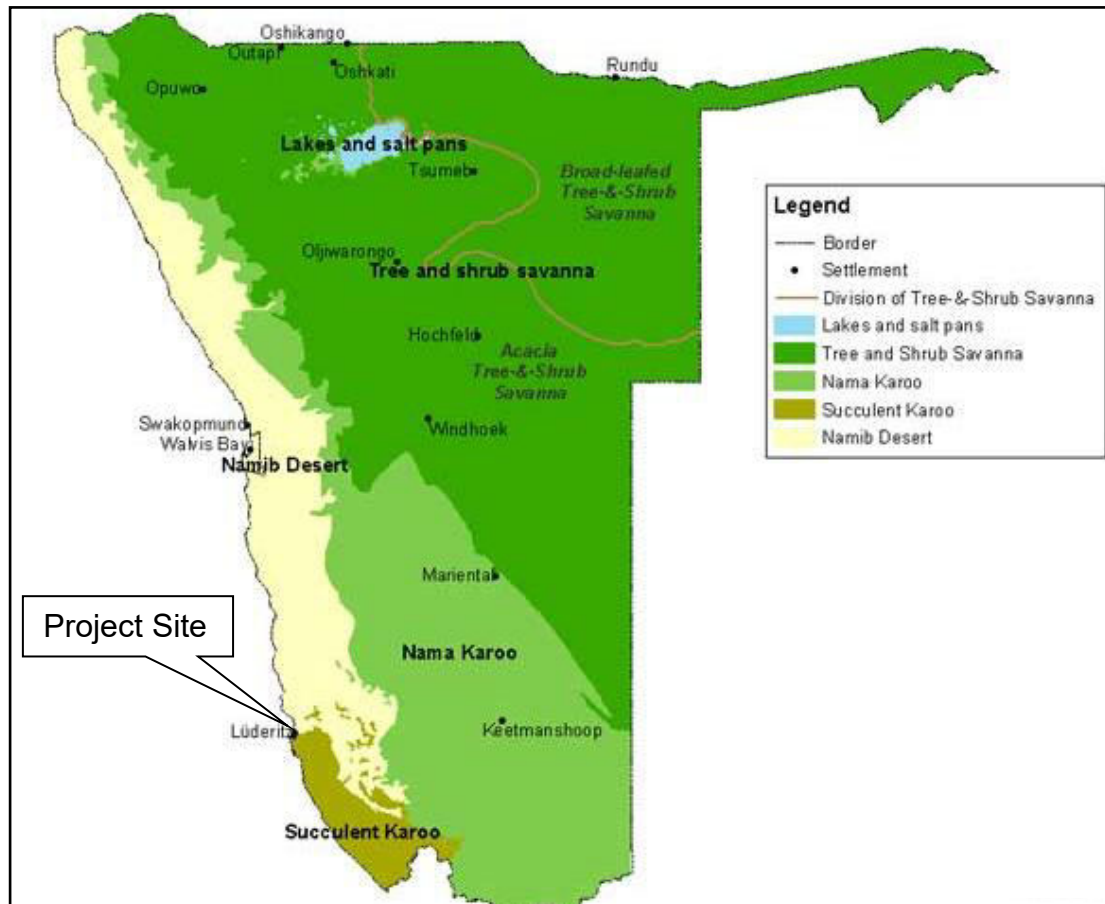


Figure 14: Biomes in Namibia (Atlas of Namibia Project, 2002)



Figure 15: Limited vegetation present

The natural characteristics of the project site namely the vegetation clearance and the destruction of habitats is expected to further on have a low impact on the environment before the mitigation measures are taken and after the mitigation measures are taken, the impact will be very low.

10.2. GEOLOGY AND SOILS

Lüderitz is located in the Namaqua Metamorphic Complex Group. The rocky subsurface of Lüderitz consists of crystalline rocks of the Namaqua Metamorphic Complex. See map below:

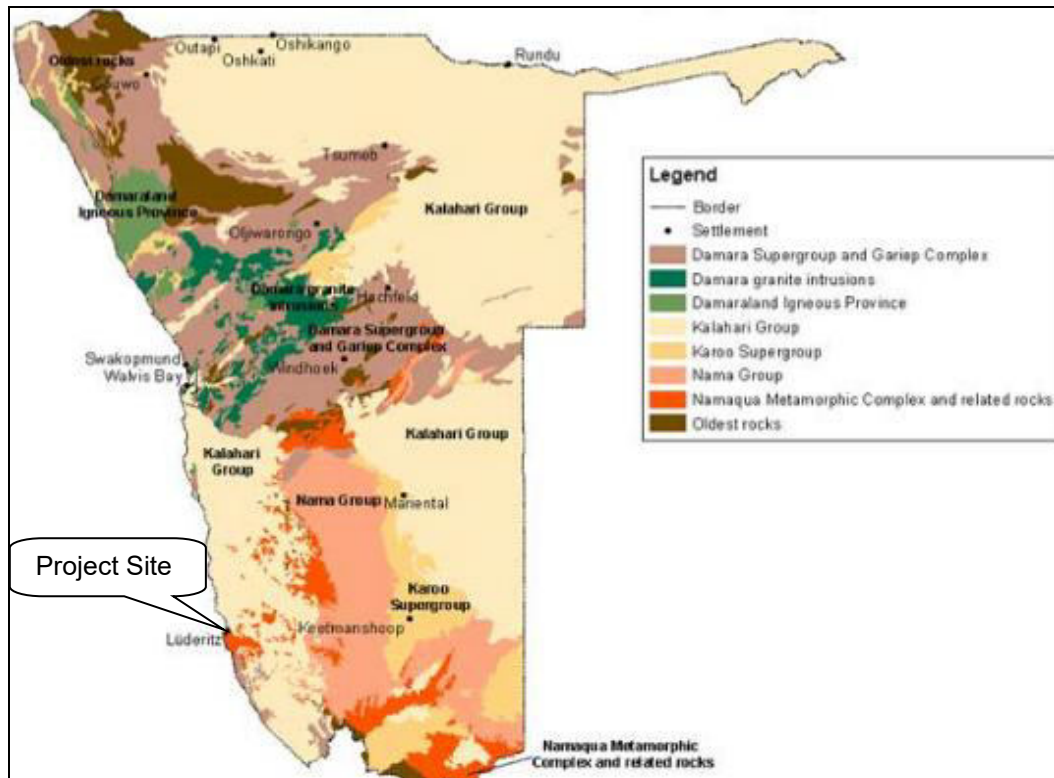


Figure 16: Geology of Namibia (Atlas of Namibia Project, 2002)

These ancient rocks belong to the oldest formations known in southern Namibia. These rock formations can be observed throughout the town and forms the foundations of many of the buildings to be observed in Lüderitz. The project site is generally uneven with some higher areas at places. The site should not be cleared unnecessarily as the clearing of soil might lead to erosion.

10.3. SOCIO ECONOMIC ENVIRONMENT

The proposed activities will not alter the sense of place. The proposed development will have a positive impact on the socio-economic environment. Positive impacts associated with the project will be in the form of additional job opportunities during construction as well as in operation. The community will also benefit from skills and technology transfer. The spending power of locals is likely to increase because of employment during the construction and operational phase. The construction impacts will be minimum if mitigated by the Environmental Management Plan.

10.4. CLIMATE

The climate in Lüderitz is called a desert climate. There is virtually no rainfall all year long in Lüderitz. The Köppen-Geiger climate classification is BWk. The average annual temperature is 15.8 °C in Lüderitz. Precipitation averages 17 mm.

The driest month is January. There is 0 mm of precipitation in January. The greatest amount of precipitation occurs in May, with an average of 3 mm. With an average of 17.9 °C, February is the warmest month. The lowest average temperatures in the year occur in August, when it is around 13.5 °C. The precipitation varies 3 mm between the driest month and the wettest month. The variation in temperatures throughout the year is 4.4 °C (Climate-Data.org, 2017).

Climate data for Lüderitz														[hide]
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year	
Record high °C (°F)	32.5 (90.5)	30.0 (86)	34.1 (93.4)	36.5 (97.7)	33.0 (91.4)	31.6 (88.9)	30.7 (87.3)	33.0 (91.4)	35.1 (95.2)	35.0 (95)	37.5 (99.5)	30.6 (87.1)	37.5 (99.5)	
Average high °C (°F)	21.4 (70.5)	21.3 (70.3)	21.1 (70)	19.9 (67.8)	19.2 (66.6)	19.0 (66.2)	17.9 (64.2)	17.2 (63)	17.3 (63.1)	18.0 (64.4)	19.2 (66.6)	20.5 (68.9)	19.3 (66.7)	
Daily mean °C (°F)	17.7 (63.9)	17.8 (64)	17.4 (63.3)	16.3 (61.3)	15.5 (59.9)	15.1 (59.2)	14.1 (57.4)	13.7 (56.7)	13.9 (57)	14.7 (58.5)	15.8 (60.4)	17.0 (62.6)	15.7 (60.3)	
Average low °C (°F)	14.0 (57.2)	14.3 (57.7)	13.8 (56.8)	12.6 (54.7)	11.7 (53.1)	11.2 (52.2)	10.4 (50.7)	10.2 (50.4)	10.5 (50.9)	11.4 (52.5)	12.3 (54.1)	13.5 (56.3)	12.1 (53.8)	
Record low °C (°F)	5.5 (41.9)	5.0 (41)	6.0 (42.8)	5.5 (41.9)	3.3 (37.9)	0.2 (32.4)	3.0 (37.4)	4.8 (40.6)	3.4 (38.1)	3.4 (38.1)	4.9 (40.8)	3.9 (39)	0.2 (32.4)	
Average precipitation mm (inches)	0 (0)	1 (0.04)	2 (0.08)	2 (0.08)	3 (0.12)	3 (0.12)	1 (0.04)	2 (0.08)	1 (0.04)	0 (0)	0 (0)	0 (0)	17 (0.67)	
Average precipitation days (≥ 0.1 mm)	1.0	1.0	1.0	0.9	1.4	1.4	1.0	0.7	0.5	0.5	0.5	0.7	10.6	
Average relative humidity (%)	82	81	82	80	79	72	74	78	80	80	80	80	79	
Mean monthly sunshine hours	198.4	203.4	257.3	216.0	213.9	144.0	170.5	201.5	216.0	201.5	189.0	176.7	2,388.2	
Mean daily sunshine hours	6.4	7.2	8.3	7.2	6.9	4.8	5.5	6.5	7.2	6.5	6.3	5.7	6.5	
Source: Deutscher Wetterdienst ^[16]														

Source: Deutscher Wetterdienst^[16]

Figure 17: Climate in Lüderitz (Deutscher Wetterdienst)

10.5. CULTURAL HERITAGE

The proposed project site is not known to have any historical significance prior to or after Independence in 1990. The specific area does not have any National Monuments and the specific site has no record of any cultural or historical importance or on-site resemblance of any nature. No graveyard or related article was found on the site.

11. IMPACT ASSESSMENT AND EVALUATION

The Environmental Impact Assessment sets out potential positive and negative environmental impacts associated with the proposed project. The following assessment methodology will be used to examine each impact identified, see *Table* below:

Table 2: Impact Evaluation Criterion (DEAT 2006)

Criteria	Rating (Severity)	
Impact Type	+	Positive
	O	No Impact
	-	Negative
Significance of impact being either	L	Low (Little or no impact)
	M	Medium (Manageable impacts)
	H	High (Adverse impact)

Probability:	Duration:
5 – Definite/don't know	5 - Permanent
4 – Highly probable	4 – Long-term (impact ceases)

3 – Medium probability	3 – Medium term (5 – 15 years)
2 – Low probability	2 – Short-term (0 – 5 years)
1 – Improbable	1 - Immediate
0 - None	
Scale:	Magnitude:
5 – International	10 – Very high/don't know
4 – National	8 - High
3 – Regional	6 - Moderate
2 – Local	4 - Low
1 – Site only	2 - Minor
	0 - None

The impacts on the receiving environment are discussed in the paragraphs below:

11.1. IMPACTS DURING THE CONSTRUCTION ACTIVITY

Some of the impacts that the development has on the environment includes water will be used for the construction and operation activities, electricity will be used, a sewer system will be constructed and wastewater will be produced on the site that will have to be handled.

11.1.1. WATER USAGE

Water is a scarce resource in Namibia and therefore water usage should be monitored and limited in order to prevent unnecessary wastage. The proposed project might make use of water in its construction phase and operations.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Water	-	2	2	4	2	L	L

11.1.2. ECOLOGICAL IMPACTS

The proposed infrastructure will be constructed in a semi disturbed natural area which is partly covered with vegetation. Special care should be taken to limit the destruction or damage of the vegetation. However, impacts on fauna and flora are expected to be minimal. Disturbance of areas outside the designated working zone is not allowed.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Ecology	-	1	2	4	2	L	L

11.1.3. DUST POLLUTION AND AIR QUALITY

Dust generated during the transportation of building materials; construction and installation of bulk services, and problems thereof are expected to be low and site specific. Dust is expected to be worse during the winter months when strong winds occur. Release of various particulates from the site during the construction phase and exhaust fumes from vehicles and machinery related to the construction of bulk services are also expected to take place. Dust is regarded as a nuisance as it reduces visibility, affects the human health and retards plant growth. It is recommended that regular dust suppression be included in the construction activities, when dust becomes an issue.

Impact evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Dust & Air Quality	-	2	2	2	2	M	L

11.1.4. NOISE IMPACT

An increase of ambient noise levels at the proposed site is expected due to the construction activities. Noise pollution due to heavy-duty equipment and machinery might be generated. It is not expected that the noise generated during construction will impact any third parties due to the distance of the neighbouring activities. Ensure all mufflers on vehicles are in full operational order; and any audio equipment should not be played at levels considered intrusive by others. The construction staff should be equipped with ear protection equipment.

Impact evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Noise	-	2	1	4	2	M	L

11.1.5. HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and general public are of great importance. Workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective

Equipment). A health and safety officer should be employed to manage, coordinate and monitor risk and hazard and report all health and safety related issues in the workplace.

Safety issues could arise from the earthmoving equipment and tools that will be used on site during the construction phase. This increases the possibility of injuries and the contractor must ensure that all staff members are made aware of the potential risks of injuries on site. The presence of equipment lying around on site may also encourage criminal activities (theft).

Sensitize operators of earthmoving equipment and tools to switch off engines of vehicles or machinery not being used. The contractor is advised to ensure that the team is equipped with first aid kits and that these are available on site, at all times. Workers should be equipped with adequate personal protective gear and properly trained in first aid and safety awareness.

No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises. Proper barricading and/or fencing around the site especially trenches for pipes and drains should be erected to avoid entrance of animals and/or unauthorized persons. Safety regulatory signs should be placed at strategic locations to ensure awareness. Adequate lighting within and around the construction locations should be erected, when visibility becomes an issue.

Impact evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Safety & Security	-	1	2	4	2	M	L

11.1.6. CONTAMINATION OF GROUNDWATER

Care must be taken to avoid contamination of soil and groundwater. Use drip trays when doing maintenance on machinery. Maintenance should be done on dedicated areas with linings or concrete flooring. The risk can be lowered further through proper training of staff. All spills must be cleaned up immediately. Excavations should be backfilled and sealed with appropriate material, if it is not to be used further.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Groundwater	-	2	2	2	2	M	L

11.1.7. SEDIMENTATION AND EROSION

The surrounding area is partly covered by vegetation. The vegetation is stabilizing the area against wind and water erosion. Vegetation clearance and creation of impermeable surfaces could result in erosion in areas across the proposed area. The clearance of vegetation will further reduce the capacity of the land surface to slow down the flow of surface water, thus decreasing infiltration, and increasing both the quantity and velocity of surface water runoff. The proposed construction activities will increase the number of impermeable surfaces and therefore decrease the amount of groundwater infiltration. As a result, the amount of storm water during rainfall events could increase. If proper storm water management measures are not implemented this will impact negatively on the water courses close to the site.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Erosion and Sedimentation	-	1	2	4	2	M	L

11.1.8. GENERATION OF WASTE

This can be in a form of rubble, cement bags, pipe and electrical wire cuttings. The waste should be gathered and stored in enclosed containers to prevent it from being blown away by the wind. Contaminated soil due to oil leakages, lubricants and grease from the construction equipment and machinery may also be generated during the construction phase.

The oil leakages, lubricants and grease must be addressed. Contaminated soil must be removed and disposed of at a hazardous waste landfill. The contractor must provide containers on-site, to store any hazardous waste produced. Regular inspection and housekeeping procedure monitoring should be maintained by the contractor.

The Proponent intends to appoint and contract specialist waste managers to collect and dispose of the waste generated on the site. The proponent must ensure that the subcontractors complied with the applicable Namibian Legislation, Policies and Practices.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Waste	-	1	2	4	2	M	L

11.1.9. CONTAMINATION OF SURFACE WATER

Contamination of surface water might occur through oil leakages, lubricants and grease from the equipment and machinery during the installation, construction and maintenance of bulk services at the site. Oil spills may form a film on water surfaces in the nearby streams causing physical damage to water-borne organisms.

Machinery should not be serviced at the construction site to avoid spills. All spills should be cleaned up as soon as possible. Hydrocarbon contaminated clothing or equipment should not be washed within 25m of any surface water body.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
10. Surface water	-	2	2	4	3	M	L

11.1.10. TRAFFIC AND ROAD SAFETY

All drivers of delivery vehicles and construction machinery should have the necessary driver's licenses and documents to operate these machines. Speed limit warning signs must be erected to minimise accidents. Heavy-duty vehicles and machinery must be tagged with reflective signs or tapes to maximize visibility and avoid accidents.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Traffic	-	2	2	4	3	M	L

11.1.11. FIRES AND EXPLOSIONS

There should be sufficient water available for firefighting purposes. Ensure that all fire-fighting devices are in good working order and are serviced. All personnel have to be trained about responsible fire protection measures and good housekeeping such as the removal of flammable materials on site. Regular inspections should be carried out to inspect and test firefighting equipment by the contractor.

The Proponent will put in the necessary fire protection infrastructure / extinguishers as per requirements. It is advised that a specialist Fire Protection Specialist is contracted to introduce a proper fire protection plan with the required infrastructure and to oversee the annual auditing and maintenance of the infrastructure.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Fires and Explosions	-	2	2	4	2	M	L

11.1.12. SENSE OF PLACE

The placement, design and construction of the proposed project should be as such as to have the least possible impact on the natural environment. The proposed activities will not have a large/negative impact on the sense of place in the area since it will be constructed in a manner that will not affect the neighbouring portions and it will not be visually unpleasing.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Nuisance Pollution	-	1	1	2	2	L	L

11.2. IMPACTS DURING THE OPERATIONAL PHASE

11.2.1. ECOLOGICAL IMPACTS

Staff and visitors should only make use of walkways and existing roads to minimise the impact on vegetation. Minimise the area of disturbance by restricting movement to the designated working areas during maintenance and drives.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Ecology Impacts	-	1	2	4	2	L	L

11.2.2. DUST POLLUTION AND AIR QUALITY

Vehicles transporting goods and staff will contribute to the release of hydrocarbon vapours, carbon monoxide and sulphur oxides into the air. Possible release of sewer odour, due to sewer system failure or maintenance might also occur. All maintenance of bulk services and infrastructure at the project site has to be designed to enable environmental protection.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Dust & Air Quality	-	2	2	4	4	M	L

11.2.3. CONTAMINATION OF GROUNDWATER

Spillages might also occur during maintenance of the sewer system. This could have impacts on groundwater especially in cases of large sewer spills. Proper containment should be used in cases of sewerage system maintenance to avoid any possible leakages. Oil and chemical spillages may have a health impact on groundwater users. Potential impact on the natural environment from possible polluted groundwater also exists.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Groundwater contamination	-	2	2	4	2	L	L

11.2.4. GENERATION OF WASTE

Household waste from the activities at the site and from the staff working at the site will be generated. This waste will be collected, sorted to be recycled and stored in on site for transportation and disposal at an approved landfill site.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Waste Generation	-	1	2	2	2	M	L

11.2.5. FAILURE IN RETICULATION PIPELINES

There may be a potential release of sewage, stormwater or water into the environment due to pipeline/system failure. As a result, the spillage could be released into the environment and could potentially be health hazard to surface and groundwater. Proper reticulation pipelines and drainage systems should be installed. Regular bulk services infrastructure and system inspection should be conducted.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Failure of Reticulation Pipeline	-	1	1	4	2	M	L

11.2.6. FIRES AND EXPLOSIONS

Food will be prepared on stoves. There should be sufficient water available for firefighting purposes. Ensure that all fire-fighting devices are in good working order and are serviced. All personnel have to be trained about responsible fire protection measures and good housekeeping such as the removal of flammable materials on site. Regular inspections should be carried out to inspect and test firefighting equipment by the contractor.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Fires and Explosions	-	2	1	4	2	M	L

11.2.7. HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and neighbours are of great importance, workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective Equipment). Workers should be warned not to approach or chase any wild animals occurring on the site. No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Safety & Security	-	1	2	4	2	M	L

11.3. CUMULATIVE IMPACTS

These are impacts on the environment, which results from the incremental impacts of the construction and operation of the proposed project when added to other past, present, and reasonably foreseeable future actions regardless of what person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. In relation to an

activity, it means the impact of an activity that in it may not become significant when added to the existing and potential impacts resulting from similar or diverse activities or undertakings in the area.

Possible cumulative impacts associated with the proposed project include sewer damages/maintenance, vegetation and animal disturbance, uncontrolled traffic and destruction of the natural environment. These impacts could become significant especially if it is not properly supervised and controlled. This could collectively impact on the environmental conditions in the area. Cumulative impacts could occur in both the operational and the construction phase.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Cumulative Impacts	-	1	3	4	3	L	L

12. ENVIRONMENTAL MANAGEMENT PLAN

The Environmental Management Plan (EMP) provides management options to ensure impacts of the proposed construction and operation are minimised. An EMP is an environmental management tool used to ensure that undue or reasonably avoidable adverse impacts of the operations are prevented, and the positive benefits of the projects are enhanced.

The objectives of the EMP are:

- ✓ to include all components of the proposed project.
- ✓ to prescribe the best practicable control methods to lessen the environmental impacts associated with the project.
- ✓ to monitor and audit the performance of the project personnel in applying such controls.
- ✓ to ensure that appropriate environmental training is provided to responsible project personnel.

The EMP acts as a document that can be used during the various phases of the proposed project. The contractor as well as the management and staff should be made aware of the contents of the EMP. See Appendix for EMP.

13. CONCLUSION

In summary, the environmental impact assessment reflects commitment to responsible urban planning and development in Lüderitz. By prioritizing diverse land use, supporting residential growth, and facilitating office activities, thus striving to positively impact the town's socio-economic dynamics while respecting regulations and community preferences.

The EIA has been completed in line with the requirements of the Environmental Management Act, 2007 and Regulations and it is concluded and recommended that the specific site identified namely Erf 931 and 808, Luderitz has the full potential to

be used for the proposed activities. The identified environmental and social impacts can be minimized and managed through implementing preventative measures and sound management systems. It is recommended that the environmental performance be monitored regularly to ensure compliance and that corrective measures be taken if necessary.

In general, the operation of the proposed project would pose limited environmental risks, provided that the EMP for the activity is used properly. The EMP should be used as an onsite tool during the operation of the project. Parties responsible for non-conformances of the EMP should be held responsible for any rehabilitation that has to be undertaken. After assessing all information available on this project, Green Earth Environmental Consultants are of the opinion that the proposed project site is suitable for the proposed activities. The accompanying EMP will focus on mitigation measures that will remediate or eradicate the negative or adverse impacts.

14. RECOMMENDATION

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Clearance for the permanent closure of Portion A ($\pm 203\text{m}^2$) of Erf 931, as Public Open Space and the consolidation of Portion A/931 (Closed Public Open Space) with Erf 808, Lüderitz, ǀKaras Region and to issue an Environmental Clearance for the following 'Listed Activities':

LAND USE AND DEVELOPMENT ACTIVITIES

The rezoning of land from use for nature conservation or zoned open space to any other land use;

LIST OF REFERENCES

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10 | SPORT

Wednesday 8 January 2025 | NEW ERA

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CLOSURE OF A PORTION OF ERF 931 (A PORTION OF ERF 815), LUDERTZ AS PUBLIC OPEN SPACE, CONSOLIDATION OF PORTION A/931 (CLOSED PUBLIC OPEN SPACE) WITH ERF 808 (A PORTION OF ERF 657) LUDERTZ AND REZONING OF CONSOLIDATED ERF X

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of Erf 808, the sole member of Suncha Investments Close Corporation, intends to apply in terms of the provisions of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Section 50(2)(a)(i) of the Local Authorities Act, 1992 (Act 23 of 1992), to the Ludertiz Town Council and the Urban and Regional Planning Board for:

- Permanent closure of a portion (± 203m²) of Erf 931 (a portion of Erf 815), as Public Open Space
- Consolidation of Portion A/931 (Closed Public Open Space) with Erf 808 (a portion of Erf 657), Ludertiz
- rezoning of Consolidated Erf X from residential 1 with a density of 1 dwelling per erf to residential 2 with a density of 1:250m²

Erf 931 (a portion of Erf 815) is a 7m wide strip of land, reserved for Public Open Space purposes, it borders Erf 808 (a portion of Erf 657) to the west. The erven are located on Shark Island in Insel Street. The owners of Erf 808 (a portion of Erf 657), Ludertiz approached the Town Council with a request to purchase a portion of Erf 931 that is directly adjacent to their erf. The Town Council approved the purchase in order to complete the purchase, the remaining statutory procedures, described above, need to be done. Portion A is ± 203m² in extent and once consolidated with Erf 808, the Consolidated Erf size will be ± 1262m². The owners wish to add an additional 2 or 3 luxury apartments (maximum 4) to rent out on a long-term basis. To allow this, the Consolidated Erf needs to be rezoned to residential 2 with a density of 1 dwelling per erf to residential 2 with a density of 1:250m².

Any person objecting to the proposed closure of the public open space and use of land as set out above may lodge such objection together with the grounds thereof with the Chief Executive Officer of Ludertiz Town Council, P.O. Box 19, Ludertiz, Namibia and the applicant within 14 days of the last publication of this notice (final date for objections is 4 February 2025).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P.O. Box 8271 AUSTSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planning@dutoitplan.com

Green Earth
Environmental Consultants

CALL FOR PUBLIC PARTICIPATION/ COMMENTS
ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CLOSURE OF PORTION A OF ERF 931, LUDERTZ AS PUBLIC OPEN SPACE AND CONSOLIDATION OF PORTION A WITH ERF 808, LUDERTZ, KARAS REGION

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) for the permanent closure of Portion A (± 203m²) of Erf 931, as Public Open Space and the consolidation of Portion A/931 (Closed Public Open Space) with Erf 808, Ludertiz, Karas Region.

Name of proponent: Suncha Investments Close Corporation
Project location and description: Erf 931 (a portion of Erf 815), Ludertiz is a 7m wide strip of land, reserved for Public Open Space purposes. It borders Erf 808 (a portion of Erf 657), Ludertiz to the west. The Erven are located on Shark Island along Insel Street. Ludertiz Town Council approved the selling of Portion A (± 203m²) of Erf 931 to the owners of Erf 808, Ludertiz for the consolidation with Erf 808, Ludertiz. The Consolidated Erf will be ± 1262m² in extent. The owners of Erf 808 intend to add an additional 2 or 3 luxury apartments to the existing dwelling on the consolidated erf. It is the intention to rent out these apartments on a long-term basis. Erf 808 is zoned 'residential 1'. To be able to consolidate Portion A of Erf 931 with Erf 808, Portion A of Erf 931 must be closed as public open space. To close Portion A of Erf 931 as public open space, an environmental clearance is required.

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and opinions regarding the proposed project. The last date for comments and/or registration is 4 February 2025. Contact details for registration and further information: Green Earth Environmental Consultants
Contact Person: Charlie Du Toit/
Carlen van der Walt
Tel: 081273545
E-mail: carlen@greenearthnamibia.com

Employment
Offered

EMPLOYER:
ALIAS PROPERTIES
NUMBER FIVE CC
POSITION: SITE MANAGER

1. We are looking for a site manager who can understand both Chinese and English well.
2. At least 3 or more years working experience in construction or construction related fields and know about shopping mall's maintenance. Will business management skills are required.
3. He/She must have a Namibia driving license which will enable him/her to drive and work alone as well.
4. Responsible for supervising construction sites and running construction projects. He/she is responsible for ensuring that a construction project is completed on time and within budget.
5. Coordinating and supervising construction workers selecting tools and materials making safety inspections and ensuring construction and site safety.

Please send us the CVs to: employment@alias.co.na
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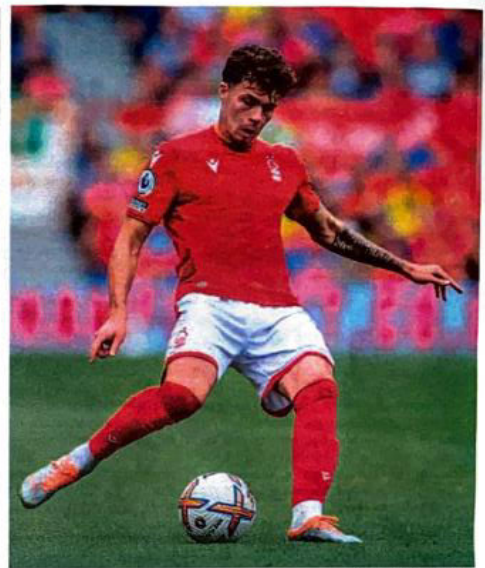


Photo: Nottingham Forest
Waiting in anticipation... Nottingham Forest defender Neco Williams.

Neco Williams relishing Forest's 'special' clash with Liverpool

NOTTINGHAM Forest defender Neco Williams knows how 'special' next week's Premier League game against Liverpool will be.

Forest extended their winning streak to six games with a 3-0 triumph at Wolverhampton Wanderers on Monday evening, with goals from Morgan Gibbs-White, Chris Wood and Taiwo Awoniyi opening the door for a surprise title challenge.

That moved Nuno Espirito Santo's team six points behind leaders Liverpool, who visit the City Ground next Tuesday in a clash which could determine whether Forest are genuine title contenders.

Williams told BBC Radio Nottingham: "We are still only halfway through the season; we have still got a lot more to give."

"We are just taking each game as it comes. For us now the focus is on Luton in the Football Association Cup. Then it is Liverpool, which will be a tough test, but the confidence is flowing through the group now and hopefully we can carry on that

winning form. "It will be special for the whole team. We are up there. We are the only team to beat them this season, so hopefully we can do that again."

"But it's going to be tough. We know how good they are. They are probably one of the best teams in the world right now. With our confidence, our winning form and our 12th man, which is the fans, if that all comes together then we will have a chance, he said."

Wolves lost for the first time under boss Vitor Pereira and the Portuguese wants to move into the transfer market to cover a lengthy absentee list.

"If we want to be honest, we know and everybody knows, that we need some positions," Pereira said.

"We need to bring players to help us, more solutions to face this league, and the club is working."

"I believe that the players will come - not too many players, because I don't want too many, but we need to recover our players as soon as possible and to bring two or three players to balance the team." - Nampal/AFP



Employment
Offered

THAICHON RESTAURANT CC
CC/2025/042860
JOB ADVERTISEMENT FOR ASSISTANT CHIEF:

- Hard working
- Passionate about food
- Experienced in Thai Cuisine

We are looking for an enthusiastic and qualified assistant chef to assist the head chef in our busy restaurant kitchen. Cassia restaurant offers a fine dining experience situated in Witik. It features high quality traditional Thai cuisine with the emphasis on preparing traditional Thai ingredients, spices and herbs. You will be part of the culinary management team and is responsible for a complete knowledge of traditional Thai food preparation and function. Performs special functions and stands in as primary culinary manager in absence of the Head Chef.

- The successful applicant will have 5 years previous experience
- Managing a busy kitchen
- Knowledge of all kitchen equipment
- Proficient in recipe and menu creation
- Thorough knowledge of traditional Thai food ingredients, spices and herbs
- Experience in catering operations
- Must have travelled and worked in Thailand, China and Malaysia in similar role

If you possess all the above with the necessary experience, please send CV to: Cassiarecruitment@gmail.com

EMPLOYMENT OPPORTUNITY / OMITO YILONGA

Clothing Company looking for the machinist (tailors) who can work on industrial machines.
Contact: 0857461813

Otsukongwa ashondji, nakawathel yankungula, nolutela jorgotha, Maryakute ygyyokoka nates, Iyayakungula, keCmbatatsile Munda nyathalo, nayayenge to 0857461813

Employment
Offered

WE ARE HIRING
POST: SCHOOL DEPUTY DIRECTOR

Amamias Private Academy is looking for the services of a dedicated, committed, mature and qualified school deputy director.

- Key Responsibilities**
- Assisting the school director in managing daily operations and administrative tasks
 - Providing leadership and guidance to staff and students
 - Assisting in the development and implementation of educational programs and curricula
 - Facilitating professional development opportunities for teachers and staff members
 - Acting as a liaison between the school administration, teachers, parents & community
 - Policy implementation
 - Evaluation and assessment - monitoring students' performance and school programs to drive improvement among others.

- Minimum requirements**
- A recognized 3 or 4 year teaching qualification or equivalent
 - 10 years teaching experience of which 5 years must be in management position
 - Leadership or management qualification in education will be an added advantage
 - Certified copies of academic and professional certificates
 - CV and recent testimonials of not more than two years will plan at least three latest references
 - Experience in leading private schools & a track record on performance
 - Be above 35 years of age

All the applications must be addressed to:
The School Director
Amamias Private Academy
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Please note that only successful candidates will be contacted.
Closing date: 14 January 2025

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CLOSURE OF A PORTION OF ERF 931 (A PORTION OF ERF 815), LUDERTZ AS PUBLIC OPEN SPACE; CONSOLIDATION OF PORTION A/931 (CLOSED PUBLIC OPEN SPACE) WITH ERF 808 (A PORTION OF ERF 657) LUDERTZ AND REZONING OF CONSOLIDATED ERF X

DUTOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of Erf 808, the sole member of Suncha Investments Close Corporation, intends to apply in terms of the provisions of the Urban and Regional Planning Act, 1995 (Act No. 5 of 1995) and Section 56(1)(a) of the Local Authorities Act, 1992 (Act No. 23 of 1992), to the Luderitz Town Council and the Urban and Regional Planning Board for:

- Permanent closure of a portion (1.203m²) of Erf 931 (a portion of Erf 815), as Public Open Space
- Consolidation of Portion A/931 (Closed Public Open Space) with Erf 808 (a portion of Erf 657), Luderitz
- Rezoning of Consolidated Erf X from residential 1 with a density of 1 dwelling per erf to residential 2 with a density of 1.250m²

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Applicant:
DUTOIT TOWN PLANNING CONSULTANTS
P O Box 6571 AUSTFARNPLATZ
WINDHOEK
Tel: 061 248010
Email: planner3@duitoitplan.com

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE

LIQUOR ACT 1998

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT 1998

(REGULATIONS 1A, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region:

OMUSATI

1. Name and postal address of applicant: **MOSES NDIKE SHAMIRALA**

PO BOX 223 OSHAKATI

2. Name of business or proposed business to which applicant wishes to apply for a licence: **MONSIEUR MIMI MARKET**

Address/Location of premises to which application relates: **OSHANA VILLAGE - KASHAMANE BORDER POST OSHAKATI CONSTITUENCY IN OMUSATI**

3. Nature and details of application: **GROCERY LIQUOR LICENSE**

4. Date of the court with whom application will be lodged: **13 JANUARY 2025**

5. Date on which application will be heard: **29 JANUARY 2025**

6. Date of meeting of Committee at which application will be heard: **12 MARCH 2025**

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE

LIQUOR ACT 1998

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(REGULATIONS 1A, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region:

OMUSATI

1. Name and postal address of applicant: **ASHIMBACHA HILKKA**

PO BOX 485 OUTAPI

2. Name of business or proposed business to which applicant wishes to apply for a licence: **EPANDULO SHEREN**

Address/Location of premises to which application relates: **ONTORO VILLAGE OF UUKULONKADH**

3. Nature and details of application: **SPECIAL LIQUOR LICENSE TO OPERATE FROM 20H00 AM - 02H00 AM MONDAYS TO SATURDAYS AND FROM 14H00 PM - 02H00 MIDNIGHT ONE SUNDAYS AND PUBLIC HOLIDAYS**

4. Date of the court with whom application will be lodged: **OUTAPI MAGISTRATE'S COURT**

5. Date on which application will be heard: **14 DECEMBER 2024 - 12 JANUARY 2025**

6. Date of meeting of Committee at which application will be heard: **12 FEBRUARY 2025**

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

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Address/Location of premises to which application relates: **ONTORO VILLAGE OF UUKULONKADH**

3. Nature and details of application: **SPECIAL LIQUOR LICENSE TO OPERATE FROM 20H00 AM - 02H00 AM MONDAYS TO SATURDAYS AND FROM 14H00 PM - 02H00 MIDNIGHT ONE SUNDAYS AND PUBLIC HOLIDAYS**

4. Date of the court with whom application will be lodged: **OUTAPI MAGISTRATE'S COURT**

5. Date on which application will be heard: **14 DECEMBER 2024 - 12 JANUARY 2025**

6. Date of meeting of Committee at which application will be heard: **12 FEBRUARY 2025**

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE

LIQUOR ACT 1998

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT 1998

(REGULATIONS 1A, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region:

OMUSATI

1. Name and postal address of applicant: **ASHIMBACHA HILKKA**

PO BOX 485 OUTAPI

2. Name of business or proposed business to which applicant wishes to apply for a licence: **EPANDULO SHEREN**

Address/Location of premises to which application relates: **ONTORO VILLAGE OF UUKULONKADH**

3. Nature and details of application: **SPECIAL LIQUOR LICENSE TO OPERATE FROM 20H00 AM - 02H00 AM MONDAYS TO SATURDAYS AND FROM 14H00 PM - 02H00 MIDNIGHT ONE SUNDAYS AND PUBLIC HOLIDAYS**

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REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE

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REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE

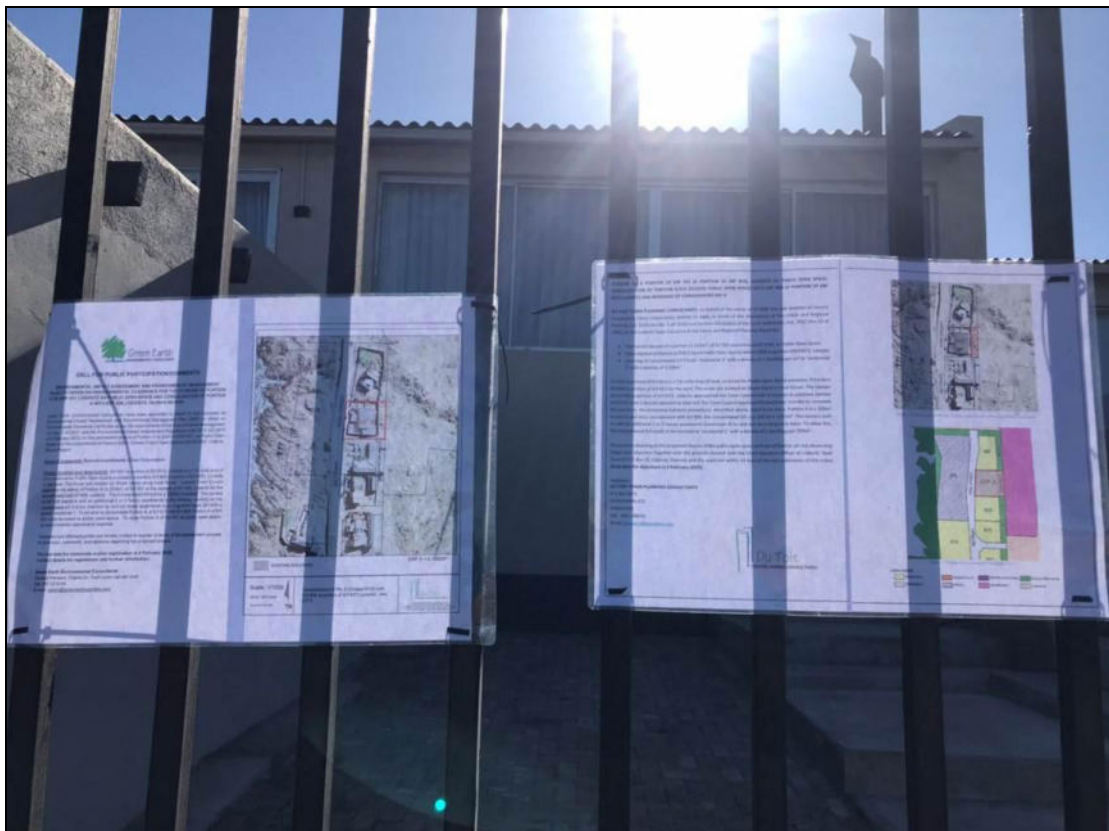
LIQUOR ACT 1998

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT 1998

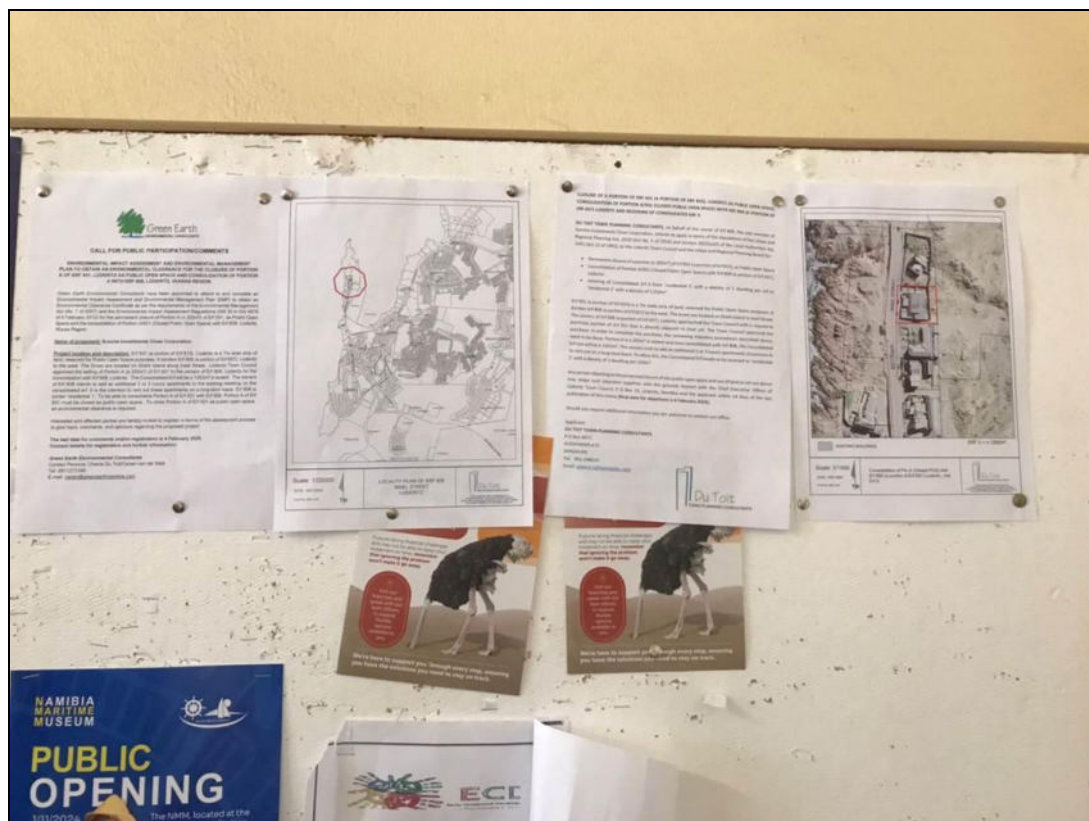
(REGULATIONS 1A, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below

APPENDIX B: NOTICE ON SITE



APPENDIX C: NOTICE ON NOTICE BOARD



APPENDIX D: COMMENTS FROM I&APS

From: info@eia-tracker.org.na <info@eia-tracker.org.na>

Sent: Tuesday, 4 February 2025 4:10 pm

To: carien@greenearthnamibia.com

Subject: Environmental Impact Assessment And Environmental Management Plan To Obtain An Environmental Clearance For The Closure Of Portion A Of Erf 931, Lüderitz As Public Open Space And Consolidation Of Portion A With Erf 808, Lüderitz, // Karas Region

Dear sir/Madam

I am also hereby requesting to be registered as an I&AP for the EIA:

Environmental Impact Assessment And Environmental Management Plan To Obtain An Environmental Clearance For The Closure Of Portion A Of Erf 931, Lüderitz As Public Open Space And Consolidation Of Portion A With Erf 808, Lüderitz, // Karas Region

Would you also forward me the BID including the project site coordinates?

Simeon Namweya

EIA Tracking and Monitoring in Namibia (EIA Tracker)

Namibian Environment and Wildlife Society

Cell:+264813549340

<https://eia-tracker.org.na>

[Like us on Facebook](#)

The EIA Tracker Project keeps track and maps all EIAs countrywide to enhance public access to EIA information and promote transparency within the EIA sector. The information collected is only used for the public to access and the EIA Tracker has no intention and will not use these for financial or any other benefits.

APPENDIX E: RESPONSE FROM NEIGHBOURS

CLOSURE OF A PORTION OF ERF 931 (A PORTION OF ERF 815), LUDERITZ AS PUBLIC OPEN SPACE;
CONSOLIDATION OF THE CLOSED PORTION OF OPEN SPACE WITH ERF 808 (A PORTION OF ERF 657),
LUDERITZ AND REZONING OF CONSOLIDATED ERF X FROM 'RESIDENTIAL 1' WITH A DENSITY OF 1
DWELLING PER ERF TO 'RESIDENTIAL 2' WITH A DENSITY OF 1 DWELLING PER 250m²

Name: B. C. Blewenga

Address: P.O. Box

752 Lüderitz

Telephone 0818186127 Email: christo-b@iway.co

I, the owner of Erf 809

(Please indicated with "x" in appropriate box)

☐

do not object to

☒

do object to

- Permanent closure of a portion ($\pm 203\text{m}^2$) of Erf 931 (a portion of Erf 815), Lüderitz as Public Open Space
- Consolidation of Portion A/931 (Closed Public Open Space) with Erf 808 (a portion of Erf 657), Lüderitz
- Rezoning of Consolidated Erf X from 'residential 1' with a density of 1 dwelling per erf to 'residential 2' with a density of 1:250
- Consent to use the erf in terms of the new zoning while the rezoning is in process

If objecting, please state the reasons:

My objection is based on my concern that
should sufficient on site parking not be provided
for guests of the proposed development, my drive way
may be inadvertently utilized for parking thus blocking
the parking space for the patrons of my establishment. Should this
concern be mitigated by some form of assurance in this regard
which would give me recourse if this my happen, I will
withdraw my objection.

Blewenga
Signature

27/01/2025
Date

Kindly take note that comments should reach our office by 07 February 2025.
You can return the form to the following email address: planner1@dutoitplan.com

CLOSURE OF A PORTION OF ERF 931 (A PORTION OF ERF 815), LUDERITZ AS PUBLIC OPEN SPACE;
CONSOLIDATION OF THE CLOSED PORTION OF OPEN SPACE WITH ERF 808 (A PORTION OF ERF 657),
LUDERITZ AND REZONING OF CONSOLIDATED ERF X FROM 'RESIDENTIAL 1' WITH A DENSITY OF 1
DWELLING PER ERF TO 'RESIDENTIAL 2' WITH A DENSITY OF 1 DWELLING PER 250m²

Name: Mrs Frank Snyman, Grand F Property Close Corporation

Address: P.O. Box 3076, Windhoek, Namibia

Telephone: 0811240630 Email: frank@maxes.info

I, the owner of Erf 806

(Please indicated with "X" in appropriate box)

☐

do not object to

☒

do object to

- Permanent closure of a portion ($\pm 203\text{m}^2$) of Erf 931 (a portion of Erf 815), Lüderitz as Public Open Space
- Consolidation of Portion A/931 (Closed Public Open Space) with Erf 808 (a portion of Erf 657), Lüderitz
- Rezoning of Consolidated Erf X from 'residential 1' with a density of 1 dwelling per erf to 'residential 2' with a density of 1:250
- Consent to use the erf in terms of the new zoning while the rezoning is in process

If objecting, please state the reasons: The previous construction rubble of TWO (2) years ago dumped by the owner/workers of erf 808 on my erf 806 is still, despite several requests not removed and cleaned up from my erf 806. No further development on erf 931 and 808 (erf X) will be supported unless the previous mess and rubble is completely removed from my erf 806. I, owner of erf 806 can only approve this request if satisfactory explanation of where all new building rubble will be stored and kept, because it will be again a construction site. I will further object to this request unless I get proper explanation of no construction vehicles, or employees of any construction company not allowed to enter my erf 806 at any time, and further that I get proper explanation of the toilet facilities of the proposed construction site, and get an agreement that my erf 806 will not be used as a toilet area, and what measurements will be implemented by the construction companies in regard to toilet facilities. Access to any part of my erf 806 should not be influenced by the parking for any vehicle during the construction period, or after completion of the construction works. The parking needed for the 5 luxury apartments for erf 931 and erf 808 and erf X may not influence access to any part of my erf 806, during the construction period, or after the completion of the construction works. Any and all damages done by the construction works to the pavement on my erf 806 will be repaired 100% by the construction company and owner of erf 931, 808, erf X.

Signature

Kindly take note that comments should reach our office by 07 February 2025.

You can return the form to the following email address: planner1@dutoitplan.com

Date 03 Feb 2025

Public Open Space adjacent next to my erf 806 for safety, security, health and prevention of littering purposes.

Dorette Opperman

From: Howard Head <alma@iafrica.com.na>
Sent: Thursday, February 6, 2025 11:03 AM
To: planner1@dutoitplan.com
Subject: FW: Neighbour Consultation: Erf 807, Lüderitz
Attachments: Letter to owner of Erf 807 Luderitz.pdf; The Plans.pdf

Dear Dorette

With reference to our telephonic conversation regarding the above ,the following:

I do not have an objection but merely a concern. In the draft mention is made that provision must be made for sufficient on-site parking. If this is not enforced and the vehicles for these units are parked in the street , it could lead to traffic congestion given the frequency of Tour busses., Overlanders and tourist vehicles utilizing the road to the Shark Island Campsite.

Thank you for kind consideration in this matter.

Regards
Howard Head

From: Planner2 <planner2@dutoitplan.com>
Sent: Monday, 20 January 2025 9:29 am
To: sedina@iafrica.com.na
Cc: Dorette Opperman <planner1@dutoitplan.com>
Subject: Neighbour Consultation: Erf 807, Lüderitz

Dear Mr Head

Our office is in the process of applying to the Lüderitz Town Council for the:

- permanent closure of a portion of Erf 931, Lüderitz as Public Open Space;
- consolidation of Portion A/931 (closed public open space) with Erf 808 (a portion of Erf 657), Lüderitz;
- rezoning of consolidated Erf X from 'residential 1' with a density of 1 dwelling per erf to 'residential 2' with a density 1:250; and
- consent to use the erf in terms of the new zoning while rezoning is in process.

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the closure, consolidation and rezoning is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us as soon as possible.

Do not hesitate to contact me should you require additional information

Best Regards

(MS) TJIJAMA TJITEMISA
Town Planning Consultant
+264(0) 81-416 6169
planner2@dutoitplan.com

Planner2

From: Johanna Andreas <JAndreas@nwr.com.na>
To: Planner2
Sent: 20 January 2025 09:38
Subject: Read: Neighbour Consultation: Erf 362, Lüderitz

Your message

To: Johanna Andreas
Subject: Neighbour Consultation: Erf 362, Lüderitz
Sent: Monday, January 20, 2025 9:28:49 AM (UTC+02:00) Windhoek

was read on Monday, January 20, 2025 9:38:06 AM (UTC+02:00) Windhoek.

Johanna Andreas
Financial Assistant: Creditors

PO Box Private Bag 13378
Tel: +264 61 285 7151
Fax:
E-mail: JAndreas@nwr.com.na
Web: www.nwr.com.na

Namibia Wildlife Resorts (NWR), is a proudly Namibian Hospitality and Service Company, with a mandate to operate within the Namibian National Parks. We are dedicated to providing a relaxed, comfortable, memorable and liberated feeling, an authentic Namibian service experience at best, we therefore look forward to hosting you. Email messages and all attachments are deemed private and confidential, earmarked for a specific addressee; thus, should only be used for its intended purpose, by the intended person. Disclosing or unauthorised distribution of email content erroneously or wrongly sent, should, therefore, be deleted as this is prohibited and unlawful. Any opinion expressed by the sender is not necessarily that of Namibia Wildlife Resorts (NWR). All reasonable precautions have been taken to ensure a virus free message; however, NWR cannot guarantee this nor accept responsibility whatsoever for loss or damage arising from the use of the email or attachments. Namibia Wildlife Resorts reserves the right to monitor all email communications transmitted through its networks. In case of emergencies, please call +264 81 143 6950, after hours.

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, February 17, 2025 11:56 AM
To: 'Frank Snyman'
Cc: 'Fabi Sunsha'
Subject: RE: Neighbour Consultation: Erf 806, Lüderitz
Attachments: Letter to neighbours from Sunsha_Erf 806.pdf

Dear Frank,

Trust you are doing well. As mentioned in correspondence below I have consulted with Fabienne regarding your concerns. She provided me with the attached letter.

Would this be sufficient for you to revise your objection to a 'no objection'? If so, please let me know soonest.

Kind Regards
Dorette

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, February 3, 2025 4:25 PM
To: 'Frank Snyman' <maxes.frank@maxes.info>
Subject: RE: Neighbour Consultation: Erf 806, Lüderitz

Dear Frank,

Thank you. I will forward it to Fabienne for her input and confirmation that they will adhere to the concerns and act in accordance with the building regulations. Would you consider to revise your objection, if you are happy with her response?

I are definitely also allowed to apply to purchase Public Open Space adjacent to your property. I would propose that you approach the Town Council in writing with an indication of the area that you wish to purchase. You can include a simple sketch from Google Earth to illustrate which part you want to purchase.

Kind Regards
Dorette

From: Frank Snyman <maxes.frank@maxes.info>
Sent: Monday, February 3, 2025 12:36 PM
To: Dorette Opperman <planner1@dutoitplan.com>
Subject: RE: Neighbour Consultation: Erf 806, Lüderitz

Dear Dorette,

I refer to my telephonic conversation on 22 January 2025.

I am on the road travelling and have completed your document.

I apologise for sending a photo of the completed document, but I am not at a scanner being on the road.

I trust you find it in order.

If the handwriting is unclear, you are welcome to call me on my cell number 0811240630.

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, February 17, 2025 11:58 AM
To: 'Kairos Cottage'
Cc: 'Fabi Sunsha'
Subject: RE: RETURN FORM FROM ERF 809
Attachments: Letter to neighbours from Sunsha_Erf 809.pdf

Dear Marinda,

As per correspondence below I have consulted with Fabienne regarding your concerns. She provided me with the attached letter.

Would this be sufficient for you to revise your objection to a 'no objection'? If so, please let me know soonest

Kind Regards
Dorette

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, January 28, 2025 8:27 AM
To: 'Kairos Cottage' <christo.b@iway.na>
Subject: RE: RETURN FORM FROM ERF 809

Dear Marinda,

Thank you, I will forward it to Fabienne, I believe they would confirm that your driveway would not be used for access to their intended units, but will confirm with you in writing.

Kind Regards
Dorette

From: Kairos Cottage <christo.b@iway.na>
Sent: Monday, January 27, 2025 3:00 PM
To: 'Dorette Opperman' <planner1@dutoitplan.com>
Subject: RETURN FORM FROM ERF 809

To whom it may concern.

Attached is the returning form from Erf 809(B.Biewenga)

Warmest regards
Marinda



Dear Mr Snyman,

I hope this letter finds you well. I am writing in response to your recent objection regarding the potential construction and expansion on **Erf 808** and **Erf 913**, should the consolidation of the two properties be approved.

Firstly, I would like to assure you that we fully value and respect the peaceful nature of our neighborhood, and we understand and appreciate your concerns regarding any future developments. Please allow me to reassure you that, should construction proceed, we will strictly adhere to all the by-laws and regulations governing construction and zoning. This includes, but is not limited to:

- **Adherence to boundary lines:** All construction activities, materials, and structures will remain within the boundaries of our consolidated properties, with no encroachment on your property.
- **Compliance with construction bylaws:** We will ensure that the construction process adheres to all approved building codes, safety regulations, and environmental standards of the Town Council. We are committed to minimizing any disruptions to neighboring properties during this process.
- **Off-street parking:** We are fully aware of the concern regarding increased demand for parking once additional residences are built on the property. To address this, we will comply with the building regulations regarding the provision of adequate off-street parking. We will ensure that the development includes sufficient parking spaces to accommodate the increased number of residents, as required by the regulations. The goal is to mitigate any inconvenience related to parking, ensuring that all vehicles associated with the new development are properly accommodated on-site.

We hope this helps clarify any concerns you may have regarding the proposed construction and parking situation. Our intention is to develop responsibly, maintaining a positive relationship with the neighborhood, and enhancing the area in a sustainable way that is mindful of the needs of all residents.

Thank you for your understanding and cooperation. We appreciate your feedback and look forward to continuing to be good neighbors.

Yours sincerely,

Fabienne Looser
Managing Director

APPENDIX F: CURRICULUM VITAE OF CHARLIE DU TOIT

1. **Position:** Environmental Practitioner
2. **Name/Surname:** Charl du Toit
3. **Date of Birth:** 29 October 1960
4. **Nationality:** Namibian

5. **Education:**

Name of Institution	University of Stellenbosch, South Africa
Degree/Qualification	Hons B (B + A) in Business Administration and Management
Date Obtained	1985-1987
Name of Institution	University of Stellenbosch, South Africa
Degree/Qualification	BSc Agric Hons (Chemistry, Agronomy and Soil Science)
Date Obtained	1979-1982
Name of Institution	Boland Agricultural High School, Paarl, South Africa
Degree/Qualification	Grade 12
Date Obtained	1974-1978

6. **Membership of Professional Association:** EAPAN Member (Membership Number: 112)

7. **Languages:**

	<u>Speaking</u>	<u>Reading</u>	<u>Writing</u>
English	Good	Good	Good
Afrikaans	Good	Good	Good

8. **Employment Record:**

<u>From</u>	<u>To</u>	<u>Employer</u>	<u>Position(s) held</u>
2009	Present	Green Earth Environmental Consultants	Environmental Practitioner
2005	2008	Elmarie Du Toit Town Planning Consultants	Manager
2003	2005	Pupkewitz Megabuild	General Manager
1995	2003	Agra Cooperative Limited	Manager Trade
1989	1995	Namibia Development Corporation	Chief Agricultural Consultant
		Ministry of	Agricultural

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes myself, my qualifications, and my experience. I understand that any wilful misstatement described herein may lead to my disqualification or dismissal, if engaged.



Charl du Toit

APPENDIX G: CURRICULUM VITAE OF CARIEN VAN DER WALT

1. **Position:** Environmental Consultant
2. **Name/Surname:** Carien van der Walt
3. **Date of Birth:** 6 August 1990
4. **Nationality:** Namibian

5. **Education:**

Institution	Degree/Diploma	Years
University of Stellenbosch	B.A. (Degree) Environment and Development	2009 to 2011
University of South Africa	B.A. (Honours) Environmental Management	2012 to 2013

6. **Membership of Professional Associations:**

EAPAN Member (Membership Number: 113)

7. **Languages:**

Language	Speaking	Reading	Writing
English	Good	Good	Good
Afrikaans	Good	Good	Good

8. **Employment Record:**

From	To	Employer	Positions Held
07/2013	Present	Green Earth Environmental Consultants	Environmental Consultant
06/2012	03/2013	Enviro Management Consultants Namibia	Environmental Consultant
12/2011	05/2012	Green Earth Environmental Consultants	Environmental Consultant

9. **Detailed Tasks Assigned:**

Conducting the Environmental Impact Assessment, Environmental Management Plan, Public Participation, Environmental Compliance and Environmental Control Officer

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes myself, my qualifications, and my experience. I understand that any wilful misstatement described herein may lead to my disqualification or dismissal, if engage.

Carien van der Walt

APPENDIX H: ENVIRONMENTAL MANAGEMENT PLAN