A scoping report on the Environmental Impact Assessment for the Oil and Gas Logistics Hub in Luderitz, Karas Region

An application for an Environmental Clearance Certificate (ECC)

Report Compiled for:

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List of Abbreviations

TERM	DEFINITION
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
GPS	Global Positioning System
HSE	Health, Safety and Environmental
MAWLR	Ministry of Agriculture, Water and Land Reform
MEFT	Ministry of Environment, Forestry and Tourism
MME	Ministry of Mines and Energy
NHC	National Heritage Council
PPE	Personal Protective Equipment
SOPs	Standard Operating Procedures
ToRs	Terms of Reference

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Executive Summary

The proposed Oil and Gas Logistics Hub in Lüderitz, Namibia, is a large-scale development designed to provide dedicated infrastructure and services to support offshore oil and gas exploration and production activities in Namibia and the southern African region. The project will consist of **dredging approximately 1 million cubic metres of soil along a 1.5 km channel**, construction of a **600-metre quay wall**, and establishment of associated facilities including **fabrication workshops, warehouses, fuel and chemical storage tanks, heavy equipment handling yards, and staff accommodations**. With an estimated capital investment of **USD 100 million** and an annual turnover of **USD 50 million**, the project is expected to create **500 direct jobs** and over **5,000 indirect jobs**, positioning Lüderitz as a critical node in Namibia's emerging energy sector.

Purpose of the Scoping Report

The Environmental Scoping Report has been undertaken in line with Namibia's **Environmental Management Act (No. 7 of 2007)** and the **Environmental Impact Assessment (EIA) Regulations (2012)**. Its purpose is to:

- Identify and describe the project and its components.
- Provide a baseline overview of the receiving environment.
- Assess potential environmental and social impacts of the project.
- Propose initial mitigation measures.
- Define the terms of reference for a full Environmental Impact Assessment (EIA).

Need and Desirability

The project is both **necessary and desirable** as it will reduce Namibia's dependence on foreign ports, improve regional competitiveness, and provide essential logistical support for oil and gas operations. It also aligns with Namibia's national development goals, job creation strategies, and energy independence agenda. Alternatives, such as relying on South African ports, were considered but found to limit Namibia's economic sovereignty and growth potential.

Receiving Environment

The receiving environment of Lüderitz is highly sensitive and diverse:

- **Physical Environment:** Characterised by arid conditions, limited freshwater resources, and fragile desert soils prone to erosion.
- **Marine Environment:** Home to ecologically significant species such as seals, penguins, and commercially valuable fish stocks (lobster, hake, snoek), making dredging and spills a high-risk activity.
- **Terrestrial Environment:** Sparse vegetation, small mammals, reptiles, and heritage resources such as archaeological sites require careful management.
- **Socio-Economic Context:** A small town with limited infrastructure, heavily reliant on fisheries and tourism, but facing opportunities for diversification through industrial development.

Figure 1. An aerial view of Luderitz, showing a of the applied area.

Potential Impacts

The scoping process identified several key impacts:

- **Marine Impacts:** Turbidity from dredging, habitat loss, and risks from spills represent high-significance concerns.
- **Terrestrial Impacts:** Dust, noise, vegetation clearance, and visual impacts are moderate but manageable.
- **Socio-Economic Impacts:** Job creation and local business stimulation are positive, but risks include strain on housing and services, potential conflicts with fisheries, and impacts on tourism.
- **Cultural and Heritage Values:** Archaeological and built heritage sites, as well as Lüderitz's scenic character, may be impacted without careful planning.
- **Human Health and Safety:** Risks associated with hydrocarbons, hazardous materials, traffic, and occupational safety are significant but can be managed with robust systems.
- **Cumulative Impacts:** The hub will add to pressures from other large-scale projects in Lüderitz, requiring regional planning.

Mitigation and Management

Proposed mitigation measures include:

- Marine and dredge management plans to reduce turbidity and protect habitats.
- Waste and spill management systems aligned with **MARPOL** and Namibian standards.
- Traffic, air quality, and noise management plans to minimise community impacts.
- Cultural heritage surveys and chance-finds procedures.
- Health, Safety, and Environment (HSE) frameworks to protect workers and the public.
- Continuous stakeholder engagement and grievance mechanisms.

Public Participation

The public participation process has already been initiated through notices, stakeholder registration, and consultations with key institutions. Concerns raised include fisheries, service provision, tourism, and cumulative impacts. These issues will form part of the terms of reference for the EIA.

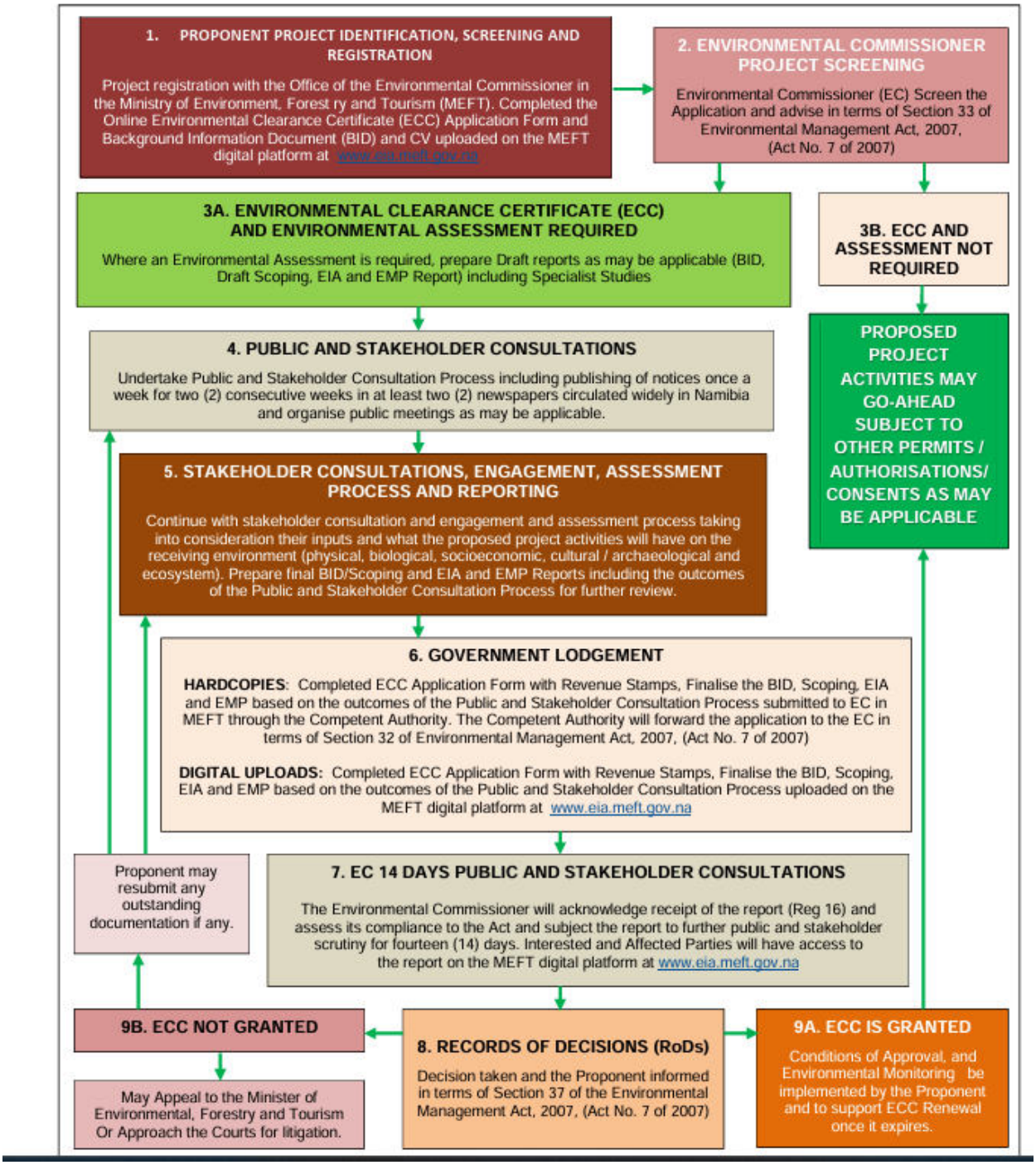

Figure 2. The different steps that are usually undertaken to obtain an environmental clearance certificate.

Conclusion and Recommendations

The scoping study concludes that the project is **desirable and feasible**, with **substantial economic benefits** and **manageable environmental and social risks** if robust mitigation and monitoring frameworks are implemented. It is recommended that the project proceed to a full EIA, with specialist studies focusing on marine ecology, socio-economics, cultural heritage, hydrology, and health and safety.

1. Introduction

This Environmental Scoping Report (ESR) has been prepared to inform the Environmental Impact Assessment (EIA) process for the proposed Oil and Gas Logistics Hub in Lüderitz, Namibia. The development seeks to establish a strategic support base that will enable Namibia to service and sustain offshore petroleum exploration and production activities. This scoping phase is the first step in the environmental assessment process and sets the foundation for the full EIA. It presents a description of the proposed project, outlines the receiving environment, identifies the key environmental and social issues likely to arise, and provides the framework for further detailed specialist investigations. The ESR also sets out the requirements for stakeholder engagement and introduces the terms of reference that will guide the subsequent EIA phase.

2. Project Description

The proposed logistics base will represent a major infrastructure investment designed to provide comprehensive support to offshore oil and gas operations. One of the central components of the development will be the dredging of approximately one million cubic metres of seabed material along a 1.5-kilometre channel, a measure that is necessary to allow unhindered access by large support and supply vessels. The dredging activity will be accompanied by the construction of a 600-metre quay wall that will provide berthing facilities for service vessels and serve as the main interface for cargo transfer between land and sea.

Figure 3. The plan and design of the planned oil and gas logistics hub in Luderitz, Namibia

Onshore facilities will include a network of fabrication workshops intended for metal works, subsea component assembly, and offshore module construction, supported by large warehouses that will accommodate drilling consumables, spare parts, and specialised equipment. Storage facilities for bulk fuels such as diesel and marine gas oil will be installed, complete with bunded containment systems and firefighting installations to mitigate spill and fire risks. Chemical storage areas will also be developed, designed in line with international hazardous materials management standards to minimise the risk of accidental releases. A heavy equipment handling yard will be developed with cranes, forklifts, and laydown areas to facilitate the mobilisation of large and heavy components.

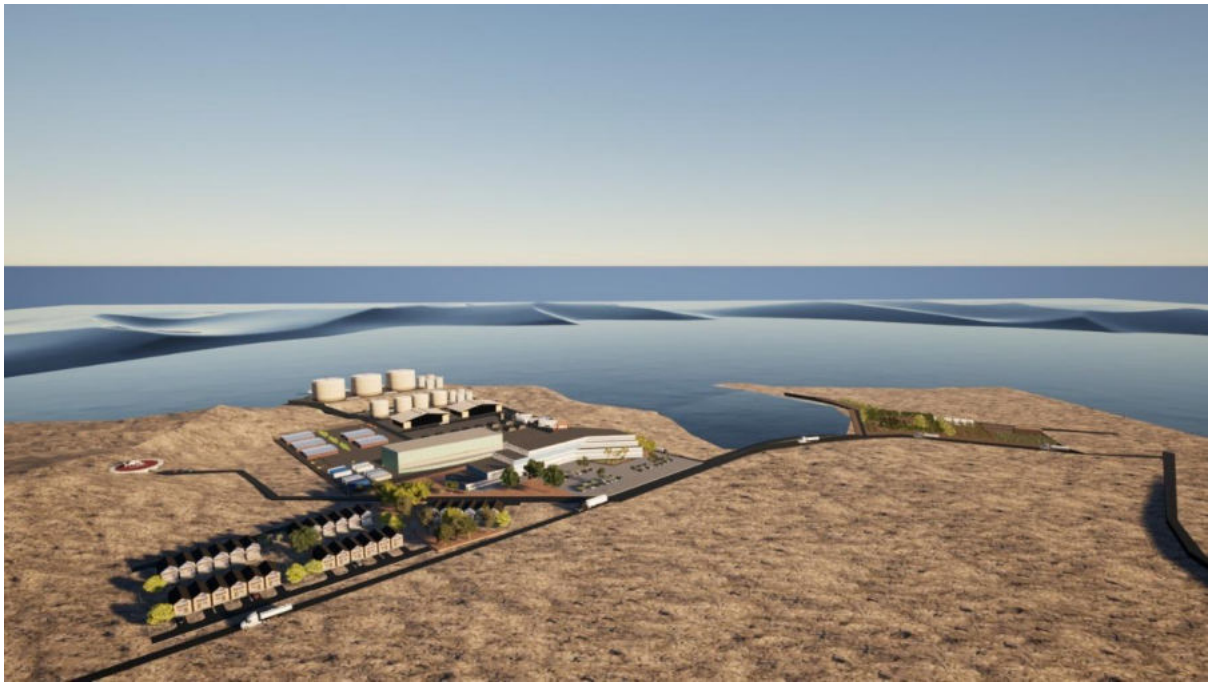

Figure 4. The plan and design of the planned oil and gas logistics hub in Luderitz, Namibia

In addition to these facilities, the logistics base will provide supply vessel handling infrastructure including mooring areas, loading zones, and cargo-handling systems. A staff accommodation complex will be established to house the workforce, supported by medical, dining, and recreational amenities to ensure staff welfare. Supporting infrastructure will include internal road networks, power and water supply systems, sewerage treatment plants, and solid waste management systems, all of which will be designed to ensure the smooth and safe operation of the base. The project represents an estimated investment of USD 100 million, with a projected annual turnover of approximately USD 50 million. It is expected to directly employ around 500 people, while creating an additional 5,000 indirect jobs through supply chains, services, and local businesses.

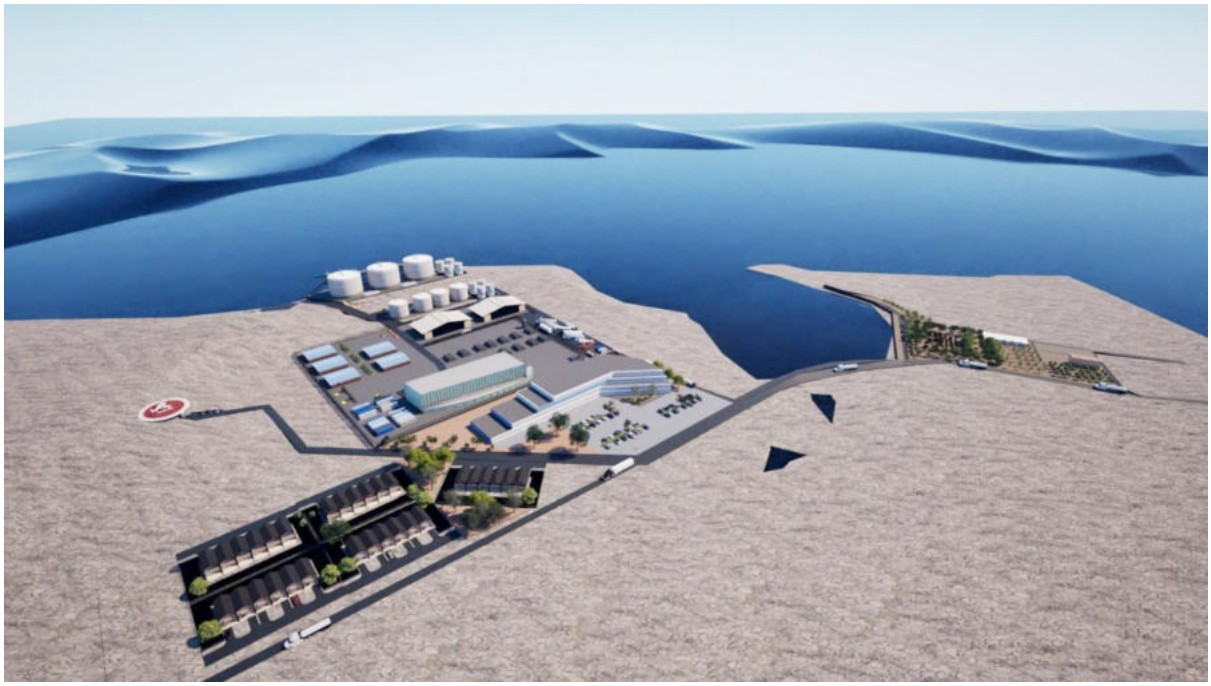

Figure 5. The plan and design of the planned oil and gas logistics hub in Luderitz, Namibia.

3. Legal and Regulatory Framework

The development of the proposed oil and gas logistics hub in Lüderitz will be governed by a range of national legislation, regulations, and policies, as well as international conventions to which Namibia is a party. At the centre of this framework is the **Environmental Management Act (No. 7 of 2007)** and its accompanying **Environmental Impact Assessment (EIA) Regulations of 2012**, which require that any listed activity that may significantly affect the environment must undergo an environmental assessment process. The establishment of port infrastructure, dredging of the seabed, and the storage of hazardous substances are all listed activities, which means that the project cannot proceed without the issuance of an **Environmental Clearance Certificate (ECC)** from the Ministry of Environment, Forestry and Tourism (MEFT). This Act further enshrines the principles of sustainability, the precautionary approach, and the need to balance economic development with environmental protection.

Complementing the Environmental Management Act are sector-specific laws. The **Petroleum (Exploration and Production) Act of 1991** establishes the legal basis for exploration and production of petroleum resources in Namibia and requires that supporting infrastructure, such as logistics bases, align with the operational standards of the oil and gas industry. The **Minerals (Prospecting and Mining) Act of 1992** may also be relevant

in instances where quarrying or borrow pits are required for construction material. Water use is regulated under the **Water Act of 1956** and the **Water Resources Management Act of 2013**, which collectively govern the abstraction, use, and protection of surface and groundwater resources. Given the scarcity of freshwater in Lüderitz, strict adherence to these laws will be necessary to prevent overuse or contamination of vital water supplies.

In terms of occupational health, safety, and labour conditions, the **Labour Act (No. 11 of 2007)** sets standards for employee welfare and workplace safety, while the **Public Health Act of 1919** regulates sanitation and waste management practices. The handling and storage of chemicals will be subject to the **Hazardous Substances Ordinance of 1974**, which controls the importation, sale, and disposal of dangerous goods. Waste management and pollution control will need to align with the principles of the **Pollution Control and Waste Management Bill**, even though this legislation is not yet fully enacted, as it reflects Namibia's policy direction on pollution management.

The logistics hub must also conform to **municipal by-laws** and planning regulations administered by the Lüderitz Town Council. These include zoning requirements, building codes, and provisions for land use planning. Compliance with municipal regulations will be critical for integrating the project into the broader urban development plans of Lüderitz. In addition, the **National Heritage Act (2004)** requires that any development likely to affect heritage sites be subject to review by the National Heritage Council, ensuring that archaeological and cultural resources in the project area are safeguarded.

At the international level, Namibia is bound by several conventions and protocols that will apply to this project. Chief among these is the **MARPOL Convention**, which regulates pollution from ships and governs the management of oil, chemicals, sewage, and garbage discharged from vessels. The logistics hub, as a maritime facility, will need to ensure compliance with MARPOL standards to prevent marine pollution. Namibia is also a signatory to the **Convention on Biological Diversity (CBD)** and the **United Nations Convention on the Law of the Sea (UNCLOS)**, both of which underscore the need to protect marine and coastal biodiversity while sustainably utilising ocean resources. Best practice guidelines, such as those of the **International Finance Corporation (IFC)** and the **World Bank Environmental, Health, and Safety Guidelines**, though not legally binding, provide internationally recognised benchmarks that will be applied to the project to ensure environmental and social safeguards are in line with global standards.

In summary, the legal and regulatory framework applicable to the proposed logistics hub is comprehensive, spanning environmental protection, petroleum development, water management, hazardous substance control, occupational safety, and cultural heritage. By adhering to these requirements, the project will not only comply with national legislation but also align with international best practices, thereby enhancing its environmental and social performance.

4. Baseline Study for the Lüderitz Oil and Gas Logistics Hub

4.1. Introduction

The proposed oil and gas logistics hub is to be established in the historic coastal town of Lüderitz, situated within the //Kharas Region of southern Namibia. This location, which lies along the Atlantic seaboard, is of strategic importance given its proximity to offshore oil and gas concessions. As part of the Environmental Impact Assessment (EIA) process, a comprehensive baseline study was undertaken to document existing biophysical, socio-economic, and built-environment conditions in and around the proposed development site. This information provides an essential reference point for predicting and managing the project's potential impacts across its life cycle.

4.2. Climate and Meteorology

Lüderitz experiences a hyper-arid coastal desert climate, heavily influenced by the cold Benguela Current. Annual rainfall is low, averaging less than 50 mm, and is sporadic and unreliable. The region is frequently covered in dense fog, particularly in the mornings, which contributes to limited precipitation and supports certain endemic vegetation. Wind is a dominant climatic feature, with strong southwesterly winds occurring throughout the year, especially during afternoons. These winds play a major role in shaping the local environment and must be considered in project design, particularly in relation to dust generation and structural engineering.

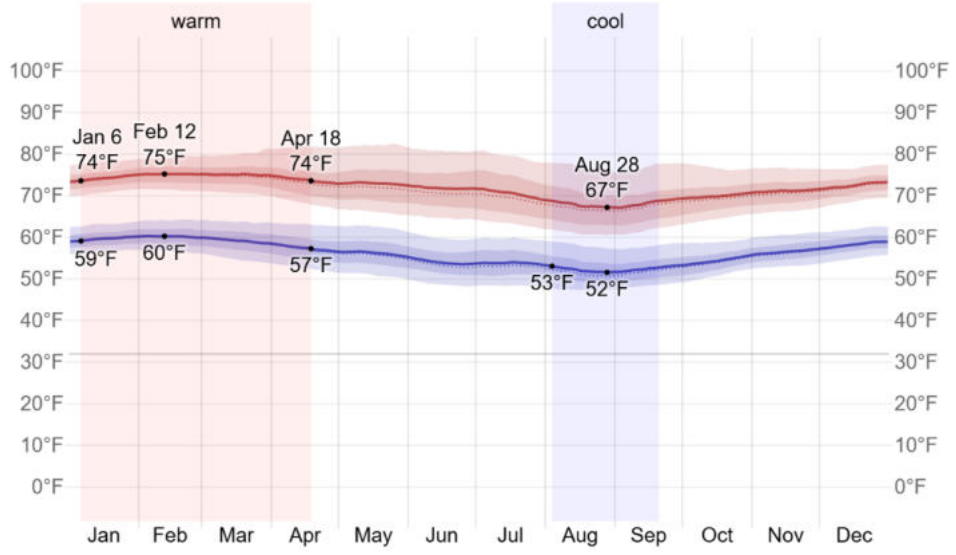

Figure 6. The monthly average temperature for Luderitz.

4.3. Topography and Geology

The topography of the project area is largely flat with some gentle undulations, composed of rocky outcrops, sandy plains, and minor dune formations. It lies on the southwestern edge of the Namaqua Metamorphic Complex, with bedrock comprising high-grade metamorphic rocks and granites, overlain in places by aeolian and marine sediments. The area has a generally low seismic risk, and no significant geological hazards have been identified. Nevertheless, the geology and topography require careful consideration during site preparation to avoid erosion and ensure stable foundations.

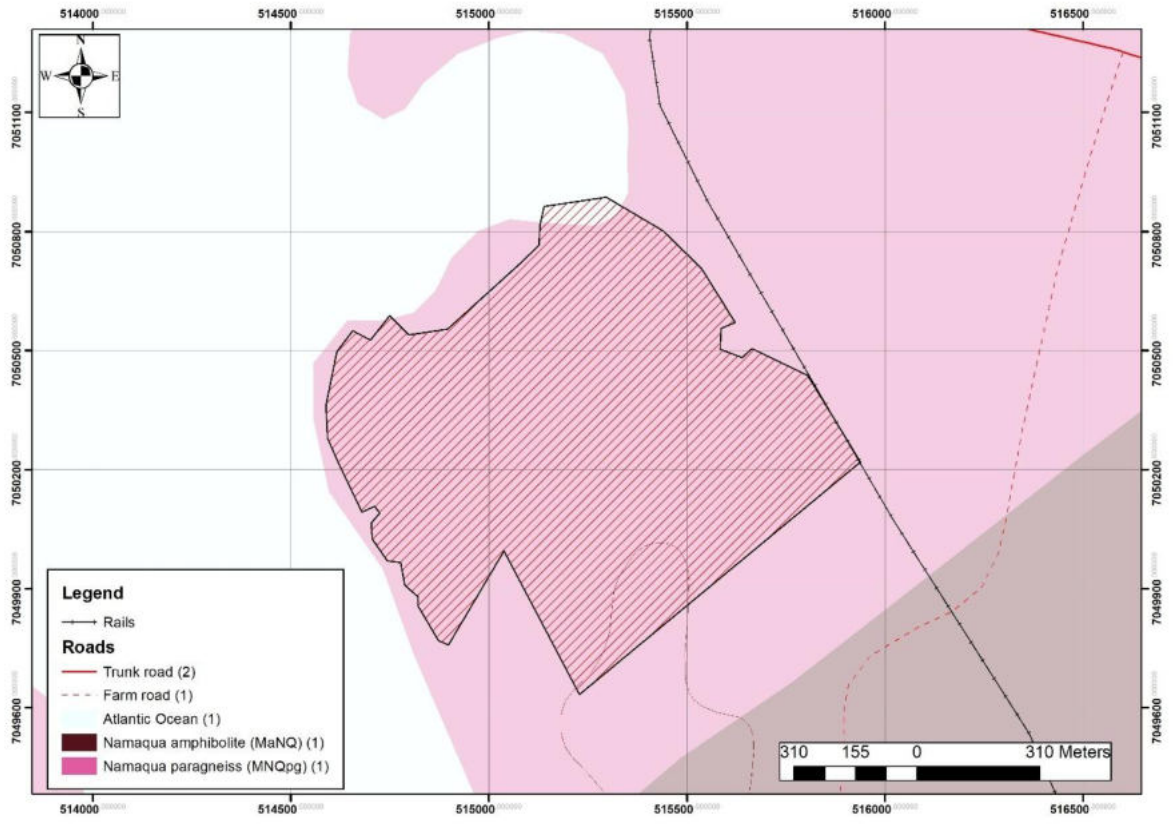

Figure 7. The geological map of the site area.

4.4. Soil and Land Capability

Soils in the Lüderitz region are shallow, poorly developed, and composed mainly of coarse sand and gravel with minimal organic matter. These soils offer very limited agricultural potential and are generally unsuitable for cultivation. Their structure makes them highly susceptible to wind erosion once vegetation is disturbed, especially during dry and windy

periods. While the land is not currently used for any productive agricultural purposes, proper soil stabilization and erosion control measures will be necessary during construction activities to prevent land degradation.

4.5. Flora and Fauna

The proposed site falls within the Succulent Karoo biome, recognized internationally as a biodiversity hotspot. Vegetation is sparse and consists predominantly of low-lying, drought-tolerant species such as succulents, dwarf shrubs, and pioneer species adapted to arid environments. No trees are present on-site. The faunal component includes desert-adapted species such as geckos, beetles, small mammals, and occasional reptiles. Marine birds are particularly important in the region, with several breeding colonies located on nearby offshore islands. Though no threatened species have been recorded within the immediate project footprint, indirect impacts from noise, light, and human presence must be considered.

4.6. Marine Environment

Lüderitz's marine ecosystem is among the most productive on the African west coast, driven by the Benguela upwelling system. The coastal waters support a rich array of marine life, including commercially important fish species, shellfish, seaweed, and marine mammals such as Heaviside's dolphins and Cape fur seals. Several islands offshore form part of the Namibian Islands' Marine Protected Area, hosting large populations of seabirds and protected species such as African penguins. Any activities related to marine access, dredging, or bunkering must be carefully managed to avoid pollution, habitat destruction, or ecological disturbance.

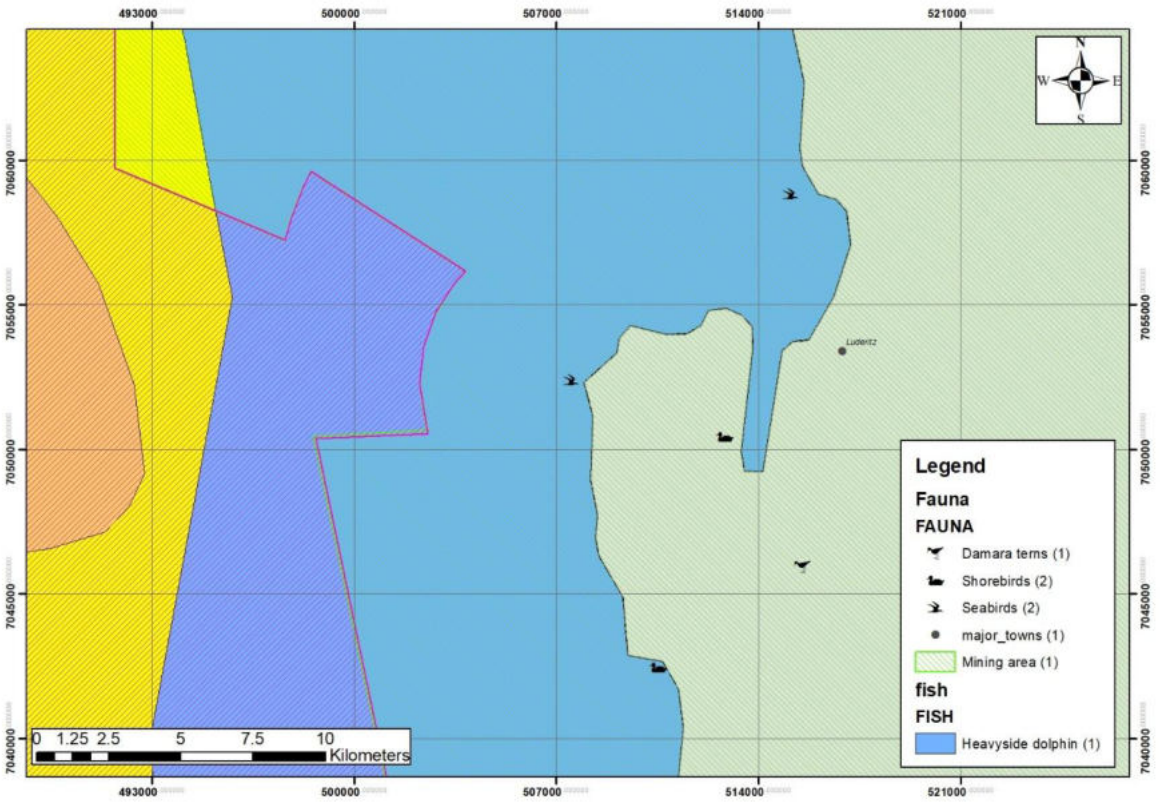

Figure 8. The marine ecological environment map showing the distribution of fauna and fish in the Luderitz area.

4.7. Water Resources

Water availability in Lüderitz is a major constraint due to the region's aridity. The town does not have perennial rivers or reliable groundwater sources. Water is supplied primarily via the Areva desalination plant, which provides potable water through a pipeline network. There is no dependence on groundwater at the proposed site, and boreholes are unlikely to yield sustainable supply due to saline intrusion and low recharge. As a result, the logistics hub will be dependent on municipal or desalinated water, and water efficiency must be prioritized in facility design and operations.

4.8. Air Quality and Noise Environment

The ambient air quality in Lüderitz is generally excellent, aided by the low levels of industrial activity and persistent winds that disperse air pollutants. However, dust from unpaved roads, construction activities, and vehicle movement can contribute to localized air quality deterioration. Noise levels in the town are characteristically low, consistent with its small population and limited traffic. The major contributors to background noise include ship

movements in the harbor, occasional construction work, and natural wind. Introduction of heavy machinery and long-term operations may lead to elevated noise levels that could affect workers and nearby residents if not mitigated.

4.9. Socio-Economic Environment

Lüderitz has a population of approximately 12,000 people and serves as a regional hub for fishing, tourism, small-scale manufacturing, and maritime services. Unemployment remains a significant challenge, particularly among youth and low-skilled workers. Economic development projects such as the logistics hub offer important opportunities for local employment, skills development, and business stimulation. However, these must be accompanied by proactive community engagement and transparent hiring practices to avoid social tension. The town's existing infrastructure is modest and could be strained by a sudden population influx if not managed carefully.

4.10. Cultural and Heritage Resources

Lüderitz has a rich colonial heritage dating back to the late 19th and early 20th centuries. The town is home to several proclaimed national monuments, including German colonial architecture, churches, and historical sites. The proposed logistics hub is situated outside the declared heritage zones, and no formal heritage resources have been recorded within the footprint. However, the potential for chance finds exists, particularly during excavation. A Chance Finds Procedure, aligned with the National Heritage Act (No. 27 of 2004), will be implemented to ensure that any discoveries are reported and managed appropriately.

4.11. Visual Landscape

The visual landscape of Lüderitz is characterized by open coastal vistas, rocky shorelines, and sparsely vegetated plains. The town's architecture and historical features contribute to a unique sense of place, which is valued by residents and tourists alike. The proposed development site is situated on relatively flat terrain away from the historical core of the town, but visual intrusion remains a potential concern, particularly if large structures or storage tanks are highly reflective, poorly screened, or illuminated at night. Visual impact mitigation will be essential, including appropriate building design, color selection, and landscape buffers.

4.12. Transportation Infrastructure

Lüderitz is connected to the national road network via the B4 highway, which links the town to Aus and onward to Keetmanshoop. A functional rail line also connects Lüderitz to inland Namibia, although its capacity is currently limited. The Port of Lüderitz, managed by Namport, is a key asset and includes quays for fishing vessels and limited cargo handling. The port infrastructure is expected to play a central role in the logistics hub, particularly for bunkering and equipment handling. Local roads within Lüderitz are tarred or gravel and in varying states of repair. Traffic congestion is currently low, but increased heavy vehicle movement could cause road damage and safety concerns if not addressed with a Traffic Management Plan.

Figure 9. The local map of Luderitz showing the transport infrastructure close to the site area.

4.13. Public Services and Utilities

Public services in Lüderitz are managed by the Lüderitz Town Council and include electricity, water supply, sewage systems, solid waste disposal, and healthcare. Electricity is supplied via the national grid, and the town has a reliable connection to NamPower infrastructure. Water, as mentioned, is sourced from desalination. Solid waste is managed at the local landfill, which has limited capacity. The town hosts a district hospital, a police station, and several schools. The logistics hub will place additional demand on these services, especially during construction

and commissioning, and coordination with local authorities will be essential to prevent strain on existing facilities.

4. Receiving Environment

4.1 Physical Environment

The physical setting of Lüderitz and its surrounding coastal areas is defined by an extremely arid climate with annual rainfall typically less than 50 millimetres. The region is subject to persistent strong winds, often exceeding 30 knots, which shape both the landscape and the marine conditions in the bay. Fog is a frequent phenomenon, providing some moisture to local ecosystems but also creating challenges for navigation and visibility. Geologically, the area lies within the Namaqua Metamorphic Complex, which consists primarily of paragneisses, granitic intrusions, and metamorphosed sediments. The terrain is characterised by coastal plains punctuated by rocky outcrops and low ridges, with sandy deposits in low-lying areas. Freshwater resources are extremely limited due to the absence of perennial rivers, meaning that desalination and groundwater boreholes are the principal sources of supply. This scarcity of water resources, combined with strong winds and poor soils, creates a challenging physical environment for both development and ecological resilience.

4.2 Marine Environment

Lüderitz Bay forms part of the productive Benguela Current system, one of the richest marine ecosystems in the world. The bay supports diverse marine habitats including kelp forests dominated by *Ecklonia maxima*, rocky reefs, sandy benthos, and tidal flats. These habitats provide nurseries for fish species such as snoek and horse mackerel and support commercially important fisheries including rock lobster and hake. Marine mammals such as Heaviside’s dolphins, bottlenose dolphins, Cape fur seals, and seasonal migratory whales are regularly observed in the bay and surrounding waters. The benthic environment is sensitive to turbidity, which can smother filter feeders and disrupt ecological processes. Seabird colonies, including cormorants, gulls, and terns, rely on the bay for feeding grounds, while offshore islands provide nesting sites. The marine environment is therefore both ecologically valuable and economically significant, underpinning fisheries, conservation efforts, and ecotourism activities.

4.3 Terrestrial Environment

On land, the receiving environment is characterised by sparse desert vegetation adapted to arid conditions, including succulent species, lichens, and hardy shrubs. These plants are slow-growing and highly vulnerable to disturbance, with recovery times often spanning decades. Faunal diversity is limited compared to the marine environment but includes reptiles, small mammals, and a variety of birds, many of which depend on coastal and wetland habitats. The terrestrial landscape is visually striking, with desert plains meeting the Atlantic Ocean, but it is also fragile, particularly in relation to soil erosion and vegetation loss. Lüderitz is notable for its heritage features, including German colonial architecture, shipwrecks, and archaeological sites that document the town's history as a fishing and trading settlement. These terrestrial features form part of the town's cultural identity and contribute to tourism, which alongside fishing and mining, sustains the local economy.

Figure 10. The terrestrial environment of the Luderitz site area.

4.4 Socio-Economic Context

The socio-economic environment of Lüderitz is defined by its small but strategically positioned population of approximately 12,500 residents. The economy is centred on fishing, marine logistics, diamond and base-metal mining, and a growing tourism sector.

Recently, industrial diversification has accelerated, with renewable energy, aquaculture, and oil and gas exploration projects creating new opportunities and pressures. Lüderitz benefits from strategic infrastructure, including a functioning port managed by Namport, the B4 national highway connecting the town to Keetmanshoop and Windhoek, and an airport that services regional flights. However, the town faces limitations in terms of housing, healthcare, and educational facilities, which may come under further strain with an influx of workers associated with new developments. While the proposed logistics hub is expected to generate significant direct and indirect employment, these benefits will need to be balanced against the need for careful planning to avoid overburdening existing social services. Public perceptions of the project will be influenced by its ability to deliver tangible socio-economic benefits while managing risks to livelihoods, particularly those of local fishers and small businesses.

5. Potential Environmental and Social Impacts

5.1 Marine Impacts

One of the most significant areas of concern relates to the marine environment, which will be directly affected by dredging, quay construction, and the operation of supply vessels. Dredging of approximately one million cubic metres of seabed material will result in increased turbidity and sediment suspension, which can reduce light penetration and smother benthic organisms. The process also has the potential to disturb fish breeding grounds and disrupt nursery areas for species that are ecologically and commercially important. Underwater noise generated by dredging machinery and vessel traffic may interfere with the communication and navigation of marine mammals such as Heaviside's dolphins, bottlenose dolphins, and migrating whales. The risk of accidental spills of fuel, oil, or chemicals poses another threat, with the potential to cause long-term harm to water quality and marine ecosystems. These marine impacts are particularly important to manage, as Lüderitz Bay is recognised both for its ecological richness and for its economic dependence on fisheries.

5.2 Terrestrial Impacts

The terrestrial environment, though less directly impacted than the marine system, will nonetheless experience a range of pressures from construction and operation activities.

Dust and particulate emissions from site preparation and heavy equipment movements may degrade local air quality, particularly under the influence of strong winds that can disperse dust widely. Noise from construction activities, fabrication workshops, and vessel operations may disturb both nearby residents and wildlife. The physical landscape will also undergo transformation, with the introduction of large industrial structures such as warehouses, fuel storage tanks, and workshops altering the coastal town's visual character. Vegetation clearance, though limited due to sparse desert flora, will disturb fragile habitats that take decades to recover, while soils may become compacted or eroded if not carefully managed. Cultural and heritage resources in and around Lüderitz may also be at risk if not identified and protected during project planning.

5.3 Socio-Economic Impacts

From a socio-economic perspective, the logistics hub promises to bring about considerable positive change, but it will also introduce challenges. On the positive side, the creation of approximately 500 direct jobs and more than 5,000 indirect jobs is expected to provide a substantial boost to the local economy. The project will generate opportunities for small and medium enterprises, stimulate the housing market, and increase demand for services ranging from catering and construction to transport and security. However, this influx of workers and businesses will also place significant pressure on Lüderitz's already limited infrastructure and social services. Housing shortages, strain on healthcare and education, and competition for water resources are all likely outcomes if the development is not accompanied by parallel investment in social infrastructure. There may also be conflicts of interest with existing economic activities such as fishing, as marine impacts from dredging or vessel traffic could affect catches and livelihoods. The project therefore has the potential to generate both widespread support and considerable concern among local communities, depending on how benefits and risks are managed.

5.4 Cumulative Impacts

The cumulative impacts of the logistics hub must be considered in the broader context of ongoing and planned developments in Lüderitz. The town and its bay are already experiencing multiple industrial initiatives, including large-scale renewable energy projects, aquaculture farms, mining operations, and port expansions. Each of these projects has its own footprint, but when combined they may exceed the ecological and social

carrying capacity of the area. For example, the simultaneous operation of several projects could increase vessel traffic, amplify noise pollution, and heighten risks of accidental spills in Lüderitz Bay. On land, cumulative demands for housing, water, and electricity may outpace the town's ability to provide basic services. These cumulative effects highlight the need for integrated coastal zone management and coordinated planning across sectors, ensuring that Lüderitz develops in a balanced and sustainable manner that does not undermine the very ecosystems and social systems that its economy depends on.

6. Proposed Mitigation Measures

6.1 Marine Mitigation

The marine environment will require the most comprehensive mitigation due to the direct impacts of dredging, vessel operations, and fuel and chemical handling. To limit the effects of dredging, operations should be scheduled outside of critical spawning and breeding seasons for key fish and marine mammal species. Turbidity levels should be closely monitored with real-time sensors, and if thresholds are exceeded, dredging activities should be slowed or suspended. Dredged spoil should be deposited only at pre-identified disposal sites with low ecological sensitivity, ensuring that kelp beds, reefs, and fishing grounds remain unaffected. To address spill risks, all storage tanks must be bunded to 110% of their capacity, and emergency response protocols, including spill kits and containment booms, must be in place at all berthing facilities. Vessel traffic should be managed through designated shipping lanes to reduce disturbance to marine mammals, and marine observers should be deployed during dredging and heavy vessel activity to ensure immediate response if sensitive species are at risk.

6.2 Terrestrial Mitigation

On land, mitigation should focus on managing dust, noise, and visual intrusion while protecting fragile vegetation and heritage resources. Construction sites must be regularly sprayed with water to suppress dust, especially during high-wind conditions, and vehicles should operate on designated roads to prevent unnecessary soil disturbance. Noise emissions should be reduced by fitting silencers to machinery and limiting high-noise activities to daylight hours. Vegetation clearance should be minimised and confined to areas required for infrastructure, with topsoil carefully stored and used for rehabilitation

after construction. In terms of visual impacts, building designs should incorporate neutral colours and low-reflective materials to blend more harmoniously with the desert landscape. Heritage surveys must be undertaken prior to construction, and any discovered archaeological sites should be protected in collaboration with the National Heritage Council.

6.3 Socio-Economic Mitigation

The socio-economic benefits of the logistics hub can only be fully realised if potential negative impacts on local communities are mitigated. Employment strategies should prioritise hiring from Lüderitz and surrounding communities, supported by training programmes that build local skills in fabrication, logistics, and marine operations. The project proponent should work with local authorities to address housing shortages by investing in accommodation facilities and supporting municipal planning. Partnerships with health and education institutions can help strengthen public services, ensuring that the influx of workers does not overwhelm existing systems. To reduce the risk of conflict with fisheries, close engagement with fishing cooperatives should be maintained, with measures such as exclusion zones around key fishing grounds and compensation frameworks for demonstrable losses. By ensuring that benefits are equitably distributed and that community voices are incorporated into decision-making, the project can build long-term social acceptance and resilience.

6.4 Cumulative Mitigation

Given the number of industrial projects planned in Lüderitz, cumulative mitigation will be essential. The logistics hub should be planned in coordination with other developments, such as renewable energy facilities, aquaculture projects, and mining activities, through an integrated coastal zone management approach. This will allow authorities and stakeholders to balance competing demands on land, water, and marine resources. Environmental monitoring programmes should be designed not only for this project but also in collaboration with other proponents, ensuring data is shared and impacts are tracked across the region. Investment in municipal infrastructure, such as water supply, electricity networks, and waste management facilities, should be scaled to meet the combined demands of all projects. Through joint planning and cooperation, Lüderitz can avoid piecemeal development and instead evolve into a sustainable, multi-sector hub that maximises economic growth while protecting its environmental and social foundations.

7. Public Participation

Public participation is a cornerstone of Namibia's environmental assessment framework and is fundamental to ensuring that development projects reflect the needs and concerns of affected communities. For the proposed logistics hub in Lüderitz, stakeholder engagement will be conducted in a transparent and inclusive manner, giving all interested and affected parties the opportunity to contribute meaningfully to the decision-making process. The process will begin with the dissemination of information through newspaper notices, posters, and the distribution of Background Information Documents (BIDs) to ensure that stakeholders are fully aware of the project. Public meetings will be organised in Lüderitz and surrounding communities, providing forums where individuals, community representatives, and industry stakeholders can raise concerns, seek clarification, and offer input into the assessment process.

A stakeholder register will be compiled to record the details of all interested parties, ensuring they remain informed throughout the EIA process. Written submissions will be encouraged, and all comments will be carefully documented and responded to in the Environmental Scoping Report and subsequent EIA. Special attention will be given to engaging vulnerable and traditionally underrepresented groups, such as artisanal fishers, who may be disproportionately affected by marine impacts. Engagement with industry bodies, municipal authorities, conservation groups, and government agencies will also form part of the consultation. This multi-layered approach to participation will not only strengthen the legitimacy of the EIA process but will also help identify practical solutions to issues that may arise. By ensuring that the voices of local residents, businesses, and broader Namibian society are heard, the project can build trust, secure social licence to operate, and establish a cooperative relationship with the community.

Public Meeting Summary – Lüderitz (Oil & Gas Logistics Hub Project)

18 July at the Luderitz Community Hall

A public consultation meeting was held in Lüderitz to present the proposed Oil and Gas Logistics Hub project and to gather feedback from Interested and Affected Parties (I&APs). The session was facilitated by the Environmental Assessment Practitioner (EAP), with representatives from the proponent, local authorities, and community stakeholders present.

Key Concerns and Comments Raised

1. Job Opportunities

Community members expressed strong interest in employment prospects linked to the logistics hub.

- **Concern:** Will local residents, particularly the youth of Lüderitz, be adequately qualified to take up skilled positions created by the project?
- **Response:** The proponent committed to prioritising local employment and outlined plans for training and capacity-building programmes (as detailed in the EMP's Training and Capacity Building section). Partnerships with vocational centres and local government were proposed to enhance employability.

2. Skills and Training of the Local Population

- **Concern:** The community questioned whether Lüderitz has a sufficient pool of skilled labour to meet the technical demands of oil and gas logistics operations.
- **Response:** The proponent acknowledged potential skill gaps and committed to structured training programmes, apprenticeships, and on-the-job mentoring to build local capacity. Collaboration with Namibian training institutions was highlighted as a key mitigation measure.

3. Location of the Hub

- **Concern:** Participants queried whether the chosen site for the logistics hub could negatively affect nearby communities or conflict with existing land uses.
- **Response:** The EAP clarified that the hub is sited within the industrial port zone to minimise social and environmental conflict. Site selection was guided by land-use planning and environmental sensitivity mapping.

4. Impacts on the Oyster Aquaculture Industry

- **Concern:** The oyster farming community raised worries about potential water quality degradation, turbidity from dredging, and contamination from fuel or chemical storage.
- **Response:** The project team explained that mitigation measures—including dredging controls, real-time turbidity monitoring, and bunded fuel/chemical storage—are in place. Joint monitoring programmes with aquaculture operators were proposed to ensure transparency and protect livelihoods.

5. Blasting During Construction

- **Concern:** Some residents asked whether blasting activities would occur and, if so, whether vibrations could damage nearby houses, causing cracks or structural issues.
- **Response:** The proponent explained that blasting would be avoided where possible, and if required, it would be carefully controlled under Namibian regulations. Vibration monitoring and pre-construction building surveys would be implemented to protect community property and provide a basis for compensation if damage occurs.

Summary

The meeting confirmed broad community interest in the economic opportunities presented by the project, but also highlighted concerns about **employment equity, skills development, impacts on aquaculture, and potential construction-related risks to property and safety**. These inputs have been formally recorded and will inform the final Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP).

Concern	Response	Commitment	Responsible Party
Job opportunities: Will Lüderitz residents, especially youth, benefit from employment?	The project will prioritise local employment during construction and operations.	At least 30–40% of jobs will be reserved for local residents, with transparent recruitment processes.	Project Proponent & HR Department
Skills gap: Are the youth sufficiently skilled to fill technical positions?	The proponent acknowledged potential skill gaps and proposed training initiatives.	Development of training programmes, apprenticeships, and partnerships with vocational centres.	Project Proponent & Contractors
Project location: Will the hub negatively impact nearby communities or land uses?	The site is within an industrial port zone to minimise conflict.	Maintain strict zoning compliance; avoid encroachment into residential or conservation areas.	Project Proponent, Lüderitz Town Council, Namport
Impacts on oyster aquaculture: Will dredging or pollution affect aquaculture?	Mitigation measures such as silt curtains, bunded storage, and joint monitoring will be implemented.	Establish collaborative water quality monitoring with aquaculture operators; immediate response protocol if thresholds are exceeded.	Project Proponent, MFMR, ECO
Blasting during construction: Will vibrations damage nearby houses?	Blasting will be avoided where possible; if unavoidable, it will follow strict regulatory controls.	Conduct pre-blasting surveys of nearby structures; implement vibration monitoring; provide compensation for verified damage.	Contractors, ECO, Ministry of Mines & Energy

Concern	Response	Commitment	Responsible Party
Community safety: Will construction traffic cause road hazards?	A traffic management plan will designate routes for heavy vehicles.	Implement signage, speed limits, and designated routes; coordinate with local traffic authorities.	Project Proponent, Contractors, Lüderitz Town Council

Attendance Register

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A notification form on the Environmental Impact Assessment for the oil and gas logistics hub in Luderitz

Name	Position	Address	Contact	Signature
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Assistant Manager
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MEETING NOTICE
Windhoek
optics
Luderitz
FOR SALE
Galaxy A24


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MINI SHOP


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MANAGEMENT TEAM
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Manager
Assistant Manager
EXIT
25 YEARS
Rotary Club of Luderitz
Winter dance
optics
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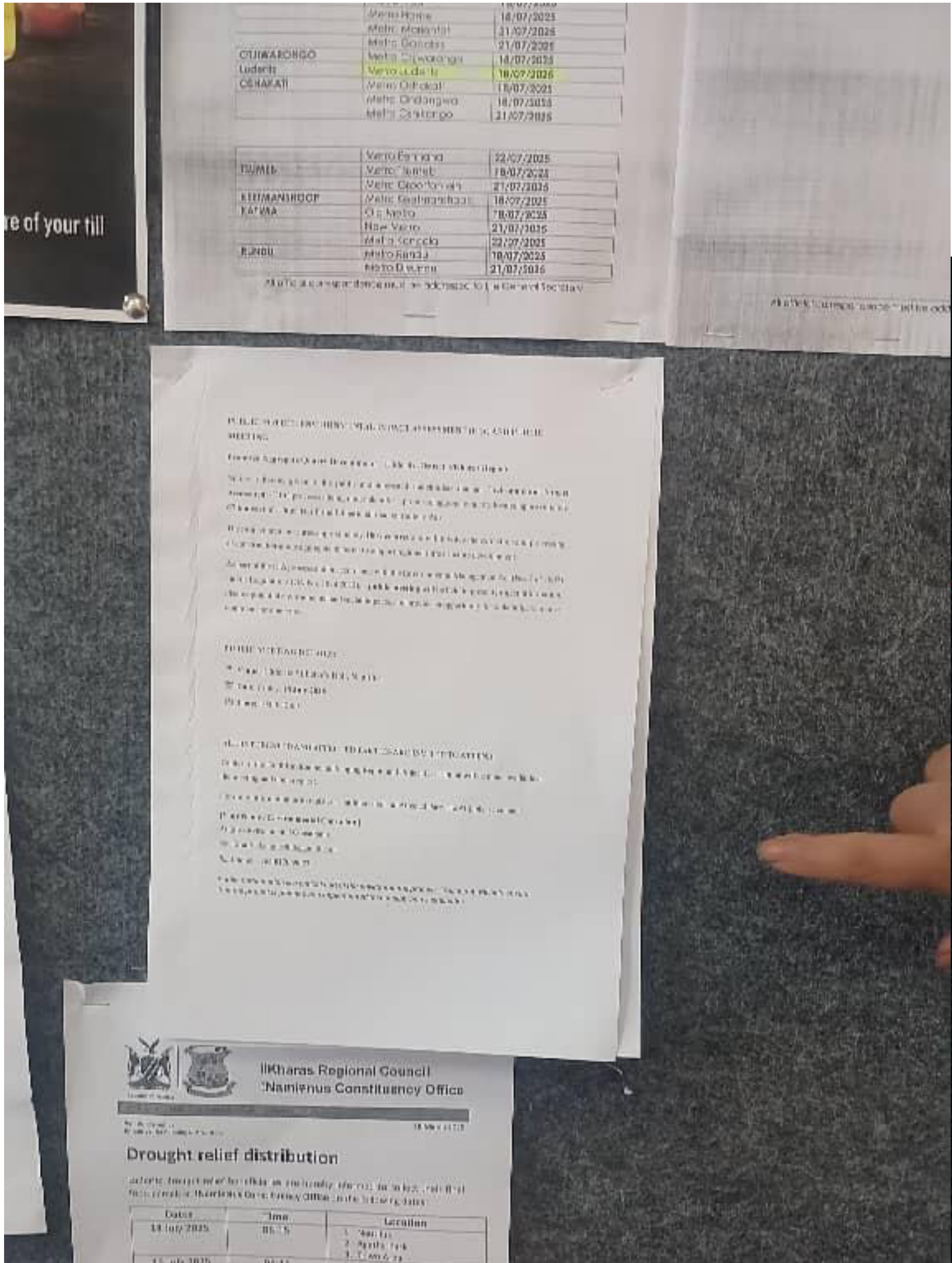
FOR SALE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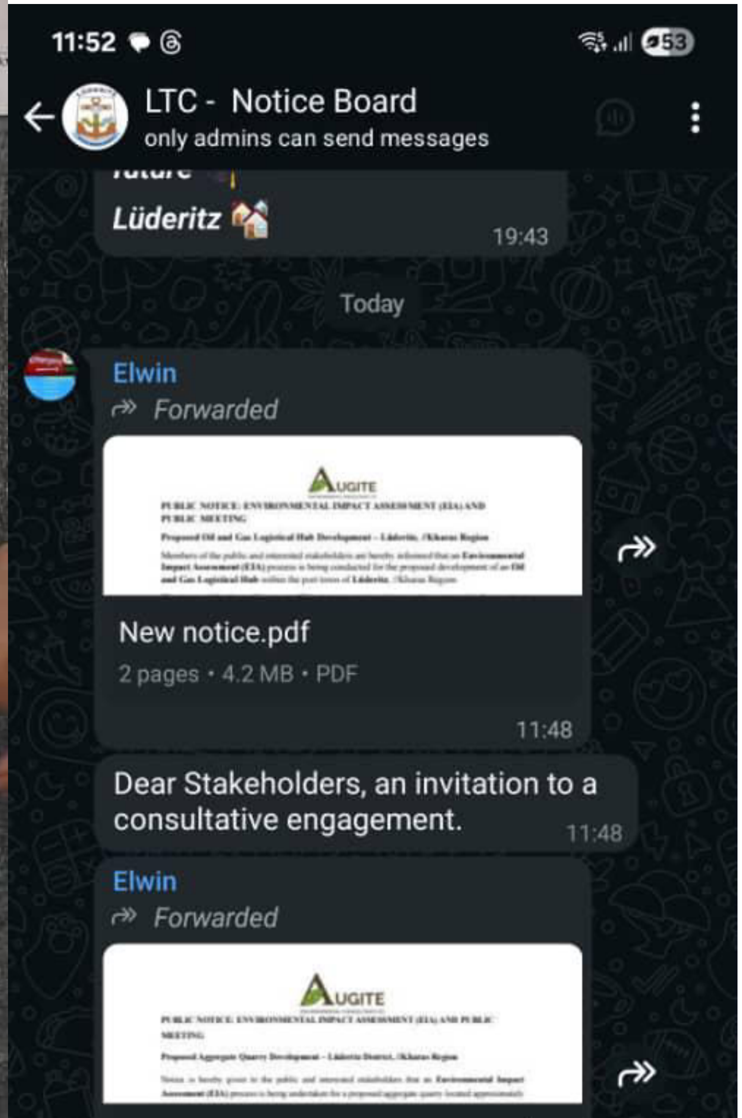
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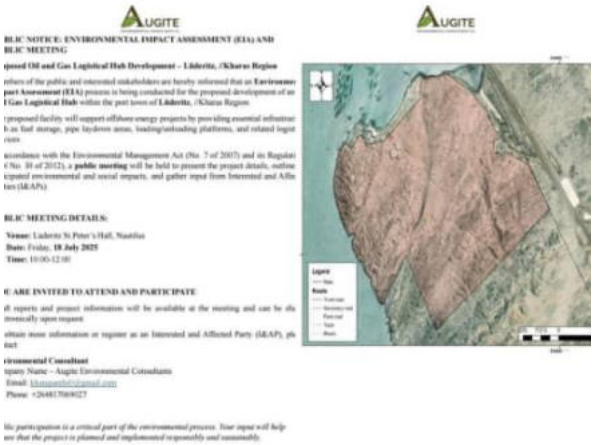

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BLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) AND BLIC MEETING

posed Oil and Gas Logistical Hub Development – Lüderitz, //Kharas Region

mbers of the public and interested stakeholders are hereby informed that an **Environme pact Assessment (EIA)** process is being conducted for the proposed development of an **l Gas Logistical Hub** within the port town of **Lüderitz**, //Kharas Region.

proposed facility will support offshore energy projects by providing essential infrastruc h as fuel storage, pipe laydown areas, loading/unloading platforms, and related logist ities.

accordance with the Environmental Management Act (No. 7 of 2007) and its Regulati (No. 30 of 2012), a **public meeting** will be held to present the project details, outline spated environmental and social impacts, and gather input from Interested and Affe ties (I&APs).

BLIC MEETING DETAILS:

Venue: Luderitz St Peter's Hall, Namibia
Date: Friday, **18 July 2025**
Time: 10:00-12:00

U ARE INVITED TO ATTEND AND PARTICIPATE

ll reports and project information will be available at the meeting and can be sh tronically upon request.

obtain more information or register as an Interested and Affected Party (I&AP), ple tact:

ironmental Consultant
mpany Name – Augite Environmental Consultants
Email: khanyam@vizpool.com
Phone: +264817869027

blic participation is a critical part of the environmental process. Your input will help ure that the project is planned and implemented responsibly and sustainably.

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8. Terms of Reference for Full EIA

The full Environmental Impact Assessment (EIA) will build upon the findings of this scoping study and will provide a detailed analysis of the environmental and social impacts associated with the proposed logistics hub. The Terms of Reference for the EIA will ensure that specialist studies are carried out in all areas where potentially significant impacts have been identified. This will include a comprehensive marine ecology study that examines the effects of dredging, quay construction, and vessel traffic on marine biodiversity, including fish populations, benthic habitats, and marine mammals. Hydrodynamic modelling will be undertaken to assess how dredging and infrastructure might alter currents, sedimentation patterns, and coastal stability. Fisheries assessments will evaluate the potential implications of the project for commercial and artisanal fishing activities, while water quality monitoring programmes will determine the risk of contamination from dredging, fuel storage, and chemical handling.

On land, air quality studies will model dust and emissions from construction and operations, while noise assessments will quantify the impacts on both humans and wildlife. A socio-economic impact assessment will evaluate the employment, migration, housing, and service implications of the project, identifying both opportunities and risks for the local population. Traffic studies will examine how the movement of heavy vehicles and supply convoys may affect road safety and congestion in Lüderitz, while a heritage assessment will document and protect cultural and archaeological resources in the project area. Each of these specialist studies will apply internationally recognised methodologies and will rank impacts in terms of significance, both before and after mitigation.

The outputs of the EIA will be consolidated into a detailed Environmental Management Plan (EMP), which will outline specific mitigation measures, monitoring programmes, and institutional responsibilities. The EMP will serve as a binding framework to guide the project's construction, operation, and eventual decommissioning phases, ensuring that environmental and social safeguards remain in place throughout the project lifecycle. The Terms of Reference therefore provide a structured and comprehensive foundation for the full EIA, ensuring that all relevant environmental, social, and economic dimensions are addressed in a rigorous and transparent manner.

10. Need and Desirability of the Project

The establishment of an oil and gas logistics hub in Lüderitz is considered both necessary and desirable for Namibia's long-term energy and economic development strategy. Offshore petroleum exploration in the southern Atlantic margin has intensified in recent years, and discoveries in Namibia's offshore basins highlight the potential for the country to become a key player in the regional energy sector. Currently, the majority of logistics support for offshore oil and gas operations in southern Africa is provided through ports in South Africa, particularly Cape Town and Saldanha. This dependency results in higher operational costs, long supply chains, and reduced opportunities for Namibia to capture local benefits from its own resource base. By developing a dedicated logistics hub in Lüderitz, Namibia can localise critical support services, reduce costs and delays for operators, and enhance national energy security.

The desirability of the project also stems from its contribution to regional economic diversification. Lüderitz has traditionally relied on fishing, tourism, and diamond mining, all of which are vulnerable to fluctuations in global markets and natural resource depletion. The logistics hub offers an opportunity to broaden the economic base, create stable and high-value jobs, and establish a platform for industrial growth. Furthermore, the project aligns with Namibia's Vision 2030 and national development plans, which emphasise infrastructure development, job creation, and foreign investment. For Lüderitz specifically, the hub represents a catalyst for urban renewal and a chance to position the town as a strategic maritime and industrial centre for the country and the wider region.

11. Project Alternatives

As part of the scoping process, it is necessary to consider project alternatives in order to evaluate whether there are other options that may achieve the same objectives with fewer environmental or social costs. The "no project" alternative would mean that offshore oil and gas activities continue to be serviced from outside Namibia, primarily through South African ports. While this option would avoid local environmental impacts such as dredging and coastal infrastructure development, it would also foreclose significant economic benefits for Namibia, including job creation, skills transfer, and revenue generation. The no-project alternative is therefore not considered a desirable long-term option, though it

does highlight the importance of careful environmental management in the implementation of the proposed development.

An alternative location for the logistics base could theoretically be considered in Walvis Bay, which already has an established port and logistics infrastructure. However, Walvis Bay is located further north and is less strategically positioned in relation to the deep offshore blocks in southern Namibia. Establishing the hub in Lüderitz allows for shorter supply routes, reduced turnaround times, and operational efficiency for offshore operators in the southern blocks. Lüderitz is also less congested than Walvis Bay, providing opportunities for expansion and integration with emerging industries such as green hydrogen.

Another category of alternatives lies in the design and operational approach of the project. Options such as phased development, where dredging and quay construction are carried out in stages, may reduce upfront environmental impacts and allow for adaptive management based on observed effects. Technological alternatives, such as the use of lower-impact dredging techniques or floating storage units for fuels and chemicals, could also be explored to minimise environmental risks. Each of these alternatives will be evaluated further in the full Environmental Impact Assessment, with emphasis placed on identifying a development path that maximises socio-economic benefits while reducing ecological and social harm.

12. Approach to Impact Assessment

The approach to impact assessment for the proposed oil and gas logistics hub in Lüderitz will follow a structured and transparent methodology that is consistent with Namibia's Environmental Management Act (No. 7 of 2007) and the 2012 EIA Regulations, as well as international best practices such as the International Finance Corporation (IFC) Performance Standards and the World Bank Environmental, Health, and Safety Guidelines. The assessment will begin with the establishment of baseline environmental and socio-economic conditions, which will serve as reference points for measuring changes associated with the project. Both field-based surveys and existing secondary data sources will be used to provide a comprehensive understanding of the receiving environment.

Impacts will be identified for all phases of the project, from site preparation and dredging to operations and eventual decommissioning. Each potential impact will then be described

and assessed in terms of its characteristics, including its nature, extent, duration, intensity, probability, and reversibility. These characteristics will be combined to determine the overall significance of each impact. The assessment will apply the precautionary principle, meaning that in cases of uncertainty, a conservative approach will be taken, assuming worst-case scenarios until better data is available. The methodology will also consider cumulative impacts, recognising that Lüderitz is experiencing a wave of industrial and infrastructure development, and that the combined effects may exceed the capacity of local ecosystems and social systems.

To ensure consistency and transparency in evaluating impacts, the following criteria will be applied:

Criteria for Assessing Impacts

Criterion	Description	Categories
Nature	Determines whether the impact is positive (beneficial) or negative (adverse).	Positive / Negative
Extent	The geographical scale at which the impact will be experienced.	Local / Regional / National / International
Duration	The time period over which the impact will occur, including after project decommissioning.	Short-term / Medium-term / Long-term / Permanent
Intensity	The magnitude or severity of the impact, relative to the baseline environment or resource capacity.	Low / Medium / High
Probability	The likelihood of the impact occurring during the project lifecycle.	Unlikely / Possible / Probable / Certain
Reversibility	The degree to which the impact can be reversed or rehabilitated once it has occurred.	Reversible / Partially reversible / Irreversible
Significance	The overall importance of the impact, taking into account the above criteria and proposed mitigation.	Low (Green) / Medium (Yellow) / High (Red)

The significance rating provides decision-makers and stakeholders with a clear understanding of which impacts require urgent management and which can be more easily mitigated. A low (green) significance rating indicates impacts that are minor or easily controlled. A medium (yellow) rating signals impacts that are more substantial, requiring proactive management and monitoring. A high (red) rating denotes severe or potentially irreversible impacts that must be avoided, reduced, or offset through strong mitigation measures.

By applying this methodology, the EIA will not only comply with Namibian law but will also provide a transparent, evidence-based framework for assessing the risks and benefits of the project. The structured approach ensures that all environmental and social considerations are rigorously examined, and that mitigation strategies are designed to reduce adverse impacts while maximising the positive contributions of the logistics hub to Lüderitz and Namibia.

13. Assessment Methodology and Legal Context for Specialist Studies

The methodology for assessing the environmental and social impacts of the proposed logistics hub is guided by Namibia's **Environmental Management Act (No. 7 of 2007)**, the **2012 Environmental Impact Assessment Regulations**, and the **DEA Guideline on Assessment of Impacts (2006)**. These legal instruments establish the framework within which impacts must be identified, evaluated, and managed. The DEA guidelines in particular emphasise the need for objectivity, transparency, and scientific rigour in impact assessments, and they recommend that specialist studies be commissioned where potentially significant impacts are anticipated. Such studies are essential for ensuring that the Environmental Impact Assessment (EIA) is based on sound evidence, particularly for sensitive disciplines such as marine ecology, fisheries, hydrodynamics, air quality, noise, socio-economics, and cultural heritage.

Specialist studies must be conducted in line with recognised scientific methodologies, and the findings must be presented in a manner that is both technically robust and accessible to decision-makers and the public. Each specialist will be required to define the scope of their study, outline their methods, present baseline data, predict potential changes arising

from the project, and recommend appropriate mitigation and monitoring measures. Importantly, specialists must assess impacts not only in isolation but also in terms of cumulative effects, recognising the increasing number of industrial and infrastructural projects underway in Lüderitz. By following this structured approach, the EIA process ensures that environmental and social considerations are integrated into project planning and decision-making from the outset.

In addition to compliance with Namibian legislation, the impact assessment will also align with international standards and conventions to which Namibia is a signatory, including the **Convention on Biological Diversity (CBD)**, the **United Nations Convention on the Law of the Sea (UNCLOS)**, and the **MARPOL Convention** on marine pollution. Specialist assessments will be benchmarked against global best practices such as the **International Finance Corporation (IFC) Performance Standards** and the **World Bank Environmental, Health and Safety Guidelines**. This alignment ensures that the assessment is not only nationally compliant but also meets international expectations for environmental and social responsibility, which is particularly important for a project intended to support the global oil and gas industry.

Additional Aspects of the Assessment Methodology

In line with the **DEA 2006 Guideline**, and in addition to the criteria for assessing impacts already described, the impact assessment methodology will include the following aspects:

- **Baseline Definition:** Establishing the current state of the environment using both field surveys and secondary data, which will serve as a benchmark for evaluating project-related changes.
- **Identification of Impact Pathways:** Tracing the cause-and-effect relationships between project activities and environmental or social receptors, ensuring that all plausible impacts are considered.
- **Impact Prediction and Evaluation:** Quantifying or qualitatively describing the magnitude, extent, duration, intensity, and significance of each impact using accepted scientific methods.

- **Mitigation Hierarchy:** Applying a structured approach to impact management, beginning with avoidance of impacts where possible, followed by minimisation, restoration, and finally offsetting where residual impacts remain.
- **Consideration of Cumulative Effects:** Evaluating how the logistics hub may interact with other developments in Lüderitz, and ensuring that the combined impacts are managed within the ecological and social carrying capacity of the area.
- **Stakeholder Integration:** Incorporating concerns raised during the public participation process into the assessment of impacts, so that the findings reflect both scientific evidence and community perspectives.
- **Pre- and Post-Mitigation Assessment:** Assigning significance ratings for impacts both before and after mitigation measures are applied, to demonstrate the effectiveness of proposed management strategies.
- **Transparency and Accountability:** Documenting assumptions, uncertainties, and limitations of the studies so that decision-makers can fully understand the confidence levels associated with each impact prediction.

14. Assessment of Impacts and Mitigation

The assessment of impacts and corresponding mitigation measures forms the core of the Environmental Impact Assessment process. For the proposed oil and gas logistics hub in Lüderitz, potential impacts have been evaluated across the marine, terrestrial, and socio-economic environments, taking into account the scale, duration, intensity, and probability of each effect. Mitigation measures have been designed according to the **mitigation hierarchy**, which prioritises avoidance, followed by minimisation, restoration, and lastly, offsetting. This ensures that negative impacts are systematically reduced while the positive benefits of the project are enhanced.

14.1 Marine Environment

The most significant impacts are anticipated within the marine environment, particularly as a result of dredging and vessel operations. Dredging of one million cubic metres of seabed material will generate turbidity, which may smother benthic organisms, reduce light penetration, and disrupt nursery habitats. There is also the potential for noise

disturbance to marine mammals and for accidental spills of oil or chemicals during dredging and supply vessel operations. Mitigation measures will include scheduling dredging outside sensitive breeding and spawning periods, using low-turbidity dredging technologies, and designating spoil disposal areas away from ecologically sensitive habitats. A comprehensive oil spill contingency plan will be implemented, with booms, skimmers, and dispersants available on-site to respond rapidly in the event of an incident. Marine mammal observers will be present during dredging and heavy vessel activity, ensuring that operations can be adjusted if vulnerable species are present.

14.2 Terrestrial Environment

On land, the main impacts relate to air quality, noise, vegetation loss, and visual intrusion. Dust generated by construction and vehicle movements could affect air quality, particularly given Lüderitz's high winds. Noise from fabrication workshops, heavy equipment, and vessel operations could affect both residents and wildlife. Visual impacts will arise from the construction of large warehouses, fuel tanks, and quay structures, which will alter the town's coastal character. To mitigate these impacts, construction sites will be regularly sprayed to suppress dust, machinery will be fitted with silencers, and work will be restricted to daylight hours wherever possible. Vegetation clearance will be limited to the minimum necessary footprint, and disturbed areas will be rehabilitated using indigenous species. Visual impacts will be reduced through careful site layout and the use of neutral, low-reflective building materials that blend with the surrounding desert environment.

14.3 Socio-Economic Environment

The socio-economic environment is expected to experience both significant positive benefits and potential risks. On the positive side, the project will create approximately 500 direct jobs and more than 5,000 indirect jobs, providing major opportunities for local employment, skills development, and enterprise growth. However, risks include potential pressure on housing, education, health services, and water supply in Lüderitz, which may be strained by an influx of workers. There may also be concerns from the fishing industry if marine impacts affect catches. To mitigate these risks, the proponent will prioritise the employment of local residents and provide training programmes to build local capacity. Partnerships with municipal authorities will be established to invest in worker housing and support upgrades to social infrastructure. Engagement with fisheries stakeholders will

ensure that exclusion zones and compensation measures are in place to address any demonstrable losses.

14.4 Cumulative Impacts

The cumulative impacts of the project must be considered alongside other industrial developments in Lüderitz, including green hydrogen projects, aquaculture initiatives, and mining operations. If unmanaged, the combined effects of multiple projects could exceed the town's ecological and social carrying capacity, particularly in terms of marine habitat disturbance, traffic congestion, and pressure on utilities. To mitigate cumulative effects, the logistics hub will adopt an integrated coastal zone management approach, coordinating with other proponents and government authorities to align development plans. Environmental monitoring data will be shared across projects to build a collective picture of impacts and responses. The proponent will also contribute to municipal infrastructure investments, such as water and waste management systems, ensuring that the town's capacity grows in step with industrial expansion.

Impact on the Biophysical Environment – Project Site Access for Construction and Operation

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Vegetation and Soils	Disturbance of surface soils and clearance of sparse desert vegetation along access routes; increased risk of erosion and habitat fragmentation.	Medium	Restrict access to designated roads and paths; minimise vegetation clearance; rehabilitate disturbed areas using indigenous species; stabilise soils where erosion risk is high.	Low
Air Quality	Dust emissions from construction vehicles and heavy equipment movement, exacerbated by Lüderitz's strong winds.	Medium	Implement regular dust suppression (e.g., water spraying); cover loads during transport; enforce speed limits on unpaved roads.	Low
Noise and Vibration	Noise from construction vehicles and transport operations affecting nearby residents and terrestrial fauna.	Medium	Restrict work hours to daytime; fit silencers to machinery; establish buffer zones near sensitive receptors.	Low
Wildlife	Disturbance to small mammals, reptiles, and birds due to vehicle movement and habitat disruption.	Medium	Limit vehicle speeds; use designated access routes; provide environmental induction training to staff on wildlife awareness.	Low

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Marine Interface	Risk of sediment run-off or accidental spills from vehicles/equipment near coastal access points impacting marine habitats.	High	Establish containment measures at coastal access points; implement spill prevention and emergency response protocols; use bunded refuelling areas away from the shoreline.	Medium

Impact on the Biophysical and Socio-Economic Environment – Project Site Access for Construction and Operation

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Vegetation and Soils	Disturbance of soils and clearance of desert vegetation along access routes; erosion risk and habitat loss.	Medium	Restrict access to designated routes; minimise clearance; rehabilitate disturbed areas with indigenous species; stabilise soils.	Low
Air Quality	Dust emissions from vehicle movement, worsened by Lüderitz's strong winds.	Medium	Regular dust suppression (e.g., water spraying); cover loads; enforce speed limits on unpaved roads.	Low
Noise and Vibration	Noise from construction traffic and equipment affecting residents and terrestrial fauna.	Medium	Limit noisy operations to daytime; fit silencers to vehicles; maintain buffer zones near sensitive receptors.	Low
Wildlife	Disturbance to small mammals, reptiles, and birds from vehicle activity and habitat fragmentation.	Medium	Restrict driving to designated routes; set speed limits; provide environmental training to staff on wildlife awareness.	Low

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Marine Interface	Risk of run-off or spills from vehicles/equipment near shoreline access points impacting marine habitats.	🟥 High	Establish bunded refuelling areas away from the shoreline; implement spill prevention and emergency response measures.	🟧 Medium
Traffic Safety	Increased heavy vehicle traffic during construction leading to road accidents, particularly on the B4 highway and town access roads.	🟧 Medium	Develop and enforce a traffic management plan; introduce speed controls; provide driver training; coordinate with traffic authorities.	🟩 Low
Road Congestion	Congestion in Lüderitz town centre and port areas due to construction vehicles and supply convoys.	🟧 Medium	Schedule vehicle movements to off-peak hours; use designated truck routes; engage with local council on traffic flow management.	🟩 Low
Community Disturbance	Noise, dust, and safety risks to local residents from increased truck traffic and construction access.	🟧 Medium	Consult local communities on traffic concerns; communicate schedules; maintain dust suppression and noise reduction measures.	🟩 Low

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Public Infrastructure	Wear and tear on public roads and town infrastructure due to heavy load vehicles.	Medium	Regular maintenance of access routes; contributions to municipal infrastructure upgrades; monitoring of road condition.	Low

Narrative Summary

Site access for construction and operation presents both environmental and social risks if not carefully managed. Biophysically, soils and vegetation are vulnerable to disturbance, and dust and noise can reduce air quality and affect both people and wildlife. The marine interface presents the highest unmitigated risks, as accidental run-off or spills could cause significant harm to marine ecosystems. Socio-economically, heavy vehicle movement has the potential to create traffic congestion, compromise road safety, disturb communities, and accelerate deterioration of local infrastructure.

Through a comprehensive traffic management plan, community engagement, dust suppression, noise controls, and investment in road maintenance, these risks can be substantially reduced. Significance ratings for most impacts are expected to shift from **medium ( )** or **high ( )** before mitigation to **low ( )** or **medium ( )** after mitigation, demonstrating that with proper planning and management, site access impacts can be effectively controlled.

Impact on the Biophysical Environment – Ground Preparation and Levelling

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Soils	Disturbance of surface soils during clearing and levelling; increased erosion risk; loss of soil structure.	🟧 Medium	Minimise stripping to required footprint only; stockpile and reuse topsoil in rehabilitation; apply erosion-control measures.	🟩 Low
Vegetation	Removal of sparse desert vegetation; loss of habitat and slow recovery due to arid conditions.	🟧 Medium	Limit clearance to construction footprint; mark and protect no-go areas; rehabilitate with native species post-construction.	🟩 Low
Dust Generation	Dust from earthworks affecting air quality, visibility, and local receptors (people and wildlife).	🟧 Medium	Regular watering of cleared areas; covering of exposed soil; windbreaks where feasible.	🟩 Low
Noise and Vibration	Noise from grading and compaction equipment disturbing nearby receptors and wildlife.	🟧 Medium	Restrict noisy activities to daytime; maintain equipment; provide noise protection where necessary.	🟩 Low
Surface Hydrology	Alteration of natural drainage patterns; ponding or increased runoff due to levelling.	🟧 Medium	Incorporate stormwater management (channels, retention ponds); design site to allow controlled runoff; avoid blocking natural flow paths.	🟩 Low

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Visual Impact	Visual alteration of the site due to cleared, levelled ground in a natural desert setting.	🟧 Medium	Blend cleared areas with natural contours where possible; rehabilitate exposed surfaces post-construction.	🟩 Low
Wildlife	Displacement of small mammals, reptiles, and ground-nesting birds during clearing and levelling activities.	🟧 Medium	Conduct pre-clearing surveys; allow fauna relocation; restrict works to daylight to minimise disturbance.	🟩 Low

Narrative Summary

Ground preparation and levelling are necessary for establishing stable foundations for construction but can significantly affect soils, vegetation, hydrology, and local wildlife if not managed properly. Soils in the Lüderitz environment are particularly prone to erosion once vegetation is removed, while recovery of disturbed vegetation is slow in the arid climate. Dust generation is exacerbated by persistent winds, potentially impacting nearby communities, workers, and wildlife. Noise from heavy equipment may disturb both people and fauna, while drainage alterations could lead to localised flooding or habitat changes.

Mitigation measures—including minimising the footprint of clearing, reusing topsoil, applying dust and erosion controls, implementing stormwater management, and restricting work to daylight hours—can reduce most of these impacts from **medium (🟧)** significance to **low (🟩)**. With proper rehabilitation, long-term residual impacts can be kept minimal.

Impact on the Biophysical Environment – Waste Management (Effluent, Solid and Hydrocarbons)

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Effluent Discharge	Untreated or poorly managed wastewater discharge affecting marine water quality and benthic organisms.	🟥 High	Establish fully compliant effluent treatment plant; reuse treated water where possible; monitor effluent quality regularly.	🟧 Medium
Solid Waste	Littering and accumulation of non-hazardous waste (plastics, packaging, scrap) leading to land and marine pollution.	🟧 Medium	Implement waste segregation (recyclables, general waste, hazardous); contract licensed disposal facilities; enforce zero-litter policy.	🟩 Low
Hazardous Waste	Poor handling of chemicals, oils, paints, and contaminated materials causing soil and groundwater contamination.	🟥 High	Store hazardous waste in bunded, sealed containers; train staff in safe handling; use licensed hazardous waste contractors.	🟧 Medium
Hydrocarbons – Storage and Handling	Spills or leaks from fuel tanks, pipelines, or transfer points contaminating soil, groundwater, and marine habitats.	🟥 High	Provide bunded fuel storage (110% capacity); install leak detection; develop and test spill prevention and response plans.	🟧 Medium
Hydrocarbons – Accidental Spills	Vessel bunkering or accidental release contaminating Lüderitz Bay, impacting fisheries and marine mammals.	🟥 High	Deploy spill kits and booms; emergency drills; designate safe refuelling zones; comply with MARPOL; immediate clean-up protocols.	🟧 Medium

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Odours and Nuisance	Offensive odours from unmanaged waste or effluent affecting community wellbeing.	Medium	Regular waste collection; cover storage areas; treat effluent prior to discharge; ensure ventilation at waste handling areas.	Low

Narrative Summary

Waste management during construction and operation of the logistics hub presents one of the most significant risks to the biophysical environment, particularly due to the handling of effluents, hydrocarbons, and hazardous wastes. If unmanaged, untreated effluents could degrade water quality, hydrocarbons could contaminate soils and the marine environment, and improper solid waste disposal could result in littering and pollution of Lüderitz Bay. These impacts, left unmitigated, would have a high ( ) significance.

Mitigation will rely on the application of strict waste management systems aligned with Namibian legislation and international standards such as MARPOL. Effluents will be treated to meet water quality standards before discharge, solid waste will be segregated and disposed of through licensed facilities, and hazardous wastes and hydrocarbons will be carefully contained, monitored, and removed through approved contractors. Emergency preparedness, including oil spill response drills and readily available containment equipment, will further reduce the risk of accidental releases. With these measures in place, the significance of impacts can be reduced to medium ( ) or low ( ), demonstrating that effective waste management is critical to protecting the sensitive biophysical environment of Lüderitz.

Environmental Impact: Human Health and Safety

Human health and safety considerations are central to the development of the proposed oil and gas logistics hub in Lüderitz. The construction and operation of such a facility introduces a range of occupational hazards for workers as well as potential risks to the surrounding community. These impacts include exposure to hazardous materials, risks of fires and explosions from hydrocarbons, accidents involving heavy machinery, increased traffic-related safety concerns, and long-term health implications from dust, noise, and emissions. If not managed effectively, these risks could lead to significant harm to both the workforce and the wider public.

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Occupational Safety	Accidents and injuries from heavy machinery, fabrication workshops, and dredging works.	High	Implement Occupational Health and Safety (OHS) Management Plan; provide PPE; conduct safety inductions and toolbox talks daily.	Medium
Hazardous Materials	Exposure to chemicals, fuels, or effluents during storage, handling, or accidental spills.	High	Safe storage in bunded facilities; staff training in handling and spill response; regular inspections; emergency showers and PPE.	Medium
Fire and Explosion	Risk of fire or explosion from hydrocarbon storage and bunkering activities.	High	Install firefighting systems and alarms; create exclusion zones; provide fire training and drills; comply with NFPA/IFC standards.	Medium
Traffic Safety	Increased risk of accidents involving heavy vehicles during construction and operation.	Medium	Traffic management plan; speed limits; driver training; designated truck routes; community awareness campaigns.	Low

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Air Quality / Dust	Respiratory health risks to workers and nearby residents from dust, fumes, or emissions.	🟧 Medium	Dust suppression; emissions controls on vehicles; monitoring of air quality; provision of masks and health checks for workers.	🟩 Low
Noise and Vibration	Hearing loss and stress-related impacts for workers; disturbance to nearby communities.	🟧 Medium	Use silencers and noise barriers; enforce hearing protection; schedule noisy activities for daytime hours only.	🟩 Low
Community Safety	Risks to local residents from chemical spills, fire incidents, or uncontrolled emissions.	🟥 High	Emergency Response Plan including evacuation routes; regular communication with community; liaison with municipal emergency services.	🟧 Medium

Narrative Summary

The construction and operation of the logistics hub create multiple potential risks to human health and safety, both for on-site workers and the surrounding community. Without controls, risks such as accidents, exposure to hazardous materials, and hydrocarbon fires are of **high (🟥)** significance. With appropriate mitigation, including a comprehensive OHS Management Plan, emergency response systems, strict waste and chemical handling protocols, and community engagement, most risks can be reduced to **medium (🟧)** or **low (🟩)** significance.

By embedding health and safety considerations into every stage of project design and operation, the logistics hub can maintain compliance with Namibian labour and safety regulations, as well as international standards. This will not only protect lives but also build trust with workers, regulators, and the Lüderitz community.

Impact on the Social Environment – Air and Noise Pollution

Impact Assessment Table

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Air Quality	Dust from construction vehicles, dredging, and material handling affecting residents' comfort and health.	🟧 Medium	Implement dust suppression (water spraying, covering stockpiles); limit vehicle speeds; air quality monitoring near communities.	🟩 Low
Emissions	Exhaust emissions from heavy vehicles, machinery, and vessels contributing to local air pollution.	🟧 Medium	Maintain equipment to reduce emissions; encourage fuel-efficient practices; enforce vehicle emission standards.	🟩 Low
Noise Levels	Noise from construction, dredging, and operation of workshops and supply vessels disturbing local communities.	🟥 High	Restrict noisy activities to daytime; provide noise barriers where possible; maintain machinery; monitor community noise levels.	🟧 Medium
Community Health	Stress, sleep disturbance, or reduced quality of life due to persistent dust and noise near residential areas.	🟧 Medium	Continuous community engagement; establish grievance mechanisms; regular reporting of air and noise monitoring results.	🟩 Low–🟧 Medium

Narrative Summary

Air and noise pollution associated with the logistics hub development have direct implications for the social environment, particularly for residents of Lüderitz. Dust from earthworks, access roads, and material handling may reduce air quality, leading to nuisance complaints and respiratory irritation in sensitive groups such as children and the elderly. Exhaust emissions from heavy-duty vehicles and supply vessels will contribute to localised air pollution, especially near construction zones and traffic corridors.

Noise pollution is likely to be a particularly sensitive issue, as dredging, construction, and vessel operations can produce sustained and high-intensity noise. Without controls, this impact is of high (🟥) significance, as it could disrupt daily life, sleep patterns, and mental well-being for nearby communities. However, by restricting noisy operations to daylight hours, enforcing equipment maintenance, and introducing noise barriers, the significance can be reduced to medium (🟧) or low (🟩).

Ultimately, air and noise pollution are manageable impacts, provided robust monitoring systems, community consultation, and proactive mitigation measures are implemented. Ongoing engagement with residents will be essential to maintain trust and address concerns quickly as they arise.

Impact on the Social Environment – Culture, Heritage and Scenic Values

Impact Assessment Table

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Management Measures	Significance After Mitigation
Archaeological Heritage	Potential disturbance or destruction of undiscovered archaeological sites during ground preparation and construction.	🟧 Medium	Conduct heritage surveys before construction; demarcate and protect identified sites; follow "chance finds" procedures with the National Heritage Council.	🟩 Low
Built Heritage	Visual and structural impacts on colonial-era architecture and cultural landmarks in Lüderitz town.	🟧 Medium	Maintain buffer zones; consult with heritage authorities; ensure new infrastructure is sympathetic in scale and design.	🟩 Low
Cultural Values	Risk of eroding local cultural identity if project development overshadows community traditions or historical character.	🟧 Medium	Incorporate cultural awareness training; support cultural events and heritage tourism; integrate local history in project communication.	🟩 Low
Scenic / Visual Values	Loss of scenic quality due to large industrial structures altering Lüderitz's coastal landscape.	🟥 High	Careful site layout; use neutral/earth-tone materials; introduce landscape buffers; rehabilitate disturbed areas.	🟧 Medium
Tourism	Reduced tourism appeal if cultural and scenic assets are overshadowed by industrial activity.	🟧 Medium	Develop visitor information explaining project context; support heritage and eco-tourism projects; mitigate visible impacts.	🟩 Low–🟧 Medium

Narrative Summary

Lüderitz is a town with a rich cultural, historical, and scenic identity, which contributes both to its community values and to its tourism economy. The presence of colonial-era architecture, archaeological sites, and desert–ocean landscapes provides a unique sense of place that could be adversely affected by the development of large-scale industrial infrastructure. Without mitigation, the visual transformation of the coastline by warehouses, fuel tanks, and quays is of high ( ) significance, given the sensitivity of Lüderitz's landscape to change.

The risk to archaeological and built heritage is considered medium ( ), as ground preparation and construction may disturb sites of historical significance. To address this, comprehensive heritage surveys and chance-find procedures will be implemented, ensuring that valuable cultural resources are documented and preserved. At the community level, cultural identity could be undermined if industrialisation proceeds without acknowledgement of Lüderitz's traditions and history. Incorporating cultural awareness into project operations and supporting heritage tourism initiatives will help to offset these risks.

Tourism, which relies heavily on scenic and cultural values, may be affected if the industrial footprint diminishes Lüderitz's appeal. However, with mitigation—such as sympathetic design, landscaping, and support for cultural activities—the significance of impacts on culture, heritage, and scenic values can be reduced to low ( ) or medium ( ). This ensures that the town's cultural identity and visual character remain intact while accommodating much-needed economic development.

Impact on the Economic Aspect

Impact Assessment Table

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Enhancement Measures	Significance After Mitigation
Employment	Creation of 500 direct jobs and over 5,000 indirect jobs during construction and operation.	🟧 Medium (Positive)	Prioritise local employment; provide training and skills development; implement transparent recruitment practices.	🟩 High (Positive)
Local Businesses	Increased demand for services (transport, catering, accommodation, security, retail).	🟧 Medium (Positive)	Promote local procurement; establish SME support programmes; ensure fair contract opportunities.	🟩 High (Positive)
Regional Economy	Contribution to GDP growth through investment (~USD 100 million) and annual turnover (~USD 50 million).	🟩 High (Positive)	Ensure alignment with national economic strategies; support local infrastructure investment; track revenue flows.	🟩 High (Positive)
Fisheries	Potential loss of income if dredging or spills affect marine resources (lobster, hake, snoek).	🟥 High (Negative)	Monitor fisheries stocks; maintain buffer zones around fishing areas; provide compensation if losses are verified.	🟧 Medium
Tourism	Risk of reduced visitor appeal if scenic and cultural values are diminished by industrialisation.	🟧 Medium (Negative)	Integrate industrial design into landscape; support eco- and heritage tourism projects; promote Lüderitz's dual identity as a working and cultural town.	🟩 Low–🟧 Medium

Aspect	Potential Impact	Significance Before Mitigation	Mitigation / Enhancement Measures	Significance After Mitigation
Infrastructure Strain	Pressure on housing, utilities, and municipal services from influx of workers and businesses.	🟧 Medium (Negative)	Invest in housing and utilities upgrades; partner with local authorities; stagger workforce influx.	🟩 Low

Narrative Summary

Economically, the logistics hub is expected to generate substantial benefits for Lüderitz, the ǁKaras Region, and Namibia as a whole. With an estimated capital investment of USD 100 million and an annual turnover of approximately USD 50 million, the project has the potential to significantly enhance Namibia's GDP and reduce dependency on foreign ports for oil and gas logistics. Job creation is one of the most immediate benefits, with 500 direct positions and over 5,000 indirect opportunities expected in supporting industries such as transport, catering, accommodation, retail, and security. If recruitment prioritises local residents and is supported by training programmes, the significance of this impact will shift from medium to high positive.

The project will also stimulate local businesses, offering small and medium enterprises (SMEs) opportunities to provide goods and services, thereby diversifying Lüderitz's economic base. However, not all impacts are positive. Fisheries—one of the town's main traditional economic activities—could be adversely affected by dredging, noise, and potential spills, with risks initially assessed as high negative (🟥). Strong monitoring, engagement with fishing cooperatives, and compensation mechanisms will be necessary to reduce this to medium significance (🟧).

Tourism, another important sector, may face challenges if the town's scenic and cultural values are overshadowed by large industrial infrastructure. With thoughtful design, landscaping, and investment in eco- and heritage tourism, this impact can be mitigated to low–medium significance.

Finally, the influx of workers and businesses may strain Lüderitz's infrastructure and social services, but through proactive partnerships with local authorities and investment in housing and utilities, these pressures can be reduced to low ( ).

In summary, the economic impacts of the logistics hub are overwhelmingly positive, provided that mitigation measures are carefully implemented to address risks to fisheries, tourism, and infrastructure. The project has the potential to serve as a catalyst for long-term economic growth and diversification in southern Namibia.

Economic Benefits and Risks Matrix

Dimension	Opportunities (Benefits)	Trade-offs (Risks/Costs)
Employment	Creation of ~500 direct jobs and over 5,000 indirect jobs; skills development in logistics, fabrication, and marine services.	Risk of labour migration increasing pressure on housing, education, and health services in Lüderitz.
Local Business Growth	Stimulates SMEs through demand for catering, transport, security, accommodation, and retail; encourages entrepreneurship.	Risk of local SMEs being sidelined if contracts are awarded to external firms; potential rise in cost of living.
Regional Economy	USD 100 million investment and USD 50 million annual turnover; strengthens Namibia's GDP and tax revenue base.	Economic dependency on oil and gas sector may expose Lüderitz to global oil price fluctuations and sectoral volatility.
Infrastructure	Opportunities for infrastructure upgrades (roads, utilities, port facilities); long-term urban renewal for Lüderitz.	Increased strain on municipal services (water, electricity, waste management) if upgrades do not keep pace.
Fisheries	Potential for value-added seafood logistics through expanded port infrastructure.	Risk of reduced fish stocks or catches due to dredging, turbidity, and accidental spills affecting fishing income.
Tourism	Dual identity as an industrial and cultural hub may attract niche "energy-tourism" and heritage-tourism markets.	Industrialisation may reduce Lüderitz's scenic appeal, discouraging traditional leisure and eco-tourism visitors.
National Positioning	Positions Namibia as a regional oil and gas service hub; reduces dependency on South African ports.	Increased geopolitical and environmental scrutiny if Namibia is perceived as over-reliant on fossil fuel industries.

Narrative Summary

The economic opportunities offered by the logistics hub are substantial, particularly in terms of job creation, SME stimulation, and diversification of the regional economy. The hub could transform Lüderitz into a strategic maritime and industrial centre, reduce Namibia's dependency on foreign ports, and increase the country's share of global oil and gas logistics revenues. Infrastructure upgrades linked to the project could also leave a positive long-term legacy for the town.

However, these benefits are accompanied by trade-offs and risks. Fisheries and tourism—two of Lüderitz's traditional economic pillars—may be undermined if dredging, industrialisation, or visual impacts diminish marine resources or scenic values. Local infrastructure may become overstressed if planning does not keep pace with development, and Namibia's growing reliance on oil and gas revenues could create vulnerability to global market shocks.

This matrix highlights the need for balanced planning, ensuring that short-term economic growth does not come at the expense of long-term sustainability or community well-being.

Conclusion

The proposed Oil and Gas Logistics Hub in Lüderitz represents a project of strategic national importance, with the potential to transform Namibia into a regional centre for marine logistics, offshore oil and gas support, and industrial development. With a capital investment of approximately USD 100 million and an annual turnover of USD 50 million, the project promises to deliver substantial economic benefits, including the creation of 500 direct jobs and over 5,000 indirect jobs, stimulation of small and medium enterprises (SMEs), and long-term contributions to regional and national GDP. These opportunities, if harnessed responsibly, can support Namibia's broader economic diversification agenda while fostering growth in Lüderitz and the ǁKaras Region.

At the same time, the scoping assessment demonstrates that the project carries significant environmental and social risks that must be carefully managed. The most pressing issues relate to dredging activities and their impacts on the marine environment, particularly turbidity, habitat disturbance, and risks to fisheries and biodiversity. Terrestrial impacts, such as vegetation clearance, soil disturbance, dust, and noise, are also notable but are generally easier to mitigate with established best practices. On the socio-economic side, the influx of workers and increased industrial activity may strain housing, public services, and infrastructure, while also presenting risks to cultural heritage, scenic values, and the tourism industry.

The assessment further highlights the importance of human health and safety considerations. Construction and operation of the logistics hub will introduce risks associated with hazardous materials, hydrocarbon storage, fire and explosion hazards, and occupational accidents. Without effective health and safety management systems, these risks could have serious consequences for both workers and the surrounding community.

Despite these challenges, the scoping process confirms that with the implementation of comprehensive mitigation measures—covering marine and terrestrial management, socio-economic engagement, waste and spill prevention, occupational health and safety, and heritage protection—most impacts can be reduced to low or medium significance. Residual risks, such as cumulative impacts from multiple projects in Lüderitz and long-term effects on fisheries and tourism, will require continued monitoring, stakeholder engagement, and adaptive management throughout the project lifecycle.

Finally, the public participation process has provided an important platform for transparency and accountability, ensuring that local communities, government authorities, and other stakeholders are informed and engaged. Their concerns—particularly around fisheries, cultural heritage, and service provision—will guide the terms of reference for the full Environmental Impact Assessment (EIA).

In conclusion, the project is both desirable and feasible, offering major economic opportunities for Namibia while presenting manageable environmental and social risks. The next stage, a full EIA, will be essential to refine the impact assessment, strengthen mitigation measures, and ensure compliance with Namibian legislation and international best practice. Through this process, the logistics hub can be developed in a manner that balances economic growth with environmental stewardship and social responsibility.

Recommendations

Based on the outcomes of the scoping study, the following recommendations are made to ensure that the proposed Oil and Gas Logistics Hub in Lüderitz proceeds in a manner that maximises benefits while minimising environmental and social risks:

1. Proceed to a Full Environmental Impact Assessment (EIA)

It is recommended that the project proceed to a detailed EIA phase, as required under the Environmental Management Act (No. 7 of 2007) and its associated regulations. The scoping study has identified potential impacts of medium to high significance, particularly in the marine and socio-economic domains, which must be further assessed through specialist investigations.

2. Undertake Specialist Studies

The full EIA should include specialist studies as guided by the DEA (2006) *Guideline on Assessment of Impacts*. These studies should cover:

- Marine Ecology: Detailed surveys of benthic habitats, fish stocks, and marine mammals to evaluate dredging and spill risks.
- Terrestrial Ecology: Baseline assessments of flora, fauna, and sensitive habitats within the project footprint.
- Socio-Economic Assessment: In-depth analysis of impacts on fisheries, tourism, local services, and employment.

- Cultural Heritage Assessment: Archaeological and heritage surveys, including a chance finds protocol.
- Hydrology and Sediment Dynamics: Studies on dredging impacts, sediment dispersal, and water quality changes.
- Air Quality and Noise: Modelling of construction and operational emissions to inform mitigation thresholds.
- Health and Safety Assessment: Risk analysis covering hydrocarbons, hazardous materials, and occupational safety.

3. Strengthen Stakeholder Engagement

Continuous and inclusive stakeholder engagement is essential to build trust and manage potential conflicts. It is recommended that:

- Local communities, fishing associations, tourism operators, and heritage custodians are regularly consulted.
- Feedback mechanisms such as grievance procedures are established.
- Information-sharing is transparent, accessible, and responsive to community concerns.

4. Develop Robust Management Plans

The project should integrate a suite of environmental and social management plans into its Environmental Management Plan (EMP). These should include:

- Marine and Dredge Management Plan
- Waste Management Plan (covering effluents, solid waste, and hydrocarbons)
- Occupational Health and Safety Plan
- Traffic and Access Management Plan
- Emergency Preparedness and Spill Response Plan
- Cultural Heritage Management Plan

Each plan should specify responsibilities, monitoring indicators, and reporting requirements.

5. Establish Monitoring and Adaptive Management Systems

A strong monitoring framework should be implemented to track environmental and social performance during construction and operation. Indicators should include water quality, biodiversity health, dust and noise levels, waste volumes, and employment ratios. Adaptive management principles should allow for corrective action when monitoring results indicate deviations from predicted impacts.

6. Promote Local Content and Socio-Economic Benefits

To maximise positive impacts, the project should:

- Prioritise local hiring and capacity-building programmes.
- Support SMEs and local contractors through procurement policies.
- Collaborate with municipal authorities to upgrade housing, utilities, and public services in line with workforce needs.

7. Address Cumulative Impacts Proactively

Given the number of large-scale projects in Lüderitz, cumulative impacts on the marine environment, infrastructure, and socio-economic systems should be addressed collaboratively. Coordination with other developers, government agencies, and NGOs is strongly recommended to ensure sustainable development of the town and region.

Summary Recommendation

The project should proceed to the EIA stage with a clear focus on marine impacts, socio-economic sustainability, and heritage protection, alongside a commitment to proactive stakeholder engagement. With comprehensive planning, transparent management, and compliance with national and international standards, the logistics hub can achieve a balance between Namibia’s economic ambitions and environmental stewardship.

Appendix

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PROPERTY

Winter: 5 preparation steps to protect your home

South African winter brings diverse weather challenges across the country's varied climate zones. While the Western Cape faces its wettest season with cold, driving rains, the interior provinces experience dry, frosty conditions that can strain heating systems and plumbing. For sectional title owners, these seasonal variations demand tailored preparation strategies to protect both your unit and your finances.

Winter: 5 preparation steps to protect your home South African winter brings diverse weather challenges across the country's varied climate zones. While the Western Cape faces its wettest season with cold, driving rains, the interior provinces experience dry, frosty conditions that can strain heating systems and plumbing. For sectional title owners, these seasonal variations demand tailored preparation strategies to protect both your unit and your finances. MONO. Insure Brokers (Pty) Ltd shares five critical steps every unit owner should take as winter continues:

Protect Your Geyser System from Winter Strain

Geysers remain the leading cause of insurance claims in community schemes, with winter conditions creating unique risks. In colder provinces like Gauteng and the Free State, geysers work overtime to heat water, increasing pressure and wear. Meanwhile, in frost-prone areas, exposed pipes risk freezing and bursting.

For all provinces: Arrange a professional inspection before winter peaks, checking for wear, leaks, or corrosion. Ensure the overflow tray and piping are correctly installed and functioning.

Install Comprehensive Surge Protection

Winter storms in the Western Cape and Eastern Cape bring lightning risks, while power grid strain during cold snaps across all provinces increases surge dangers. Load-shedding transitions also create electrical fluctuations that damage sensitive electronics.

Install surge protection at your distribution board, not just individual plug points. This whole-house protection is often required by insurance policies for electronic claims to be approved. In areas prone to power outages, consider battery backup systems for essential appliances.

Quality surge protectors cost far less than replacing damaged appliances and electronics, making this essential infrastructure rather than optional equipment.

Manage Regional Drainage Challenges

Western Cape units: Clear all gutters and downpipes before the winter rainfall season peaks. Blocked drainage systems cause extensive water damage when heavy rains arrive between May and August.

Summer rainfall areas (Gauteng, KwaZulu-Natal, Limpopo): While winter is drier, clear autumn leaves from drainage systems now. Ensure air-conditioning condensation pipes aren't blocked, as winter heating systems can create unexpected drainage issues.

Coastal regions: Salt air accelerates corrosion of gutters and downpipes. Check for rust damage and replace corroded sections before winter weather tests them. Winterise Seals and Weatherproofing

Cold, wet regions (Western Cape, Eastern Cape highlands): Inspect seals around windows and doors for deterioration. Winter rain driven by strong winds can penetrate even small gaps. Pay particular attention to sliding door tracks and window frames.

Dry, cold areas (Northern Cape, interior Gauteng): While rainfall is minimal, temperature fluctuations cause materials to expand and contract. Check for cracks in exterior caulking and weatherstripping. Mountainous areas (Drakensberg region): Extreme temperature variations and occasional snow require robust weatherproofing. Inspect rooftop patios or terraces for waterproofing membrane damage..

Understand Your Regional Insurance Cover

South African insurance policies often include specific clauses for regional weather risks. Body corporate policies typically cover structural elements and common property, while owners need separate contents insurance for personal belongings and improvements.

Key considerations by region:

Western Cape: Ensure flood coverage for winter rainfall damage

- Coastal areas: Check for storm surge and wind damage provisions
- Interior provinces: Verify heating system coverage and frost damage protection
- All areas: Confirm load-shedding damage coverage as power outages strain systems
- Review your cover with a broker who understands both sectional title complexities and regional South African weather risks. Many schemes discover gaps in cover only after damage occurs.

Professional vs. DIY Preparation

While unit owners can handle basic maintenance like clearing drains and checking seals, electrical and plumbing inspections require professionals.

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NOTICE FOR ENVIRONMENTAL IMPACT ASSESSMENT

[illegible]

PROJECT NAMES:

[illegible]

PROJECT LOCATION: [illegible]

PROJECT DESCRIPTION:

[illegible]

PROJECT INVOLVEMENT:

[illegible]

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: [illegible]

A public participation meeting will be held as follows:

[illegible]

EnvironClim Consulting Services

NOTICE FOR ENVIRONMENTAL IMPACT ASSESSMENT

[illegible]

PROJECT NAMES:

[illegible]

PROJECT LOCATION: [illegible]

PROJECT DESCRIPTION:

[illegible]

PROJECT INVOLVEMENT:

[illegible]

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: [illegible]

A public participation meeting will be held as follows:

[illegible]

EnvironClim Consulting Services

PUBLIC NOTICE - ENVIRONMENTAL SCOPING ASSESSMENT AND PUBLIC CONSULTATION PROCESS

Notice is hereby given that an **Environmental Scoping Assessment (ESA)** and **Public Consultation Process (PCP)** are being conducted in terms of the Environmental Management Act (Act No. 7 of 2007) and related EIA regulations for the activity listed below. On completion of the aforesaid processes, a formal application will be submitted to the Office of the Environmental Commissioner (OEC) for consideration to grant an **Environmental Clearance Certificate (ECC)** allowing the implementation.

List Activities	Amendment of Title Conditions of Portion X of Farm Divundu Townlands No. 1302 from 'Undetermined' use to 'Business' and Related Activities. Portion X measures about 40 000 m². The project is in the Kavango East Region.
Proponent	Rasare Trading Enterprises
Interested and Affected Parties	Affected and Interested Parties (AIPs) are hereby invited to register for the ESA so as to obtain information on the study being conducted. Furthermore, AIPs are also requested to submit written comments, objections and/or concerns which that might have with respect to the envisaged development. A Background Information Document (BID) is available upon request on registration.
Consultation Period	The duration to receive written submissions from IAPs starts from 5 July July 2025 to 1 August 2025.
EIA Consultant	Ekwao Consulting — Cell: 081 418 3125; Fax: 088 645 026; Email: ekwao@iway.na; Box 25021, Windhoek

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CALL FOR PUBLIC PARTICIPATION

Environmental Impact Assessment for a Proposed Logistics Base for Oil and Gas Activities

Lüderitz, ǁKaras Region, Namibia

This notice serves to inform all interested and affected parties that an application for the environmental clearance certificate will be launched with the Environmental Commissioner in terms of the Environmental Management Act (No.7 of 2007) and the Environmental Regulations (GN 30 of 2012).

Project: The proposed logistics base is designed to support offshore oil and gas operations and includes:

- Dredging:
  Excavation of approximately 1 million cubic metres of seabed material over a 1.5 km channel stretch to allow access by support and supply vessels
- Quay Construction:
  Construction of 600 metres of quay wall with berthing facilities for service and supply vessels
- Onshore Infrastructure:

Proponent: Kizomba Integrated Logistics Pty (Ltd)

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 20/07/2024. Contact details for registration and further information:

Augite Environmental Consulting

Dr. K Kangueehi

Email: kkangueehi0@gmail.com.

Cell number: 0817069027

AUGITE

CALL FOR PUBLIC PARTICIPATION/COMMENTS FOR THE ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED SMALL-SCALE MINING ACTIVITIES ON MINING CLAIM NO.76277 76278 LOCATED SOUTHEAST OF OMARURU ERONGO REGION

The public is hereby notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

Name of proponent: [illegible]

Name of the Environmental consultant: Savannah Environmental Consultants Services CC

Project location and description: The environmental Assessment will identify the project impacts, that are likely to occur during the small-scale mining activities of Dimension stone on mining claims No. 76277 and 76278 located southeast of Omaruru in the Erongo region. The Mining claims falls within farm Omeeje

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and invited for the public consultation meeting at a later stage. Registration requests and comments should be forwarded to Savannah Environmental Consultants Services CC on or before the 18 July 2025; Email: savannahconsultants277@gmail.com

SAVANNAH

CLASSIFIEDS

(061) 208 0800/44
(061) 220 584
classifieds@nepc.com.na

Notice
Legal Notice

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 14, 25 & 22)

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: **//KHARAS**

1. Name and postal address of applicant, **FILEMON INDONGO KAPIYE PO BOX 184 ORANJEMUND**

Name of business or proposed business to which applicant relates: **WHO KNOWS SHEBEEN**

Address/Location of premises to which Application relates: **ERF 4428 ORANJEMUND OCASA**

2. Nature and details of application: **SHEBEEN LIQOUR LICENSE**

3. Clerk of the court with whom Application will be lodged: **ORANJEMUND MAGISTRATE COURT**

6. Date on which application will be Lodged: **27 JUNE 2025**

7. Date of meeting of Committee at which application will be heard: **12 AUGUST 2025**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant 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

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Erf 2238
Oneatoveni

NOTICE OF THE CONSENT APPLICATON IN TERMS OF THE RUNDU TOWN PLANNING SCHEME

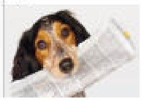
CONSENT: BUSINESS ON RESIDENTIAL ERF **NO: 1459**
TOWNSHIP/AREA: NDAMA, RUNDU TOWN
STREET NAME & NO: N/A

In terms of the Rundu Town Planning Scheme, notice is hereby given that I, the undersigned have applied to the Rundu Town Council for permission to establish a **TUCKSHOP**.

Plans may be inspected, or particulars of this application may be obtained at Town planning, Office room F-7, **Maria Mwengere** Road CRN Office.

Any person having any objection to the approval of this application, must lodge such objection, together with grounds thereof; with the Town Planning Officer: (Rundu Town Council), Private Bag 2128, Rundu and the applicant, in writing, not later than **25 June 2025.**

NAME OF THE APPLICANT:
Perity Shuungala
POSTAL ADDRESS:
P.O. Box 4021, Rundu
Email: lshuungala @gmail.com



Notice
Legal Notice

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Epalela
Uukolonkadhi
Omusati Region

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Etunda
Uukolonkadhi
Omusati Region

CALL FOR PUBLIC PARTICIPATION

Environmental Impact Assessment for a LPG retailer supplying facility in Mondesa, Swakopmund, Erongo Region, Namibia

This notice serves to inform all interested and affected parties that an application for the environmental clearance certificate will be launched with the Environmental Commissioner in terms of the Environmental Management Act (No.7 of 2007) and the Environmental Regulations (GN 30 of 2012).

Project: The allocated solar power plant area is located in Mondesa, Swakopmund in the Erongo region. **The applied area covers an area of 680 square meters.** The proposed LPG storage facility area is accessible along the Independence Street remaining smaller portion is accessible via the Mandume Ya Ndemufayo Street. The proponent intends to construct two 50 meters squared tanks.

Proponent: Cowashi Energy cc

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 01/06/2025. Contact details for registration and further information:
Augite Environmental Consulting
Dr. K Kangueehi
Email: kkangueehi10@gmail.com
Call number: 0817 069027

Notice
Legal Notice

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR SHEBEEN GAMBLING LICENSE

Notice is hereby given of the application for shebeen gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Shebeen gambling license

Name of retail liquor business in which gambling will be conducted:
Omahenene Border Post Bar, Eyambeko

Physical address of premises to which the application applies:
Omahenene Border Post
Omusati Region

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Omakange Village
Omusati Region

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Oshifo Location
Ruacana
Omusati Region

Notice
Legal Notice

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Erf 1795
Dr Libertine Amathila
Otjiwarongo

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Erf 193
Jack Frans Street
Outjo

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR GAMBLING HOUSE LICENSE

Notice is hereby given of the application for gambling house license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Service Station

Type of license:
Gambling House license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Service Station

Physical address of premises to which the application applies:
Erf 193
Hage Geingob Avenue
Outjo

Notice
Legal Notice

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Erf 137
Sam Nujoma Drive

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Erf 16
Theo Ben Gurirab Street
Usakos

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR GAMBLING HOUSE LICENSE

Notice is hereby given of the application for gambling house license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Lucky Bet Entertainment

Type of license: Gambling House license

Name of retail liquor business in which gambling will be conducted:
Lucky Bet- Tsumeb

Physical address of premises to which the application applies:
Unit 003
Omeg platz stadt
Tsumeb
Oshikoto Region

Notice
Legal Notice

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR GAMBLING HOUSE LICENSE

Notice is hereby given of the application for gambling house license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Gambling House license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Orutjandja Location
Opuwo

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Erf 611, Bosvida
Oshifo Location
Ruacana
Omusati Region

Notice
Legal Notice

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BOOKMAKER LICENSE

Notice is hereby given of the application bookmaker license of which the details are given below. Any person who wishes to object to the application in terms of Regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bookmaker License

Name of retail liquor business in which bookmaker will be conducted:
Eyambeko Betting Shop

Physical address of premises to which the application applies:
Erf No. 193
Jack Francis Street
Outjo

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BAR GAMBLING LICENSE

Notice is hereby given of the application for bar gambling license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Eyambeko Trading Enterprises CC

Type of license:
Bar gambling license

Name of retail liquor business in which gambling will be conducted:
Eyambeko Trading Enterprises CC

Physical address of premises to which the application applies:
Erf 287
Olienhout
Grootfontein

Services
Offered

Services
Offered

Zimbo Realtors CC Properties for sale.

Looking for buyers!

1) 2 bedroom ground floor flat – Otjomuise Ext 8: N$650,000 excl costs.

2) 2 bedroom house – Osona Village: N$590,000 excl costs.

3) 2 bedroom flat –

CLASSIFIEDS

Employment Offered

Notice
Legal Notice

CALL FOR PUBLIC PARTICIPATION

Environmental Impact Assessment for a LPG retailer supplying facility in Mondesa, Swakopmund, Erongo Region, Namibia

This notice serves to inform all interested and affected parties that an application for the environmental clearance certificate will be launched with the Environmental Commissioner in terms of the Environmental Management Act (No.7 of 2007) and the Environmental Regulations (GN 30 of 2012).

Project: The allocated solar power plant area is located in Mondesa, Swakopmund in the Erongo region. The applied area covers an area of 880 square meters. The proposed LPG storage facility area is accessible along the Independence Street remaining smaller portion is accessible via the Mandume Ya Ndemufayo Street. The proponent intends to construct two 50 meters squared tanks.

Proponent: Cowashi Energy cc

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 01/ 05/ 2025. Contact details for registration and further information:

Augite Environmental Consulting
Dr. K Kangueehi
Email: kkangueehi0@gmail.com
Cell number: 0817059027

AUGITE

**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 14, 26 & 22)**

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: **OTJOZONDJUPA**

1. Name and postal address of applicant, **TIMOTEUS AMADHILA UUSHONA, P. O BOX 16063, OSHINIOLE, ONESI**
2. Name of business or proposed business to which applicant relates: **PUB JIKA LM SOSA**
3. Address/ Location of premises to which Application relates: **ERF HHD 255, GOREGAGB DAM, LOCATION, WINDHOEK**
4. Nature and details of application: **SHEBEEN LIQUOR LICENCE**
5. Clerk of the court with whom **WINDHOEK MAGISTRATE COURT**
6. Date on which application will be Lodged: **2 JULY 2025**
7. Date of meeting of Committee at which application will be heard: **13 AUGUST 2025**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant 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

Notice
Legal Notice

PUBLIC NOTICE

Stubenrauch Planning Consultants cc on behalf of the registered owner of Erf 860, Omuthiya Extension 3, in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) herewith inform you that we have applied to the Omuthiya Town Council and intend on applying to the Urban and Regional Planning Board (URPB) for the following:

1. **Rezoning of Erf 860, Omuthiya Extension 3, from "Single Residential" with a density of 1:600 to "General Residential" with a density of 1:200;**
2. **Relaxation of the building lines on Erf 860, Omuthiya Extension 3, to 1 meter;**
3. **Consent to operate the Guesthouse while the rezoning is in process; and**
4. **Inclusion of the rezoning in the next Zoning Scheme to be prepared for Omuthiya.**

Erf 860, Omuthiya, is located within the neighbourhood of Omuthiya Extension 3, within a walking distance from the Oshikoto Regional Council and the Ministry of Information and Communication and Technology. Erf 860, Omuthiya Extension 3 measures approximately 980m² in extent and is currently zoned "Residential" with a density of 1:600 in accordance with the Omuthiya Zoning Scheme.

The purpose of the subject application is to formalise the existing guesthouse on the erf. This will allow our client to renovate the existing building and enable the construction of additional rooms.

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the Omuthiya Town Council and SPC Office, 45 Feld Street, Windhoek.

Further take note that any person objecting to the proposed change in land use as set out above may lodge such objection/comments together with their grounds thereof, with the Omuthiya Town Council and the applicant (SPC) in writing before the **Wednesday, 23 July 2025** (34 days after the last publication of this notice).

Applicant: Stubenrauch Planning Consultants cc
P O Box 41404
Windhoek
Tel: (061) 25 1189
Our Ref: W/25048

The Chief Executive Officer
Omuthiya Town Council
P O Box 19282
Omuthiya

Stubenrauch SPC

NOTICE CREDITORS IN DECEASED ESTATE

Registered number of Estate No: **E 2357/ 2025**
Master's Office: **WINDHOEK**
Surname: **MULIYUNDA**
Christian names: **CHARRITY HOSIKU**
Date of Birth: **02/ 02/ 1978**
Identity Number: **78020710261**
Last Address: **WINDHOEK, MAROELA, KATUTURA**
Date of Death: **18 JUNE 2009**
executor or authorised agent: **Katuvesirauina Inc,**
ERF 1874 BEETHOVEN STREET,
Period allowed for lodgment of claims: **30 DAYS**
DATE: 25 JUNE 2025 New Era
Tel No: 0852329779

Property Wanted

TWAHAFA REAL ESTATE

Hochland park:
6 Bedroom House
N$ 3.445mil
Goreangab:
9 Bedroom Hostel
N$ 1.550mil
Katutura:
3 Bedroom House
N$ 1.195mil
Goreangab:
2 Bedroom Townhouse
N$ 890 000
Omaya Plots:
Sizes 547 to 920 sqm

081 ...4427

Notice
Legal Notice

**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 14, 26 & 22)**

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: **KHOMAS**

1. Name and postal address of applicant, **APOLLONIA NDAKUMWA KALIMBO, P.O. BOX 1101, ORANJEMUND**
2. Name of business or proposed business to which applicant relates: **CHAMBENDI SHEBEEN**
3. Address/Location of premises to which Application relates: **SANDI HOTEL, ORANJEMUND**
4. Nature and details of application: **TRANSFER OF LIQUOR LICENCE**
5. Clerk of the court with whom **WINDHOEK MAGISTRATE COURT**
6. Date on which application will be Lodged: **20 JUNE 2025**
7. Date of meeting of Committee at which application will be heard: **04 JULY 2025**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant 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 14, 26 & 22)**

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: **KHOMAS**

1. Name and postal address of applicant, **SESILIA HONYANGHA NEKWAYA, P.O. BOX 12240, WINDHOEK, NAMIBIA**
2. Name of business or proposed business to which applicant relates: **CRED VENTURES INVESTMENT CC**
3. Address/Location of premises to which Application relates: **ERF 7530, FRANKIE FREDERICKS DRIVE OLYMPIA**
4. Nature and details of application: **RESTAURANT LIQUOR LICENCE**
5. Clerk of the court with whom **WINDHOEK MAGISTRATE COURT**
6. Date on which application will be Lodged: **2 JULY 2025**
7. Date of meeting of Committee at which application will be heard: **12 AUGUST 2025**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant 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.

Employment Offered

ONDANGWA PRIVATE HOSPITAL

Ondangwa Private Hospital Practitioners cc is an equal opportunity employer and invites proactive, professional, caring, ethical person to apply for the following position:

Position: Registered Nurse

Requirements:
- Bachelor of Science Degree in Nursing.
- 3 years' working experience within clinical environment.
- Working experience within a Private Hospital will be an added advantage.
- Namibian citizen or eligible to work within Namibia.
- Registered with the HPCNA.

Should you meet the above-mentioned requirements, kindly send your CV and all certified supporting documents via e-mail to: **recruitment@ ophpractitioners.com.na**

NB! Documents should be in PDF format.

Closing Date:
10 July 2025

RUNDU TOWN COUNCIL

PUBLIC NOTICE

**DEPARTMENT OF TECHNICAL SERVICES
DIVISION: TOWN PLANNING AND URBAN DEVELOPMENT**

Notice is hereby given in terms of Section 63 (2) (b) of the Local Authorities Act, (Act 23 of 1992) as amended, that the Council of Rundu Town intends to sell by way of private treaty the following immovable properties as per **Council Resolution No. 054/ 22/ 08/ 2024.**

SALE OF IMMOVABLE PROPERTIES BY WAY OF PRIVATE TREATY

Erf No	Land Size	Zoning	Township	Client	Rate/ M² (N$)	Price (N$)
4557	656	Residential	Ndama Ext 13	Hedwig Iashivi Thimbuga	35.00	22,960.00
5273	105	Residential	Ndama Ext 14	Joachim Sobra Buta	35.00	3,675.00
4693	386	Residential	Rundu Ext 15	Veronica Namutenya Kanyanga	35.00	13,510.00
4280	489	Residendal	Ndama Ext 12	Linus Kambadwa	35.00	17,115.00
5833	489	Residendal	Ndama Ext 16	Johanna namunenya Hausiku	35.00	17,115.00
4456	460	Residendal	Kaisosi Ext 13	Annastasia Mudi Nairenge	35.00	16,100.00
5692	606	Residendal	Ndama Ext 16	Leonidne Kapango Likuwa	35.00	21,210.00
3302	518	Residendal	Sauyemwa Ext 10	Mariana Tjinenge Sakaria	35.00	18,130.00
3303	439	Residendal	Sauyemwa Ext 10	Theresia Tjangano Nyumbu	35.00	15,365.00
3286	393	Residendal	Sauyemwa Ext 10	Roberts Mbandeka	35.00	13,755.00
3067	386	Residendal	Rundu Ext 3	Nghinolwa S. Benhard	35.00	35,000.00
4538	500	Residendal	Kaisosi	Abia Mesenga Kalangungu	35.00	17,500.00
3017	539	Residendal	Sauyemwa Ext 10	Natalia Kangumba	35.00	18,865.00
1620	1443	Residendal	Ndama Ext 4	Immanuel Siwombe Siranda	10.00	14,430.00
1761	649	Residendal	Ndama Ext 5	Kandjimi Shitengi	10.00	6,490.00
5408	422	Residendal	Ndama Ext 15	Jonero Macedo Peres	35.00	14,770.00
4440	444	Residendal	Kaisosi Ext 13	Barnwald Navil Linyunga	35.00	15,540.00
4437	410	Residendal	Kaisosi Ext 13	Barnward Navil Linyunga	35.00	14,350.00
021	816	Residendal	Sauyemwa Ext 3	Karupu Paulus Mbangu	35.00	28,560.00
5920	517	Residendal	Ndama Ext 16	Miriam Ngindu Kaihoco	35.00	18,095.00
5919	668	Residendal	Ndama Ext 16	Miriam Ngindu Kaihoco	35.00	23,380.00
7253	428	Residendal	Rundu Ext 23	Julia Yiminba Siyamba	35.00	14,980.00
7371	442	Residendal	Rundu Ext 24	Daniel Sifwaku Marjayi	35.00	15,470.00
6177	378	Residendal	Ndama Ext 20	Rodney Mwinga Siyemo	35.00	13,230.00
7976	356	Residendal	Rundu Ext 26	Mundia Precious Mwezi	35.00	12,460.00
5387	573	Residendall	Ndama Ext 15	Amanku Ndala Pedro	35.00	20,055.00
6052	559	Residendal	Ndama Ext 18	Natalia Namukuya Shilongo	35.00	19,565.00
3281	427	Residendal	Sauyemwa Ext 10	Elizabeth Paulus	35.00	14,945.00
3076	651	Residendal	Sauyemwa Ext 10	Reinhilda Mara Hamutenya	35.00	22,785.00
3282	1155	Residendal	Sauyemwa Ext 10	Aurelia Makena Madikiso	35.00	40,425.00
3901	548	Residendal	Kaisosi Ext 12	Moses Njamba Munango	35.00	19,180.00
2826	360	Residendal	Sauyemwa Ext 11	Petrus Joseph Likuwa	35.00	12,600.00
5880	781	Residendal	Ndama Ext 16	Ruth Ndapewa Makuti	35.00	27,335.00
4458	398	Residendal	Ndama Ext 13	Stephanus Ndjamba Chiyasu	35.00	13,615.00
4974	539	Residendal	Ndama Ext 14	Teopolina Mberama	35.00	18,865.00
5604	1071	Residendal	Ndama Ext 15	Bonifasius Kudumo Runone	35.00	37,485.00
5296	1351	Residendal	Ndama Ext 15	Sturmius Haingura Haiwa	35.00	47,285.00
5957	626	Residendal	Ndama Ext 16	Anna Zhinga Markus	35.00	21,910.00
5941	463	Residendal	Ndama Ext 16	Maria Naitha Sapetama	35.00	16,205.00
5942	531	Residendal	Ndama Ext 16	Maria Naitha Sapetama	35.00	18,585.00
5738	512	Residendal	Ndama Ext 16	Adolf Mukava	35.00	17,920.00
4973	358	Residendal	Ndama Ext 14	Teopolina Mberama	35.00	12,530.00
6078	352	Residendal	Ndama Ext 18	Mwaka Branda Mushe	35.00	12,320.00
6148	450	Residendal	Ndama Ext 18	Maria Sihako Rupasa	35.00	15,750.00
5678	344	Residendal	Ndama Ext 16	Asalia Shikonga Muduva	35.00	12,040.00
5679	321	Residendal	Ndama Ext 16	Astaria Shikonga Muduva	35.00	11,235.00
6452	312	Residendal	Ndama Ext 21	Rudolph Jacks Mbambo	35.00	10,920.00
4902	450	Residendal	Ndama Ext 14	Cabrial Machado Haroulana	35.00	15,750.00
5582	712	Residendal	Ndama Ext 15	Kristine Kahanzi Karawa	35.00	24,920.00
2435	411	Residendal	Ndama Ext 7	Pomianus Karamba Mayayi	35.00	14,385.00
5436	347	Residendal	Ndama Ext 15	Bennet Mabuga Mabuga	35.00	12,145.00
5430	472	Residendal	Ndama Ext 15	Bennet Mabuga Mabuga	35.00	16,520.00
5565	340	Residendal	Ndama Ext 15	Ladislaus M Ngandu	35.00	11,900.00
4874	1663	Residendal	Ndama Ext 17	Pascalia Anton	35.00	58,205.00
4749	654	Residendal	Ndama Ext 17	Gift Masaka Mbaimbai	35.00	22,890.00
5821	357	Residendal	Ndama Ext 16	Applonarius Shighoko Muyevu	35.00	12,495.00
5858	871	Residential	Ndama Ext 15	Johanna Vipanda Kayundu	35.00	30,485.00
2075	428	Residential	Ndama Ext 6	Alberto Mende	10.00	4,280.00
2048	427	Residential	Ndama Ext 6	Fernanda Esoko Salomao	10.00	4,270.00
2047	322	Residentail	Ndama Ext 6	Selesimina W Karuhapa	10.00	3,220.00
5675	343	Residendal	Ndama Ext 16	Adelheid Shirenga	35.00	12,005.00
346	2207	Residendal	Kasote Ext 1	Alcides Ipanga Chipoya	35.00	77,245.00
5674	470	Residendal	Ndama Ext 16	Adelheid Shirenga	35.00	16,450.00
5174	556	Residendal	Sauyemwa Ext 10	Erastus kandingu kalimbwe	35.00	19,460.00
2050	324	Residendal	Ndama Ext 6	Godfried nunauke	35.00	11,340.00
4468	621	Residendal	Ndama Ext 13	Filomine Namutenya Kamukwanyama	35.00	21,735.00
5869	786	Residendal	Ndama Ext 16	Abraham Visanga Kasinga	35.00	27,510.00
6453	474	Residendal	Rundu Ext 21	Bernritha Kayando Kufuna	10.00	4,740.00
6451	308	Residendal	Rundu Ext 21	Bennitha Kayando Kufuna	10.00	3,080.00
2763	429	Residendal	Sauyemwa Ext 11	Vicantius Shimango Shikango	35.00	15,015.00
2764	631	Residendal	Sauyemwa Ext 11	Vicantius Shimango Shikango	35.00	22,085.00
3638	539	Residendal	Ndama Ext 10	Johannes Mueji	35.00	18,865.00
2106	455	Residendal	Sauyemwa Ext 8	Martha Nsamba	10.00	4,550.00
5487	544	Residendal	Ndama Ext 15	Marceline Kudira Kandjimi	35.00	19,040.00
3064	458	Residendal	Sauyemwa Ext 10	Ester Mpando Kamaya	35.00	16,030.00
2715	532	Residendal	Sauyemwa Ext 11	Immanuel Lucas Mandala	35.00	18,620.00
2714	589	Residendal	Sauyemwa Ext 11	Immanuel Lucas Mandala	35.00	20,615.00
3307	730	Residendal	Sauyemwa Ext 10	Cecilia Rukusa Simonya	35.00	25,550.00
2049	534	Residendal	Ndama Ext 6	Afriam Nangolo Tjikula	35.00	18,690.00
4838	532	Residendal	Ndama Ext 17	Anna Simbara Muronga	35.00	18,620.00
1183	532	Residendal	Sauyemwa Ext 4	Edward Shikombe Shihungu	35.00	18,620.00
5896	778	Residendal	Ndama Ext 16	Fabiola Ukamba Mbambo	35.00	27,230.00
5795	694	Residendal	Ndama Ext 16	Loida Ndapanda Shamukweni	35.00	24,290.00
5794	584	Residendal	Ndama Ext 16	Loida Ndapanda Shamukweni	35.00	20,440.00
5941	463	Residendal	Ndama Ext 16	Maria Naitha Sapetama	35.00	16,205.00

Any objection to the sales of any of the listed properties should be done in writing and must be received by the Chief Executive Officer on or before **22 July 2025**

Written objections shall be addressed to:
Chief Executive Officer
Rundu Town Council
Private Bag 2128,
Rundu

Enquiries: Mr. S.C Mungunda/ Mr. J.T. Passa
Tel: 066 266 400

Winter: 5 preparation steps to protect your home

South African winter brings diverse weather challenges across the country's varied climate zones. While the Western Cape faces its wettest season with cold, driving rains, the interior provinces experience dry, frosty conditions that can strain heating systems and plumbing. For sectional title owners, these seasonal variations demand tailored preparation strategies to protect both your unit and your finances.

Winter: 5 preparation steps to protect your home South African winter brings diverse weather challenges across the country's varied climate zones. While the Western Cape faces its wettest season with cold, driving rains, the interior provinces experience dry, frosty conditions that can strain heating systems and plumbing. For sectional title owners, these seasonal variations demand tailored preparation strategies to protect both your unit and your finances. MONO. insure Brokers (Pty) Ltd shares five critical steps every unit owner should take as winter continues:

Protect Your Geyser System from Winter Strain

Geysers remain the leading cause of insurance claims in community schemes, with winter conditions creating unique risks. In colder provinces like Gauteng and the Free State, geysers work overtime to heat water, increasing pressure and wear. Meanwhile, in frost-prone areas, exposed pipes risk freezing and bursting.

For all provinces: Arrange a professional inspection before winter peaks, checking for wear, leaks, or corrosion. Ensure the overflow tray and piping are correctly installed and functioning.

Install Comprehensive Surge Protection

Winter storms in the Western Cape and Eastern Cape bring lightning risks, while power grid strain during cold snaps across all provinces increases surge dangers. Load-shedding transitions also create electrical fluctuations that damage sensitive electronics.

Install surge protection at your distribution board, not just individual plug points. This whole-house protection is often required by insurance policies for electronic claims to be approved. In areas prone to power outages, consider battery backup systems for essential appliances.

Quality surge protectors cost far less than replacing damaged appliances and electronics, making this essential infrastructure rather than optional equipment.

Manage Regional Drainage Challenges

Western Cape units: Clear all gutters and downpipes before the winter rainfall season peaks. Blocked drainage systems cause extensive water damage when heavy rains arrive between May and August.

Summer rainfall areas (Gauteng, KwaZulu-Natal, Limpopo): While winter is drier, clear autumn leaves from drainage systems now. Ensure air-conditioning condensation pipes aren't blocked, as winter heating systems can create unexpected drainage issues.

Coastal regions: Salt air accelerates corrosion of gutters and downpipes. Check for rust damage and replace corroded sections before winter weather tests them. Winterise

Seals and Weatherproofing

Cold, wet regions (Western Cape, Eastern Cape highlands): Inspect seals around windows and doors for deterioration. Winter rain driven by strong winds can penetrate even small gaps. Pay particular attention to sliding door tracks and window frames.

Dry, cold areas (Northern Cape, interior Gauteng): While rainfall is minimal, temperature fluctuations cause materials to expand and contract. Check for cracks in exterior caulking and weatherstripping. Mountainous areas (Drakensberg region): Extreme temperature variations and occasional snow require robust weatherproofing. Inspect rooftop patios or terraces for waterproofing membrane damage.

Understand Your Regional Insurance Cover

South African insurance policies often include specific clauses for regional weather risks. Body corporate policies typically cover structural elements and common property, while owners need separate contents insurance for personal belongings and improvements.

Key considerations by region:

Western Cape: Ensure flood coverage for winter rainfall damage

- Coastal areas: Check for storm surge and wind damage provisions
- Interior provinces: Verify heating system coverage and frost damage protection
- All areas: Confirm load-shedding damage coverage as power outages strain systems
- Review your cover with a broker who understands both sectional title complexities and regional South African weather risks. Many schemes discover gaps in cover only after damage occurs.

Professional vs. DIY Preparation

While unit owners can handle basic maintenance like clearing drains and checking seals, electrical and plumbing inspections require professionals.

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Background Information Document