

# ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN LÜDERITZ

**STREET CREATION ON  
PROPOSED CONSOLIDATED  
PORTION V, OF LÜDERITZ TOWN  
AND TOWNLANDS NO. 11,  
KARAS REGION**

**List of triggered activities identified  
in the EIA Regulations which apply  
to the proposed project**

## **Activity 5.1 (Land Use and Development Activities)**

Rezoning of land from (d) Use for  
nature conservation or zoned open  
space to any other land use

## **Activity 10.1(a) (Infrastructure)**

The construction of oil, water, gas  
and petrochemical and other bulk  
supply pipelines

## **Activity 10.1 (b) Infrastructure**

The construction of – Public Roads

## **Activity 10.2 (a) Infrastructure**

The route determination of roads  
and design of associated physical  
infrastructure where – it is a public  
road

# BACKGROUND INFORMATION DOCUMENT

## **1 PURPOSE OF THIS DOCUMENT**

The purpose of this Background Information Document (BID) is to brief Interested & Affected Parties (I&AP's) about the Environmental Impact Assessment (EIA) being undertaken for the proposed development activities in Lüderitz.

The BID also provides an opportunity for I&APs to register for the EIA process and to submit any initial comments or issues regarding the proposed project.

## **2 BACKGROUND INFORMATION**

The Lüderitz Town Council, hereinafter referred to as the proponent, intends to undertake the following activities:

- **Subdivision of the Remainder of Portion B of Lüderitz Town and Townlands No. 11 into 19 Portions (proposed Portions A – S) and the Remainder;**
- **Subdivision of Portion N of the Lüderitz Town and Townlands No. 11 into proposed Portion T, U and the Remainder;**
- **Rezoning of proposed Portion T from “Parastatal” to “Undetermined”;**
- **Consolidation of proposed Portions R - T into Consolidated Portion V;**
- **Rezoning of proposed Portions A – N from “Undetermined” to “Light Industrial” with a bulk of 1.0;**
- **Reservations of proposed Portions O – Q as “Public Open Space”;**
- **Reservation of Consolidated proposed Portion V as a “Street”;**
- **Registration of a 22m wide powerline servitude over proposed Portions F – I, K, L, P and Consolidated Portion V in favor of the Local Authority;**
- **Registration of a 15m wide water pipeline servitude over the Remainder of Portion B of Lüderitz Town and Townlands No. 11 in favor of NamWater.**

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the listed activities

indicated above were triggered by the proposed project.

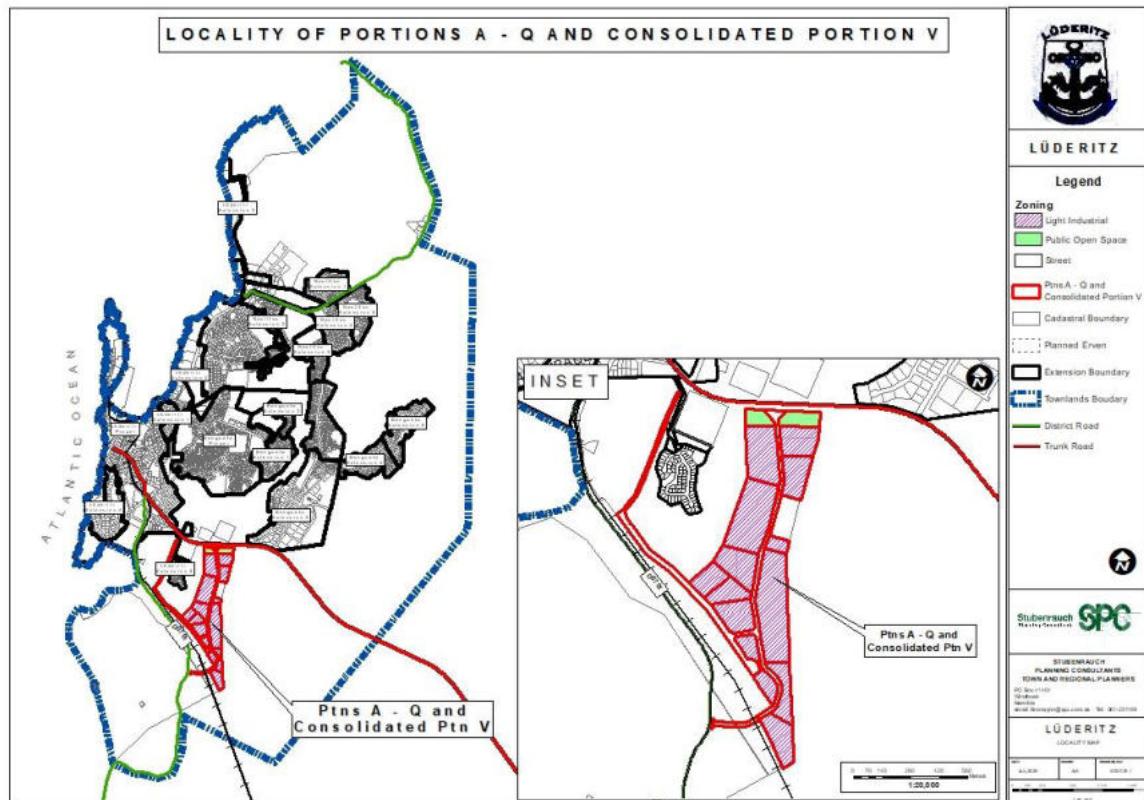
The proponent commissioned this EIA and appointed Stubenrauch Planning Consultants (SPC) to undertake the necessary activities to enable an application for an Environmental Clearance Certificate (ECC) with the Environmental Commissioner as prescribed by the Environmental Management Act (No.7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012). In line with Regulation 21(2) of the mentioned EIA Regulations, this BID is distributed to potential I&APs as part of the public consultation process for this EIA.

This Environmental Assessment will therefore be undertaken to determine the potential environmental and socio-economic impacts associated with the proposed development activity.

### 3 DEVELOPMENT DESCRIPTION

#### 3.1 Locality

As depicted in **Figure 1** below, proposed Portions A – Q and Consolidated Portion V are located towards the south-western part of the Lüderitz Townlands.



**FIGURE 1:** LOCALITY OF THE PROPOSED ERF.

The ownership and zoning of Portion N of Lüderitz Town and Townlands No. 11 and the Remainder of Portion B of Lüderitz Town and Townlands No. 11 are outlined in **Table 1** below.

**TABLE 1: OWNERSHIP AND ZONING**

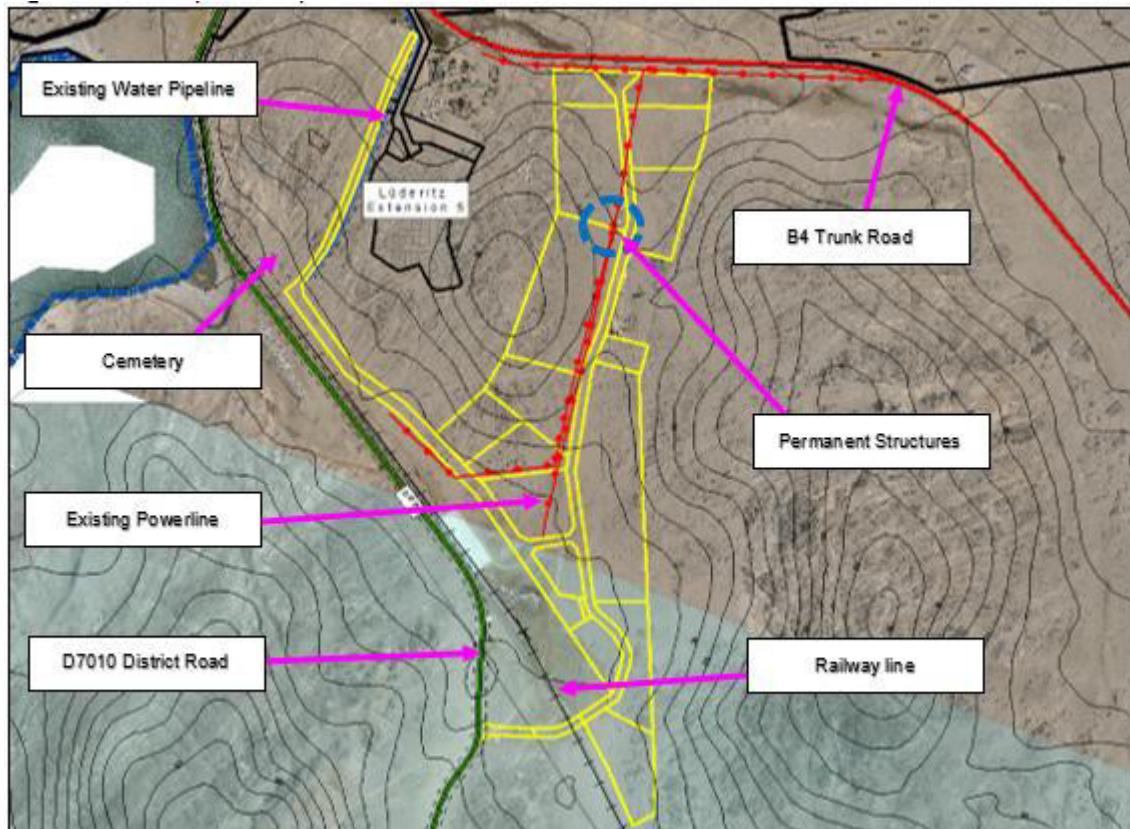
Portion No	Ownership	Current Zoning
Portion N of Lüderitz Town and Townlands No. 11	TransNamib	Parastatal

Remainder of Portion B of Lüderitz Town and Townlands No. 11	Lüderitz Town Council	Undetermined
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### 3.2 Status Quo

There are a few permanent structures in the area, however these permanent structures have been respected within the development as part of Ptns G and H, while the rest of the area lies vacant with limited to no vegetation on-site. See **Figure 2** below.

**Figure 2:** Aerial photo clip



**FIGURE 2: AERIAL IMAGE**

### 3.3 Proposed Development

The Proponent is proposing an accelerated development of residential, commercial, and especially industrial land to support large-scale investments aligned with the Government of Namibia's Industrialization program. Lüderitz has been identified as a strategic hub for green hydrogen, oil, gas, and other industries in the //Kharas Region, requiring dedicated industrial erven to accommodate processing, storage, maintenance, logistics, and local manufacturing services.

The proposed industrial zone is located in the valley south of the B4 road and north of the Aus–Lüderitz railway, primarily on Portion 52 of Farm Lüderitz Town and Townlands No. 11. This area is favored due to its flat terrain, proximity to key transport routes including the B4, and existing infrastructure like overhead electricity lines. Land parcels have already been allocated to investors within this "Industrial Corridor."

A key component of the development is formalizing an existing informal road connecting the B4 to the railway line (near Portion N). While the railway company, Transnamib, does not support a road crossing through the wider railway property, they agree to a crossing at the southern end with provision for a future road-over-rail bridge to accommodate traffic growth. This new road will remain a municipal road and is critical to linking the industrial zone with the D0701 District Road, thus redirecting heavy vehicle traffic away from Lüderitz's urban center. This will improve traffic flow, road safety, and reduce urban wear and tear.

Environmental considerations include protecting a natural watercourse through designated public open spaces to support stormwater flow, integrating with the town's green spaces. The layout also respects the existing cemetery in the northwest and preserves servitude areas for a major overhead electricity line and water pipeline across multiple property portions.

Overall, this proposed development forms part of Lüderitz's Urban Densification and Infill initiative, aiming to create an efficient industrial corridor that will bolster economic diversification, attract investment, and generate employment, while ensuring infrastructure and connectivity support the town's anticipated industrial growth.

The following table provides an overview of the land uses provided.

Portion No	Proposed Zoning
Portion A	Light Industrial
Portion B	Light Industrial
Portion C	Light Industrial
Portion D	Light Industrial
Portion E	Light Industrial
Portion F	Light Industrial
Portion G	Light Industrial
Portion H	Light Industrial
Portion I	Light Industrial
Portion J	Light Industrial
Portion K	Light Industrial
Portion L	Light Industrial
Portion M	Light Industrial
Portion N	Light Industrial
Portion O	Public Open Space
Portion P	Public Open Space
Portion Q	Public Open Space
Consolidated Portion V	Street

In order to implement the proposed industrial corridor initiative, the following must be followed and approved:

### 3.3.1 The Subdivision of the Remainder of Portion B of Lüderitz Town and Townlands No. 11

It is the intention of the Lüderitz Town Council to subdivide the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into 19 portions (Portions A – S) and the remainder.

It should be noted that Portions R and S is the street portion that has been created to accommodate the existing informal street. The table and **Figure 3** below depicts the sizes of the newly created portions.

**Table 2:** Subdivision Table

Portion No.	± Area (m <sup>2</sup> )
Portion A	25493
Portion B	20935
Portion C	76065
Portion D	7052
Portion E	24069
Portion F	26193
Portion G	42600
Portion H	62749
Portion I	29566
Portion J	17700
Portion K	18535
Portion L	25060
Portion M	10371
Portion N	10918
Portion O	680
Portion P	14531
Portion Q	10351
Portion R	81541
Portion S	2522

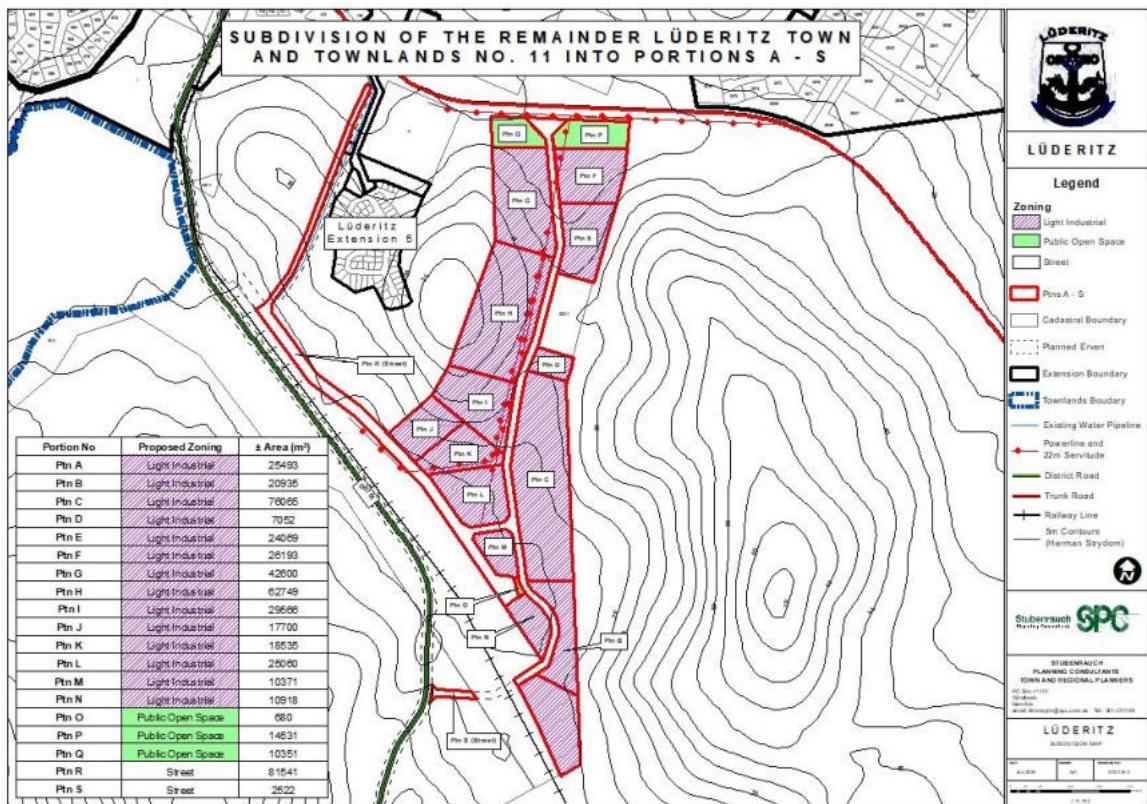


FIGURE 3: THE SUBDIVISION OF THE REMAINDER OF PORTION B OF LÜDERITZ TOWN AND TOWNLANDS NO. 11

### 3.3.2 Subdivision of Portion N of the Lüderitz Town and Townlands No. 11

A portion of the existing road runs over Portion N of the Lüderitz Town and Townlands No. 11, hence, to formalise the road, the portion needs to be subdivided into Portions Y, U and the remainder.

Kindly take note that Portion T is the street portion, while Portion U was created in order to avoid creating a split remainder. Please refer to **Figure 4** below.

The table below depicts the sizes of the newly created portions.

**Table 3:** Subdivision Table

Portion No.	± Area (m <sup>2</sup> )
Portion T	2413
Portion U	26088
Remainder	296416

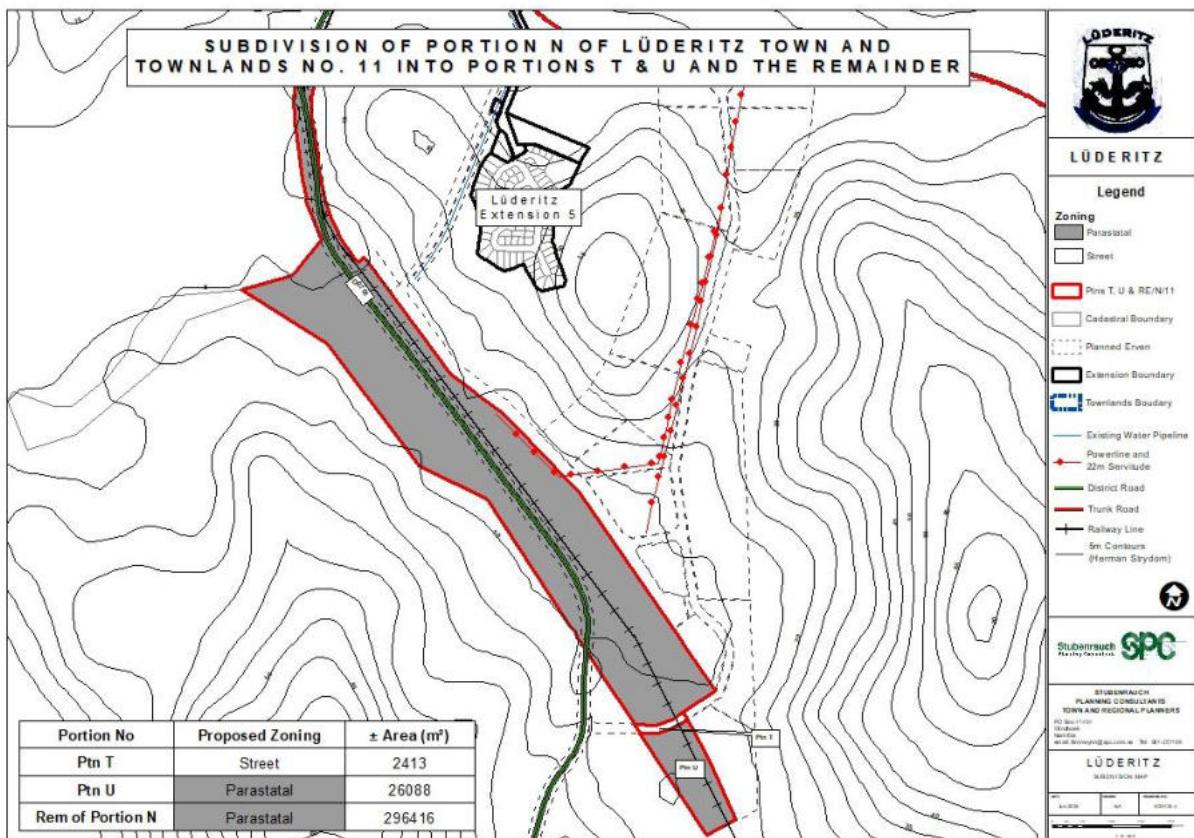


FIGURE 4: SUBDIVISION OF PORTION N OF THE LÜDERITZ TOWN AND TOWNLANDS NO. 11

### 3.3.3 Rezoning of proposed Portion T

It is necessary to rezone proposed Portion T from “Parastatal” to “Undetermined” in order for proposed Portion T to be consolidated with proposed Portions R and S, since proposed Portion R and S currently has the zoning “Undetermined” as depicted in **Figure 5** below.

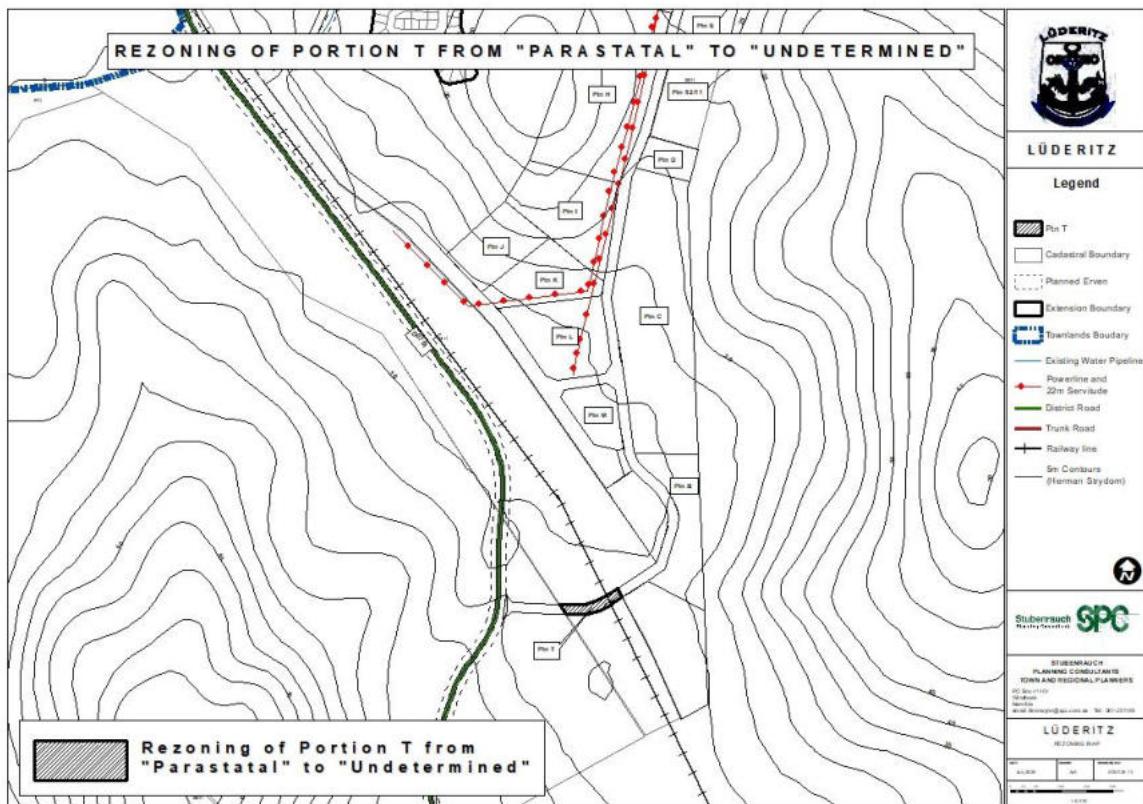


FIGURE 5: REZONING OF PORTION T FROM PARASTATAL TO UNDETERMINED

### 3.3.4 Consolidation of Portions R – T

Proposed Portions R – T will be consolidated into proposed Portion V in order to create a single street portion rather than registering three separate street portions.

**Table 4** and **Figure 6** below depicts the proposed consolidation of the street portions

**Table 4:** Consolidation of Portions R – T

Portion No.	± Area (m <sup>2</sup> )
Portion R	81541
Portion S	2522
Portion T	2413
Consolidated Portion V	86476

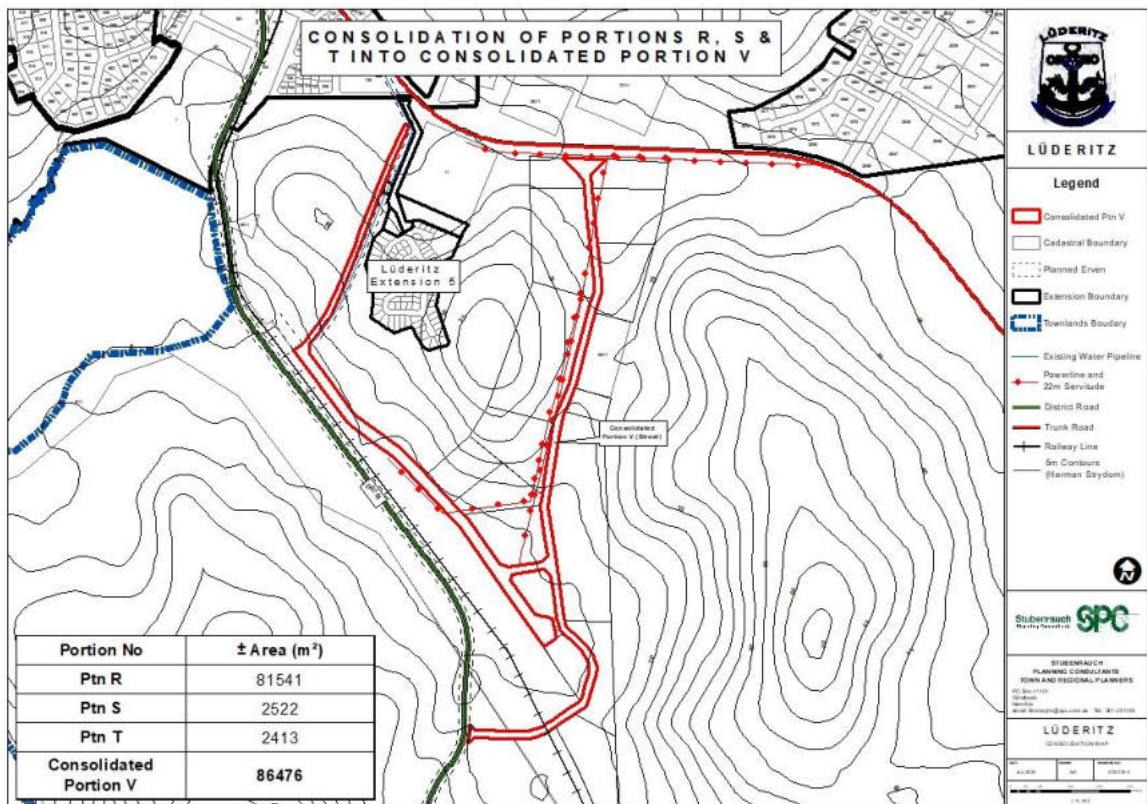


FIGURE 6: CONSOLIDATION OF PORTIONS R – T INTO CONSOLIDATED PORTION V

### 3.3.5 Rezoning of Portions A – N from “Undetermined” to “Light Industrial”

Proposed Portions A – N will be sold or leased out to developers for industrial purposes; hence it is necessary to rezone the portions from “Undetermined” to “Light Industrial” as outlined in **Figure 7** below.

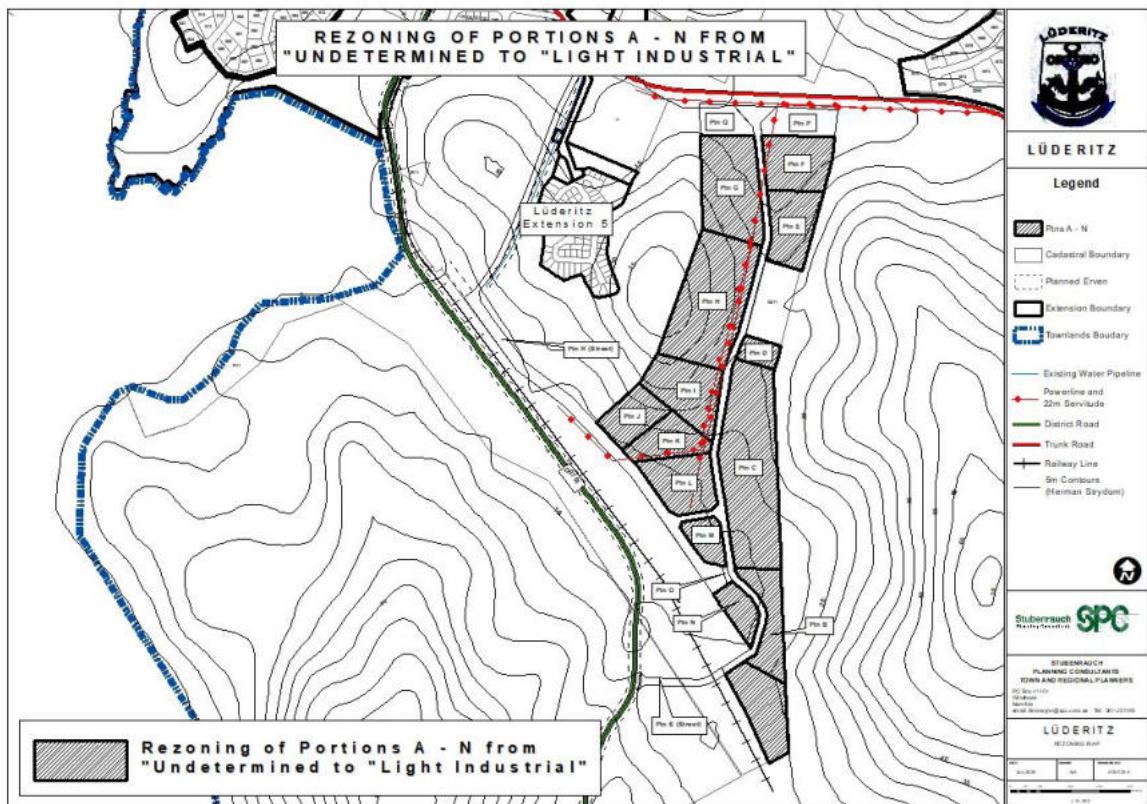


FIGURE 7: REZONING OF PORTIONS A – N FROM UNDETERMINED TO LIGHT INDUSTRIAL

### 3.3.6 Reservations of Portions O – Q as “Public Open Space”

Proposed Portion O will be reserved to “Public Open Space” to improve the aesthetic value in the industrial area as well as to keep a safe distance between intersection on the internal street network as depicted in **Figure 8** below.

The natural watercourse north of the proposed development will be accommodated in the layout planning for the Industrial Corridor, hence Portions Q and P will be reserved for "Public Open Space" with will form part of the overall open space system for Lüderitz.

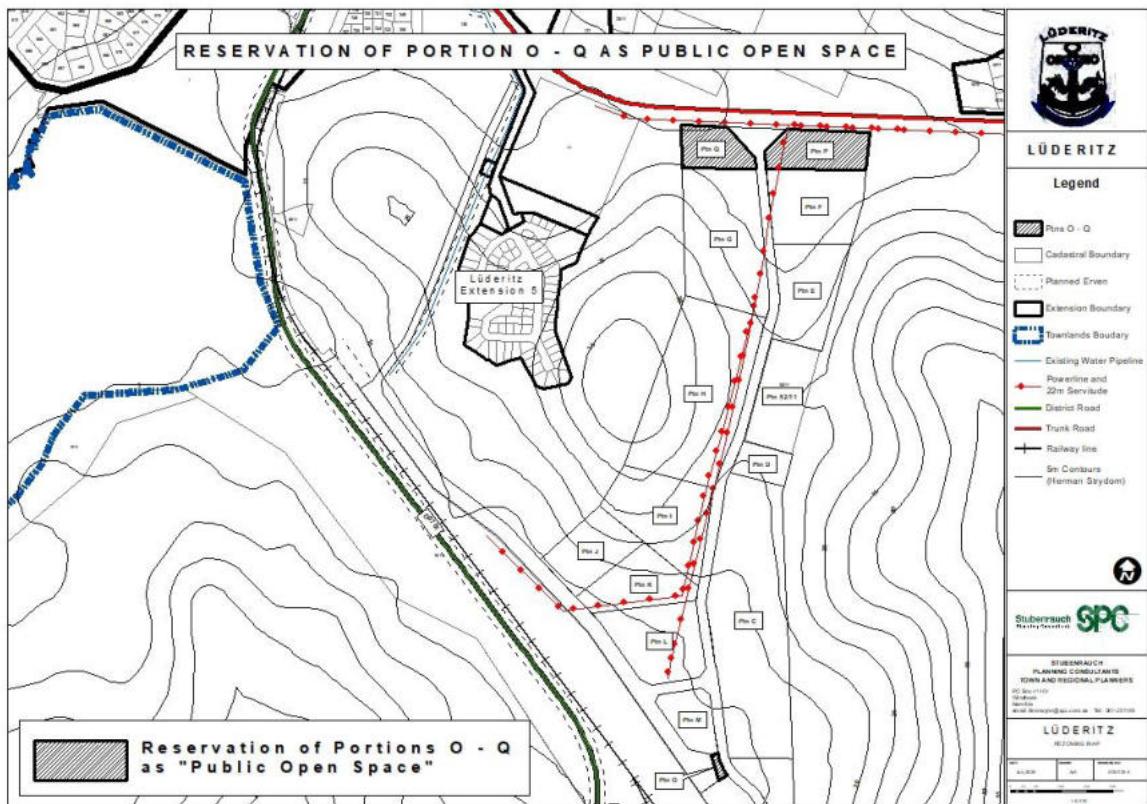


FIGURE 8: RESERVATION OF PORTIONS O – Q AS A PUBLIC OPEN SPACE

### 3.3.7 Reservation of Consolidated Portion V as a “Street”

As depicted in the Lüderitz Zoning Scheme No. 5 (now known as the Lüderitz Zoning Scheme), a street is a reserved land use, as such, Consolidated Portion V needs to be reserved as a Street.

### 3.3.8 Registration of a 22m wide powerline servitude

There is an existing powerline running over the Remainder of Portion B of Lüderitz Town and Townlands No. 11, however, this powerline is not endorsed on the Title Deed, nor indicated on the General Plan.

To respect and incorporate the powerline, powerline servitudes must be registered over Portions F – I, K, L, P and Consolidated Portion V.

### 3.3.9 Registration of a 15m wide water pipeline servitude

There is an existing water pipeline running over the Remainder of Portion B of Lüderitz Town and Townlands No. 11, however, this water pipeline is not endorsed on the Title Deed, nor indicated on the General Plan.

To respect and incorporate the water pipeline, a water pipeline servitude must be registered over the Remainder of Portion B of Lüderitz Town and Townlands No. 11 in favor of NamWater.

### 3.4 Engineering Services

It is the responsibility of the Lüderitz Town Council to connect the newly created portions to the Municipal Engineering Services of Lüderitz, which includes water, electricity and sewer.

Should the developer wish to upgrade the services or then add additional services to the respective portion, it will be the responsibility of the developer and their own costs.

### 3.5 Access Provision

Proposed Portions A – Q will gain access via newly created Consolidated Portion V which is to be reserved as a “Street” as depicted in **Figure 9** below.

It should be noted that Consolidated Portion V will be connected to the D0701 District Road and the B4 Trunk Road. SPC is in the process of applying to Roads Authority for access onto proposed Consolidated Portion V from the D0701 District Road and the B4 Trunk Road.

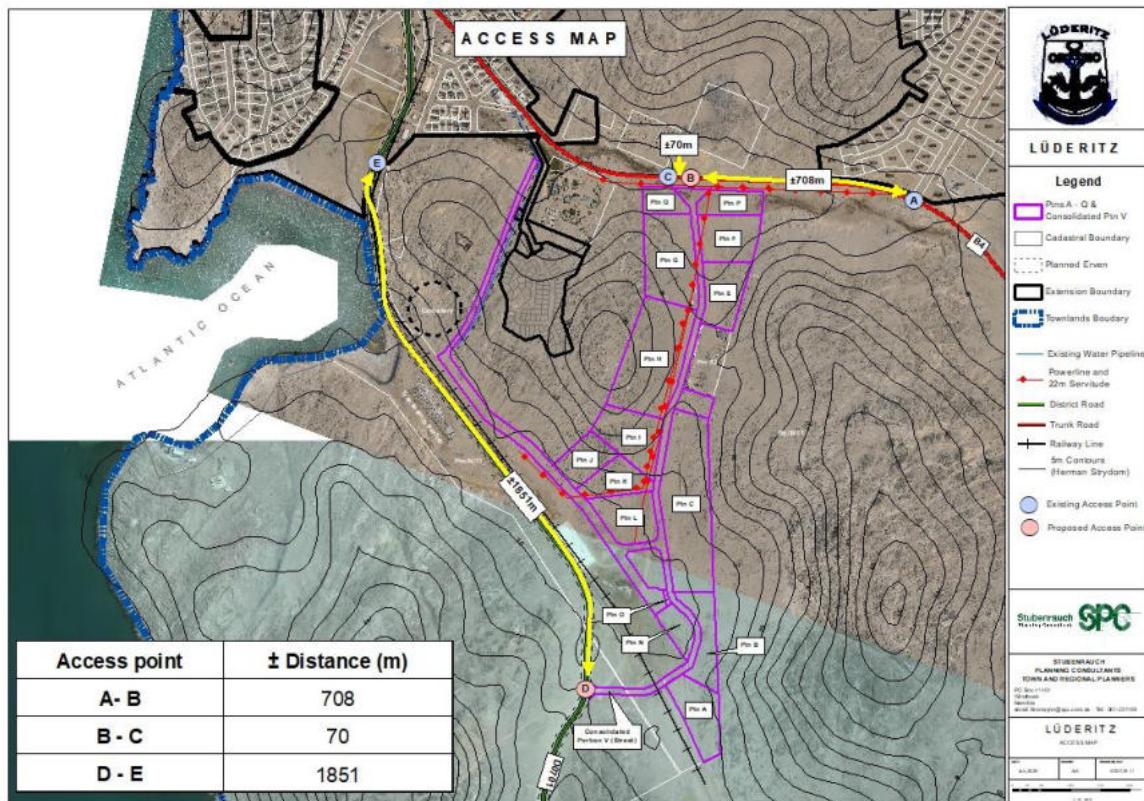


FIGURE 9: ACCESS MAP

## 4 THE ENVIRONMENTAL BASELINE

### 4.1 Overview

Lüderitz is a town in the /Kharas Region in the north of Namibia. The town falls within the !Nami=nus constituency, formerly known as Lüderitz Constituency in /Kharas Region. As of 2023, the town's population was estimated at about 16,156 people.

### 4.2 Biophysical Environment

#### 4.2.1 Fauna and Flora

The succulent Karoo Ecosystem is the most diverse desert system in the world. There is high plant, particularly succulent, diversity. According to MET (2014), some 1050 species are known to occur in the Tsau//Khaeb (Sperrgebiet) National Park near Lüderitz

#### 4.2.2 Geology and soils

The Naukluft Mountain area dominantly consists of fractured and karstified dolomites and limestones of the Damara Sequence representing a so-called nappe complex. The soil in this area is weakly developed and shallow. Vegetation cover will generally be sparse because the soil will not be able to provide plants with sufficient water or nutrients. The Sperrgebiet environment is fragile and characterized with aridity. (Mendelsohn et al., 2002)

#### 4.2.3 Hydrology and Hydrogeology

The town of Lüderitz and the western part of the //Karas Region falls within the Southern Namib and Naukluft hydrogeological region. The only permanent water in this region is the Orange River, which supplies water to towns and mines (Oranjemund, Rosh Pinah) as well as agricultural and tourism projects. The water supply to Lüderitz is based on fossil water reserves in the Koichab paleo-channel.

## ENVIRONMENTAL ASSESSMENT PROCESS

- Establishing environmental risks of the intended project
- Establishing mitigation protocol
- Preparing the draft Environmental Assessment Report (EAR) and Environmental Management Plan (EMP)
- Public reviewing of Draft EAR and EMP
- Preparing the final EAR & EMP and submitting to MEFT
- Awaiting decision from Authorities

## 5 POTENTIAL IMPACTS

The following potential impacts have been identified so far:

- **Flooding:** Provision needs to be made within the layouts in terms of managing and mitigating stormwater during flood events.
- **Traffic Impacts:** site may cause additional traffic.

- **Employment Creation:** The proposed industrial development in Lüderitz is expected to have a significant positive impact on employment creation. the project will stimulate job opportunities across a wide range of skill levels. These include both direct employment in processing plants, maintenance, logistics, and manufacturing, as well as indirect jobs in supporting services like transport, construction, and administration.
- **Socio-economic impacts:** The industrial development in Lüderitz will boost economic diversification, create numerous jobs, and increase household incomes, reducing poverty. Improved infrastructure will enhance connectivity and attract investment, while dedicated open spaces will support environmental sustainability. Overall, it will promote sustainable growth and a better quality of life for residents.
- **Visual Impact:** There may be a change in visual characteristics of the site once it becomes developed.

More potential impacts of the proposed activity will be identified upon consultations with the public and further research on the area.

## 6 PUBLIC CONSULTATION

The Environmental Impact Assessment process involves interaction with people who are interested in, or who could be affected by the proposed development and/or operational activities of the proposed Lüderitz development. As part of this process communication will be sent out to various potential I&APs and Line Ministries in addition to the public notices to be placed in the newspapers, on the site and around the subject area to obtain comments on the proposed developments.

## 7 ALL STAKEHOLDER/INTERESTED & AFFECTED PARTIES (I&AP)

*Public participation process gives you the opportunity to:*

- Obtain information about the proposed project
- Raise any environmental issues relating to the project

*How can you be involved?*

- By responding to the invitation advertised in the newspapers
- By registering as an I&AP, for your name to be added to our register list
- Submitting your comments or requests in writing.

We are inviting the public to participate by contributing issues and suggestions regarding the proposed projects on or before **08 October 2025**. For further information, or concerns, I&APs can complete the register below:

## 8 REGISTRATION AND COMMENTS

<b>Participant Name:</b>	<b>Organization/Affiliations:</b>
<b>Position:</b>	<b>Telephone:</b>
<b>Fax:</b>	<b>E-Mail:</b>

<b>Postal Address:</b>
<b>Comments/Suggestions and Questions:</b>

**Please fill in particulars and return completed document to be registered as an Interested & Affected Parties (I&AP) to:**

**Stubenrauch Planning Consultants (SPC)**

**TEL: 061 25 11 89**

**E-Mail: [bronwynn@spc.com.na](mailto:bronwynn@spc.com.na)**