
EIA for the Subdivision Of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 Into Portions A, B and Remainder, Rezoning of Portion B from 'Undetermined' to 'Street' (Street Creation), Lüderitz, Karas Region

From Victoria Hatutale <victoria@kamautpds.com>

Date Thu 28 Aug 2025 12:33 PM

To tpo@ltc.com.na <tpo@ltc.com.na>

 2 attachments (486 KB)

BID Document.pdf; Consent Letter from the Local Authority.docx;

Dear Ms Helena,

Kamau Town Planning and Development Specialists has been appointed to administer and facilitate the environmental and town planning processes associated with the development on the Remainder of Portion B of the Lüderitz Town and Townlands No. 11. In this regard, our office intends to undertake the following development applications:

- 1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town And Townlands No. 11.**
- 2. Rezoning the Proposed Portion A from 'Undetermined' to 'Residential 2' with a Density of 1:150.**
- 3. Rezoning of the Proposed Portion B from 'Undetermined' to 'Street'.**
- 4. Alteration of the Boundaries of Lüderitz Proper to Include Portion A and B.**

In accordance with the Environmental Management Act, No. 7 of 2007, and the Environmental Impact Assessment Regulations (Government Notice No. 30 of 6 February 2012), an Environmental Impact Assessment (EIA) process is required for the above-mentioned activities. Our office accordingly commenced the EIA process for the proposed development.

In line with Regulation 21(2) of the EIA Regulations, a Background Information Document (BID) is hereby submitted to the Local Authority as part of the public participation process. The BID provides an overview of the proposed development and outlines the intended environmental assessment process. The Local Authority is hereby notified and invited, in its capacity as the relevant local authority and an Interested and Affected Party, to review the BID and submit any written comments, concerns, or inputs within the stipulated public consultation period.

Furthermore, as required by the Ministry of Environment, Forestry and Tourism, consultants undertaking an EIA are obliged to submit a consent letter from the relevant local authority as a mandatory annexure prior to the processing of the EIA application. We therefore respectfully request the Local Authority to issue a consent letter authorising Kamau Town Planning and Development Specialists to proceed with the EIA for the proposed development on the Remainder of Portion B of the Lüderitz Town and Townlands No. 11.

The following documents are attached in support of this request:

Annexure A: Background Information Document (BID)

Annexure B: Sample Local Authority Consent Letter

We trust that this notification and request will receive your favourable consideration. Should any clarification be required, our office remains available to engage further.

Kind regards,





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From Victoria Hatutale <victoria@kamautpds.com>

Date Fri 10 Oct 2026 8:21 AM

To tpo@ltc.com.na <tpo@ltc.com.na>

Dear Potential Interested and Affected Party,

Kamau Town Planning and Development Specialists hereby gives notice to all potentially Interested and Affected Parties (I&APs) that the Draft Environmental Scoping Report (DESR) for the following:

1. Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A, Portion B and Remainder of Portion B of the Lüderitz Town And Townlands No. 11.
2. Rezoning the Proposed Portion A from 'Undetermined' to 'Residential 2' with a Density of 1:150.
3. Rezoning of the Proposed Portion B from 'Undetermined' to 'Street'.
4. Alteration of the Boundaries of Lüderitz Proper to Include Portion A and B.

In now available for comment from 10 October 2025 to 27 October 2025 at the following venues:

Kamau Town Planning and Development Specialists
59 Jenner Street
Windhoek

AND

Lüderitz Town Council
No. 90 Bay Road
Lüderitz

The report is additionally available electronically for review at the below Google Drive link:

<https://drive.google.com/file/d/1aPJ6jwEvIY98QipNPBdDMVTYmq7dIWod/view?usp=sharing>

Should you wish to comment on the proposed project, kindly do so in writing on or before 27 October 2025 by one of the following means:

Addressed to: Kamau Town Planning and Development Specialists
Address: PO Box 22296, Windhoek
Email: thandiwe@kamautpds.com / victoria@kamautpds.com
Tel No: +264 83 722 7000

The DESR will be finalised in light of feedback from I&APs and Stakeholders and will then be submitted to the Ministry of Environment and Tourism (MET): Department of Environmental Affairs and Forestry (DEAF) for consideration and decision making. If MET:DEAF approves or requests additional information/ studies, all registered I&APs and stakeholders will be kept informed of

progress throughout the assessment process. Please feel free to contact our office should you need any additional information.

Kind regards,





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**LÜDERITZ TOWN COUNCIL
P. O. BOX 19
LÜDERITZ**

Enquiries: Helena Thomas
Email: tpo@ltc.com.na
Reference: L/Street Creation

Tel: +264 63 207800
Fax: +264 63 202971

29 July 2025

The Environmental Commissioner
The Ministry of Environment, Forestry and Tourism
Private Bag 13306
Windhoek

Dear Sir,

RE: Environmental Impact Assessment for the proposed Street Creation on Portion B (a portion of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11), Lüderitz, Karas Region

The above matter refers.

To comply with the Urban and Regional Planning Act No. 5 of 2018 and its Regulations of September 2020, an application has been submitted to the Lüderitz Town Council related to the above development.

Once the notification process has been completed and if the application complies with all of the bylaws and the regulations of the Lüderitz Town Council that relate to the proposed development, the application will be tabled by the Lüderitz Town Council for evaluation and possible approval.

In light of the above, the Lüderitz Town Council has no objection to the undertaking of the proposed Environmental Impact Assessment the proposed street creation on Portion B (a portion of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11), Lüderitz, Karas Region.

The Lüderitz Town Council trusts that you should find this in order, and should you need more information please do not hesitate to contact our offices.

Yours sincerely,


Mr. Otto Shipanga
Chief Executive Officer

