

# *Draft Environmental Assessment Scoping Report for:*

*Layout Approval and Township  
Establishment on Consolidated  
Erf X to be known as Agate Park  
Proper, Lüderitz, Karas Region*

March 2026

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## PROJECT DETAILS

<b>Title</b>	Draft Environmental Scoping Report for the: Layout Approval and Township Establishment on Consolidated Erf X to be known as Agate Park Proper, Lüderitz, Karas Region		
<b>Report Status</b>	Draft		
<b>SPC Reference</b>	W/25026		
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## EXECUTIVE SUMMARY

### Introduction

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

- **Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz;**
- **Rezoning of Farm 156 from “Agriculture” to “Undetermined”;**
- **Consolidation of Farm 134 and Farm 156 into “Consolidated Erf X”;**
- **Layout approval and township establishment on “Consolidated Erf X” to be known as Agate Park Proper;**
- **Registration of a Beach Servitude to be registered 100m from the high-water mark.**

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

As such the proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).

### Project Description

The Agate Park development forms part of the Town Council of Lüderitz’s Urban Development Initiative (LUDI), which seeks to address the growing demand for residential, commercial, and industrial land through sustainable urban planning strategies. The project focuses on urban densification and infill development by utilising vacant and underutilised land within the existing urban fabric to promote efficient land use, improved connectivity, and enhanced liveability.

Located along the coastline, the proposed development will establish a high-end residential and mixed-use neighbourhood, responding to the shortage of serviced erven, particularly within the higher-income market. The layout is informed by the site’s challenging topography and incorporates engineered access routes to optimise infrastructure costs. The development also emphasises environmental sensitivity by preserving public access to the waterline through a 100 m setback and designating coastal open space as a nature reserve. Overall, Agate Park aims to support Lüderitz’s strategic growth by creating a compact, integrated, and visually distinctive urban precinct.

### Public Participation

Communication with Interested and Affected Parties (I&APs) about the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **09 February 2026**;
- Notices were placed in The New Era and The Namibian newspapers dated **09 & 16 February 2026**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**).
- Two public meetings were held in Luderitz on the **24<sup>th</sup> & 25<sup>th</sup> of February 2026** (Appendix C).

Public consultation was carried out according to the Environmental Management Act's EIA Regulations. After the initial notification, I&APs were given two weeks to submit their comments on the project (until **18 March 2026**).

The Draft Scoping Report will be circulated from **2 April 2026 until 17 April 2026** so that the public could review and comment on it. The overall commentary received from the public on the draft report will be documented in a comments and responses report document to be included in the final report. The comment period will remain open until the final scoping report is submitted to MEFT.

### Conclusions and Recommendations

With reference to **Table 9**, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a **Medium to Low (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

With reference to **Table 9**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a **Medium (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

It is recommended that this project be authorised because should the development not proceed the area will remain undeveloped. None of the positive or negative impacts from the proposed development would be realized.

The “no go” alternative was thus deemed to have a High (negative) impact, as all the benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.

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- Annexure E:** Environmental Management Plan

## LIST OF ACRONYMS

<b>AIDS</b>	Acquired Immune Deficiency Syndrome
<b>CRR</b>	Comments and response report
<b>dB</b>	Decibels
<b>DESR</b>	Draft Environmental Scoping Report
<b>EA</b>	Environmental Assessment
<b>EAP</b>	Environmental Assessment Practitioner
<b>EAR</b>	Environmental Assessment Report
<b>ECC</b>	Environmental Clearance Certificate
<b>ECO</b>	Environmental Control Officer
<b>EIA</b>	Environmental Impact Assessment
<b>EMA</b>	Environmental Management Act
<b>EMP</b>	Environmental Management Plan
<b>FESR</b>	Final Environmental Scoping Report
<b>GTZ</b>	Gesellschaft für Technische Zusammenarbeit
<b>HIV</b>	Human Immunodeficiency Virus
<b>I&amp;AP</b>	Interested and Affected Party
<b>IBA</b>	Important Bird Area
<b>IUCN</b>	International Union for Conservation of Nature
<b>MEFT</b>	Ministry of Environment, Forestry and Tourism
<b>MEFT: DEA</b>	Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry
<b>MURD</b>	Ministry of Urban and Rural Development
<b>MWTC</b>	Ministry of Works Transport and Communication
<b>NAMPAB</b>	Namibia Planning Advisory Board
<b>NPC</b>	Namibia Planning Commission
<b>PPP</b>	Public Participation Process
<b>SADC</b>	Southern African Development Community
<b>SPC</b>	Stubenrauch Planning Consultants
<b>USAID</b>	United States Agency for International Development
<b>VMMC</b>	Voluntary Medical Male Circumcision

# 1 INTRODUCTION

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## 1.1 PROJECT BACKGROUND

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

- **Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz;**
- **Rezoning of Farm 156 from “Agriculture” to “Undetermined”;**
- **Consolidation of Farm 134 and Farm 156 into “Consolidated Erf X”;**
- **Layout approval and township establishment on “Consolidated Erf X” to be known as Agate Park Proper;**
- **Registration of a Beach Servitude to be registered 100m from the high-water mark.**

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the following listed activities in **Table 1** were triggered by the proposed project:

**Table 1:** List of triggered activities identified in the EIA Regulations which apply to the proposed project

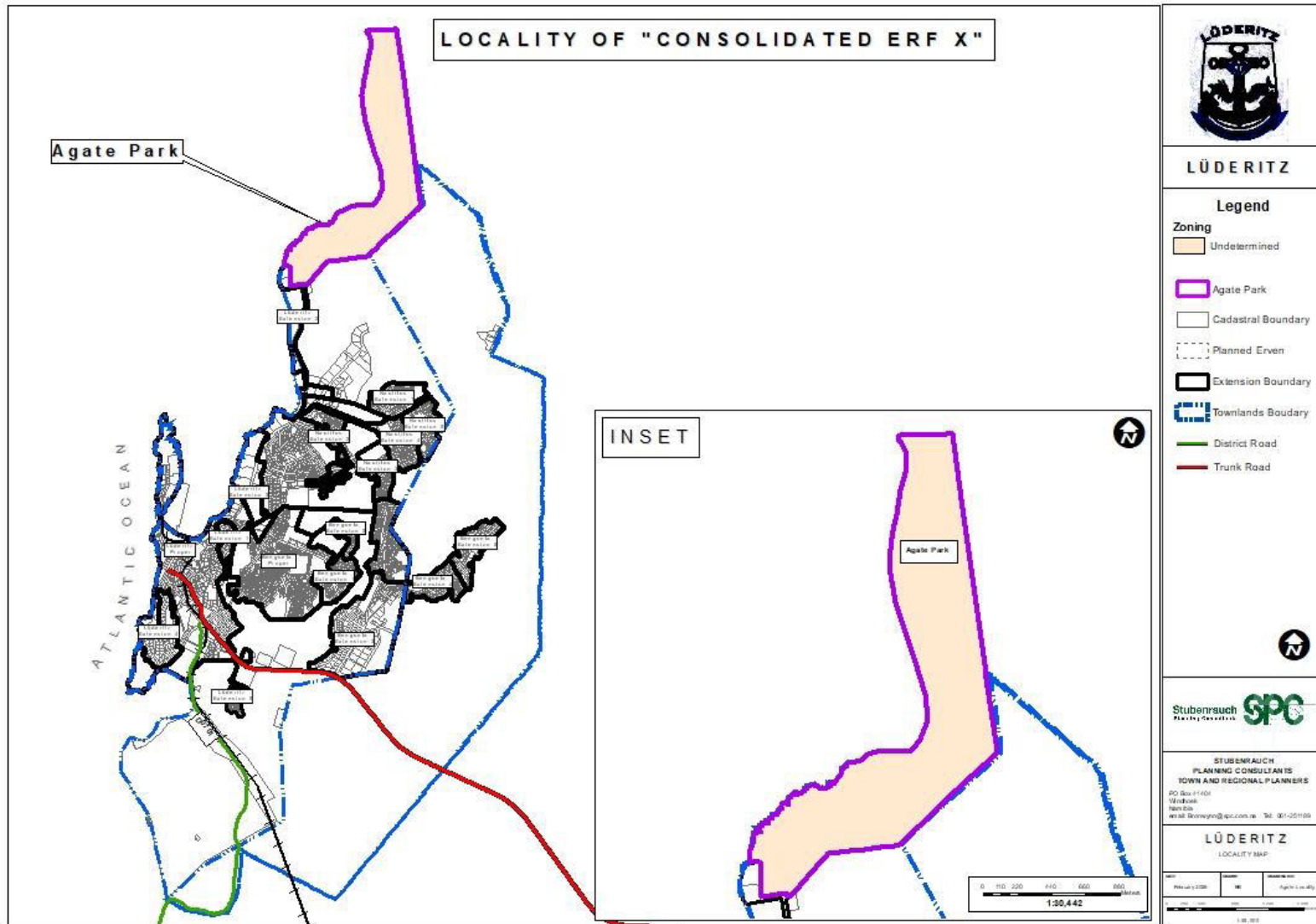
<b>Activity description and No(s):</b>	<b>Description of relevant activity</b>	<b>The portion of the development as per the project description that relates to the applicable listed activity</b>
Activity 10.1(a) (Infrastructure)	The construction of oil, water, gas and petrochemical and other bulk supply pipelines	The proposed project includes the construction of oil, water, gas and petrochemicals and other bulk services
Activity 10.1 (b) Infrastructure	The construction of – Public Roads	The proposed project includes the construction of roads.
Activity 10.2 (a) Infrastructure	The route determination of roads and design of associated physical infrastructure where – it is a public road	The proposed project includes the route determination of roads.

The above activities will be discussed in more detail in Chapter 4. The proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs (MEFT: DEA).

The process will be undertaken in terms of the gazetted Namibian Government Notice No. 30 Environmental Impact Assessment Regulations (herein referred to as EIA Regulations) and the Environmental Management Act (No 7 of 2007) (herein referred to as the EMA). The EIA process will investigate if there are any potential significant bio-physical and socio-economic impacts associated with the intended activities. The EIA process would also serve to provide an opportunity for the public and key stakeholders to provide comments and participate in the process.

## ***1.2 PROJECT LOCATION***

Proposed “Consolidated Erf X” is bordered by the Atlantic Ocean and is situated in the northern part of the Lüderitz Townlands. “Consolidated Erf X” also includes the area locally known as Agate Beach. Please refer to below locality map (**Figure 1**).



**figure 1:** Locality of proposed "Consolidated Erf X"

### 1.3 TERMS OF REFERENCE AND SCOPE OF PROJECT

The scope of this project is limited to conducting an environmental impact assessment and applying for an Environmental Clearance Certificate for the following as indicated in section 1.1 above:

- **Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz;**
- **Rezoning of Farm 156 from “Agriculture” to “Undetermined”;**
- **Consolidation of Farm 134 and Farm 156 into “Consolidated Erf X”;**
- **Layout approval and township establishment on “Consolidated Erf X” to be known as Agate Park Proper;**
- **Registration of a Beach Servitude to be registered 100m from the high-water mark.**

### 1.4 ASSUMPTIONS AND LIMITATIONS

In undertaking this investigation and compiling the Environmental Scoping Report, the following assumptions and limitations apply:

- Assumes the information provided by the proponent is accurate and discloses all information available.
- The limitation that no alternative except for the preferred layout plans and the ‘no-go’ option was considered during this assessment. The unique character and appeal of Lüderitz were however taken into consideration with the design perspective.

### 1.5 CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT

Section 8 of the gazetted EIA Regulations requires specific content to be addressed in a Scoping / Environmental Assessment Report. **Table 2** below is an extract from the EMA and highlights the required contents of a Scoping / Environmental Assessment Report whilst assisting the reader to find the relevant section in the report.

**Table 2:** Contents of the Scoping / Environmental Assessment Report

Section	Description	Section of DESR/ Annexure
8 (a)	The curriculum vitae of the EAPs who prepared the report;	Refer to <b>Annexure D</b>
8 (b)	A description of the proposed activity;	Refer to Chapter 4
8 (c)	A description of the site on which the activity is to be undertaken and the location of the activity on the site;	Refer to Chapter 3

Section	Description	Section of DESR/ Annexure
8 (d)	A description of the environment that may be affected by the proposed activity and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed listed activity;	Refer to Chapter 3
8 (e)	An identification of laws and guidelines that have been considered in the preparation of the scoping report;	Refer to Chapter 2
8 (f)	Details of the public consultation process conducted in terms of regulation 7(1) in connection with the application, including	Refer to Chapter 5
	(i) the steps that were taken to notify potentially interested and affected parties of the proposed application	Refer to Chapter 5
	(ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given;	Refer to <b>Annexures A and B</b> for site notices and advertisements respectively.
	(iii) a list of all persons, organisations and organs of state that were registered in terms of regulation 22 as interested and affected parties in relation to the application;	Refer to <b>Annexure C</b>
	(iv) a summary of the issues raised by interested and affected parties, the date of receipt of and the response of the EAP to those issues;	Refer to <b>Annexure C</b>
8 (g)	A description of the need and desirability of the proposed listed activity and any identified alternatives to the proposed activity that are feasible and reasonable, including the advantages and disadvantages that the proposed activity or alternatives have on the environment and on the	Refer to Chapter 4

Section	Description	Section of DESR/ Annexure
	community that may be affected by the activity;	
8 (h)	A description and assessment of the significance of any significant effects, including cumulative effects, that may occur as a result of the undertaking of the activity or identified alternatives or as a result of any construction, erection or decommissioning associated with the undertaking of the proposed listed activity;	Refer to Chapter 7
8 (i)	terms of reference for the detailed assessment;	NB – Assessment of impacts are included in this EA Report
8 (j)	An environmental management plan	Refer to <b>Annexure E</b>

## 2 LEGAL FRAMEWORK

### 2.1 LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT

There are multiple legal instruments that regulate and have a bearing on good environmental management in Namibia. **Table 3** below provides a summary of the legal instruments considered to be relevant to this development and the environmental assessment process.

**Table 3:** Legislation applicable to the proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.”  Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that.  Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate.  GN 30 provides the regulations governing the environmental assessment (EA) process.	The following listed activities are triggered by the proposed development:  <b>Activity 10.1(a) Infrastructure</b>  <b>Activity 10.1 (b) Infrastructure</b>  <b>Activity 10.2 (a) Infrastructure</b>
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor must adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Urban and Regional Planning Act No 5 of 2018	To consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration,	The proposed development must adhere to the provisions regarding the subdivision and rezoning of land.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	suspension and deletion of conditions relating to land; and to provide for incidental matters.	
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	<ul style="list-style-type: none"> <li>• Section 3.1 deals with width of proclaimed roads and road reserve boundaries</li> <li>• Section 27.1 is concerned with the control of traffic on urban trunk and main roads</li> <li>• Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads</li> <li>• Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads.</li> </ul>	Adhere to all applicable provisions of the Roads Ordinance.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and	Contractors and users of the proposed development are to comply with these legal requirements.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	This EIA considers this term of Environment.
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater  Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to consolidate the laws relating to the management and use of forests and	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may not be removed without a permit

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	<p>forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.</p>	<p>from the Ministry of Agriculture, Water and Forestry.</p>
<p>Atmospheric Pollution Prevention Ordinance No 45 of 1965</p>	<p>Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.</p>	<p>The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).</p>
<p>Hazardous Substance Ordinance 14 of 1974</p>	<p>To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; to provide for the division of such substances into groups in relation to the degree of danger; to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.</p>	<p>The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.</p>

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Soil Conservation Act No 76 of 1969	Act to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources	The proposed activity should ensure that soil erosion and soil pollution is avoided during construction and operation.

This EIA process will be undertaken in accordance with the EIA Regulations. A Flow Diagram (refer to **Figure 2** below) provides an outline of the EIA process to be followed.

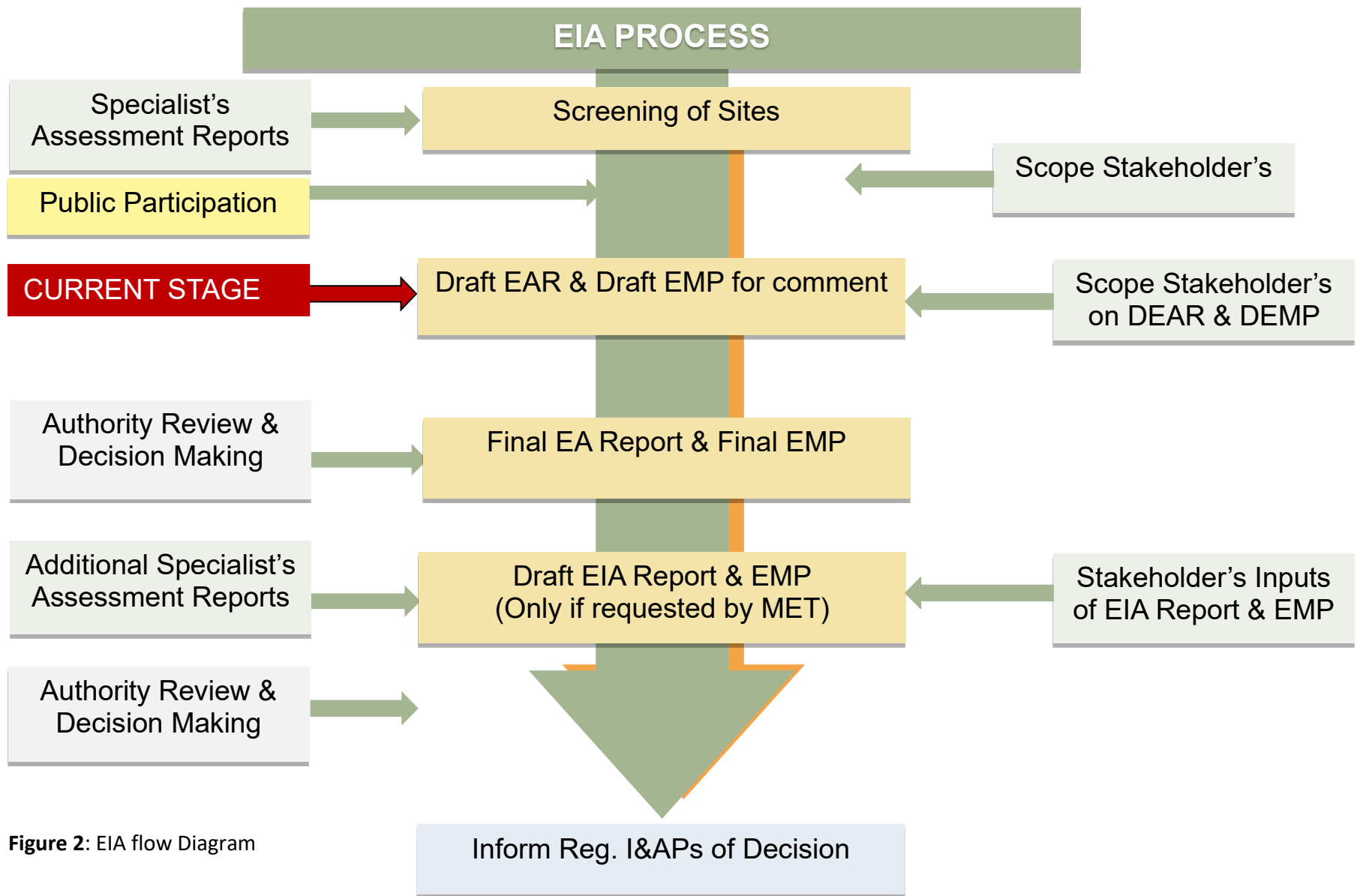


Figure 2: EIA flow Diagram

### 3 ENVIRONMENTAL BASELINE DESCRIPTION

#### 3.1 SOCIAL ENVIRONMENT

##### 3.1.1 Socio-Economic Context

The statistics shown in **Table 4** below are derived from the 2023 Namibia Population and Housing Census (Namibia Statistics Agency, 2023), and presented from a local and regional perspective.

**Table 4:** Statistics of the Lüderitz Constituency and //Karas Region (Namibia Statistics Agency, 2023)

<b>//KARAS REGION</b>	
<b>ATTRIBUTE</b>	<b>INDICATOR</b>
Population	109 893
Females	54 223
Males	55 670
Population under 5 years	10.9%
Population aged 5 to 14 years	18.6%
Population aged 15 to 34 years	66%
Population aged 35 to 59 years	27.9%
Population aged 60 years and above	6.0%
Female: male ratio	100:103
Literacy rate of 15 years old and above	95.6%
People above 15 years who have never attended school	3.5%
People above 15 years who are currently attending school	12.3%
People above 15 years who have left school	83.3%
Income from pension	8.9%
Income from business and non-farming activities	3.9%
Income from farming	2.3%
Wages and salaries	68.5%
Main Language	Afrikaans Languages- 36%
<b>LÜDERITZ CONSTITUENCY</b>	
<b>ATTRIBUTE</b>	<b>INDICATOR</b>
Population	16 156
Females	8 309
Males	7 847

##### 3.1.2 Archaeological and Heritage Context

Lüderitz falls within a historical diamond mining area and some artefacts of historical importance may still be located in the area. Other archaeological sites in Lüderitz consist mainly of small surface scatters of stone artefacts and artifact debris, as well as small shell middens composed mainly of various limpet species, with osteological evidence of penguin, fish and seals on the more recent sites

(Kinahan, 2016). Some of these sites are also associated with the nomadic pastoralist pottery dating to within the last 2000 years. In addition, several small rock shelter sites have been investigated and a number of burial sites have been excavated.

It is unlikely that the proposed project area will have any significant archaeological resources due to the fact that no major historical activity took place within close proximity to the sites. An accidental find procedure may, however, be required in the EMP.

### **3.2 BIO-PHYSICAL ENVIRONMENT**

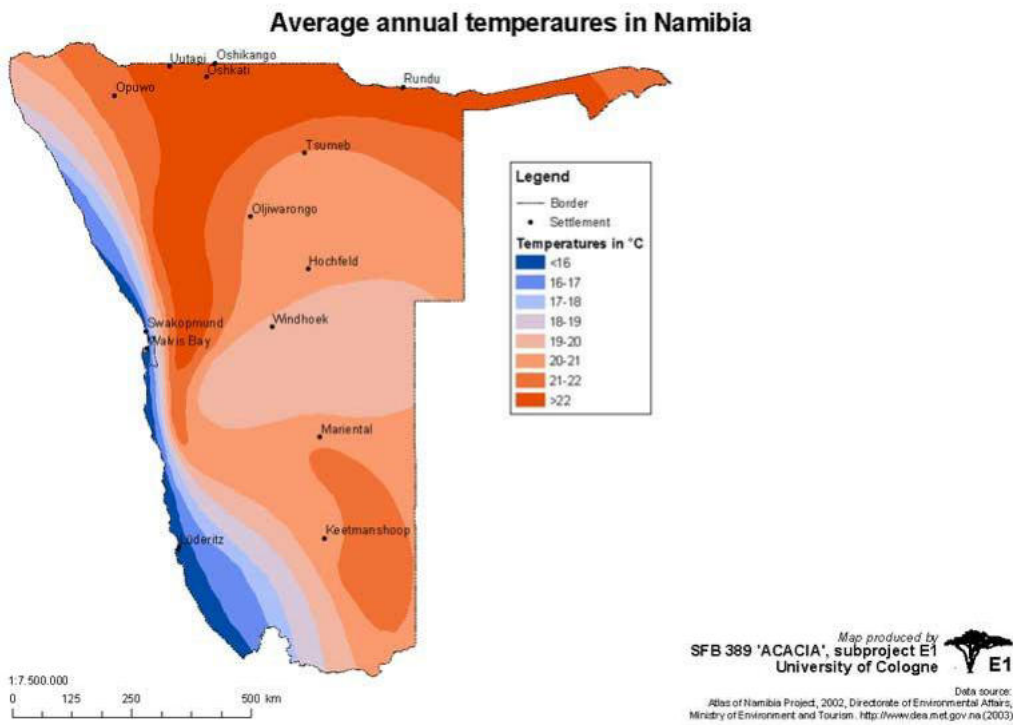
#### **3.2.1 Air Quality**

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

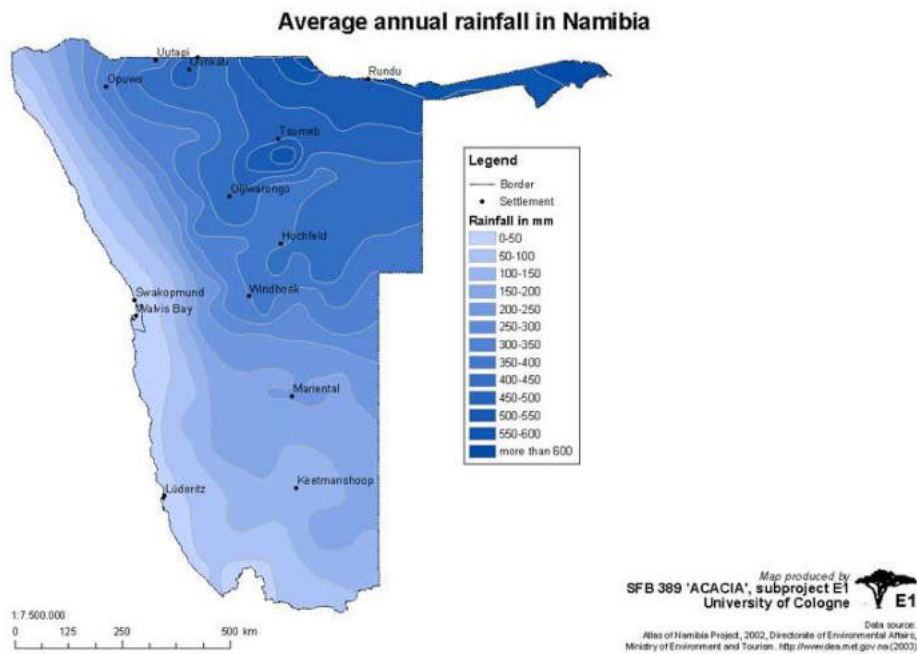
#### **3.2.2 Climate**

Lüderitz has a desert climate (BWk, according to the Köppen climate classification), relatively dry with an annual average temperature below 16°C per year as indicated in **Figure 3**.

The median annual rainfall varies between about 0-50mm as indicated in **Figure 4**. Rainfall in the area is highly unpredictable and rainfall events are equally unlikely throughout the year. Windy and cold conditions can occur due to the cold South Atlantic current on the coast. Summer rains occur in the area and coastal fog plays an important role in the moisture regime of many organisms (Mendelsohn, *et al.*, 2002).

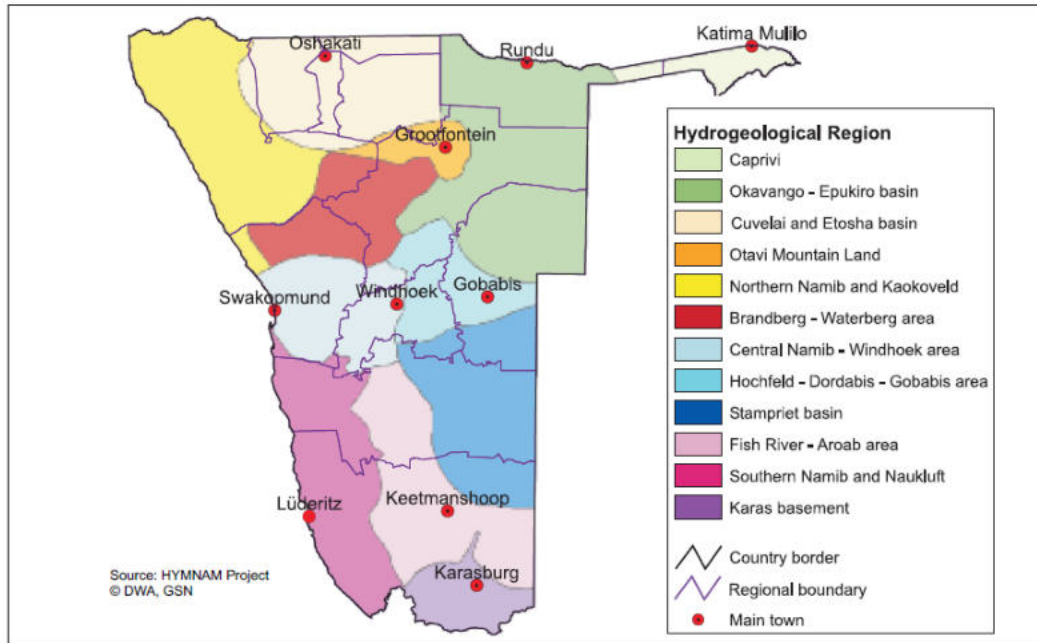


**Figure 3:** Annual average temperature (Acacia Project E1, n.d.)



**Figure 4:** Average annual Rainfall (Acacia Project E1, n.d.)





**Figure 6:** Groundwater basins and hydrogeological regions in Namibia (Ministry of Agriculture Water and Rural Development, 2011)

### 3.3 Terrestrial Ecology

#### 3.3.1 Flora and Fauna

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. This contributes to nearly 25% of the entire flora of Namibia on less than 3% of land area of the country. It is for this reason that the succulent Karoo is listed amongst the world's 25 biodiversity hotspots. The subject site is situated within an urban area, as such no significant flora is expected to be found on the proposed site.

Lüderitz falls within an Important Bird Area (IBA). The area is characterized by high species abundance due to the nutrient rich waters caused by upwelling. The Lüderitz Bay Island Complex consist of four coastal islands namely Halifax, Penguin, Seal and Flamingo Island (BirdLife International, 2021). The shoreline and the Lüderitz harbour form part of the IBA. The island complex is considered to be globally important as it regularly supports more than 10,000 seabirds, many of which are threatened. The Islands are managed by the Ministry of Fisheries and Marine Resources.

## 4 PROJECT DESCRIPTION

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### 4.1 PROJECT COMPONENTS

As previously outlined in Section 1.1, the proposed project involves the following activity:

- **Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz;**
- **Rezoning of Farm 156 from “Agriculture” to “Undetermined”;**
- **Consolidation of Farm 134 and Farm 156 into “Consolidated Erf X”;**
- **Layout approval and township establishment on “Consolidated Erf X” to be known as Agate Park Proper;**
- **Registration of a Beach Servitude to be registered 100m from the high-water mark.**

These components will be described in further detail below, in terms of the proposed construction, operation and footprint of the facility.

### 4.2 ALTERNATIVES

#### 4.2.1 No – Go Alternative

Under the no-go alternative, the proposed residential development would not proceed and the site would remain undeveloped, with no servicing or infrastructure upgrades. While this would avoid potential environmental impacts, it would also limit the Town Council’s ability to meet growing demand for residential land and to implement the objectives of the LUDI Project. Consequently, the site would remain underutilised and the associated socio-economic and planning benefits would not be realised.

### 4.3 THE PROPOSED DEVELOPMENT

The Town Council of Lüderitz is required to respond to increasing demand for the accelerated delivery of residential, commercial, and industrial land. In response, the Town Council initiated the Urban Development Initiative (LUDI), a strategic framework intended to guide sustainable urban growth and spatial development within Lüderitz.

Urban densification and infill development form the core strategies of the LUDI project. These approaches aim to accommodate urban growth while enhancing functionality, efficiency, and overall liveability. Vacant land, underutilised erven, and gaps within the existing urban fabric were identified as priority areas for development, presenting opportunities for residential, commercial, and mixed-use land uses. This

strategy promotes optimal use of existing infrastructure, improves spatial connectivity, and supports the development of more compact, walkable, and integrated neighbourhoods within Lüderitz.

Lüderitz is currently experiencing a shortage of serviced erven that can be made available for private development, particularly for housing within the higher-income market segment. The Town Council has therefore resolved to address this shortage. Due to the coastal location and the challenging topography of the proposed township area, the intended development is primarily targeted at higher-income residential and mixed-use uses that can accommodate the associated development costs.

Within the LUDI framework, the proposed “Consolidated Erf X” was identified as a strategically located site suitable for the establishment of a new neighbourhood comprising higher-income residential erven, as well as complementary recreational and tourism-related facilities, given its proximity to the coastline.

Owing to the complex terrain and undulating landscape of the site, a professional engineer was consulted to determine optimal township access routes that would minimise construction and servicing costs associated with road development. The resulting engineering recommendations informed the layout design, and the identified primary circulation routes were incorporated into the township layout.

The proposed Agate Park development is intended to facilitate the establishment of a high-end residential and commercial precinct that capitalises on the site’s natural topography, particularly its elevated positions offering scenic views of the Atlantic Ocean and the surrounding dune belt. In recognition of the importance of preserving public access to the coastline for present and future generations, it is proposed that coastal areas be protected from privatisation through the registration of a 100 m coastal setback line. In addition, the open space along the beachfront is proposed to be proclaimed as a nature reserve.

The Agate Park development aims to extend the urban footprint of Lüderitz in a northerly direction and may be regarded as an infill development between Seaflower and the Agate Beach recreational area. The integration of these areas necessitates the introduction of an appropriate road network. The undulating terrain and moderately steep slopes present constraints to road alignment and construction. Based on engineering inputs, two primary roads are proposed: a higher-lying connector road designed to accommodate the majority of commuting traffic, and a lower-lying coastal road intended as a scenic route with reduced traffic speeds. The coastal road also serves as a spatial buffer separating urban development from the beachfront area.

#### **4.3.1 The Alteration of Townlands Boundaries to include Portion B into the Local Authority Boundary of Lüderitz**

Farm 156 is to be included in the local authority boundary of Lüderitz which will allow the farm to be consolidated with Farm 134.

#### **4.3.2 The Rezoning of Farm 156 from “Agriculture” to “Undetermined”**

Farm 156 will thus need to be rezoned from “Agriculture” to “Undetermined” to allow the farm to be consolidated with Farm 134, which is currently zoned as “Undetermined”.

#### 4.3.3 The Consolidation of Farm 134 and Farm 156 into “Consolidated Erf X”

Agate Park Property will be established on Farm 134 and Farm 156, hence the need to consolidate the two farms becomes crucial for the township establishment.

The consolidation is to be conducted as outlined in **Table 5** below.

**Table 5:** Consolidation of Farm 134 and Farm 156

Portion No / Erf No	± Area (ha)
Farm 134	39.8019
Farm 156	111.0405
<b>Consolidated Erf X</b>	<b>150.8424</b>

#### 4.3.1 Registration of a Beach Servitude to be registered 100m from the high-water mark

In order to accommodate the existing recreational facilities along the beach, as well as preserve the public beach, the Proponent intends to register a beach servitude 100m from the high-water mark. This will also aid in protecting the beach front of Lüderitz as well as ensure that this area is clear from permanent structure. Furthermore, the beach servitude serves as a mitigation measure for sea level rise, to avoid damage to permanent structures.

#### 4.3.2 Layout and township establishment on “Consolidated Portion X” to be known as Agate Park Proper

The overall design of the layout for Agate Park Proper is guided by biophysical factors and environmental considerations. However, the primary determinants of the design, as discussed and agreed upon with the Lüderitz Town Council, are as follows:

- a) Make provision for optimum number of residential erven in the layout;
- b) Make provisions for different housing typologies in the layout;
- c) The free standing single residential erven must not be less than 1000m<sup>2</sup>;
- d) Internal street network must not be smaller than 15m in width;
- e) Consider the typography of the area in order to keep the financial costs for development as low as possible;
- f) Respect the existing recreational facilities on Farm 156; and
- g) Respect the unique rock outcrops (a visible exposure of bedrock) landscape of the area.

Agate Park Proper will comprise of approximately 191 erven and the Remainder (street). The layout makes provision for the following land uses as outlined in **Table 6** below.

**Table 6:** Agate Park Proper Summary Table

<b>Zoning</b>	<b>No of Erven</b>	<b>± Total Area (ha)</b>	<b>% of Total Area</b>
Residential I	141	17.92	11.01
Residential II	16	7.96	4.89
General Business	13	5.50	3.38
Special	4	22.39	13.79
Local Authority	2	2.32	1.43
Undetermined	2	16.98	10.41
Public Open Space	13	72.22	44.37
Street	Remainder	17.52	10.79
<b>TOTAL</b>	<b>191 &amp; Remainder</b>	<b>162.79</b>	<b>100</b>

### **Residential I**

A total number of 141 residential erven will be created during this township establishment.

### **Residential II**

In order to create a diversity of housing opportunities within this township establishment, sixteen (6) “Residential II” zoned properties have been created, namely. These properties are to be developed as townhouses to overlook the Atlantic Ocean and Waterfront and Yacht harbour development.

### **General Business**

A total of thirteen (13) “General Business” properties was accommodated in the layout for Agate Park Proper in order to compliment the surrounding residential properties, recreational facilities as well as the tourism industry. The “General Business” zoned properties must include land use activities such as restaurants and drive-in cafés.

### **Local Authority**

Within the proposed layout for Agate Park Proper, two (2) “Local Authority” zoned erven have been included. The southern property is to be used as parking space to serve the surrounding “General Business” zoned properties, while northern was created to serve as a public square for community gatherings and socialisation.

### **Special**

In order to cater for the tourism industry of Lüderitz, four (4) “Special” zoned properties have been included in the layout for Agate Park Proper.

The two properties in the northern side of the development are in close proximity to the Atlantic Ocean in order for the properties to overlook the Atlantic Ocean. These “Special” zoned properties

are to be use for hospitality purposes such as hotels and resorts. As such, the zoning will be “Special” for hotels and resorts.

The erf on the eastern side (labelled 2 on the layout map) of the development is to cater for a recreation and water park, which includes activities such as hydro-slide, zip line, minigolf and other sporting activities inclusive of a splash pool. As such, the zoning for this property will be “Special” for recreation and water park.

The erf labelled 1 on the layout map is to make provision for a waterfront and Yacht harbour. As such, the zoning for this property will be “Special” for a waterfront and Yacht harbour.

### **Undetermined**

Due to the challenging terrain of the area and the cadastral boundary of “Consolidated Erf X”, one “Undetermined” zoned erf was included in the layout.

This property is reserved for the development of the Namwater Desalination Plant.

### **Public Open Space**

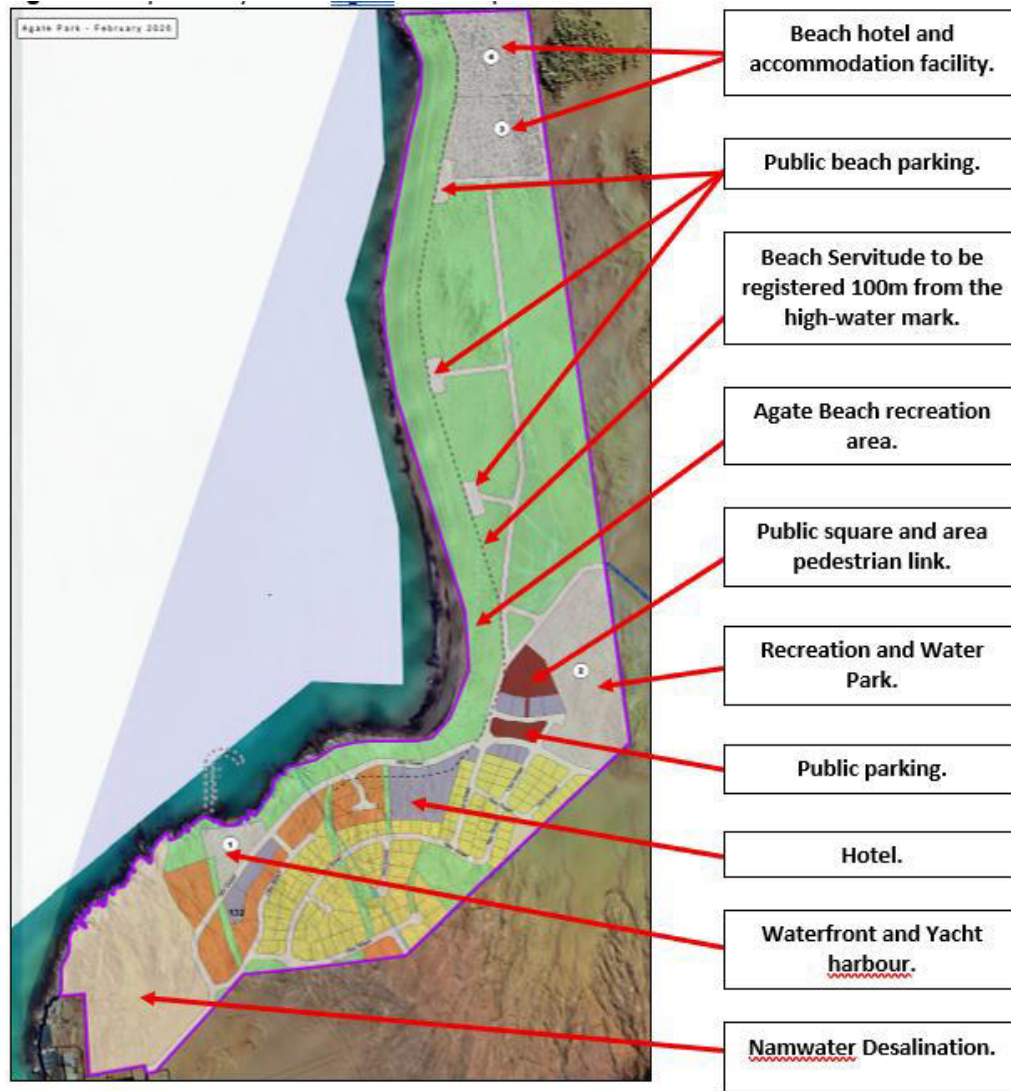
Within the proposed layout for Agate Park Proper, thirteen (13) Public Open Space (POS) erven have been included, making up approximately (72.22%) of the total area. These erven are designed to function as a multifunctional public space, with the potential to serve as areas for recreational activities such as playparks. This not only promotes healthier lifestyles but also strengthens social interaction.

The layout was carefully compiled to ensure that public access to the Atlantic Ocean is not blocked by future developments, as such a public open space (green belt) has been introduced along the northern edge of the entire development. Forming part of this green belt, is the existing recreational facilities, known by locals as Agate Beach.

Furthermore, the Public Open Space also serves the purpose of carrying the water naturally in a northern direction, towards the Atlantic Ocean, ensuring that the water does not accumulate within residences. These Public Open space zoned erven can be used as pedestrian walkways to create a walkable neighbourhood.

### **Street**

The main streets of the township were determined by a professional engineer in order the follow the contours. The internal street network links back to the industrial area of Lüderitz, hence connecting the township to the urban fabric of Lüderitz. The street network will have street widths between 18m and 30m. **Figure 9** below depicts the vision for Agate Park Proper.



**Figure 7:** The proposed layout plan for Agate Park Proper

#### **4.4 ENGINEERING SERVICES AND ACCESS PROVISION**

##### **Water, sewer and electricity**

The Lüderitz Town Council should appoint a Consulting Engineer to design and overlook the installation of the required engineering services to the satisfaction of the Lüderitz Town Council. The cost of the services to be at the account of the developers.

##### **Access**

Access onto proposed Agate Park Proper will be gained through the internal street network of Lüderitz Extension 2 (Industrial area). The street network of proposed Agate Park Proper is between 18 – 30m in width.

## 5 PUBLIC PARTICIPATION PROCESS

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### 5.1 PUBLIC PARTICIPATION REQUIREMENTS

In terms of Section 21 of the EIA Regulations a call for open consultation with all I&APs at defined stages of the EIA process is required. This entails participatory consultation with members of the public by providing an opportunity to comment on the proposed project. Public Participation has thus incorporated the requirements of Namibia's legislation, but also takes account of international guidelines, including Southern African Development Community (SADC) guidelines and the Namibian EIA Regulations. Public participation in this project has been undertaken to meet the specific requirements in accordance with the international best practice. Please see **Table 7** below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from **09 February 2026 to 18 March 2026**.

**Table 7:** Table of Public Participation Activities

ACTIVITY	REMARKS
Placement of site notices/posters in Lüderitz	See <b>Annexure A</b>
Placing advertisements in two newspapers namely the New Era and the Namibian ( <b>23 and 30 October 2025</b> )	See <b>Annexure B</b>
Written notice to surrounding property owners and Interested and Affected Parties via Email ( <b>23 October 2025</b> )	See <b>Annexure C</b>
Two public meetings held on the 24 <sup>th</sup> & 25 <sup>th</sup> of February 2026 at the Luderitz Waterfront Auditorium and the Benguela Community Hall	See <b>Annexure C</b>

#### 5.1.1 Environmental Assessment Phase 2

The second phase of the PPP involves the lodging of the Draft Environmental Scoping Report (DESR) to all registered I&APs for comment. Registered and potential I&APs will be informed of the availability of the DESR for public comment *via* a letter/email dated **02 April 2026**. An Executive Summary of the DESR will be included in the letters to the registered I&APs. I&APs have until **17 April 2026** to submit comments or raise any issues or concerns they may have with regard to the proposed project.

## 6 ASSESSMENT METHODOLOGY

*The purpose of this chapter is to describe the assessment methodology utilized in determining the significance of the construction and operational impacts of the proposed project, and where applicable the possible alternatives, on the biophysical and socio-economic environment.*

Assessment of predicted significance of impacts for a proposed development is by its nature, inherently uncertain – environmental assessment is thus an imprecise science. To deal with such uncertainty in a comparable manner, a standardised and internationally recognised methodology has been developed. Such accepted methodology is applied in this study to assess the significance of the potential environmental impacts of the proposed development.

**Table 8:** Impact Assessment Criteria

CRITERIA	CATEGORY
<b>Impact</b>	Description of the expected impact
<b>Nature</b> Describe type of effect	<b>Positive:</b> The activity will have a social / economical / environmental benefit. <b>Neutral:</b> The activity will have no effect <b>Negative:</b> The activity will have a social / economical / environmental harmful effect
<b>Extent</b> Describe the scale of the impact	<b>Site Specific:</b> Expanding only as far as the activity itself (onsite) <b>Small:</b> restricted to the site's immediate environment within 1 km of the site (limited) <b>Medium:</b> Within 5 km of the site (local) <b>Large:</b> Beyond 5 km of the site (regional)
<b>Duration</b> Predicts the lifetime of the impact.	<b>Temporary:</b> < 1 year (not including construction) <b>Short-term:</b> 1 – 5 years <b>Medium term:</b> 5 – 15 years <b>Long-term:</b> >15 years (Impact will stop after the operational or running life of the activity, either due to natural course or by human interference) <b>Permanent:</b> Impact will be where mitigation or moderation by natural course or by human interference will not occur in a particular means or in a particular time period that the impact can be considered temporary
<b>Intensity</b> Describe the magnitude (scale/size) of the Impact	<b>Zero:</b> Social and/or natural functions and/ or processes remain unaltered <b>Very low:</b> Affects the environment in such a way that natural and/or social functions/processes are not affected

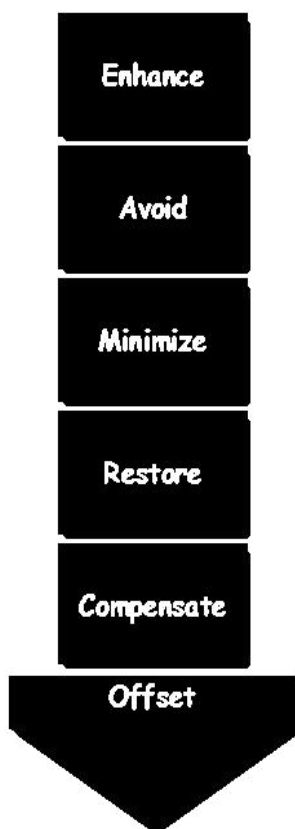
CRITERIA	CATEGORY
	<p><b>Low:</b> Natural and/or social functions/processes are slightly altered</p> <p><b>Medium:</b> Natural and/or social functions/processes are notably altered in a modified way</p> <p><b>High:</b> Natural and/or social functions/processes are severely altered and may temporarily or permanently cease</p>
<p><b>Probability of occurrence</b> Describe the probability of the Impact <u>actually</u> occurring</p>	<p><b>Improbable:</b> Not at all likely</p> <p><b>Probable:</b> Distinctive possibility</p> <p><b>Highly probable:</b> Most likely to happen</p> <p><b>Definite:</b> Impact will occur regardless of any prevention measures</p>
<p><b>Degree of Confidence in predictions</b> State the degree of confidence in predictions based on availability of information and specialist knowledge</p>	<p><b>Unsure/Low:</b> Little confidence regarding information available (&lt;40%)</p> <p><b>Probable/Med:</b> Moderate confidence regarding information available (40-80%)</p> <p><b>Definite/High:</b> Great confidence regarding information available (&gt;80%)</p>
<p><b>Significance Rating</b> The impact on each component is determined by a combination of the above criteria.</p>	<p><b>Neutral:</b> A potential concern which was found to have no impact when evaluated</p> <p><b>Very low:</b> Impacts will be site specific and temporary with no mitigation necessary.</p> <p><b>Low:</b> The impacts will have a minor influence on the proposed development and/or environment. These impacts require some thought to adjustment of the project design where achievable, or alternative mitigation measures</p> <p><b>Medium:</b> Impacts will be experienced in the local and surrounding areas for the life span of the development and may result in long term changes. The impact can be lessened or improved by an amendment in the project design or implementation of effective mitigation measures.</p> <p><b>High:</b> Impacts have a high magnitude and will be experienced regionally for at least the life span of the development or will be irreversible. The impacts could have the no-go proposition on portions of the development in spite of any mitigation measures that could be implemented.</p>

\*NOTE: Where applicable, the magnitude of the impact has to be related to the relevant standard (threshold value specified, and source referenced). The magnitude of impact is based on specialist knowledge of that particular field.

For each impact, the EXTENT (spatial scale), MAGNITUDE (size or degree scale) and DURATION (time scale) are described. These criteria are used to ascertain the SIGNIFICANCE of the impact, firstly in the case of no mitigation and then with the most effective mitigation measure(s) in place. The decision as to which combination of alternatives and mitigation measures to apply lies with the proponent, and their acceptance and approval ultimately with the relevant environmental authority.

The SIGNIFICANCE of an impact is derived by taking into account the temporal and spatial scales and magnitude. Such significance is also informed by the context of the impact, i.e. the character and identity of the receptor of the impact.

### 6.1 MITIGATION MEASURES



There is a mitigation hierarchy of actions which can be undertaken to respond to any proposed project or activity (See Error! Reference source not found. below). These cover avoidance, minimization, restoration and compensation. It is possible and considered sought after to enhance the environment by ensuring that positive gains are included in the proposed activity or project. If negative impacts occur, then the hierarchy indicates the following steps.

**Impact avoidance:** This step is most effective when applied at an early stage of project planning. It can be achieved by:

- not undertaking certain projects or elements that could result in adverse impacts;
- avoiding areas that are environmentally sensitive; and
- putting in place preventative measures to stop adverse impacts from occurring.

**Impact minimization:** This step is usually taken during impact identification and prediction to limit or reduce the degree, extent, magnitude, or duration of adverse impacts. It can be achieved by:

- scaling down or relocating the proposal;
- redesigning elements of the project; and
- taking supplementary measures to manage the impacts.

**Figure 8:** Mitigation Hierarchy

**Restoration:** This step is taken to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. Restoration tries to return an area to the

original ecosystem that occurred before impacts. Restoration is frequently needed towards the end of a project's life-cycle but may be possible in some areas during operation.

**Impact compensation:** This step is usually applied to remedy unavoidable residual adverse impacts. It can be achieved by:

- rehabilitation of the affected site or environment, for example, by habitat enhancement;
- restoration of the affected site or environment to its previous state or better; and
- replacement of the same resource values at another location (off-set), for example, by wetland engineering to provide an equivalent area to that lost to drainage or infill.

## **7 ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES**

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### ***7.1 INTRODUCTION***

This Chapter describes the potential impacts on the biophysical and socio-economic environments, which may occur due to the proposed activities described in Chapter 4. These include potential impacts, which may arise during the operation of the proposed development (i.e. long-term impacts) as well as the potential construction related impacts (i.e. short to medium term). The assessment of potential impacts will help to inform and confirm the selection of the preferred layouts to be submitted to MEFT: DEAF for consideration. In turn, MEFT: DEAF's decision on the environmental acceptability of the proposed project and the setting of conditions of authorisation (should the project be authorised) will be informed by this chapter, amongst other information, contained in this EA Report.

The baseline and potential impacts that could result from the proposed development are described and assessed with potential mitigation measures recommended. Finally, comment is provided on the potential cumulative impacts which could result should this development, and others like it in the area, be approved.

### ***7.2 CONSTRUCTION PHASE IMPACTS ON THE BIOPHYSICAL ENVIRONMENT***

The construction phase impacts refer to potential effects on the biophysical and socio-economic environment that may occur during the development of the proposed industrial zone south of the B4 road. Although large-scale construction is not anticipated at this stage, as the area already contains existing infrastructure and partially developed access routes, these impacts are included to account for possible future works such as road upgrades, service installations, or industrial building construction. Such impacts would be temporary during the construction period but could result in longer-term environmental or social effects if not effectively managed.

#### **7.2.1 Flora and Fauna Impacts (Biodiversity)**

It is anticipated that the proposed development area and associated infrastructure (e.g. water, sewage, access route, etc.) would have localised negative implications on the environment and associated fauna and flora should the proposed mitigation measures as outlined in the EMP be enforced.

## **7.2.2 Surface and Ground Water Impacts**

Surface and groundwater impacts may be encountered during the construction and operation phase, especially if development takes place within the rainy season. The risk of contaminating such water sources can be increased by accidental spillage of oils and fuels and any other equipment used during construction. This risk is minimised by the fact that the construction phase will be a short-term activity.

## **7.2.3 Soil Erosion Impacts**

Given the characteristics of the proposed site, soil erosion is likely to be encountered especially if construction will take place during the rainy season, the removal of vegetation will render the soil vulnerable to erosion as they also serve the purpose of keeping the soils compacted.

## ***7.3 CONSTRUCTION PHASE IMPACTS ON THE SOCIO-ECONOMIC ENVIRONMENT***

### **7.3.1 Heritage impacts**

No archaeological and heritage resources are expected to be found on the site. The project management should however be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds.

### **7.3.2 Health, Safety and Security Impacts**

Working conditions on site need to ensure that the health and safety of construction workers are ensured at all times. The use of local labour during construction is strongly encouraged so as to reduce the need to migrant workforce. Health and Safety requirements need to comply with the Labour Act No. 11 of 2007, local and international health and safety legislation and standards during construction.

### **7.3.3 Traffic Impacts**

Traffic is expected to increase slightly during the construction phase of the project in areas where construction will take place. A number of trucks and other heavy machinery will be required to deliver, handle and position construction materials as well as to remove spoil material. Not only will the increase in traffic result in associated noise impacts, but it will also impact on the roads in the area.

### **7.3.4 Noise Impacts**

Construction may result in associated noise impacts. These noise impacts will mainly be associated with construction machinery and construction vehicles. The impact is however limited mainly to the construction period only.

### **7.3.5 Dust and Emission Impacts**

Excavation and stockpiles during the construction phase could result in dust impacts, if not managed correctly. Dust could impact negatively on the health of the nearby community if mitigation measures are not implemented. Dust impacts are primarily associated with the construction phase.

### **7.3.6 Municipal Services**

The construction phase will result in additional people on-site, who will require provision of the following services:

- Potable water for domestic (ablution and drinking) and construction purposes.
- Temporary toilets during the construction phase.
- Solid waste management (domestic and construction waste).

These services should be managed in accordance with the EMP to reduce avoid water wastage; litter; solid and human waste pollution at the site.

### **7.3.7 Storage and Utilisation of Hazardous Substances**

Hazardous substances are regarded by the Hazardous Substance Ordinance (No. 14 of 1974) as those substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances. During the construction period, the use and storage of these types of hazardous substances, such as shutter oil, curing compounds, types of solvents, primers and adhesives and diesel, on-site could have negative impacts on the surrounding environment if these substances spill and enter the environment.

## **7.4 OPERATIONAL PHASE IMPACTS**

The operational phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the operational phase of the proposed project and are inherently long-term in duration.

#### 7.4.1 Impacts on the surrounding area

The proposed development is not expected to have a negative impact on the nature and character of the surrounding area as the development will be in line with the surrounding land uses in the area.

#### 7.4.2 Visual Impacts

A change in sense of place is not expected to be significant as the proposed land use for the subject erven is in line with the surrounding land uses of the area.

#### 7.4.3 Traffic Impacts

Although the proposed industrial development will generate additional traffic from increased vehicle movement associated with construction, logistics, and future operations, the existing road network including the B4, the D0701 District Road, and the planned formalized access road has sufficient capacity to accommodate the projected increase. Traffic volumes are therefore not expected to rise significantly, and heavy vehicle movement will be effectively redirected away from the Lüderitz town center, improving overall traffic flow and safety.

#### 7.4.4 Social

The proposed development will have a positive socio-economic impact as it will allow the Lüderitz Town Council to sell the newly created erven to potential owners and thus will create an additional income. The use of the municipal services will also generate an additional income to Council.

Furthermore, the proposed development will create employment opportunities for the residents, contributing to the economic growth of Lüderitz. The proposed development will also enable the business sector to generate an additional income as well as the growth of the tourism sector in Lüderitz.

### 7.5 CUMULATIVE IMPACTS

The cumulative impacts of the proposed developments in regard to the degradation of the project area is very difficult to rate. If all proposed mitigation measures are however in place to minimise the overall impacts, then the cumulative impact can be expected to be rated as **Medium-Low (negative)** for the proposed developments.

## **7.1 ENVIRONMENTAL MANAGEMENT PLAN**

An Environmental Management Plan (EMP) is contained in **Annexure E** of this report. The purpose of the EMP is to outline the type and range of mitigation measures that should be implemented during the construction and decommissioning phases of the project to ensure that negative impacts associated with the development are avoided or mitigated.

## **7.2 SUMMARY OF POTENTIAL IMPACTS**

A summary of all the potential impacts from the proposed project assessed above is included in **Table 9**. The **Tables 10 and 11** provide a summary of the mitigation measures proposed for the impacts. While some difference in magnitude of the potential impacts would result from the proposed alternatives this difference was not considered to be significant for any of the potential impacts. As such, the table below applies to all proposed alternatives.

**Table 9:** Summary of the significance of the potential impacts

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
<b>CONSTRUCTION PHASE</b>										
<b>1. Biodiversity (Fauna and Flora)</b>	Lüderitz	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very	Short term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>2. Surface &amp; ground water</b>	Lüderitz	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>3. Soil erosion</b>	Lüderitz	No mitigation	Local	Medium	Short term	Medium - low	Probable	Certain	Reversible	Medium - low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>4. Heritage</b>	Lüderitz	No mitigation	Local	Very low	Short term	Very low	Probable	Certain	Irreversible	Very low(-ve)
		Mitigation	Local	Negligible	Short term	Negligible	Probable	Certain	Irreversible	Negligible (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>5. Health, safety and security</b>	Lüderitz	No mitigation	Local	Medium-Low	Short term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>6. Traffic impacts</b>	Lüderitz	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>7. Noise impacts</b>	Lüderitz	No mitigation	Local	Medium - Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>8. Emissions impacts</b>	Lüderitz	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very Low	Short term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
<b>9. Municipal services</b>	Lüderitz	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>10. Waste</b>	Lüderitz	No mitigation	Local	Low	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Very low	Short term	Very Low	Probable	Certain	Reversible	low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>11. Hazardous Substances</b>	Lüderitz	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
<b>OPERATIONAL PHASE</b>										
<b>1. Impacts on the surrounding area</b>	Lüderitz	No mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Medium term	Very low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
<b>2. Visual Impacts</b>	Lüderitz	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Medium - Low	Medium term	Medium - Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
<b>3. Traffic Impacts</b>	Lüderitz	No mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Medium term	Very low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Medium-Low	Medium term	Medium - Low	Probable	Certain	Reversible	Medium-Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
Mitigation		Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral	
<b>4. Social impact</b>	Lüderitz	No mitigation	Local	Medium	Long term	Medium (+)	Probable	Probable	Reversible	High (+)
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
	No go	No mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral

**Table 10:** Proposed mitigation measures for the construction phase

<b>CONSTRUCTION PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
<b>Flora and Fauna</b>	<ul style="list-style-type: none"> <li>• Adapt the proposed developments to the local environment – e.g. small adjustments to the site layout could avoid potential features such as water bodies and vegetation.</li> <li>• Prevent the destruction of protected and endemic plant species.</li> <li>• Prevent contractors from collecting wood, veld food, etc. during the construction phase.</li> <li>• Recommend the planting of local indigenous species of flora as part of the landscaping as these species would require less maintenance than exotic species.</li> <li>• Prevent the introduction of potentially invasive alien ornamental plant species such as; <i>Lantana</i>, <i>Opuntia</i>, <i>Prosopis</i>, <i>Tecoma</i>, etc.; as part of the landscaping as these species could infest the area further over time.</li> <li>• Protected trees and plants are not to be removed without a valid permit from the Ministry of Agriculture, Water and Forestry.</li> </ul>
<b>Surface and Ground Water Impacts</b>	<ul style="list-style-type: none"> <li>• No dumping of waste products of any kind in or in close proximity to surface water bodies.</li> <li>• Heavy construction vehicles should be kept out of any surface water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks.</li> <li>• Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with.</li> <li>• Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles.</li> <li>• Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies.</li> <li>• All materials on the construction site should be properly stored.</li> </ul>

<b>CONSTRUCTION PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
	<ul style="list-style-type: none"> <li>• Disposal of waste from the sites should be properly managed and taken to the designated landfill site.</li> <li>• Construction workers should be given ablution facilities at the construction sites that are located at least <b>30 m</b> away from any surface water and regularly serviced.</li> <li>• Washing of personnel or any equipment should not be allowed on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.</li> </ul>
<b>Soil Erosion</b>	<ul style="list-style-type: none"> <li>• It is recommended that construction takes place outside of the rainy season in order to limit potential flooding and the runoff of loose soil causing further erosion.</li> <li>• Appropriate erosion control structures must be put in place where soil may be prone to erosion.</li> <li>• Checks must be carried out at regular intervals to identify areas where erosion is occurring.</li> <li>• Appropriate remedial actions are to be undertaken wherever erosion is evident.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• The project management should be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds.</li> <li>• In the event of such finds, construction must stop, and the project management or contractors should notify the National Heritage Council of Namibia immediately.</li> </ul>
<b>Health, Safety and Security</b>	<ul style="list-style-type: none"> <li>• Construction personnel should not overnight at the site, except the security personnel.</li> <li>• Ensure that all construction personnel are properly trained depending on the nature of their work.</li> <li>• Provide for a first aid kit and a properly trained person to apply first aid when necessary.</li> <li>• Restrict unauthorised access to the site and implement access control measures.</li> <li>• Clearly demarcate the construction site boundaries along with signage of “no unauthorised access”.</li> <li>• Clearly demarcate dangerous areas and no-go areas on site.</li> <li>• Staff and visitors to the site must be fully aware of all health and safety measures and emergency procedures.</li> </ul>

<b>CONSTRUCTION PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
	<ul style="list-style-type: none"> <li>• The contractor must comply with all applicable occupational health and safety requirements.</li> <li>• The workforce should be provided with all necessary Personal Protective Equipment where appropriate.</li> </ul>
<b>Traffic</b>	<ul style="list-style-type: none"> <li>• Limit and control the number of access points to the site.</li> <li>• Ensure that road junctions have good sightlines.</li> <li>• Construction vehicles' need to be in a road worthy condition and maintained throughout the construction phase.</li> <li>• Transport the materials in the least number of trips as possible.</li> <li>• Adhere to the speed limit.</li> <li>• Implement traffic control measures where necessary.</li> </ul>
<b>Noise</b>	<ul style="list-style-type: none"> <li>• No amplified music should be allowed on site.</li> <li>• Inform immediate neighbours of construction activities to commence prior to commencing and provide for continuous communication between the neighbours and contractor.</li> <li>• Limit construction times to acceptable daylight hours.</li> <li>• Install technology such as silencers on construction machinery.</li> <li>• Do not allow the use of horns as a general communication tool but use it only where necessary as a safety measure.</li> </ul>
<b>Dust and Emission</b>	<ul style="list-style-type: none"> <li>• It is recommended that dust suppressants such as Dustex be applied to all the construction clearing activities to ensure at least 50% control efficiency on all the unpaved roads and reduce water usage.</li> <li>• Construction vehicles to only use designated roads.</li> <li>• During high wind conditions the contractor must make the decision to cease works until the wind has calmed down.</li> <li>• Cover any stockpiles with plastic to minimise windblown dust.</li> <li>• Provide workers with dust masks where necessary.</li> </ul>

<b>CONSTRUCTION PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
<b>Waste</b>	<ul style="list-style-type: none"> <li>• It is recommended that waste from the temporary toilets be disposed of at an approved Wastewater Treatment Works.</li> <li>• A sufficient number of waste bins should be placed around the site for the soft refuse.</li> <li>• A sufficient number of skip containers for the heavy waste and rubble should be provided for around the site.</li> <li>• Solid waste will be collected and disposed of at an appropriate local land fill or an alternative approved site, in consultation with the local authority.</li> </ul>
<b>Hazardous Substances</b>	<ul style="list-style-type: none"> <li>• Storage of the hazardous substances in a bunded area, with a volume of 120 % of the largest single storage container or 25 % of the total storage containers whichever is greater.</li> <li>• Refuel vehicles in designated areas that have a protective surface covering and utilise drip trays for stationary plant.</li> </ul>

**Table 11:** Proposed mitigation measures for the operational phase

<b>OPERATIONAL PHASE IMPACTS</b>	
<b>Impact</b>	<b>Mitigation Measures</b>
<b>Visual and Sense of Place</b>	<ul style="list-style-type: none"> <li>• It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape.</li> <li>• Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation in order to help beautify the development.</li> <li>• Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimizing large advertising billboards).</li> </ul>
<b>Social Impacts</b>	<ul style="list-style-type: none"> <li>• No specific mitigation measures are required, only that the local community be consulted in terms of possible job creation opportunities and must be given first priority if unspecialised job vacancies are available.</li> </ul>

## 8 CONCLUSION

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*The purpose of this Chapter is to briefly summarise and conclude the DESR and describe the way forward.*

### 8.1 CONSTRUCTION PHASE IMPACTS

With reference to **Table 10**, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a **Medium to Low (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

### 8.2 OPERATIONAL PHASE

With reference to **Table 11**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a **Medium (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

### 8.3 LEVEL OF CONFIDENCE IN ASSESSMENT

With reference to the information available at the project planning cycle, the confidence in the environmental assessment undertaken is regarded as being acceptable for the decision-making, specifically in terms of the environmental impacts and risks. The Environmental Assessment Practitioner believes that the information contained within this DESR is adequate to allow MEFT: DEAF to be able to determine the environmental acceptability of the proposed project.

It is acknowledged that the project details will evolve during the detailed design and construction phases. However, these are unlikely to change the overall environmental acceptability of the proposed project and any significant deviation from what was assessed in this DESR should be subject to further assessment. If this was to occur, an amendment to the Environmental Authorisation may be required in which case the prescribed process would be followed.

### 8.4 MITIGATION MEASURES

With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction and operational phase impacts is likely to be reduced to a **Medium - Low (negative)**. **It is further extremely important to include an Environmental Control**

**Officer (ECO) on site during the construction phase of the proposed project to ensure that all the mitigation measures discussed in this report and the EMP are enforced.**

It is noted that where appropriate, these mitigation measures and any others identified by MEFT: DEAF could be enforced as Conditions of Approval in the Environmental Authorisation, should MEFT: DEAF issue a positive Environmental Authorisation.

**8.5 OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION**

Regulation 15(j) of the EMA, requires that the EAP include an opinion as to whether the listed activity must be authorised and if the opinion is that it must be authorised, any condition that must be made in respect of that authorisation.

It is recommended that the proposed residential development be authorised, as it will support Lüderitz's planned urban growth and contribute to improved land use efficiency in line with the LUDI Project. If the development does not proceed, the site will remain underutilised and the associated benefits, including improved housing availability, infrastructure optimisation, and enhanced urban integration, will not be realised. Conversely, the no-go alternative would retain the current undeveloped state, offering limited socio-economic and spatial planning benefits to the town.

The "no go" alternative was thus deemed to have a **High (negative)** impact, as all the benefits resulting from the development would not be realised. The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.

**8.6 WAY FORWARD**

The Draft Environmental Scoping Report will be made available for public comment from **02 April 2026 until 17 April 2026 (at SPC Offices 45 Sir Seretse Khama Street Windhoek and Lüderitz Town Council Office 90 Bay Road Lüderitz)** and all additional comments will be incorporated into the Final Environmental Scoping Report (FESR). The FESR will then be prepared and submitted to MEFT: DEAF for consideration and decision making. If MEFT: DEAF approves, or requests additional information / studies all registered I&APs and stakeholders will be kept informed of progress throughout the assessment process.

## 9 REFERENCES

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- Namibia Statistics Agency. 2011b.* Karas Census Regional Profile.

**Annexure A: Proof of Site Notices/ Posters**

**PUBLIC NOTICE  
ENVIRONMENTAL IMPACT ASSESSMENT**

Stubenrauch Planning Consultants (SPC) (Town and Regional Planners and Environmental Consultants) on behalf of the Lüderitz Town Council (the proponent), the registered owner, has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

**PROJECT DETAILS:**

- a) Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz;
- b) Rezoning of Farm 156 from "Agriculture" to "Undetermined";
- c) Consolidation of Farm 134 and Farm 156 into "Consolidated Erf X";
- d) Layout approval and township establishment on "Consolidated Erf X" to be known as Agate Park Proper;
- e) Registration of a Beach Servitude to be registered 100m from the high-water mark; and
- f) Inclusion in the next Zoning Scheme to be prepared for Lüderitz

**PROJECT LOCALITY:** Lüderitz, Karas Region

**THE PROPONENT:** Lüderitz Town Council

Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

The general public as well as any interested parties are hereby invited to attend the environmental and town planning scoping meetings during which the draft layout design prepared and potential environmental and social impacts of the two new townships will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows:

**Date:** 24 February 2026

**Time:** 18h00

**Venue:** Waterfront Auditorium

or

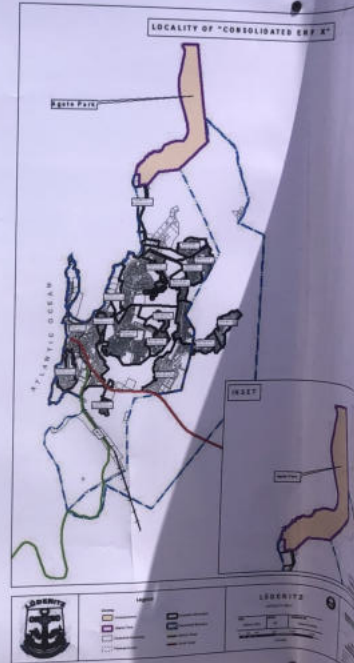
**Date:** 25 February 2026

**Time:** 14h00

**Venue:** Benguela Community Hall

**REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:**

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/or comments to the proposed project as depicted above, may lodge such objection/ comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: [ironwynn@spc.com.na](mailto:ironwynn@spc.com.na); Tel: 061 25 11 89 or Fax: 061 25 21 57 on or before **18 March 2026**.



**PUBLIC NOTICE  
ENVIRONMENTAL IMPACT ASSESSMENT**

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**PROJECT LOCALITY:** Lüderitz, Karas Region

**THE PROPOONENT:** Lüderitz Town Council

**Environmental Assessment Practitioner (EAP):** Stubenrauch Planning Consultants (SPC)

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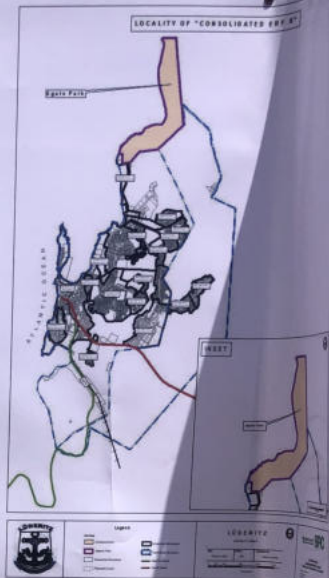
**Date:** 25 February 2026

**Time:** 14h00

**Venue:** Benguela Community Hall

**REGISTRATION OF IBAPs AND SUBMISSION OF COMMENTS:**

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all IBAPs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/or comments to the proposed project as described above, may lodge such objection/ comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: [ironwynn@spc.com.na](mailto:ironwynn@spc.com.na); Tel: 061 25 11 89 or Fax: 061 25 21 57 on or before **18 March 2026**.



## **Annexure B: Proof of Advertisements**

# Classifieds

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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### 1410 Business & Finance

• Opportunities •

DO YOU URGENTLY NEED CASH? Get up to 75% of your vehicle's value in 45 min! Just a car! Moo-oo-ooah when you need it! Autocash 061 400 676. CLAO250003705

### 2720 Employment

• Offered •

1. Vacancy-Oshakati Graphic designer needed in spar northern shops-Ongwediva, Oshakati, Ondangwa Requirements: Proven experience as a Graphic Designer Strong portfolio of design work Proficiency in Adobe Photoshop, Illustrator, and In Design Ability to meet deadlines and work independently 3-5 years experience If you are creative, detail-oriented, and passionate about design, we'd love to hear from you Email cv to noela3552@gmail.com 2. Vacancy-Store manager Store manager need in spar northern shop-Ongwediva, Oshakati, Ondangwa and Oniipa spar Requirement 1. 3-5 years experience needed 2. Strong leadership skills 3. Able to work under pressure. Closing date 15 Feb 2025 Email cv tonoea3552@gmail.com CLAO250003843

NOW HIRING FOR CANADA / USA / UK CRUISE SHIP WORKERS / MINERS / SECURITY GUARDS CALL +2784917253 whatsapp Website www.careermarketingint.com Registration fee 4500 Namibian Dollars Guaranteed offer CLAO260000008

PHOTOZ REAL ESTATE We are seeking for an intelligent ready to team and operate in the Real estate business. Interested contact: +264 81 4519099email: zionproperties2017@gmail.com Technical Admin Training opportunities available in Architectural design, site supervision and project administration interested submit CV to: realproperty911@gmail.com CLAO260000029



HERITAGE PRIVATE SCHOOL VACANCIES FOR 2026

Qualified and experienced teachers wanted for the following subjects:

English (Grades 8-12)

Please e-mail your CV and Grade 12 results to: vacancy@heritageprivate.com CLAO260000040

MASTERPARTS Windhoek North Stores Persons We offer a competitive salary plus provident fund and optional medical aid for reliable, punctual, accurate and diligent matriculated stores persons. You must have at least two years store experience in a medium to large warehouse. Indicate "Storesperson" in the e-Mail subject line. e-Mail applications to jobswindhoek@masterparts.com or you can drop your application off at MASTERPARTS Windhoek North (15 Simmentaler Street, Windhoek) CLAO260000054

MASTERPARTS Windhoek Parts Salesperson We offer a competitive salary plus provident fund and optional medical aid for a professional and personable Parts Salesperson, with at least 3-5 years' experience in automotive spares counter and telesales, to serve our wholesale and retail customers in the automotive aftermarket. Strong product knowledge, technical knowledge, exceptional sales skills and telephone manner required. Computer literacy is essential. e-Mail applications to jobswindhoek@masterparts.com or you can drop your application off at MASTERPARTS Windhoek North (15 Simmentaler Street, Windhoek) or South (24 Bell Street, Windhoek) CLAO260000055

### 2720 Employment

• Offered •

zhong Mei Engineering Group (Pty) Ltd, a reputable Chinese construction and engineering company operating in Namibia, is currently seeking qualified and experienced professionals to join our team for road and highway construction projects. 1. Deputy Project Manager (Road & Highway Infrastructure Projects) Requirements • Bachelor's degree or above in Civil Engineering, Construction Management, Project Management, or a related discipline; • Minimum 8 years of relevant experience in road or highway construction projects, including project management or senior site coordination roles; • Proficiency in both Chinese and English, with strong professional communication and reporting skills; • Ability to work closely with the Project Manager, consultants, subcontractors, and internal project teams to ensure smooth project execution. Key Responsibilities • Assist the Project Manager in managing daily project operations and coordinating construction activities on site; • Supervise and coordinate construction progress, quality control, safety management, and resource allocation; • Support communication and coordination between the Chinese management team and local project personnel; • Monitor project implementation status and report progress, issues, and risks to project management in a timely manner; 2. Contract Manager (Road & Highway Infrastructure Projects) Requirements • Bachelor's degree or above in Engineering, Quantity Surveying, Construction Management, Law, or a related discipline; • Minimum 8 years of relevant professional experience in contract management, preferably in road or infrastructure projects; • Fluent in Chinese and English, with strong professional writing, contract drafting, and communication skills; • Ability to prepare and manage bilingual (Chinese & English) contractual documents and reports for management review. Key Responsibilities • Manage and administer construction contracts related to road and highway infrastructure projects; • Prepare, review, and maintain bilingual (Chinese & English) contractual documents, correspondence, and records; • Support contract variations, claims, and dispute-related matters in coordination with project teams and consultants; • Submit regular contract management reports to senior management and the head office in China. Application Method Interested candidates are invited to submit a detailed CV and relevant supporting documents to: Zhongmei-namibia.hr@gmail.com Application Deadline: 13 FEBRUARY 2026 Only shortlisted candidates will be contacted for an interview. CLAO260000057

HEADSPRING INVESTMENTS PTY LTD is seeking a Chief Geologist. The ideal candidate should have • Bachelors degree in speciality Geology and Exploration Deposits Of Minerals. • 10 Years working experience in In Situ • Be fluent in English and Russian languages Responsibilities: include leading geological explorations, oversee geological surveys, interpret data, manage teams of geologists and junior geologists, conduct meetings and coordinate with farmers. Application closing date: 16 February 2026 Email CVs and supporting documents to ritha.njamba@uranium1.com CLAO260000065

Looking for driver's for car wash in Windhoek. Must have valid driver's license, diligent, hard working and able to follow instructions. Weekend working compulsory. Commission based salary. Send CV via whatsapp only to 081398480 CLAO260000068

GOOD LIVING GUESTHOUSE Khomasdal, Luxury Hill. Single bed from N\$300, Double from N\$400- N\$500. Free Wi-Fi, DStv, Aircon, swimming pool, secure parking. 0813224973/ 061300721/ 0813770545. CLAO260000038

### 4210 Housing & Property

• For Rent •

Newly renovated 2-bedroom house to rent, Otjomuise 3, N\$7500 + Deposit, prepaid electricity and water included. Available immediately. Contact no: 0811424092 CLAO260000045

### 3700 Goods

• Auction •



**FURNITURE AUCTION**

Date: WEDNESDAY 11 FEBRUARY 2026 Reg: 9h00 & Auction: 10h00 N\$ 2 000.00 Cash Deposit Place: 31 Independence Ave, (across Universal Church), Windhoek

**FURNITURE ON AUCTION:**

OFFICE FURNITURE HOME FURNITURE & HOME DÉCOR HOUSEHOLD ITEMS & KITCHENWARE OUTDOOR TOOLS & GADGETS ELECTRONICS & APPLIANCES LOOSE BUILDING MATERIALS & MUCH MUCH MORE!!

Don't miss out, come view these items **TUESDAY, 10 FEBRUARY** from 13h00 till 16h00. For any further information please call: (061) 228 901

Auctioneer: Renando Burger - 081 147 7480 Website: www.pro-ex.com.na CLAO260003739

### 4210 Housing & Property

• For Rent •

Newly renovated 2-bedroom house to rent, Otjomuise 3, N\$7500 + Deposit, prepaid electricity and water included. Available immediately. Contact no: 0811424092 CLAO260000045

Khomasdal - close to Woermann Hyper: 4-bedroom double storey house with 2 bathrooms, 2 toilets, BISH & BIC. Call: 0818648888 / 0813030062 for viewing CLAO260000070

New renovated bachelor flat to rent, Otjomuise 3, N\$3000 + Deposit, prepaid electricity and water included. Available immediately. Contact no: 0811424092 CLAO260000046

### 2710 Employment

• Wanted •

I am looking for a taxi that is in good condition to drive on contract in Windhoek, contact 0814661767/ 0814548700. CLAO260000005

I am looking for domestic work or cleaning in companies 3 days or 2 days in a week, call 0813038600. CLAO260000018

A 47 years old woman looking for domestic work for two days a week: ironing, cleaning and washing. Contact Emily 0813416472. CLAO260000039

I am looking for a taxi to drive in Windhoek. I have all the valid papers contact me 0818573526. CLAO260000041

### Notices

• Legal •

PUBLIC NOTICE ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF NAUTILUS EXTENSION 6 Stubenrauch Planning Consultants (SPC) (Town and Regional Planners and Environmental Consultants) on behalf of the Lüderitz Town Council (the proponent), the registered owner, has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following: PROJECT DETAILS: a) Cancellation/withdrawal of Surveyor Diagram No. A148/2016; b) Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A and the Remainder; c) Layout approval and township es

### 5610 Notices

• Legal •

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS EIA FOR THE PROPOSED CONSTRUCTION OF GROUND SATELLITE STATION IN OKAHANDJIA AREA OF OTJONDJUPA REGION Concordia Space Science and Technology CC, herewith gives notice in terms of the Environmental Management Act, No 7 of 2007 and regulation 21 of the Environmental Impact Assessment (EIA) Regulations (January 2012), hired Tamil Environmental Health and Safety Consultancy CC, a local company to conduct an EIA for the establishment and operation of ground satellite station. The applicant has strategically partnered with China Jiangu International Ltd, a service provider in for commercial aerospace measurement, operation and control network. And plans to deploy measurement, operation and control equipment in all continents around the globe including Namibia to provide global users with measurement, operation and control services. The plan is to deploy a monitoring and receiver station using the current mainstream civil and commercial satellite application frequency bands, and servicing global customers, providing fast, reliable and safe satellite data transmission, reception and services. Applicant: Concordia Space Science and Technology CC Nature and location of the proposed activity: Concordia Space Science and Technology, intend to construct and operate a ground satellite station within the Okahandja Area, in Otjomuise Region, Namibia. The infrastructure and structures for the proposed project includes but is not limited to inter alia: The project includes the following components: • Ground station infrastructure: This mainly comprises of a tele communications antenna for transmitting and receiving radio waves; • Buildings: operation and maintenance building to house equipment for data processing, a guard cabin for security; • Electricity lines to tap power from the national grid; • Water supply lines from the existing facilities to supply domestic water; • A connection pipe to existing infrastructure for the collection of sewer water from the toilets. Independent Environmental Assessment Practitioner: Tamil Environmental Health and Safety Consultancy CC Contact Person: Lineekela Haipinge or Oskar Angula Tel: +264-858183192/+264817671370 Email: tehsc1000@outlook.com Registration to receive notifications/ IAP comments: To register as an IAP, submit your name and contact details as well as Comments by email, or by Contacting us via Email: tehsc1000@outlook.com or telephone. A Background Information Document (BID) in Soft copy can be requested via email or during the public meeting. If you would like to attend a public meeting Submit your Name, Contact and ID number via email to Tamil Environmental Health and Safety Consultancy to receive the public meeting venue details and electronic link for 27 February 2026. If you would like your comments to be addressed in the EIA Scoping (Including Impact assessment) Report, please submit them to our email address. Not later than 28 February 2026 CLAO260000003

### 5610 Notices

• Legal •

Establishment on Portion A of the Remainder of Portion B of the Lüderitz town and Townlands No. 11, consisting of approximately 139 erven and the Remainder to be known as Nautilus Extension 6; and d) Inclusion in the next zoning Scheme to be prepared for Lüderitz. Proposed Portion A is bordered by Nautilus Extension 1 on the southern boundary and the Lüderitz Townlands Boundary on the eastern boundary of the proposed portion. Proposed Portion A will measure approximately 52.55ha in extent. The Remainder of Portion B of the Lüderitz Town and Townlands No. 11 is currently zoned as "Undetermined" in accordance with the Lüderitz Zoning Scheme. The purpose of this application is to proactively make provision for the need for housing within Lüderitz, providing different housing typologies and opportunities. In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), SPC hereby gives public notification of the above application. PROJECT LOCALITY: Lüderitz, Karas Region THE PROPONENT: Lüderitz Town Council ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP): Stubenrauch Planning Consultants (SPC) The general public as well as any interested parties are hereby invited to attend the environmental and town planning meeting during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public meeting. The public meeting is scheduled to be held as follows: Date: 24 February 2026 Time: 18h00 Venue: Waterfront Auditorium OR Date: 25 February 2026 Time: 14h00 Venue: Benguela Community Hall REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions. Further take note that any person having objections and/or comments to the proposed township establishments as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: bronwynn@spc.com.na; or Tel: 061 251 189 on or before 18 March 2026. clao260000059

### 5610 Notices

• Legal •

public meeting. The public meeting is scheduled to be held as follows: Date: 24 February 2026 Time: 18h00 Venue: Waterfront Auditorium OR Date: 25 February 2026 Time: 14h00 Venue: Benguela Community Hall REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions. Further take note that any person having objections and/or comments to the proposed township establishments as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: bronwynn@spc.com.na; or Tel: 061 251 189 on or before 18 March 2026. PUBLIC NOTICE ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF AGATE PARK PROPER Stubenrauch Planning Consultants (SPC) (Town and Regional Planners and Environmental Consultants) on behalf of the Lüderitz Town Council (the proponent), the registered owner, has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following: PROJECT DETAILS: a) Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz; b) Rezoning of Farm 156 from "Agriculture" to "Undetermined"; c) Consolidation of Farm 134 and Farm 156 into "Consolidated Erf X"; d) Layout approval and township establishment on "Consolidated Erf X" to be known as Agate Park Proper; e) Registration of a Beach Servitude to be registered 100m from the high-water mark; and f) Inclusion in the next zoning Scheme to be prepared for Lüderitz. Proposed "Consolidated Erf X" is bordered by the Atlantic Ocean and is situated in the northern part of the Lüderitz Townlands. Proposed "Consolidated Erf X" will measure approximately 150.8424ha in extent. Farm 134 (Karas Region) is currently zoned "Undetermined" while Farm 156 currently falls outside the local authority boundary, hence no zoning is applied. The purpose of this application is to proactively make provision for the need of housing within the higher income population sector within Lüderitz, providing different housing typologies and opportunities. In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), SPC hereby gives public notification of the above application. PROJECT LOCALITY: Lüderitz, Karas Region THE PROPONENT: Lüderitz Town Council ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP): Stubenrauch Planning Consultants (SPC) The general public as well as any interested parties are hereby invited to attend the environmental and town planning meeting during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public meeting. The public meeting is scheduled to be held as follows: Date: 24 February 2026 Time: 18h00 Venue: Waterfront Auditorium OR Date: 25 February 2026 Time: 14h00 Venue: Benguela Community Hall REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions. Further take note that any person having objections and/or comments to the proposed township establishments as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: bronwynn@spc.com.na; or Tel: 061 251 189 on or before 18 March 2026. clao260000059

### 5620 Notices

• Public •

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HC-MD-CIV-MOT-GEN-2026/00027 IN THE HIGH COURT OF NAMIBIA, MAIN DIVISION, HELD AT WINDHOEK ON WEDNESDAY, THE 04th DAY OF FEBRUARY 2026 BEFORE THE HONOURABLE JUSTICE PRINSLOO In the matter between: GERHARDUS PETRUS VILJOEN 1st APPLICANT GOSHEN FOOD SOLUTIONS (PTY) LTD 2nd APPLICANT OLSPA VERVOER (PTY) LTD 3rd APPLICANT BRAS PARTS (PTY) LTD 4th APPLICANT BRAS TRUCKING (PTY) LTD 5th APPLICANT and MARC SEAN SEELENBINDER 1st RESPONDENT AFRICAN DELI (PTY) LTD 2nd RESPONDENT MASTER OF THE HIGH COURT WINDHOEK 3rd RESPONDENT COURT ORDER Having heard SUNÉ LEWIS, on behalf of the Applicant(s) and having read the pleading for HC-MD-CIV-MOT-GEN-2026/00027 and other documents filed of record: IT IS ORDERED THAT: 1 That the ordinary Rules relating to procedure, forms, service, and time periods are herewith dispensed with and the Applicant's non-compliance therewith is condoned, and the application is enrolled as an urgent application in terms of the provisions of Rule 73(3); 2 A Rule Nisi is hereby issued calling upon the Respondent(s) to show cause, if any to this Honourable Court, on or before the 13/03/2026 at 10:00, why an order should not be made in the following terms: 2.1 Placing the Second Respondent, AFRICAN DELI (PTY) LTD (Registration Number 2003/039), under provisional judicial management in terms of section 434 of the Companies Act 28 of 2004; 2.2 Directing that, while the Second Respondent is under judicial management, all actions, proceedings, execution of all writs, sum-

**Rates and Deadlines**

**DEADLINES: 2026**

- ✓ To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously.
- ✓ Classified smalls and notices: 12h00, two working days prior to placement.
- ✓ Cancellations and alterations: 16h00, two days before date of publication in writing only.

**RATES:**

Visit [www.namibian.com.na](http://www.namibian.com.na)

Please note: ID card / Passport required for advertisement placement

## DISCLAIMER

ALL PRODUCTS AND SERVICES ADVERTISED ARE SOLELY THE RESPONSIBILITY OF THE ADVERTISER. THE NAMIBIAN DOES NOT VALIDATE OR ENDORSE THE CLAIMS MADE BY ANY ADVERTISEMENT. THE ONUS LIES WITH POTENTIAL CUSTOMERS TO EVALUATE THE AUTHENTICITY OF SUCH PRODUCTS OR SERVICES.

# Classifieds

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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- 1270 Thank you messages
- Travel & Tourism**
- 7800 Travel & Tourism

### 1410 Business & Finance

#### • Opportunities •

DO YOU URGENTLY NEED CASH? Get up to 75% of your vehicle's value in 45 min! Just a car! Moooi-iaah when you need it! Autocash 061 400 676. CLAO250003705

### 2720 Employment

#### • Offered •

URGENTLY HIRING FOR CANADA/UK/USA SECURITY OFFICERS / DRIVERS / MINERS CALL +2784917253 (WhatsApp) Email info@careermarketingint.com Website www.careermarketingint.com Registration fee to secure placement is 4500 Namibian Dollars CLAO260000089

### 2720 Employment

#### • Offered •

Car Wash Manager Shisha Shine Car Wash is looking for a Car Wash Manager (age 27-34) with B / BE / C1 driver's licence, car wash and management experience. Female candidate only and must be able to work under pressure and be willing to work long hours. Contact us on +26481771122 and email: shishareception@whkauto.com during office hours ONLY. CLAO260000097

### 2720 Employment

#### • Offered •

### 2720 Employment

#### • Offered •

TUNGA HOLDING PTY LTD is inviting applications from suitably qualified and motivated individuals for the position of Typist. The successful candidate must be in possession of a Grade 12 Certificate and must have completed Typing and Keyboard Processing as a school subject or alternatively hold a Certificate in Typing and Keyboard Processing. Preference will be given to candidates who possess a qualification in English Linguistics. Interested candidates are invited to submit their CV together with certified copies of their qualifications to tunga.holdings@gmail.com. The closing date for applications is 20 February 2026. Only shortlisted candidates will be contacted. CLAO260000127

### 2710 Employment

#### • Wanted •

I Cheryl-Anne, looking for a job as fragile caregiver, housekeeper (live-in), deep cleaner, iron lady, chef. Kindly call 0813042882. CLAO260000105

### 2720 Employment

#### • Offered •

### 4010 Hospitality

#### • Hospitality •

GOOD LIVING GUESTHOUSE Khomasdal, Luxury Hill. Single bed from N\$300, Double from N\$400- N\$500. Free Wi-Fi, DSTV, Aircon, swimming pool, secure parking. 0813224973/ 061300721/ 0813770545. CLAO260000038

### 4110 Housing & Property

#### • Wanted •

TWAHAFA REAL ESTATE we are urgently looking for properties to buy for our cash and bank approved clients in Windhoek. 0816534437 The agent you need. CLAO250003838

### 4110 Housing & Property

#### • Wanted •

Seeking to Purchase a Livestock Farm: Location: Otjozondjupa Region. Size: 3000 - 5000 hectares. Budget: N\$ 7 000 000 - N\$ 10 000 000. Interested sellers or agents are invited to make contact to discuss suitable opportunities. Contact: 0811242886 CLAO260000111

### 2720 Employment

#### • Offered •

## CAPTAIN CHIEF ENGINEER

We are looking for persons with the following requirements urgently:

- Requirements:**
- \* Higher than Deck Officer Class 3
  - \* Multilingualism – English & Japanese
  - \* +/- 20 years of crab vessel experience on board
  - \* Medically Fit
  - \* Vocational Training
- Qualifications:**
- \* Bachelors Degree in Marine Engineering/ Marine Science (Preferably from Maritime college or academy)
  - \* HACCP Certificate
  - \* GMDSS Certificate
  - \* Relevant Certificate Endorsements
  - \* Relevant Health and Safety Certificates
  - \* Relevant Fire Fighting Certificates
- Responsibilities:**
- \* Navigation of vessel
  - \* Efficiently attend to duties related to Radar, radios, pathfinders, lighthouses, navigation
  - \* Managing and Commanding of the Crew
  - \* Training Crew in areas of Health and Safety/ Fire fighting
  - \* Loading and Storage

We are looking for persons with the following requirements urgently:

- Requirements:**
- \* Higher than Engine Officer Class 2
  - \* Multilingualism - English, Japanese & Spanish
  - \* +/- 20 years of crab vessel experience on board
  - \* Medically Fit
  - \* Vocational Training
- Qualifications:**
- \* Bachelors Degree in Marine Engineering/ Marine Science (Preferably from Maritime college or academy)
  - \* Certificate Endorsements
  - \* Relevant Health and Safety Certificates
  - \* Relevant Fire Fighting Certificates
- Responsibilities:**
- \* Overseeing of engine room
  - \* Responsible for technical operations of the vessel-engineering/mechanical and electrical
  - \* Maintenance and operation of engineering equipment onboard the vessel
  - \* Report to Captain

### SHIP MASTER

We are looking for persons with the following requirements urgently:

- Requirements:**
- \* Higher than Deck Officer Class 3
  - \* Multilingualism – English & Japanese
  - \* +/- 25 years of crab vessel experience on board
  - \* Medically Fit
  - \* Vocational Training
- Qualifications:**
- \* Bachelors Degree in Marine Engineering/ Marine Science (Preferably from Maritime college or academy)
  - \* HACCP Certificate
  - \* GMDSS Certificate
  - \* Relevant Certificate Endorsements
  - \* Relevant Health and Safety Certificates
  - \* Relevant Fire Fighting Certificates
- Responsibilities:**
- \* Managing of vessel
  - \* Efficiently attend to duties related to Radar, radios, pathfinders, lighthouses, navigation
  - \* Managing and Commanding of the Crew
  - \* Training Crew in areas of Health and Safety/ Fire fighting

### WATCH KEEPER

We are looking for persons with the following requirements urgently:

- Requirements:**
- \* Higher than Fourth Grade Maritime Officer
  - \* Higher than Maritime First Category Special Radio Operator
  - \* Multilingualism – English & Japanese
  - \* +/- 20 years of crab vessel experience on board
  - \* Medically Fit
  - \* Factory Training
- Qualifications:**
- \* Bachelors Degree in Marine Engineering/ Marine Science (Preferably from Maritime college or academy)
  - \* HACCP Certificate
  - \* GMDSS Certificate
  - \* Relevant Health and Safety Certificates
  - \* Relevant Fire Fighting Certificates
- Responsibilities:**
- \* Managing of on board factory
  - \* Efficiently attend to duties related to Radar, radios
  - \* Managing and Commanding of the Crew
  - \* Training Crew in areas of processing factory and HACCP

Should you meet the above, please send a resume and cover letter, including all copies of relevant qualifications to oshimada@kanedai-kesennuma.co.jp Closing date: 25 February 2026 Please note that only shortlisted candidates who meet all of the requirements and qualifications will be contacted. No CVs and documentation will be returned.

### Notices

#### • Legal •

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE ALIGNMENT AND CREATION OF RIGHT OF WAY SERVITUDES (PUBLIC ROADS) TO PROVIDE ACCESS TO THE NEW PORTIONS TO BE CREATED FROM THE SUBDIVISION OF PORTION 7 OF THE FARM NARUCHAS NO. 254, WINDHOEK Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) to finalize the town planning procedures for the alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portion 7 (a portion of Portion 4) of Farm Naruchas No. 254, Windhoek, Khomas Region. Name of proponent: JC Van Wyk Project location and description: The Project Site, Portion 7 (a portion of Portion 4) of Farm Naruchas No. 254, is located within the Townlands of City of Windhoek ±15 kilometers north of the Town of Rehoboth on the western side of the B1 Road leading to Windhoek. It is the intention of the Proponent to subdivide Portion 7 (a portion of Portion 4) of the Farm Naruchas No. 254 to create a new portion, Portion A (± 399,2283ha) and the Remainder (± 399,2272ha). The newly created portions will be accessed by a 13m wide right of way servitude from Main Road B1 linking Windhoek with Rehoboth. A locality plan of the site is displayed at the Windhoek Municipal Notice Board or available from Green Earth Environmental Consultants. Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and opinions regarding the proposed project. A Background Information Document is available to the I & APs who registers. A public meeting will be held if enough public interest is shown. Registered I & APs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 24 March 2026. Contact details for registration and further information: Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/ Carien van der Walt Tel: 0811273145 E-mail: carien@greenearthnamibia.com CLAO260000128

### 4110 Housing & Property

#### • Offered •

PUBLIC NOTICE ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF AGATE PARK PROPER Stubenrauch Planning Consultants (SPC) (Town and Regional Planners and Environmental Consultants) on behalf of the Lüderitz Town Council (the proponent), the registered owner, has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following: PROJECT DETAILS: a) Cancellation/withdrawal of Surveyor Diagram No. A148/2016; b) Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A and the Remainder; c) Layout approval and township establishment on Portion A of the Remainder of Portion B of the Lüderitz town and Townlands No. 11, consisting of approximately 139 erven and the Remainder to be known as Nautilus Extension 6; and d) Inclusion in the next Zoning Scheme to be prepared for Lüderitz.

### Notices

#### • Legal •

Proposed Portion A is bordered by Nautilus Extension 1 on the southern boundary and the Lüderitz Townlands Boundary on the eastern boundary of the proposed portion. Proposed Portion A will measure approximately 52.55ha in extent. The Remainder of Portion B of the Lüderitz Town and Townlands No. 11 is currently zoned as "Undetermined" in accordance with the Lüderitz Zoning Scheme. The purpose of this application is to proactively make provision for the need for housing within Lüderitz, providing different housing typologies and opportunities. In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), SPC hereby gives public notification of the above application. PROJECT LOCALITY: Lüderitz, Karas Region THE PROPONENT: Lüderitz Town Council ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP): Stubenrauch Planning Consultants (SPC) The general public as well as any interested parties are hereby invited to attend the environmental and town planning meeting during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public meeting. The public meeting is scheduled to be held as follows: Date: 24 February 2026 Time: 18h00 Venue: Waterfront Auditorium OR Date: 25 February 2026 Time: 14h00 Venue: Benguela Community Hall

### REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions. Further take note that any person having objections and/or comments to the proposed township establishments as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: bronwynn@spc.com.na; or Tel: 061 251 189 on or before 18 March 2026. CLAO260000059

### PUBLIC NOTICE ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF AGATE PARK PROPER Stubenrauch Planning Consultants (SPC) (Town and Regional Planners and Environmental Consultants) on behalf of the Lüderitz Town Council (the proponent), the registered owner, has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following: PROJECT DETAILS:

- a) Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz;
  - b) Rezoning of Farm 156 from "Agriculture" to "Undetermined";
  - c) Consolidation of Farm 134 and Farm 156 into "Consolidated Erf X";
  - d) Layout approval and township establishment on "Consolidated Erf X" to be known as Agate Park Proper;
  - e) Registration of a Beach Servitude to be registered 100m from the high-water mark; and
  - f) Inclusion in the next Zoning Scheme to be prepared for Lüderitz.
- Proposed "Consolidated Erf X" is bordered by the Atlantic Ocean and is situated in the northern part of the Lüderitz Townlands. Proposed "Consolidated Erf X" will measure approximately 150.8424ha in extent. Farm 134 (Karas Region) is currently zoned "Undetermined" while Farm 156 currently falls outside the local authority boundary, hence no zoning is applied. The

### Notices

#### • Public •

purpose of this application is to proactively make provision for the need of housing within the higher income population sector within Lüderitz, providing different housing typologies and opportunities. In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), SPC hereby gives public notification of the above application. PROJECT LOCALITY: Lüderitz, Karas Region THE PROPONENT: Lüderitz Town Council

### ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP):

Stubenrauch Planning Consultants (SPC) The general public as well as any interested parties are hereby invited to attend the environmental and town planning meeting during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public meeting. The public meeting is scheduled to be held as follows: Date: 24 February 2026 Time: 18h00 Venue: Waterfront Auditorium OR Date: 25 February 2026 Time: 14h00 Venue: Benguela Community Hall

### REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions. Further take note that any person having objections and/or comments to the proposed township establishments as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: bronwynn@spc.com.na; or Tel: 061 251 189 on or before 18 March 2026. CLAO260000059

### PUBLIC CONSULTATION ANNOUNCEMENT Environmental Impact Assessment for a 20MW Solar Power Plant close to Osona Sub-Station in the vicinity of the Osona Village and Okahandja, in the Otjozondjupa Region. Notice is hereby given that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 2012) for the proposed project described below.

Proposed Activity: Development of a 20 MW Solar Photovoltaic (PV) Power Plant (including associated infrastructure such as internal access roads, PV arrays, inverter stations, boundary fencing, temporary construction laydown areas, and grid connection infrastructure where applicable). Project Location: The proposed solar power plant area is located approximately 18 km west of Osona Village on the route towards Gross Barmen. The site is on the left-hand side of the A1 when travelling from Windhoek. Access is obtained by turning left from the A1 onto the D1972 district road and travelling for approximately 14 km toward Gross Barmen. Public Participation: All Interested and Affected Parties (I&APs) are invited to register and submit comments, concerns, or recommendations regarding the proposed development. Registered I&APs will receive project updates and will be notified of key consultation milestones (including availability of draft reports and any public meetings, where applicable). How to Register / Submit Comments: Please submit your name, contact details, and interest in the project, and any comments, to the Environmental Assessment Practitioner (EAP) using the contact details below. Closing Date for Registration and Initial Comments: 16 February 2026 Environmental Assessment Practitioner (EAP): Augite Environmental Consultants cc Attention: Dr Ismael Kanguuehi Tel: +264 817069 027 Email: kkanguuehi0@gmail.com Postal Address: P O Box 87099 Eros Proponent: JCM Power Availability of Information: Project information and the registration/comment forms can be requested from the EAP via email/ WhatsApp, and will be shared with registered I&APs. CLAO260000078

**Rates and Deadlines**

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NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED PROSPECTING AND EXPLORATION ACTIVITIES ON THE EXCLUSIVE PROSPECTING LICENCE (EPL) NO. 10680 LOCATED (APPROX. 7.1km) NORTHWEST OF OTJIWARONGO IN THE OTJIZONDJUPA REGION, NAMIBIA.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed and exploration activities on EPL No. 10680 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement. The public is notified that an ECC application will be submitted to the Environmental Commissioner.

**Brief Project Description:** The environmental scoping process will identify potential positive and negative impacts of the proposed activities on EPL No. 10680, located approximately 7.1km Northwest of Otjiwarongo in the Otjizondjupa Region. The target commodities on the EPL are Base and Rare Metals, Dimension Stone, Industrial minerals, Nuclear Fuel Minerals, Precious Metals, Precious Stones, Semi-Precious Stones.

**Proponent:** Silicon Valley Mining cc  
**Environmental Consultant:** Excel Dynamic Solutions (Pty) Ltd  
Public members are invited to register as Interested and Affected Parties to comment/raise concerns or receive further information on the Environmental Assessment process.

**Public Consultation meeting details** will be communicated to all the registered I&APs.

**Registration request** should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on 19 February 2026.  
**Contact:** Excel Dynamic Solution  
Email: public@edsnamibia.com  
Tel: + 264 61 259 530



NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED PROSPECTING AND EXPLORATION ACTIVITIES ON THE EXCLUSIVE PROSPECTING LICENCE (EPL) NO. 10621 LOCATED NORTHEAST OF OMATJETE IN THE ERONGO REGION, NAMIBIA.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed and exploration activities on EPL No. 10621 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement. The public is notified that an ECC application will be submitted to the Environmental Commissioner.

**Brief Project Description:** The environmental scoping process will identify potential positive and negative impacts of the proposed activities on EPL No. 10621 located northeast of Omatjete in the Erongo Region. The target commodities on the EPL are Base and Rare Metals, Dimension Stone, Industrial minerals, Nuclear Fuel Minerals, Precious Metals, Semi-Precious Stones.

**Proponent:** Desertcore Mining cc  
**Environmental Consultant:** Excel Dynamic Solutions (Pty) Ltd  
Public members are invited to register as Interested and Affected Parties to comment/raise concerns or receive further information on the Environmental Assessment process.

**Public Consultation meeting details** will be communicated to all the registered I&APs.

**Registration request** should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on 19 February 2026.  
**Contact:** Excel Dynamic Solution  
Email: public@edsnamibia.com  
Tel: + 264 61 259 530



## PUBLIC NOTICE AND INVITATION TO SUBMIT COMMENTS

Environmental Impact Assessment (EIA) Studies for the Proposed Construction of Six (6) New Guyed Mast Telecommunication Tower Sites in the Kavango West (Singuruvu, Nkata & Hema Sites), Ohangwena Region (Ohauwanye Site), and Oshikoto Region (Onampombo & Onatuwe No. 2 Sites)

The public is notified that Environmental Clearance Certificate (ECC) applications 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 projects (sites) are listed activities in the EIA Regulations that cannot be undertaken without ECCs, which are issued upon approval of EIA Reports and Environmental Management Plans.

**Project Proponent:** Mobile Telecommunications Limited (MTC Namibia)

**Environmental Assessment Practitioner:** Serja Hydrogeo-Environmental Consultants CC

**Project Nature and Locations:** (1) **Singuruvu Site (Site 3):** The construction of an 80m-high guyed mast telecommunication tower site (Singuruvu/Site 3) on a 1-hectare (1ha) land in the Singuruvu Village, Kavango West Region, at GPS coordinates: -17.781813, 18.255922, and about 12km south of Mpungu Settlement in the Mpungu Constituency, Kavango West Region.

(2) **Nkata Site (Site 4):** The construction of an 80m-high guyed mast telecommunication tower on a 1-hectare (1ha) land in the Nkata Village on a 1-hectare (ha) area, at GPS coordinates: -17.863804 18.195848, and 20km south of Mpungu Settlement in the Mpungu Constituency, Kavango West Region.

(3) **Hema Site (Site 5):** The construction of an 80m-high guyed mast telecommunication tower on a 1-hectare (1ha) land in the Hema Village on a 1-hectare (ha) area, at these GPS coordinates: -18.161776° 18.975289°, and about 75km southeast of Nkurenkuru in the Musese Constituency, Kavango West Region.

(4) **Onampombo Site (Site 8):** The construction of an 80m-high guyed mast telecommunication tower in the Onampombo Village on a 1-hectare (ha) area, at GPS coordinates: -17.869845° 16.600610°, and about 70km east of Ondangwa and 60km north of Omuthiya, in the Okankoto Constituency, Oshikoto Region.

(5) **Onatuwe No. 2 Site (Site 9.1):** The construction of an 80m-high guyed mast telecommunication tower in the Onatuwe No. 2 Village on a 1-hectare (ha) area, at GPS coordinates: -17.858534° 17.069206°, and about 5km northwest of Ohahati Village and 100km northeast of Omuthiya Town, in the Nehale Lyampingana Constituency, Oshikoto Region.

(6) **Ohauwanye Site (Site 9.2):** The construction of an 80m-high guyed mast telecommunication tower in the Ohauwanye Village on a 1-hectare (ha) area, at GPS coordinates: -17.73831 17.01580°, and about 35km southwest of Okongo Village, in the Oshikunde Constituency, Ohangwena Region.

**Note:** All towers will host 3x dual-band panel antennas and 1x microwave dishes. **Power source:** Grid connection.

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (in writing), or receive further information on their preferred EIA Study or EIA Studies. The consultation meetings in the respective villages/communities will be communicated via emails (to registered I&APs), respective constituency offices, and village headmen. The deadline for registration as I&APs and submission of comments, issues, or concerns to the EIA Studies is **Thursday, 05 March 2026**.

**Contact Persons:** Ms. Fredrika Shagama and Mr. Stefanus Johannes  
Mobile No: +264 (0) 81 749 9223 (by sending an SMS or WhatsApp for easy recording of comments);  
Email: eas.public@serjaconsultants.com



NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED PROSPECTING AND EXPLORATION ACTIVITIES ON THE EXCLUSIVE PROSPECTING LICENCE (EPL) NO. 10617 LOCATED (APPROX. 24km) NORTH OF SOLITAIRE IN THE KHOMAS REGION, NAMIBIA.

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed and exploration activities on EPL No. 10617 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement. The public is notified that an ECC application will be submitted to the Environmental Commissioner.

**Brief Project Description:** The environmental scoping process will identify potential positive and negative impacts of the proposed activities on EPL No. 10617, located approximately 24km north of Solitaire in the Khomas Region. The target commodities on the EPL are Base and Rare Metals, Dimension Stone, Industrial minerals, Nuclear Fuel Minerals, Precious Metals, Precious Stones, Semi-Precious Stones.

**Proponent:** Desertcore Mining cc  
**Environmental Consultant:** Excel Dynamic Solutions (Pty) Ltd  
Public members are invited to register as Interested and Affected Parties to comment/raise concerns or receive further information on the Environmental Assessment process.

**Public Consultation meeting details** will be communicated to all the registered I&APs.

**Registration request** should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on 19 February 2026.  
**Contact:** Excel Dynamic Solution  
Email: public@edsnamibia.com  
Tel: + 264 61 259 530



## PUBLIC NOTICE OKAHANDJA ZONING SCHEME (REVIEW & PREPARATION PROCESS)

Notice is hereby given in terms of Section 55 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that the Okahandja Town Council has appointed Stubenrauch Planning Consultants (SPC) to undertake the review and preparation of the Okahandja Zoning Scheme No. 5 for submission to the Urban and Regional Planning Board (URPB) for consideration and approval.

The general public is hereby encouraged to provide any inputs and comments on the current Okahandja Zoning Scheme No. 5, which may be considered for inclusion in the revised zoning scheme.

Further take note that the current zoning scheme document lies open for inspection during normal office hours at the Okahandja Municipality Offices. The zoning scheme may also be downloaded electronically via the following link: [https://drive.google.com/file/d/1BG\\_tqrwnCQyWPmBYMeV9ne3c\\_E4Eug/view?usp=sharing](https://drive.google.com/file/d/1BG_tqrwnCQyWPmBYMeV9ne3c_E4Eug/view?usp=sharing)

Any person wishing to submit written comments, inputs, or concerns must do so on or before Friday, 27 February 2026.

For further enquiries on this matter, please contact:

**Applicant:**  
Stubenrauch Planning Consultants (SPC)  
P.O. Box 41404, Windhoek  
Enquiries: Romeo Kameya  
Email: romeo@spc.com.na  
Tel: 061 251189

**Local Authority:**  
Okahandja Municipality  
P.O. Box 15, Okahandja  
Enquiries: Ms Ruusa Mathues  
Email: matheusokh@gmail.com or rmatheus@okahandja.org.na  
Tel: 062 505 110



## PUBLIC NOTICE ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF AGATE PARK PROPER

Stubenrauch Planning Consultants (SPC) (Town and Regional Planners and Environmental Consultants) on behalf of the Lüderitz Town Council (the proponent), the registered owner, has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

### PROJECT DETAILS:

- Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz;
- Rezoning of Farm 156 from "Agriculture" to "Undetermined";
- Consolidation of Farm 134 and Farm 156 into "Consolidated Erf X";
- Layout approval and township establishment on "Consolidated Erf X" to be known as Agate Park Proper;
- Registration of a Beach Servitude to be registered 100m from the high-water mark; and
- Inclusion in the next Zoning Scheme to be prepared for Lüderitz

Proposed "Consolidated Erf X" is bordered by the Atlantic Ocean and is situated in the northern part of the Lüderitz Townlands. Proposed "Consolidated Erf X" will measure approximately 150.8424ha in extent. Farm 134 (Karas Region) is currently zoned "Undetermined" while Farm 156 currently falls outside the local authority boundary, hence no zoning is applied. The purpose of this application is to proactively make provision for the need of housing within the higher income population sector within Lüderitz, providing different housing typologies and opportunities.

In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), SPC hereby gives public notification of the above application.

**PROJECT LOCALITY:** Lüderitz, Karas Region

**THE PROPONENT:** Lüderitz Town Council

**ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP):** Stubenrauch Planning Consultants (SPC)

The general public as well as any interested parties are hereby invited to attend the environmental and town planning meeting during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public meeting. The public meeting is scheduled to be held as follows:

**Date:** 24 February 2026

**Time:** 18h00

**Venue:** Waterfront Auditorium

OR

**Date:** 25 February 2026

**Time:** 14h00

**Venue:** Benguela Community Hall

**REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:**

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions. Further take note that any person having objections and/or comments to the proposed township establishments as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: [bronwynn@spc.com.na](mailto:bronwynn@spc.com.na); or Tel: 061 251 189 on or before 18 March 2026.



## PUBLIC NOTICE ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF NAUTILUS EXTENSION 6

Stubenrauch Planning Consultants (SPC) (Town and Regional Planners and Environmental Consultants) on behalf of the Lüderitz Town Council (the proponent), the registered owner, has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

### PROJECT DETAILS:

- Cancellation/withdrawal of Surveyor Diagram No. A148/2016;
- Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A and the Remainder;
- Layout approval and township establishment on Portion A of the Remainder of Portion B of the Lüderitz town and Townlands No. 11, consisting of approximately 139 erven and the Remainder to be known as Nautilus Extension 6; and
- Inclusion in the next Zoning Scheme to be prepared for Lüderitz.

Proposed Portion A is bordered by Nautilus Extension 1 on the southern boundary and the Lüderitz Townlands Boundary on the eastern boundary of the proposed portion. Proposed Portion A will measure approximately 52.55ha in extent. The Remainder of Portion B of the Lüderitz Town and Townlands No. 11 is currently zoned as "Undetermined" in accordance with the Lüderitz Zoning Scheme.

The purpose of this application is to proactively make provision for the need for housing within Lüderitz, providing different housing typologies and opportunities.

In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), SPC hereby gives public notification of the above application.

**PROJECT LOCALITY:** Lüderitz, Karas Region

**THE PROPONENT:** Lüderitz Town Council

**ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP):** Stubenrauch Planning Consultants (SPC)

The general public as well as any interested parties are hereby invited to attend the environmental and town planning meeting during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public meeting. The public meeting is scheduled to be held as follows:

**Date:** 24 February 2026

**Time:** 18h00

**Venue:** Waterfront Auditorium

OR

**Date:** 25 February 2026

**Time:** 14h00

**Venue:** Benguela Community Hall

**REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:**

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions. Further take note that any person having objections and/or comments to the proposed township establishments as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: [bronwynn@spc.com.na](mailto:bronwynn@spc.com.na); or Tel: 061 251 189 on or before 18 March 2026.



## PUBLIC NOTICE OMARURU ZONING SCHEME NO. 6 (REVIEW & PREPARATION PROCESS)

Notice is hereby given in terms of Section 55 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that the Omaruru Municipality has appointed Stubenrauch Planning Consultants (SPC) to undertake the review and preparation of the Omaruru Zoning Scheme for submission to the Urban and Regional Planning Board (URPB) for consideration and approval.

The general public is hereby encouraged to provide any inputs and comments on the current Omaruru Zoning Scheme, which may be considered for inclusion in the revised zoning scheme.

Further take note that the current zoning scheme document lies open for inspection during normal office hours at the Omaruru Municipality Offices.

The zoning scheme may also be downloaded electronically via the following link: [https://drive.google.com/file/d/19SxK1\\_lk2d7Bc0qAqz62XIEq9JfYwCL7/view?usp=sharing](https://drive.google.com/file/d/19SxK1_lk2d7Bc0qAqz62XIEq9JfYwCL7/view?usp=sharing)

Any person wishing to submit written comments, inputs, or concerns must do so on or before Friday, 27 February 2026.

For further enquiries on this matter, please contact:

**Applicant:**  
Stubenrauch Planning Consultants (SPC)  
P.O. Box 41404, Windhoek  
Enquiries: Ancke van Staden  
Email: ancke@spc.com.na  
Tel: 061 251189

**Local Authority:**  
Omaruru Municipality  
P.O. Box 14, Omaruru  
Enquiries: Ms Elizabetha Astofel  
Email: eastofel@omamuni.org.na  
Tel: 064 570028



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### NOTICE LEGAL NOTICE

IN THE MAGISTRATE COURT OF NAMIBIA WINDHOEK  
Case Number: 1146/2023  
In the matter between  
DU PISANI LEGAL PRACTITIONERS  
Execution Creditor/Plaintiff and  
PAULO NATANGWE SHIPOKE  
Execution Debtor/Defendant  
**NOTICE OF SALE IN EXECUTION**  
In Execution of a Judgment granted against the above named Execution Debtor/Defendant by the above Honourable Court in the above mentioned suit, the under mentioned goods will be sold by Public Auction by the Deputy-Sheriff for the district of Ondangwa, at MESSENGER OF COURTS OFFICE, OPPOSITE HEROES PRIVATE SCHOOL, MAIN ROAD ONDANGWA on FRIDAY, the 27<sup>TH</sup> of FEBRUARY 2026 at 13:00 or so soon thereafter as may be:  
1 x Dining Table with 10 Chairs  
1 x White Deep Freezer  
1 x Samsung Double Door Fridge (Silver)  
1 x Three-Piece Sofa Set (Brown)  
1 x Samsung Washing Machine  
1 x Nordic Track Fitness Machine  
1 x Coffee Table (Brown)  
1 x Three-Piece Sofa Set (Gold)  
1 x Cupboard with Mirror  
1 x Samsung Microwave  
VOETSTOOT AND CASH TO THE HIGHEST BIDDER.  
DATED AT WINDHOEK this day of JANUARY 2026.



### NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby given to all potentially Interested and Affected Parties (I&APs) that an application will be submitted to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and Regulations (GN No. 29 of 2012) for the following proposed activity.  
**Activity Name**  
Construction of a Solar Voltaic Plant in the Sachinga Area, Zambezi Region  
**Project Location**  
Sachinga Area (-17.593280°, 23.990232°)  
**Project Description**  
The Proponent intends to construct a 20MW solar plant in the Sachinga Area. The proposed activity is among those listed in the Annexure of Schedule (GN No. 29 of 2012) of the Environmental Management Act, pertaining to energy generation, transmission and storage activities. It is therefore required that an Environmental Clearance Certificate is acquired before the proposed project proceeds.  
**Proponent**  
LinX Energy Company (Pty)Ltd  
**Environmental Assessment Practitioners:**  
Namib Consulting Services CC.  
**Public Meeting:**  
Date: 05 March 2025  
Time: 09H00  
Venue: Sachinga Khuta  
Registration as I&APs:  
To obtain the BID or submit comments, please register as I&APs at the following details: Contact: 081-499 4488 or 081-291 0649  
Email: [namibconsulting@gmail.com](mailto:namibconsulting@gmail.com)  
Closing Date for Submitting of Comments: Before or on the 06 March 2026

DU PISANI LEGAL PRACTITIONERS  
PER: L.MOKHATU  
Legal Practitioners for Execution  
Creditor/Plaintiff, 67 John Meinert Street  
Windhoek, Ref : SH1353/0001/CCH

**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:**  
CHOPLIFE BETTING NAMIBIA PTY LTD  
**TYPE OF LICENSE:**  
BOOKMAKER LICENSE  
**NAME OF RETAIL LIQUOR BUSINESS IN WHICH BOOKMAKER WILL BE CONDUCTED:**  
CHOPLIFE BETTING  
**PHYSICAL ADDRESS OF PREMISES TO WHICH THE APPLICATION APPLIES:** ERF 8028, EROSROAD WINDHOEK, NAMIBIA

**NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE RUNDU TOWN PLANNING SCHEME CONSENT: TUCKSHOP**  
ON ERF NO: 8617  
TOWNSHIP/AREA: RAINBOW VILLAGE, RUNDU  
STREETNAME & 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 TUCK SHOP  
Plans may be inspected, or particulars of this application may be obtained at Town planning, Office room F-7, Maria Mwengere Road GRN 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 04 March 2025.  
**NAME OF THE APPLICANT:**  
MILLICENT NDOU  
**POSTAL ADDRESS:** P. O. Box 2788, Rundu, Email: [millywaku@gmail.com](mailto:millywaku@gmail.com) / [millywaku@outlook.com](mailto:millywaku@outlook.com)

**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:** KWIKU SPORTS BETTING (PTY)LTD  
**TYPE OF LICENSE:**  
BOOKMAKER LICENSE  
**NAME OF RETAIL LIQUOR BUSINESS IN WHICH BOOKMAKER WILL BE CONDUCTED:**  
KWIKU SPORTS BETTING  
**PHYSICAL ADDRESS OF PREMISES TO WHICH THE APPLICATION APPLIES:**  
ERF 3191, MANDUME NDEMUFAYO STREET, ONGWEDIVA, NAMIBIA

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### NOTICE LEGAL NOTICE

**PUBLIC NOTICE ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF AGATE PARK PROPER**

Stubenrauch Planning Consultants (SPC)(Town and Regional Planners and Environmental Consultants) on behalf of the Lüderitz Town Council (the proponent), the registered owner, has applied to the Lüderitz Town Council and intendson applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

- PROJECT DETAILS:**
- a) Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz;
  - b) Rezoning of Farm 156 from "Agriculture" to "Undetermined";
  - c) Consolidation of Farm 134 and Farm 156 into "Consolidated Erf X";
  - d) Layout approval and township establishment on "Consolidated Erf X" to be known as Agate Park Proper;
  - e) Registration of a Beach Servitude to be registered 100m from the high-water mark; and
  - f) Inclusion in the next Zoning Schemeto be prepared for Lüderitz

Proposed "Consolidated Erf X" is bordered by the Atlantic Ocean and is situated in the northern part of the Lüderitz Townlands. Proposed "Consolidated Erf X" will measure approximately 150.8424ha in extent. Farm 134 (KarasRegion) is currently zoned "Undetermined" while Farm 156 currently falls outside the local authority boundary, hence no zoning is applied. The purpose of this application is to proactively make provision for the need of housing within the higher income population sector within Lüderitz, providing different housing typologies and opportunities.  
In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), SPC hereby gives public notification of the above application.  
**PROJECT LOCALITY:** Lüderitz, Karas Region  
**THE PROPONENT:** Lüderitz Town Council  
**ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP):** Stubenrauch Planning Consultants (SPC)  
The general public as well as any interested parties are hereby invited to attend the environmental and town planning meeting during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public meeting. The public meeting is scheduled to be held as follows:  
Date: 24 February 2026  
Time: 18h00  
Venue: Waterfront Auditorium  
OR  
Date: 25 February 2026  
Time: 14h00  
Venue: Benguela Community Hall  
**REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:**  
In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions. Further take note that any person having objections and/or comments to the proposed township establishments as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: [bronwynn@spc.com.na](mailto:bronwynn@spc.com.na); or Tel: 061 251 189 on or before 18 March 2026.



**PUBLIC NOTICE ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF NAUTILUS EXTENSION 6**

Stubenrauch Planning Consultants (SPC)(Town and Regional Planners and Environmental Consultants) on behalf of the Lüderitz Town Council (the proponent), the registered owner, has applied to the Lüderitz Town Council and intendson applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

- PROJECT DETAILS:**
- a) Cancellation/withdrawal of Surveyor Diagram No. A148/2016;
  - b) Subdivision of the Remainder of Portion B of the Lüderitz Town and Townlands No. 11 into Portion A and the Remainder;
  - c) Layout approval and township establishment on Portion A of the Remainder of Portion B of the Lüderitz town and Townlands No. 11, consisting of approximately 139 erven and the Remainder to be known as Nautilus Extension 6; and
  - d) Inclusion in the next Zoning Schemeto be prepared for Lüderitz.

Proposed Portion A is bordered by Nautilus Extension 1 on the southern boundary and the Lüderitz Townlands Boundary on the eastern boundary of the proposed portion. Proposed Portion A will measure approximately 52.55ha in extent. The Remainder of Portion B of the Lüderitz Town and Townlands No. 11 is currently zoned as "Undetermined" in accordance with the Lüderitz Zoning Scheme.  
The purpose of this application is to proactively make provision for the need for housing within Lüderitz, providing different housing typologies and opportunities.  
In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), SPC hereby gives public notification of the above application.

**PROJECT LOCALITY:** Lüderitz, Karas Region  
**THE PROPONENT:** Lüderitz Town Council  
**ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP):** Stubenrauch Planning Consultants (SPC)

The general public as well as any interested parties are hereby invited to attend the environmental and town planning meeting during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public meeting. The public meeting is scheduled to be held as follows:  
Date: 24 February 2026  
Time: 18h00  
Venue: Waterfront Auditorium  
OR  
Date: 25 February 2026  
Time: 14h00  
Venue: Benguela Community Hall  
**REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:**  
In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions. Further take note that any person having objections and/or comments to the proposed township establishments as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing via Email: [bronwynn@spc.com.na](mailto:bronwynn@spc.com.na); or Tel: 061 251 189 on or before 18 March 2026.



**FOR CLASSIFIEDS**  
061-2080800

### 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:**  
BOLA BETTING NAMIBIA (PTY)LTD  
**TYPE OF LICENSE:**  
BOOKMAKER LICENSE  
**NAME OF RETAIL LIQUOR BUSINESS IN WHICH BOOKMAKER WILL BE CONDUCTED:**  
BOLABET  
**PHYSICAL ADDRESS OF PREMISES TO WHICH THE APPLICATION APPLIES:** ERF 449, EVELINE STREET GREENWELLMATONGO WINDHOEK, KHOMAS REGION

### EMPLOYMENT OFFERED

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Meno Foods is a Namibian non-profit improving food safety in informal food markets. We seek a skilled volunteer to support website development, digital marketing, including setting up and managing online payment systems, IT/cloud services and community outreach.

**Requirements:**

- Experience in web/frontend development
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- Experience with online payment platforms and digital integrations
- Experience in digital marketing, SEO, outreach, and training delivery
- Ability to train communities in the upkeep and use of programmes and digital system
- Ability to work independently in a start-up / NGO environment

**Education:**  
Qualification or formal training in Computer Science, Software Engineering, Information Technology, or a related field

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Otakukongwa aahondji yapyokoka nawa tayakalongela kocimbebasia, nayakale yeshi kulongitha eshina lyopashinana (industrial machine) mboka yena ehaio nayadhenge ko 0857461813.  
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**PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE CONSTRUCTION OF A GRAVEL ACCESSROAD (6KM) FROM IIPANDA-YAAMITI SETTLEMENT TO ANDREAS AMUSHILA PRIMARY SCHOOL IN THE OMUSATI REGION**

The public is 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 (EIA Scoping Report and Environmental Management Plan (EMP)).

The Proponent: Ministry of Works and Transport (MWT)

Appointed Environmental Consultant: SerjaHydrogeo-Environmental Consultants CC (SerjaHGE Consultants)

**Project Description:** Upon obtaining the ECC and completion of the project design by Caldera Consulting Engineers CC, the MWT intends to construct a 6km access gravel road from Iipanda ya Amiti Settlement to Andreas Amushila Primary School. The access road aims to improve accessibility from Iipanda ya Amiti Settlement (Combined School and Clinic). The proposed 6km access road will start from Iipanda ya Amiti Settlement to Andreas Amushila PS, and falls within the Etayi Constituency. Activities associated with the road construction include the abstraction of construction materials from 1 or 2 borrow pits in the area and the construction water supply in proximity to the proposed road route.  
The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (in writing), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Friday, 27 March 2026**.

**Community Consultation Meetings will be held along the road route, particularly in Iipanda ya Amiti Settlement, Oheke and Enkombo Villages. Meeting details (exact dates, times, and venues) will be communicated via emails to registered stakeholders (I&APs), Etayi Constituency Office, and village headmen/women in due course.**

Contact Persons: Ms. Fredrika Shagama & Mr. Stefanus Johannes (Project Environmental Assessment Practitioners)  
Mobile No: +264 (0) 81 749 9223 / +264 (0) 81 400 0570  
Email: [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) (direct emails or scanned/photos of legible handwritten letters)

**Annexure C: Public Participation process**

I&AP Database & Registered List

Notification Letter and Emails sent of  
BID

Public Meeting Attendance Register

Public Meeting Presentation

Public Meeting Minutes

Comments received (if any)

**POTENTIAL I&APs AND STAKEHOLDERS INVITATION LIST**

	<b>STAKEHOLDERS NAME</b>	<b>ORGANIZATION</b>
<b>PRE- IDENTIFIED</b>		
<b>1</b>	Audrin Mathe	Ministry of Information and Communication Technology- Executive Director
<b>2</b>	N Nghituwamata	Ministry of Agriculture, Fisheries, Water and Land Reform (MAFWLR) - Executive Director
<b>3</b>	M Amakali	MAWLR - Director Water Resource Management
<b>4</b>	Sakeus Ihemba	MAWLR- Deputy Director of Geohydrology
<b>5</b>	P Mufeti	MAWLR Deputy Director- Hydrology
<b>6</b>	C Orthman	MAWLR- Deputy Director Water Environment
<b>7</b>	Ndhidinua Daniel	Ministry of Justice and Labour Relations- Executive Director
<b>8</b>	Penda Ithindi	Ministry of Health and Social Services- Executive Director
<b>9</b>	Isabella Chirchir	Ministry of Mines and Energy (MME) - Mining Commissioner
<b>10</b>	Presley Kamuvi	MME - Chief Inspector
<b>11</b>	Titus Ndovi	Ministry of Works and Transport- Executive Director
<b>12</b>	Sikongo Haihambo	Ministry of Environment, Forestry and Tourism (MEFT) - Executive Director
<b>13</b>	Timoteus Mufeti	MEFT - Environmental Comissioner
<b>14</b>	Shivute Wilhelmine	Ministry of Urban and Rural Development (MURD) - Executive Director
<b>15</b>	Tobias Nwaya	Ministry of Urban and Rural Development (MURD) - Deputy Director Planning
<b>16</b>	Jolanda Murangi	Namwater Environmentalist In Training
<b>17</b>	C. Sisamu	Nampower Senior Enviromentalist
<b>18</b>	Gert Fourie	Nampower - Engineering, Planning and Design
<b>19</b>	B. Korhs	Earth life Namibia
<b>20</b>	F Kreitz	Namibian Environment and Wildlife Society - Media, website and newsletter
<b>21</b>	Ndelimona lipinge	EIA Tracker & Monitoring: Namibian Environment & Wildlife Society
<b>22</b>	Sonja Loots	Manager: Threatened Plants Programme, National Botanical Research Institute
<b>23</b>	Vanessa Stein	National Botanical Research Institute
<b>24</b>	Conrad Lutombi	Roads Authority - Chief Executive Officer
<b>25</b>	Elina Lumbu	Roads Authority - Specialised road Legislation, Advise & Compliance
<b>26</b>	Otto Shipanga	Luderitz Town Council :Acting CEO
<b>27</b>	Ignatius Tjipura	LuderitzTown Council: Manager Technical Services

**POTENTIAL I&APs AND STAKEHOLDERS INVITATION LIST**

	<b>STAKEHOLDERS NAME</b>	<b>ORGANIZATION</b>
<b>28</b>	Jonas A Mahalelo	Luderitz Town Council - Properties
<b>29</b>	Helena Thomas	Luderitz Town Council - Properties
<b>30</b>	Simeon Namweya	Namibian Environment and Wildlife Society
<b>31</b>	Ministry of Works and Transport	The Owner of Diamond Area No. 1
<b>32</b>	Karas Regional Council	The Owner of Diamond Area No. 1
<b>33</b>	Hangana Abalone Pty Ltd	The Owner of Erf 768, and the Remainder of Erf 514, Lüderitz Extension 2
<b>34</b>	Lüderitz Town Council	The Owner of Erf 884, Lüderitz Extension 2 and the Remainder of Portion 39 of the Farm Lüderitz Town and Townlands No. 11 and the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11
Public Meeting		
<b>1</b>	Martin Markus	NITRAM Investments
<b>2</b>	O C Theron	LTC
<b>3</b>	Helena Antonius	LTC
<b>4</b>	Irene Woebke	GIZ
<b>5</b>	E Haudiv	GIZ
<b>6</b>	Mr Mezedeck	
<b>7</b>	Byron Mowes	GWS
<b>8</b>	Randell Beukes	
<b>9</b>	Kelopas Saloupe	
<b>10</b>	Micahel Isaacs	
<b>11</b>	Bennie Jansen	Sigwadi Trading
<b>12</b>	Gwen Persaud	SPC
<b>13</b>	Junior Petres	LWDC
<b>14</b>	Simeon Kanime	LWDC
<b>15</b>	Otto Shipanga	LTC
<b>16</b>	P Koel	
<b>17</b>	Patrick Van Zyl	
<b>18</b>	Justice Shikolalye	
<b>19</b>	G Stubenrauch	
<b>20</b>	Justine Louw	LTC
<b>21</b>	Melanie Zachary	
<b>22</b>	Reinhold Weyulu	
<b>23</b>	Beauty Ndunga	
<b>24</b>	Shareef Brown	

# LIST OF REGISTERED ITEMS POSTED



Gutenberg Planning Consultants CC

Sender's reference no.	Addressee's name and address	Registration no.
W/25026	The Owner of Erf 763 & Remainder of Erf 514 Luderitz Hangaria Abahne Pty Ltd PO Box 1059 Luderitz	 BA 001 394 114 NA
W/25026	The Owner of Erf 884 Luderitz Ext 2 & Remainder of Portion 39 of the Farm Luderitz Town & Townlands No 11 & Remainder of Portion B of the Farm Luderitz Town & Townlands No 11 Luderitz Town Council PO Box A, Luderitz	 BA 001 394 105 NA
W/25026	The Owner of Diamond Area No 1 Karas Regional Council Private Bag 7184, Keetmanshoop	 BA 001 394 091 NA
W/25026	The Owner of Diamond Area No. 1 Ministry of Works & Transport Private Bag 13341, Windhoek	 BA 001 394 088 NA

NAMPOST  
VAT Res No: 0024451015  
Branch: Auspannplatz  
Date: 16/02/26  
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STOCKUNIT04  
Time: 16:08:42

Qty Product Price VAT  
4 Letter Registered Mail \$84.80  
\$192.80  
(Registered Item No)  
(P1 185 Form No:BA001394114 BA001394088N  
(Recipient Name)  
(Address Line 1)  
(Address Line 2)  
(Address Line 3)  
(Address Line 4)  
PrePaid -\$277.60

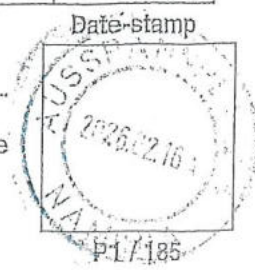
Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	\$167.65	\$25.15
Total		\$0.00

Name:  
Address:

Receipt No: 264-10002-4-3752753-2  
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Number of items 4 Received by Anna

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## ATTENDANCE REGISTER



Date: 25 February 2026

Venue: Benguela Community Hall, Lüderitz

Time: 14h00 – 15h00

Project: Town Planning and EIA Public Meeting

Sheet 1

No.	Title (Mr/Mrs/Ms, etc.)	Name & Surname	Organisation	Telephone Number	Email Address	Signature
1	Ms	Justine Louw	LTC	063-209 809	led@ltc.com.na	
2	Ms	Melanie Zuehary	United States Peace Corps	081 628 9607	mmz@spc.com.na	
3	Mr.	Reinhold Weyulu	GIZ	0814516905	reinhold.weyulu@giz.de	
4	Mrs	Helena Anbonius	LTC	063 207 838	hpo@ltc.com.na	H. Anbonius
5	Ms	Gwen Persaud	SPC	061 25 1189	design@spc.com.na	
6	Ms.	Beauty Ndungu	Min of Edu	081 6673288	beautyndunga@gmail.com	
7	Mr.	Ellian Hardiu	GIZ	08176261214	ellian-hardiu@giz.de	
8	Mr	Günther Stübenrauch	SPC	061 251189	gunt@spc.com.na	
9	Mr	SHARTEF BROWN	BIFA	0817129967		
10	Mr.	Zeno Faehl	GLZ			



**ATTENDANCE REGISTER**



Date: 24 February 2026

Venue: Auditorium, Lüderitz Waterfront, Lüderitz

Time: 18h00 – 19h00

Project: Town Planning and EIA Public Meeting

Sheet 1

No.	Title (Mr/Mrs/Ms, etc.)	Name & Surname	Organisation	Telephone Number	Email Address	Signature
1	MR	MARTIN NAARUS	NITRAM INVESTMENT	0811411785	martinnaarus27@gmail.com	
2	M	AC THERON	LTC	0812456660	aceron@logistics.com	
3	Ms	Helena Anbonius	LTC	063 207 8388	hpa@lta.com.na	
4	Ms	Irene Woebke	G12		irene.woebke@giz.de	
5	Mrs	Eliran Haudliu	G17	0817626434	eliran.haudliu@giz.de	
6	Mr	Alekedek	M34 Live Sound and Recording	0811481801	hammond@livebebebe.com	
7	Mr	Byron Mowes	GWS	0818074371	mowesbyron24@gmail.com	
8	Mr	Randall Bentes	TP	0816051582	randallbentes@gmail.com	
9	MR	Klomas Selcups	AP Planner	0814985133	klomas@applanner.com	
10	MR	Michael Isaacs	MIME	081647913	miisaacs608@gmail.com	



## ATTENDANCE REGISTER



No.	Title (Mr/Mrs/Ms, etc.)	Name & Surname	Organisation	Telephone Number	Email Address	Signature
11	Ms	Bennie Jansen	Sigwadi Trading	0813116755	mzwatransport@gmail.com	
12	Ms	Gwen Piesowd	SPC	061251189	design@spc.com.na	
13	Mr	Simons Kamme	LWDC	0813805369	kanimesimeon@gmail.com	
14	MV	Junior Lekus	LWDC	0812187036	JuniorLekus2@gmail.com	
15	MR	Jacobus Sihingya	LWDC	0814037068	—	
16	MR.	Otto N. Shum	LTC	0811601113	—	
17	MOR	Pastukeni Joel		0812039529	—	
18	MR	PATRICK VAN ZYL	ILOCA	0835555574	—	
19	MR	Justice Shkolalye	Wentz Hosp. MOHSS	0812167337	justiceshkolalye@gmail.com	
20	MR	GUNTHER STUBENRAUCH	SPC	061-251189	gunthor@spc.com.na	
21						
22						



# TOWN PLANNING & ENVIRONMENTAL IMPACT ASSESSMENT

## Nautilus North & Agate Park

**Date:** 25 February 2026

**Time:** 14h00

**Venue:** Benguela Community Hall

1

1



## PURPOSE OF THE MEETING

### TOWN PLANNING

1. Brief presentation on the Lüderitz Urban Development Initiative
2. To present the proposed layout to the community for inputs
3. To confirm supporting land uses
4. To confirm municipal service delivery

### ENVIRONMENTAL IMPACT ASSESSMENT

1. To explain the Environmental Assessment Process
2. To provide information on the proposed developments
3. To identify potential issues and concerns from the public
  - a) Environmental
  - b) Social
  - c) Economic

2

2

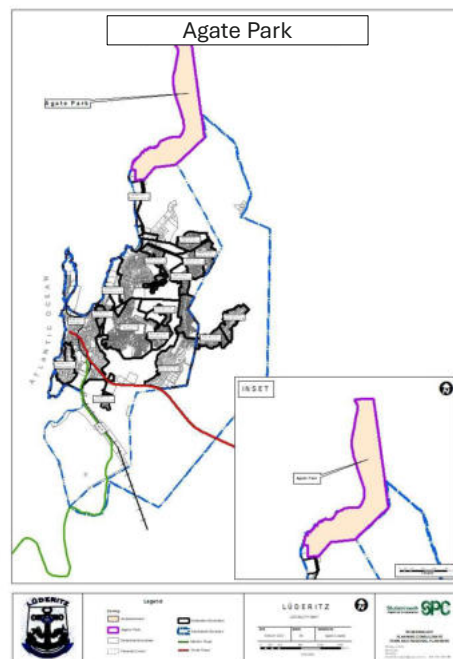
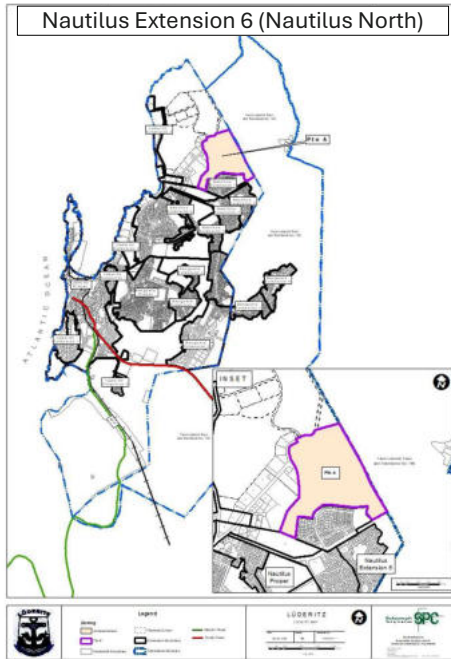


# TOWN PLANNING ASPECT

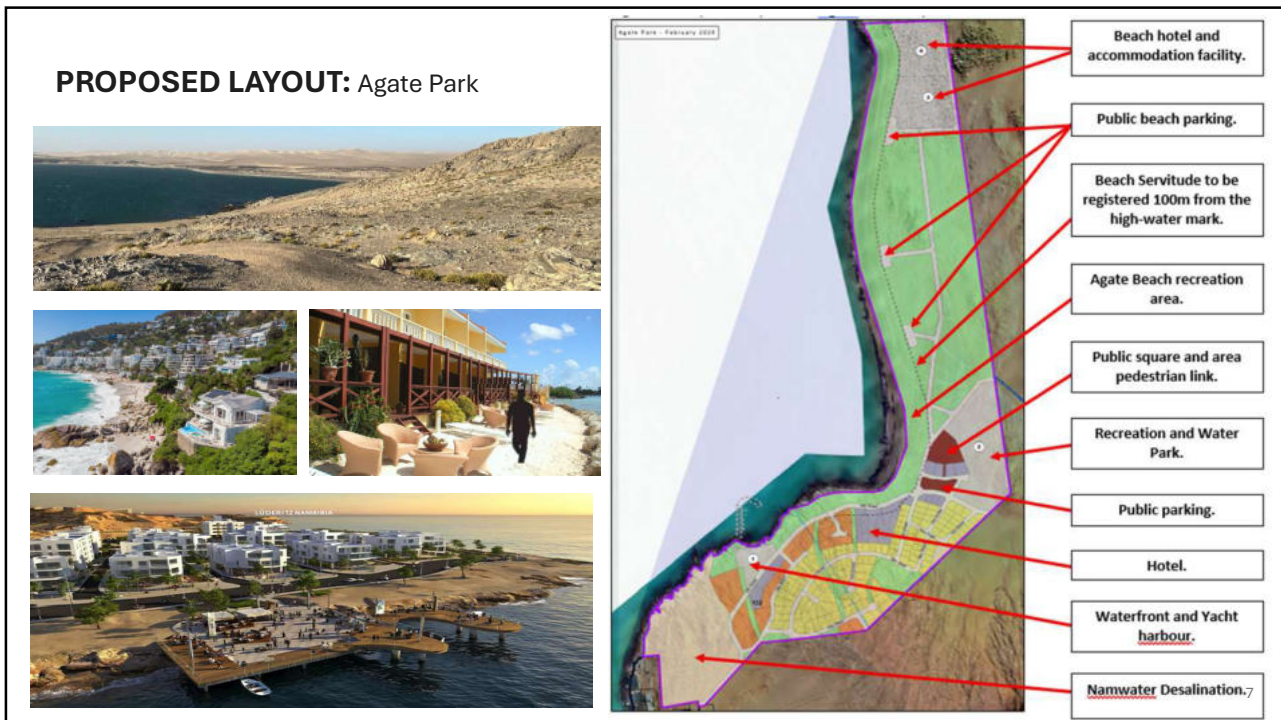
Township Establishments for Nautilus Extension 6 (Nautilus North) and Agate Park



## LOCALITY







7

## ENGINEERING SERVICES:

Water, Sewer & Electricity



### NAUTILUS EXTENSION 6

- The proposed Nautilus Extension 6 will be connected to the municipal electricity distribution grid which currently provides electrical power to the town of Lüderitz.
- The proposed Nautilus Extension 6 will be connected to the municipal reticulation system of water and sewer provided by the Municipal Council of Lüderitz, which is to be extended to the proposed townships.

### AGATE PARK

- The Lüderitz Town Council should appoint a Consulting Engineer to design and overlook the installation of the required engineering services to the satisfaction of the Lüderitz Town Council. The cost of the services to be at the account of the developers for the following:
  1. Provision of Bulk services, including water, sewer and electricity
- The flow of stormwater will follow the natural drainage patterns on site, which will be integrated into the stormwater drainage channel of the Lüderitz Town Council.

8

8

## THE WAY FORWARD



- Community invited to provide additional inputs in writing to Town Council and/or SPC by 18 March 2026
- SPC to prepare final layout for Council approval
- SPC to obtain approval from the Urban & Regional Planning Board
- Land survey and General Plan approval by appointed land surveyor
- Registration of Nautilus North by a lawyer
- Promulgation of Nautilus North in Government Gazette



9

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## ENVIRONMENTAL IMPACT ASSESSMENT



10

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## REASONS FOR ENVIRONMENTAL IMPACT ASSESSMENT



1. To identify **potential environmental impacts** (social, economic & biophysical) and to determine their likely significance
2. To **recommend mitigation measures** to minimise negative impacts and to enhance positive impacts
3. To allow for **public involvement**
4. To inform the **proponents decision-making**
5. To inform the **Environmental Authority's decision-making** (Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs, MEFT:DEA)



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## LEGAL REQUIREMENTS



**Environmental Management Act No 7 of 2007 and Environmental Impact Assessment Regulations (Government Notice No 30 of 2012)**

**The following project activities trigger the need for an EIA in Namibia:**

Activity 10.1 (a) (Infrastructure)	<ul style="list-style-type: none"> <li>• The construction of – Oil, water, gas and petrochemical and other bulk supply pipelines.</li> <li>• The proposed project includes the installation and connection of bulk services with the existing town network.</li> </ul>
Activity 10.1 (b) (Infrastructure)	<ul style="list-style-type: none"> <li>• The construction of – Public roads.</li> <li>• The proposed project includes the construction of roads.</li> </ul>
Activity 10.2 (a) (Infrastructure)	<ul style="list-style-type: none"> <li>• The route determination of roads and design of associated physical infrastructure where –it is a public road;</li> <li>• The proposed project includes the route determination of roads</li> </ul>

12

12

## ENVIRONMENTAL ASSESSMENT PROCESS



### Application

- Review of project against EMA listed activities to determine the need for an EIA process
- Compile and submit an ECC Application to the MEFT:DEA

### Scoping

- Identify and consult with Interested and Affected Parties (IA&Ps)
- Identify potential environmental and social impacts
- Determine Terms of Reference for further study during EIA/EMP (if required)
- Compile Draft Scoping Report and Draft EMP, and circulate to IA&Ps for review and comment
- Finalise Scoping Report and Draft EMP with I&AP review outcomes

### Impact Assessment

- Conduct further specialist studies if required
- Detailed assessment of environmental and social impacts
- Compile Draft EIA and EMP, and circulate to IA&Ps for review and comment
- Finalise EIA and EMP with IA&P review outcomes and submit to MEFT:DEA for decision making
- Notify IAPs of MEFT:DEA decision

13

13

## POTENTIAL IMPACTS TO BE CONSIDERED DURING THE ASSESSMENT



### PLANNING AND DESIGN PHASE

- a) Vegetation removal
- b) Disturbance during site establishment
- c) Stormwater management - Flooding



### CONSTRUCTION PHASE

- a) Increased traffic
- b) Waste generation
- c) Ground and surface water impacts
- d) Temporary employment creation



### OPERATIONAL PHASE

- a) Increased traffic
- b) Visual impact
- c) Increased demand on municipal services
- d) Increased waste generation

14

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## PUBLIC PARTICIPATION PROCESS



- ✓ Advertised in two newspapers (The Namibian and the New Era) – date:

Date: 09 and 16 February 2026

- ✓ Public meeting in Lüderitz:

Date: 24 & 25 of February 2026

- ✓ Notices displayed on the proposed sites
- ✓ Provide written notice and Background Information Document (BID) to pre-identified potential I&APs



15

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## THE WAY FORWARD



### ASSESSMENT PHASE

- Provide comments on Public Meeting & BID
- **1st Comment phase:**
  - 09th of February until 18 March 2026
- **2nd Comment phase:**
  - Draft Environmental Assessment Report to be made available for public comments for two weeks.
- Final Report to include phase 2 comments and submitted to MEFT:DEA for approval via the competent line Ministry.



16

16

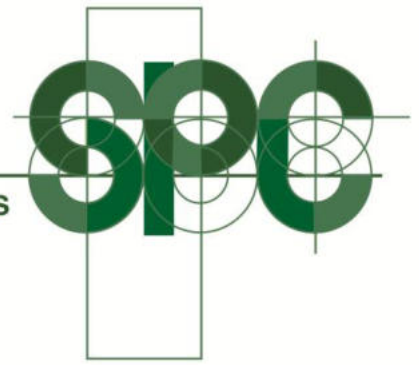


# Questions, Comments & Concerns

*If you have any additional concerns, please fill out the comment form!*

**Comments  
can be sent  
to:**

Stubenrauch Planning Consultants  
Attention: Günther Stubenrauch / Bronwynn Basson  
P.O. Box 41404, Windhoek, Namibia  
Tel: 061 25 11 89  
E-mail: [gunther@spc.com.na](mailto:gunther@spc.com.na) / [bronwynn@spc.com.na](mailto:bronwynn@spc.com.na)



**Minutes of 24 February 2026**

**Presentation of the LUDI Concept and Environmental Impact Assessment**

PRESENTERS:

**Gunther Stubenrauch (GS)      SPC**  
**Gwen Persaud (GP)      SPC**

ATTENDEES:

Staff of the Lüderitz Town Council (LTC)  
 Members of the Public

***NB: The individual names of the attendees are indicated in the attendance list attached.***

**Date:** 24 February 2026  
**Time:** 18h30 – 20h10  
**Venue:** Auditorium, Lüderitz Waterfront, Lüderitz  
**Meeting:** LUDI – EIA For Township Establishments: Nautilus North and Agate Park

**Purpose of the Meeting:**

1. To present the LUDI Concept to members of the Public
2. To present two township establishments: Nautilus North and Agate Park
3. To explain the environmental impact assessment (EIA) process for new townships.

**Agenda:**

1. Welcoming remarks were made by Mr. Stubenrauch of Stubenrauch Planning Consultants (SPC).
2. A presentation was delivered by Mr. Stubenrauch and Ms. Persaud of Stubenrauch Planning Consultants, regarding the following:
  - a. Brief presentation on the Lüderitz Urban Development Initiative (LUDI)
  - b. The proposed layouts to the community for inputs
  - c. Confirm Municipal Service Delivery
  - d. Environmental Assessment Process and Reasons for the Assessment
  - e. Legal Requirements
  - f. Environmental Assessment Process
  - g. Potential Impacts to be Considered During the Assessment
  - h. Public Participation Process
  - i. The Way Forward
3. Mr. Stubenrauch of Stubenrauch Planning Consultants (SPC) and Mr. Shipanga, CEO of Lüderitz Town Council (LTC) responded to inputs provided after the presentation.

*Ms. Persaud of SPC took minutes of the discussions provided.*

### Recording of the Meeting:

Below are the comments, inputs and suggestions raised during the meeting, along with the response and solutions.

ID	Comment, Input or Suggestion	Response
1.	Will the cost of bulk services in Agate Park be subsidized by LTC or will development depend on a single developer?	<p><b>OS:</b> LTC will identify priority areas, then provide bulk services as part of a short-term urban plan.</p> <p><b>GS:</b> If LTC owns the land, they will install services but build that cost into the land's selling price. Private developers must either buy serviced land or pay for internal infrastructure themselves. Initial developers may pay higher upfront costs for infrastructure, but this will benefit all future developments in Agate Park.</p>
2.	What is the feasibility of water provision and reservoirs in Agate Park?	<p><b>OS:</b> N\$17 million in funding has been guaranteed for a reservoir. This is a work in progress and NamWater is currently advertising the tender.</p>
3.	Are the LUDI project and its layouts a priority to LTC?	<p><b>OS:</b> Council prioritises residential development, infrastructural upgrades and building new infrastructure. Therefore, LUDI is a priority to both LTC and the central government.</p> <p>Despite national budget cuts, the Cabinet has guaranteed funding for Lüderitz through the Southern Corridor Development Initiative (SCDI). There is additional funding and planning support from the EU and BNG (Holland).</p>
4.	What is the timeline on relaxed buildings heights for the LUDI project?	<p><b>OS:</b> The Government is encouraging local authorities to develop higher densities and building heights.</p> <p><b>GS:</b> This requires the Zoning Scheme to be amended. LTC must consider fire emergencies or service provision for taller buildings.</p>

5.	What impact will the influx of people (e.g., Hyphen project) have on the current population and those in informal settlements?	<p><b>OS:</b> There are additional housing developments that will be introduced in Lüderitz.</p> <p>There will be community meetings to introduce various housing projects like informal settlement upgrading, mass housing and flexible land tenure.</p> <p>However, private developers will accommodate middle-to-high income housing, while the government will focus on ultra-low and low-income groups.</p>
6.	How will the Green Scheme be integrated into the LUDI concept?	<p><b>OS:</b> The Green Scheme will be integrated into future development.</p> <p><b>GS:</b> There are ideas for the Green Scheme near the oxidation plant, near R1, R2 and R3. It is focused on beautification and green development rather than cash crops.</p>
7.	What impact will development have on wildlife in areas identified as R1, R2 and R3?	<p><b>GS:</b> R1, R2 and R3 is currently outside townland boundaries where wildlife impact is the responsibility of MEFT and does not form part of this application.</p> <p><b>OS:</b> There are plans to relinquish land to LTC and extend the townland boundaries.</p>

**Way Forward:**

- The public can make comments on the Nautilus North and Agate Park layouts until 18 March 2026.

Meeting adjourned by Mr. Theron of the Lüderitz Town Council at 20h10.

*Minutes prepared by Ms. GPersaud.*

### Minutes of 25 February 2026

#### Presentation of the LUDI Concept and Environmental Impact Assessment

##### PRESENTERS:

**Gunther Stubenrauch (GS)**      **SPC**  
**Gwen Persaud (GP)**              **SPC**

##### ATTENDEES:

Members of the Public

***NB: The individual names of the attendees are indicated in the attendance list attached.***

**Date:** 25 February 2026  
**Time:** 14h45 – 15h45  
**Venue:** Benguela Community Hall, Lüderitz  
**Meeting:** LUDI – EIA For Township Establishments: Nautilus North and Agate Park

#### **Purpose of the Meeting:**

1. To present the LUDI Concept to members of the Public
2. To present two township establishments: Nautilus North and Agate Park
3. To explain the environmental impact assessment (EIA) process for new townships.

#### **Agenda:**

1. Welcoming remarks were made by Mr. Stubenrauch of Stubenrauch Planning Consultants (SPC).
2. A presentation was delivered by Mr. Stubenrauch and Ms. Persaud of Stubenrauch Planning Consultants, regarding the following:
  - a. Brief presentation on the Lüderitz Urban Development Initiative (LUDI)
  - b. The proposed layouts to the community for inputs
  - c. Confirm Municipal Service Delivery
  - d. Environmental Assessment Process and Reasons for the Assessment
  - e. Legal Requirements
  - f. Environmental Assessment Process
  - g. Potential Impacts to be Considered During the Assessment
  - h. Public Participation Process
  - i. The Way Forward
3. An opportunity was provided for the public to ask questions, however, as there were no further inquiries from the community, the meeting was adjourned at 15h45.

*Ms. Persaud of SPC took minutes of the discussions provided.*

**Annexure D: Curriculum Vitae and ID of Environmental Assessment Practitioner**



# Bronwynn Basson

GIS & Environmental Consultant

## About Me

Bronwynn Basson, Member & Manager of Stubenrauch Planning Consultants with 20 years of experience in GIS. Over the past 10 years she has been involved in the Environmental department of Stubenrauch Planning Consultants.

## Contact

 081 303 4747

 bronwynn@spc.com.na

 Windhoek, Namibia

## Skills

- GIS/ Mapping
- Draughting
- CAD

## Language

- English
- Afrikaans

## Education

**1993 - 1997**

**RHENISH GIRLS HIGH SCHOOL**

Matric Certificate

**1998 - 2000**

**TYGERBERG COLLEGE**

Sports Management

## Experience

**2013 - 2019**

**MANAGING PARTNER**

Africa Planning Forum

- Layout Drafting
- Design of GIS system to users specifications
- Database Design
- CAD/GIS training
- Map production

**2019 - to date**

**GIS & ENVIRONMENTAL MANAGER**

Stubenrauch Planning Consultants

- Township establishment Layout Drafting
- Design of GIS system to users' specifications
- Database Design
- CAD/GIS training
- Map production
- Reviewing Environmental Impact reports
- Engaging Stakeholders & Public Participation
- Preparing Environmental assessment reports & Environmental management plans

# VICTORIA SHIKWAYA

## CONTACT

**Address:**  
Windhoek, Namibia

**Phone:**  
+264 81 201 6802

**Email:**  
[vshikwaya@gmail.com](mailto:vshikwaya@gmail.com)

## LANGUAGES

English



Oshiwambo



## MEMBERSHIP

Environmental Assessment  
Practitioners of Namibia (EAPAN)  
– Membership No 223

## WORK EXPERIENCE

April 2020 – up to date  
**Environmental Assessment Practitioner - GCS Water and Environmental Engineering Namibia**

Responsibilities:

- Environmental assessment
- Environmental management plans
- Environmental compliance monitoring and auditing
- Public participation and stakeholder engagement
- Project coordinator

March 2017– May 2017

**Graduate Internship - Ministry of Environment and Tourism (Department of Environmental Affairs)**

Responsibilities:

- Data entry and reviewing Environmental Impacts Assessment reports
- Receiving and filing reports
- Conducting field assessments and monitoring activities
- Creating environmental awareness for all employees

July 2013 – December 2013

**In service Trainee - Gecko Namibia**

Responsibilities:

- Reviewing Environmental Impact Assessment reports
- Producing maps and images for various projects
- Public participation and stakeholder engagement

## EDUCATION

Year: Registered for 2020- 2022 (ongoing)

**MSc Environmental and Water Science**

University of the Western Cape

Year: 2019

**Post Graduate Diploma: Integrated Water Resource Management**

University of the Western Cape

Year: 2015

**Bachelor's Degree: Environmental Management**




Cape Peninsula University of Technology

## ADDITIONAL SKILLS

- Communication skills
- Good command of ArcGIS software
- Good command of QGIS software
- Good Command of Microsoft office
- Driver's license
- Adaptability
- Conflict Resolution

## **Annexure E: Environmental Management Plan**

**PROJECT STATUS**

<b>Title</b>	Draft Environmental Management Plan for the: Layout Approval and Township Establishment on Consolidated Erf X to be known as Agate Park Proper, Lüderitz, Karas Region		
<b>Report Status</b>	Draft		
<b>SPC Reference</b>	W/25026		
<b>Proponent</b>	Lüderitz Town Council PO Box 19, Lüderitz Contact Person: Jonas Mahalelo Email: <a href="mailto:properties@ltc.com.na">properties@ltc.com.na</a>		
<b>Environmental Assessment Practitioner</b>	Stubenrauch Planning Consultants P.O. Box 41404, Windhoek Contact Person: Bronwynn Basson Contact Number: +264 (61) 25 11 89 Fax Number: +264 (61) 25 11 89 Email: <a href="mailto:bronwynn@spc.com.na">bronwynn@spc.com.na</a>		
<b>Report date</b>	March 2026		
	<b>Name</b>	<b>Signature</b>	<b>Date</b>
<b>Author</b>	Bronwynn Basson		March 2026
<b>Document Reviewer</b>	Victoria Shikwaya		March 2026

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**ABBREVIATIONS**

AIDS	Acquired Immuno-Deficiency Syndrome
EA	Environmental Assessment
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
GG	Government Gazette
GIS	Geographic Information System
GN	Government Notice
GPS	Global Positioning System
HIV	Human Immuno-deficiency Virus
I&APs	Interested and Affected Parties
PR	Proponent's Representative
NHCN	National Heritage Council of Namibia
Reg.	Regulation
S	Section
SPC	Stubenrauch Planning Consultants
TB	Tuberculosis

## 1 INTRODUCTION

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

- **Alteration of Townlands Boundaries to include Farm 156 into the Local Authority Boundary of Lüderitz;**
- **Rezoning of Farm 156 from “Agriculture” to “Undetermined”;**
- **Consolidation of Farm 134 and Farm 156 into “Consolidated Erf X”;**
- **Layout approval and township establishment on “Consolidated Erf X” to be known as Agate Park Proper;**
- **Registration of a Beach Servitude to be registered 100m from the high-water mark.**

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

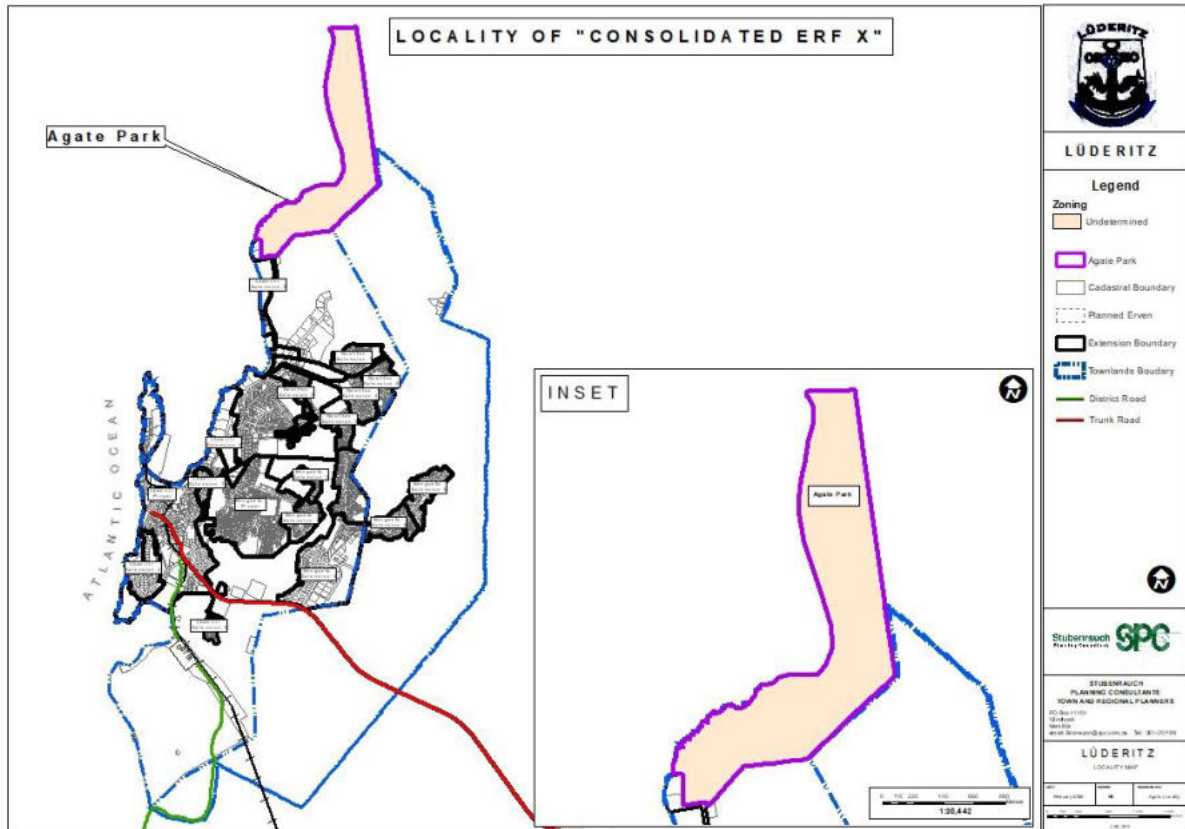
An Environmental Management Plan (EMP) is one of the most important outputs of the EIA process as it synthesises all of the proposed mitigation and monitoring actions, set to a timeline and with specific assigned responsibilities. This EMP details the mitigation and monitoring actions to be implemented during the following phases of these developments:

- Planning and Design – the period, prior to construction, during which preliminary legislative and administrative arrangements, necessary for the preparation of erven, are made and engineering designs are carried out. The preparation of construction tender documents forms part of this phase;
- Construction – the period during which the proponent, having dealt with the necessary legislative and administrative arrangements, appoints a contractor for the development and construction activities for the development as well as any other construction process(s) within the development areas;
- Operation and Maintenance – the period during which the facility and associated infrastructure will be fully functional and maintained.

The decommissioning of these developments is not envisaged however in the event that this should be considered some recommendations have been outlined in **Table 4-5**.

## 2 PROPOSED DEVELOPMENT

Proposed Portion A is bordered by Nautilus Extension 1 on the southern boundary and the Lüderitz Townlands Boundary on the eastern boundary of the proposed portion. Please refer to below locality map in **Figure 1**.



**Figure 1:** Locality of Consolidated Portion x

The Town Council of Lüderitz is required to respond to increasing demand for the accelerated delivery of residential, commercial, and industrial land. In response, the Town Council initiated the Urban Development Initiative (LUDI), a strategic framework intended to guide sustainable urban growth and spatial development within Lüderitz.

Urban densification and infill development form the core strategies of the LUDI project. These approaches aim to accommodate urban growth while enhancing functionality, efficiency, and overall liveability. Vacant land, underutilised erven, and gaps within the existing urban fabric were identified as priority areas for development, presenting opportunities for residential, commercial, and mixed-use land uses. This strategy promotes optimal use of existing infrastructure, improves spatial connectivity, and supports the development of more compact, walkable, and integrated neighbourhoods within Lüderitz.

Lüderitz is currently experiencing a shortage of serviced erven that can be made available for private development, particularly for housing within the higher-income market segment. The Town Council has therefore resolved to address this shortage. Due to the coastal location and the challenging topography of the proposed township area, the intended development is primarily targeted at higher-income residential and mixed-use uses that can accommodate the associated development costs.

Within the LUDI framework, the proposed “Consolidated Erf X” was identified as a strategically located site suitable for the establishment of a new neighbourhood comprising higher-income residential erven, as well as complementary recreational and tourism-related facilities, given its proximity to the coastline.

Owing to the complex terrain and undulating landscape of the site, a professional engineer was consulted to determine optimal township access routes that would minimise construction and servicing costs associated with road development. The resulting engineering recommendations informed the layout design, and the identified primary circulation routes were incorporated into the township layout.

The proposed Agate Park development is intended to facilitate the establishment of a high-end residential and commercial precinct that capitalises on the site’s natural topography, particularly its elevated positions offering scenic views of the Atlantic Ocean and the surrounding dune belt. In recognition of the importance of preserving public access to the coastline for present and future generations, it is proposed that coastal areas be protected from privatisation through the registration of a 100 m coastal setback line. In addition, the open space along the beachfront is proposed to be proclaimed as a nature reserve.

The Agate Park development aims to extend the urban footprint of Lüderitz in a northerly direction and may be regarded as an infill development between Seaflower and the Agate Beach recreational area. The integration of these areas necessitates the introduction of an appropriate road network. The undulating terrain and moderately steep slopes present constraints to road alignment and construction. Based on engineering inputs, two primary roads are proposed: a higher-lying connector road designed to accommodate the majority of commuting traffic, and a lower-lying coastal road intended as a scenic route with reduced traffic speeds. The coastal road also serves as a spatial buffer separating urban development from the beachfront area.

## **2.1 The Alteration of Townlands Boundaries to include Portion B into the Local Authority Boundary of Lüderitz**

Farm 156 is to be included in the local authority boundary of Lüderitz which will allow the farm to be consolidated with Farm 134.

## **2.2 The Rezoning of Farm 156 from “Agriculture” to “Undetermined”**

Farm 156 will thus need to be rezoned from “Agriculture” to “Undetermined” to allow the farm to be consolidated with Farm 134, which is currently zoned as “Undetermined”.

### 2.3 The Consolidation of Farm 134 and Farm 156 into “Consolidated Erf X”

Agate Park Property will be established on Farm 134 and Farm 156, hence the need to consolidate the two farms becomes crucial for the township establishment.

The consolidation is to be conducted as outlined in **Table 1** below.

**Table 1:** Consolidation of Farm 134 and Farm 156

<b>Portion No / Erf No</b>	<b>± Area (ha)</b>
Farm 134	39.8019
Farm 156	111.0405
<b>Consolidated Erf X</b>	<b>150.8424</b>

## 2.4 Layout approval and township establishment on “Consolidated Portion X” to be known as Agate Park Proper

The overall design of the layout for Agate Park Proper is guided by biophysical factors and environmental considerations. However, the primary determinants of the design, as discussed and agreed upon with the Lüderitz Town Council, are as follows:

- a) Make provision for optimum number of residential erven in the layout;
- b) Make provisions for different housing typologies in the layout;
- c) The free standing single residential erven must not be less than 1000m<sup>2</sup>;
- d) Internal street network must not be smaller than 15m in width;
- e) Consider the topography of the area in order to keep the financial costs for development as low as possible;
- f) Respect the existing recreational facilities on Farm 156; and
- g) Respect the unique rock outcrops (a visible exposure of bedrock) landscape of the area.

Agate Park Proper will comprise of approximately 191 erven and the Remainder (street). The layout makes provision for the following land uses as outlined in **Table 2** below.

**Table 2:** Agate Park Proper Summary Table

Zoning	No of Erven	± Total Area (ha)	% of Total Area
Residential I	141	17.92	11.01
Residential II	16	7.96	4.89
General Business	13	5.50	3.38
Special	4	22.39	13.79
Local Authority	2	2.32	1.43
Undetermined	2	16.98	10.41
Public Open Space	13	72.22	44.37
Street	Remainder	17.52	10.79
<b>TOTAL</b>	<b>191 &amp; Remainder</b>	<b>162.79</b>	<b>100</b>

### Residential I

A total number of 141 residential erven will be created during this township establishment.

### Residential II

In order to create a diversity of housing opportunities within this township establishment, sixteen (6) “Residential II” zoned properties have been created, namely. These properties are to be developed as townhouses to overlook the Atlantic Ocean and Waterfront and Yacht harbour development.

### **General Business**

A total of thirteen (13) “General Business” properties was accommodated in the layout for Agate Park Proper in order to compliment the surrounding residential properties, recreational facilities as well as the tourism industry. The “General Business” zoned properties must include land use activities such as restaurants and drive-in cafés.

### **Local Authority**

Within the proposed layout for Agate Park Proper, two (2) “Local Authority” zoned erven have been included. The southern property is to be used as parking space to serve the surrounding “General Business” zoned properties, while northern was created to serve as a public square for community gatherings and socialisation.

### **Special**

In order to cater for the tourism industry of Lüderitz, four (4) “Special” zoned properties have been included in the layout for Agate Park Proper.

The two properties in the northern side of the development are in close proximity to the Atlantic Ocean in order for the properties to overlook the Atlantic Ocean. These “Special” zoned properties are to be use for hospitality purposes such as hotels and resorts. As such, the zoning will be “Special” for hotels and resorts.

The erf on the eastern side (labelled 2 on the layout map) of the development is to cater for a recreation and water park, which includes activities such as hydro-slide, zip line, minigolf and other sporting activities inclusive of a splash pool. As such, the zoning for this property will be “Special” for recreation and water park.

The erf labelled 1 on the layout map is to make provision for a waterfront and Yacht harbour. As such, the zoning for this property will be “Special” for a waterfront and Yacht harbour.

### **Undetermined**

Due to the challenging terrain of the area and the cadastral boundary of “Consolidated Erf X”, one “Undetermined” zoned erf was included in the layout.

This property is reserved for the development of the Namwater Desalination Plant.

### **Public Open Space**

Within the proposed layout for Agate Park Proper, thirteen (13) Public Open Space (POS) erven have been included, making up approximately (72.22%) of the total area. These erven are designed to function as a multifunctional public space, with the potential to serve as areas for recreational activities such as playparks. This not only promotes healthier lifestyles but also strengthens social interaction.

The layout was carefully compiled to ensure that public access to the Atlantic Ocean is not blocked by future developments, as such a public open space (green belt) has been introduced along the northern edge of the entire development. Forming part of this green belt, is the existing recreational facilities, known by locals as Agate Beach.

Furthermore, the Public Open Space also serves the purpose of carrying the water naturally in a northern direction, towards the Atlantic Ocean, ensuring that the water does not accumulate within residences. These Public Open space zoned erven can be used as pedestrian walkways to create a walkable neighbourhood.

### **Street**

The main streets of the township were determined by a professional engineer in order the follow the contours. The internal street network links back to the industrial area of Lüderitz, hence connecting the township to the urban fabric of Lüderitz. The street network will have street widths between 18m and 30m.

**Figure 2** below depicts the vision for Agate Park Proper

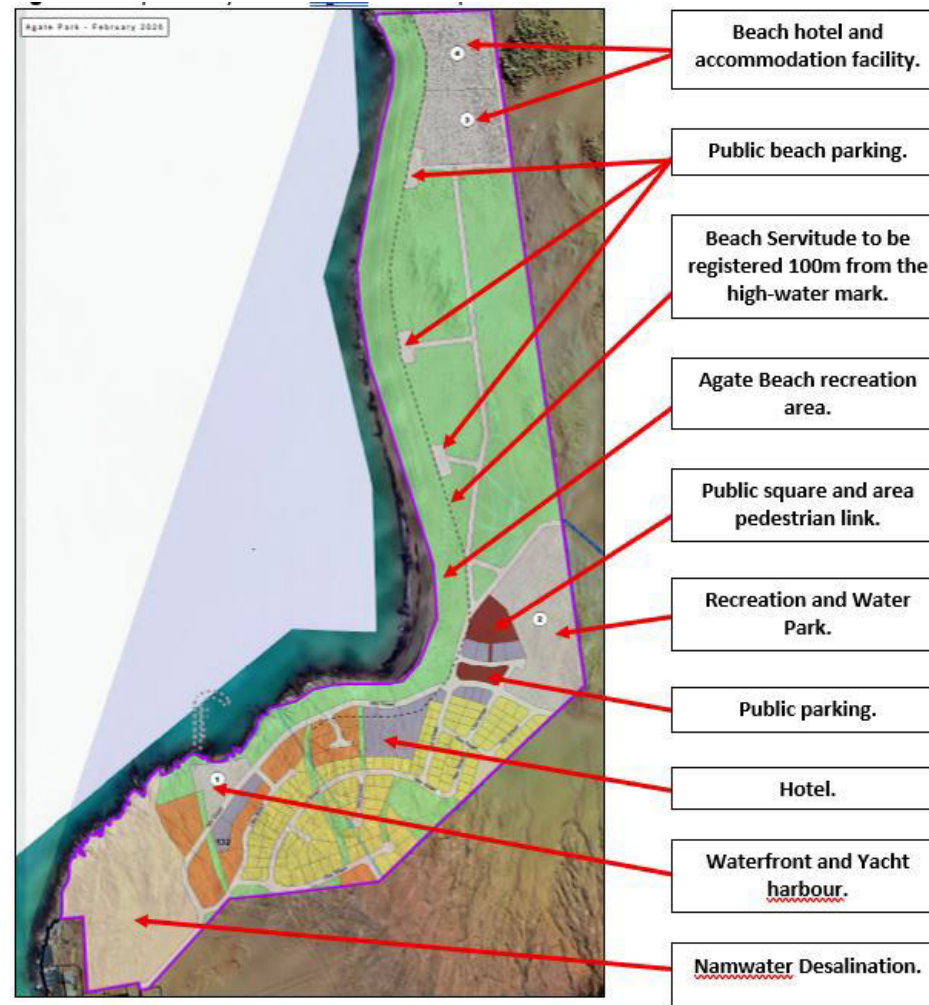


Figure 2: The Proposed layout plan for Agate Park Proper

## **2.5 Engineering services and Access Provision**

### Water, sewer and electricity

The Lüderitz Town Council should appoint a Consulting Engineer to design and overlook the installation of the required engineering services to the satisfaction of the Lüderitz Town Council. The cost of the services to be at the account of the developers.

### Access

Access onto proposed Agate Park Proper will be gained through the internal street network of Lüderitz Extension 2 (Industrial area). The street network of proposed Agate Park Proper is between 18 – 30m in width.

## **3 ROLES AND RESPONSIBILITIES**

The proponent (Lüderitz Town Council) hereinafter referred to as is ultimately responsible for the implementation of the EMP, from the planning and design phase to the decommissioning phase (if these developments are in future decommissioned) of these developments. The proponent will delegate this responsibility as the project progresses through its life cycle. The delegated responsibility for the effective implementation of this EMP will rest on the following key individuals:

- Proponent's Representative;
- Environmental Control Officer; and
- Contractor (Construction and Operations and Maintenance).

### **3.1 PROPONENTS'S REPRESENTATIVE**

The proponent should assign the responsibility of managing all aspects of these developments for all development phases (including all contracts for work outsourced) to a designated member of staff, referred to in this EMP as the Proponent's Representative (PR). The proponent may decide to assign this role to one person for the full duration of these developments, or may assign a different PR to each of the development phases – i.e. one for the construction phase and one for the operation and maintenance phase. The PR's responsibilities are as follows:

**Table 3-1** Responsibilities of PR

Responsibility	Project Phase
Making sure that the necessary approvals and permissions laid out in <b>Table 4-1</b> are obtained/adhered to.	<ul style="list-style-type: none"> <li>• Throughout the lifecycle of these developments</li> </ul>
Monitoring the implementation of the EMP monthly.	<ul style="list-style-type: none"> <li>• Construction</li> <li>• Operation and maintenance</li> </ul>
Suspending/evicting individuals and/or equipment not complying with the EMP	<ul style="list-style-type: none"> <li>• Construction</li> <li>• Operation and maintenance</li> </ul>
Issuing fines for contravening EMP provisions	<ul style="list-style-type: none"> <li>• Construction</li> <li>• Operation and maintenance</li> </ul>

### 3.2 ENVIRONMENTAL CONTROL OFFICER

The PR should assign the responsibility of overseeing the implementation of the whole EMP on the ground during the construction and operation and maintenance phases to an independent external consultant, referred to in this EMP as the Environmental Control Officer (ECO). The PR/ Proponent may decide to assign this role to one person for both phases and may assign a different ECO for each phase. The ECO will have the following responsibilities during the construction and operation and maintenance phases of these developments:

- Management and facilitation of communication between the proponent, PR, the contractors, and Interested and Affected Parties (I&APs) with regard to this EMP;
- Conducting site inspections (recommended minimum frequency is weekly) of all construction and/or infrastructure maintenance areas with respect to the implementation of this EMP (audit the implementation of the EMP);
- Assisting the Contractor in finding solutions with respect to matters pertaining to the implementation of this EMP;
- Advising the PR on the removal of person(s) and/or equipment not complying with the provisions of this EMP;
- Making recommendations to the PR with respect to the issuing of fines for contraventions of the EMP; and
- Undertaking an annual review and bi-annual audit of the EMP and recommending additions and/or changes to this document.

### 3.3 CONTRACTOR

Contractors appointed by the proponent are automatically responsible for implementing all provisions contained within the relevant chapters of this EMP. Contractors will be responsible for the implementation of this EMP applicable to any work outsourced to subcontractors. **Table 4-3** applies to contractors appointed during the construction phase and **Table 4-4** to those appointed during the operation and maintenance phase. In order to ensure effective environmental management, the aforementioned chapters should be included in the applicable contracts for outsourced construction, operation and maintenance work.

The tables in the following chapter (**Chapter 4**) detail the management measures associated with the roles and responsibilities that have been laid out in this chapter.

## 4 MANAGEMENT ACTIONS

The aim of the management actions in this chapter of the EMP is to avoid potential impacts where possible. Where impacts cannot be avoided, measures are provided to reduce the significance of these impacts.

The following tables provide the management actions recommended to manage the potential impacts rated in the scoping-level EA conducted for these developments. These management actions have been organised temporally according to project phase:

- Applicable legislation (**Table 4-1**);
- Construction phase management actions (**Table 4-3**);
- Operation and maintenance phase management actions (**Table 4-4**); and
- Decommissioning phase management actions (**Table 4-5**).
- The proponent should assess these **commitments** in detail and should acknowledge their commitment to the specific management actions detailed in the tables below.

### 4.1 ASSUMPTIONS AND LIMITATIONS

This EMP has been drafted with the acknowledgment of the following assumptions and limitations:

- This EMP has been drafted based on the scoping-level Environmental Assessment (EA) conducted for the proposed development. SPC will not be held responsible for the potential consequences that may result from any alterations to the above-mentioned layout.
- It is assumed that construction labourers will be sourced mostly from the Lüderitz townlands area and that migrant labourers (if applicable) will be housed in established accommodation facilities within Lüderitz.

## 4.2 APPLICABLE LEGISLATION

Legal provisions that have relevance to various aspects of these developments are listed in **Table 4-1** below.

**Table 4-1:** Legislation applicable to proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	<p>Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.”</p> <p>Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.</p>	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	<p>Section 2 outlines the objective of the Act and the means to achieve that.</p> <p>Section 3 details the principle of Environmental Management</p>	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	<p>GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate.</p> <p>GN 30 provides the regulations governing the environmental assessment (EA) process.</p>	<p>The following listed activities are triggered by the proposed development:</p> <p><b>Activity 10.1(a) (Infrastructure)</b>  <b>Activity 10.1 (b) Infrastructure</b>  <b>Activity 10.2 (a) Infrastructure</b></p>
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of	The pollution of water resources should be avoided during

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	underground and surface water bodies.	construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor must adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Urban and Regional Planning Act No 5 of 2018	To consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.	The proposed development must adhere to the provisions regarding the subdivision and rezoning of land.
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	<ul style="list-style-type: none"> <li>• Section 3.1 deals with width of proclaimed roads and road reserve boundaries</li> <li>• Section 27.1 is concerned with the control of traffic on urban trunk and main roads</li> <li>• Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads</li> <li>• Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads.</li> </ul>	Adhere to all applicable provisions of the Roads Ordinance.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	Contractors and users of the proposed development are to comply with these legal requirements.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	This EIA considers this term of Environment.
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater  Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may not be removed without a permit from the Ministry of Agriculture, Water and Forestry.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	1968); and to deal with incidental matters.	
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).
Hazardous Substance Ordinance 14 of 1974	To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; to provide for the division of such substances into groups in relation to the degree of danger; to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.	The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.
Soil Conservation Act No 76 of 1969	Act to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources	The proposed activity should ensure that soil erosion and soil pollution is avoided during construction and operation.

### 4.3 PLANNING AND DESIGN PHASE

The CR should ensure that the management actions detailed below should be adhered to during the period before the construction for the proposed development starts.

**Table 4-2:** Planning and design management actions

Aspect	Management Actions
Visual Impacts	<ul style="list-style-type: none"> <li>• It is recommended that more ‘green’ technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape.</li> <li>• Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation in order to help beautify the development.                             <ul style="list-style-type: none"> <li>○ Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimising large advertising billboards).</li> </ul> </li> </ul>

### 4.4 CONSTRUCTION PHASE

The management actions listed in **Table 4-2** apply during the construction phase. This table may be used as a guide when developing EMPs for other construction activities within these development areas.

**Table 4-3:** Construction phase management actions

Environmental Feature	Impact	Management Actions	Responsible Person
EMP training	Lack of EMP awareness and the implications thereof.	All construction workers are to undergo EMP training that should include as a minimum the following: <ul style="list-style-type: none"> <li>• Explanation of the importance of complying with the EMP.</li> <li>• Discussion of the potential environmental impacts of construction activities.</li> <li>• Employees’ roles and responsibilities, including emergency preparedness.</li> </ul>	Contractor, PR

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> <li>• Explanation of the mitigation measures that must be implemented when particular work groups carry out their respective activities.</li> </ul>	
Conservation of vegetation	Loss of biodiversity	<ul style="list-style-type: none"> <li>• Prevent the destruction of protected and endemic plant species.</li> <li>• Prevent contractors from collecting wood, veld food, etc. during the construction phase.</li> <li>• Recommend the planting of local indigenous species of flora as part of the landscaping as these species would require less maintenance than exotic species.</li> <li>• Prevent the introduction of potentially invasive alien ornamental plant species such as; <i>Lantana</i>, <i>Opuntia</i>, <i>Prosopis</i>, <i>Tecoma</i>, etc.; as part of the landscaping as these species could infest the area further over time.</li> <li>• Protected trees and plants are not to be removed without a valid permit from the local Department of Forestry.</li> </ul>	Contractor
Lay-down areas and materials camp	Loss of biodiversity	<p>Suitable locations for the contractors lay-down areas and materials camp should be identified with the assistance of the PR and the following should be considered in selecting these sites:</p> <ul style="list-style-type: none"> <li>• The areas designated for the services infrastructure should be used as far possible.</li> <li>• Second option should be degraded land.</li> </ul>	Contractor and PR

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> <li>• Avoid sensitive areas (e.g. rivers/drainage lines).</li> </ul>	
Hazardous waste	Contamination of surface and groundwater sources.	<ul style="list-style-type: none"> <li>• All heavy construction vehicles and equipment on site should be provided with a drip tray.</li> <li>• All heavy construction vehicles should be maintained regularly to prevent oil leakages.</li> <li>• Maintenance and washing of construction vehicles should take place only at a designated workshop area and should not take place on open soil.</li> </ul>	Contractor
Water, Sewage and grey water	Contamination of surface and groundwater sources and water wasting	<ul style="list-style-type: none"> <li>• The wash water (grey water) collected from the cleaning of equipment on-site should not be left standing for long periods of time as this promotes parasite and bacterial proliferation.</li> <li>• Grey water should be recycled:                             <ul style="list-style-type: none"> <li>○ Used for dust suppression;</li> <li>○ Used to water a vegetable garden, or to support a small nursery;</li> <li>○ Used (reused) to clean equipment.</li> </ul> </li> <li>• Grey water that is not recycled should be removed on a regular basis.</li> <li>• No dumping of waste products of any kind in or in close proximity to water bodies.</li> <li>• Heavy construction vehicles should be kept out of any water bodies and the movement of construction vehicles should be limited where</li> </ul>	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<p>possible to the existing roads and tracks.</p> <ul style="list-style-type: none"> <li>• Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with.</li> <li>• Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles.</li> <li>• Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies.</li> <li>• All materials on the construction site should be properly stored.</li> <li>• Disposal of waste from the sites should be properly managed and taken to the designated landfill site in Lüderitz.</li> <li>• Construction workers should be given ablution facilities at the construction sites that are located at least 30 m away from any surface water and ground water resources and should be regularly serviced.</li> <li>• Washing of personnel or any equipment should not be allowed on site.</li> <li>• Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.</li> </ul>	

Environmental Feature	Impact	Management Actions	Responsible Person
General waste	Visual impact and soil contamination	<ul style="list-style-type: none"> <li>• The construction site should be kept tidy at all times.</li> <li>• All domestic and general construction waste produced on a daily basis should be cleaned and contained daily.</li> <li>• No waste may be buried or burned.</li> <li>• Waste containers (bins) should be emptied regularly and removed from site to a recognised (municipal) waste disposal site.</li> <li>• All recyclable waste needs to be taken to the nearest recycling depot where practical.</li> <li>• A sufficient number of separate bins for hazardous and domestic/general waste must be provided on site. These should be clearly marked as such.</li> <li>• Construction labourers should be sensitised to dispose of waste in a responsible manner and not to litter.</li> <li>• No waste may remain on site after the completion of the project.</li> </ul>	Contractor
Topsoil	Loss of topsoil and associated opportunity costs	<ul style="list-style-type: none"> <li>• When excavations are carried out, topsoil<sup>1</sup> should be stockpiled in a demarcated area.</li> <li>• Stockpiled topsoil should be used to rehabilitate post-construction degraded areas and/or other nearby degraded areas if such an area is located a reasonable distance from the stockpile.</li> </ul>	Contractor

<sup>1</sup> Topsoil is defined here as the top 150mm of surface material, which accounts for the seedbank.

Environmental Feature	Impact	Management Actions	Responsible Person
Rehabilitation	Visual impact	<ul style="list-style-type: none"> <li>• Upon completion of the construction phase consultations should be held with the local community/property owner(s) regarding the post-construction use of remaining excavated areas (if applicable).</li> <li>• In the event that no post-construction uses are requested, all excavated/degraded areas need to be rehabilitated as follows:               <ul style="list-style-type: none"> <li>○ Excavated areas may only be backfilled with clean or inert fill. No material of hazardous nature (e.g. sand removed with an oil spill) may be dumped as backfill.</li> <li>○ Rehabilitated excavated areas need to match the contours of the existing landscape.</li> <li>○ The rehabilitated area should not be higher (or lower) than nearby drainage channels. This ensures the efficiency of revegetation and reduces the chances of potential erosion.</li> <li>○ Topsoil is to be spread across excavated areas evenly.</li> <li>○ Deep ripping of areas to be rehabilitated is required, not just simple scarification, so as to enable rip lines to hold water after heavy rainfall.</li> <li>○ Ripping should be done along slopes, not up and down a slope, which could lead to enhanced erosion.</li> </ul> </li> </ul>	Contractor, PR
Road safety	Injury or loss of life	<ul style="list-style-type: none"> <li>• Demarcate roads to be used by construction vehicles clearly.</li> </ul>	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> <li>• Off-road driving should not be allowed.</li> <li>• All vehicles that transport materials to and from the site must be roadworthy.</li> <li>• Drivers that transport materials should have a valid driver’s license and should adhere to all traffic rules.</li> <li>• Loads upon vehicles should be properly secured to avoid items falling off the vehicle.</li> </ul>	
Safety around work sites	Injury or loss of life	<ul style="list-style-type: none"> <li>• Excavations should be left open for the shortest time possible.</li> <li>• Excavate short lengths of trenches and box areas for services or foundations in a manner that will not leave the trench unattended for more than 24 hours.</li> <li>• Demarcate excavated areas and topsoil stockpiles with danger tape.</li> <li>• All building materials and equipment are to be stored only within set out and demarcated work areas.</li> <li>• Only road construction personnel will be allowed within these work areas.</li> <li>• Comply with all waste related management actions stated above in this table.</li> </ul>	Contractor
Ablutions	Non-compliance with Health and Safety Regulations	<ul style="list-style-type: none"> <li>• Separate toilets should be available for men and women and should clearly be indicated as such.</li> <li>• Portable toilets (i.e. easily transportable) should be available at every construction site:                             <ul style="list-style-type: none"> <li>○ 1 toilet for every 15 females.</li> </ul> </li> </ul>	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> <li>○ 1 toilet for every 30 males.</li> <li>○ Sewage needs to be removed on a regular basis to an approved (municipal) sewage disposal site in Lüderitz.</li> <li>○ Alternatively, sewage may be pumped into sealable containers and stored until it can be removed.</li> <li>○ Workers responsible for cleaning the toilets should be provided with environmentally friendly detergents, latex gloves and masks.</li> </ul>	
Open fires	Injury or loss of life	<ul style="list-style-type: none"> <li>• No open fires may be made anywhere on site.</li> </ul>	Contractor
General health and safety	Injury or loss of life	<ul style="list-style-type: none"> <li>• A fully stocked first aid kit should permanently be available on-site as well as an adequately trained member of staff capable of administering first aid.</li> <li>• All workers should have access to the relevant personal protective equipment (PPE).</li> <li>• Sufficient potable water reserves should be available to workers at all times.</li> <li>• No person should be allowed to smoke close to fuel storage facilities or portable toilets (if toilets are chemical toilets – the chemicals are flammable).</li> <li>• No workers should be allowed to drink alcohol during work hours.</li> <li>• No workers should be allowed on site if under the influence of alcohol.</li> </ul>	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> <li>Building rubble and domestic waste should be stored in skips.</li> </ul>	
Dust	Nuisance and health impacts	<ul style="list-style-type: none"> <li>A watering truck should be used on gravel roads with the heaviest vehicle movement especially during dry and windy conditions. However, due consideration should be given to water restrictions during times of drought.</li> <li>The use of waterless dust suppression means (e.g. lignosulphonate products such as Dustex) should be considered.</li> <li>Cover any stockpiles with plastic to minimise windblown dust.</li> <li>Dust protection masks should be provided to workers if they complain about dust.</li> </ul>	Contractor
Noise	Nuisance impacts	Work hours should be restricted to between 08h00 and 17h00 where construction involving the use of heavy equipment, power tools and the movement of heavy vehicles is less than 500 m from residential areas. If an exception to this provision is required, all residents within the 500 m radius should be given 1 week's written notice.	Contractor
Recruitment of labourers	Negative conflict regarding recruitment	<p>The Contractor should adhere to the below provision as a minimum for the recruitment of labour:</p> <ul style="list-style-type: none"> <li>Adhere to the legal provisions in the Labour Act for the recruitment of labour (target percentages for gender balance, optimal use of local labour and SME's, etc.).</li> <li>Recruitment should not take place at construction sites.</li> </ul>	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> <li>• Ensure that all sub-contractors are aware of recommended recruitment procedures and discourage any recruitment of labour outside these agreed upon procedures.</li> <li>• Contractors should give preference in terms of recruitment of sub-contractors and individual labourers to those who are qualified and from the Lüderitz project area and only then look to surrounding towns.</li> <li>• Clearly explain to all jobseekers the terms and conditions of their respective employment contracts (e.g. period of employment etc.) – make use of interpreters where necessary.</li> </ul>	
Communication plan	Negative conflict with I&APs	<p>The Contractor or proponent should draft a Communication Plan, which should outline as a minimum the following:</p> <ul style="list-style-type: none"> <li>• How Interested and Affected Parties (I&amp;APs), who require ongoing communication for the duration of the construction period, will be identified and recorded and who will manage and update these records.</li> <li>• How these I&amp;APs will be consulted on an ongoing basis.</li> <li>• Make provision for grievance mechanisms – i.e. how concerns can be lodged/ recorded and how feedback will be delivered as well as further steps of arbitration in the event that feedback is deemed unsatisfactory.</li> </ul>	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
General communication	Negative conflict with I&APs	<ul style="list-style-type: none"> <li>• The PR must appoint an ECO to liaise between the Contractor, I&amp;APs, Developer.</li> <li>• The Contractor shall at every monthly site meeting report on the status of the implementation of all provisions of the EMP.</li> <li>• The Contractor should implement the EMP awareness training as stipulated above in this table.</li> <li>• The Contractor must list the I&amp;APs of the project and their contact details with whom ongoing communication would be required for the duration of the contract. This list, together with the Communication Plan must be agreed upon and given to the PR before construction commences.</li> <li>• The Communication Plan, once agreed upon by the Developer, shall be legally binding.</li> <li>• All communication with the I&amp;APs must take place through the ECO.</li> <li>• A copy of the EMP must be available at the site office and should be accessible to all I&amp;APs.</li> <li>• Key representatives from the above-mentioned list need to be invited to attend relevant monthly site meetings to raise any concerns and issues regarding project progress.</li> <li>• The Contractor should liaise with the Developer regarding all issues related to community consultation and negotiation before construction commences.</li> </ul>	Contractor, ECO, PR

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> <li>• A procedure should be put in place to ensure that concerns raised have been followed-up and addressed.</li> <li>• All people on the I&amp;APs list should be informed about the availability of the complaints register and associated grievance mechanisms in writing by the PR prior to the commencement of construction activities.</li> </ul>	
Archaeology	Loss of heritage resources	<ul style="list-style-type: none"> <li>• Should a heritage site or archaeological site be uncovered or discovered during the construction phase of the project, a “chance find” procedure should be applied in the order they appear below:                             <ul style="list-style-type: none"> <li>○ If operating machinery or equipment, stop work;</li> <li>○ Demarcate the site with danger tape;</li> <li>○ Determine GPS position if possible;</li> <li>○ Report findings to the construction foreman;</li> <li>○ Report findings, site location and actions taken to superintendent;</li> <li>○ Cease any works in immediate vicinity;</li> <li>○ Visit site and determine whether work can proceed without damage to findings;</li> <li>○ Determine and demarcate exclusion boundary;</li> </ul> </li> </ul>	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> <li>○ Site location and details to be added to the project's Geographic Information System (GIS) for field confirmation by archaeologist;</li> <li>○ Inspect site and confirm addition to project GIS;</li> <li>○ Advise the National Heritage Council of Namibia (NHCN) and request written permission to remove findings from work area; and</li> <li>○ Recovery, packaging and labelling of findings for transfer to National Museum.</li> <li>● Should human remains be found, the following actions will be required:             <ul style="list-style-type: none"> <li>○ Apply the chance find procedure as described above;</li> <li>○ Schedule a field inspection with an archaeologist to confirm that remains are human;</li> <li>○ Advise and liaise with the NHCN and Police; and</li> <li>○ Remains will be recovered and removed either to the National Museum or the National Forensic Laboratory.</li> </ul> </li> </ul>	

**4.5 OPERATION AND MAINTENANCE PHASE**

The management actions included in **Table 4-3** below apply during the operation and maintenance phase of these developments.

**Table 4-4: Operation and maintenance management actions**

<b>Environmental Feature</b>	<b>Impact</b>	<b>Management Actions</b>	<b>Person Responsible</b>
EMP training	Lack of EMP awareness and the implications thereof	All contractors appointed for maintenance work must ensure that all personnel are aware of necessary health, safety and environmental considerations applicable to their respective work.	Contractor
Water	Surface and groundwater contamination	Ensure that surface run-off water accumulating on-site are channeled and captured through a proper storm water management system to be treated in an appropriate manner before disposal into the environment.	Proponent, Contractor,
Aesthetics	Visual impacts	The proponent should consult with a view to incorporate the relevant local/national/international development guidelines which addresses the following: <ul style="list-style-type: none"> <li>• The incorporation of indigenous vegetation into development.</li> <li>• To mark the area with appropriate road warning signs (e.g. the road curves to the left/right)</li> </ul>	Proponent
Waste	Pollution	<ul style="list-style-type: none"> <li>• Waste is to be disposed of as per the municipal waste disposal management regulations.</li> <li>• No waste may be buried or burned on site.</li> <li>• The subject site is to be kept tidy at all times.</li> </ul>	Proponent

**4.6 DECOMMISSIONING PHASE**

The decommissioning of these developments is not foreseen as the intended development is envisaged to be permanent. In the event that this infrastructure development is decommissioned the following management actions should apply.

**Table 4-5: Decommissioning phase management actions**

<b>Environmental Feature</b>	<b>Management Actions</b>
Decommissioning activity	Many of the mitigation measures prescribed for the construction activities for these developments ( <b>Table 4-3</b> above) would be applicable to some of the decommissioning activities. These should be adhered to where applicable.

**5 CONCLUSION**

The management actions included in this report aim to assist in the avoidance, management and/or mitigation of potential impacts on the environment that may result from the proposed activities.

Should the measures recommended in this EMP be implemented and monitored, SPC is confident that the risks identified in the DESR can be reduced to acceptable levels.