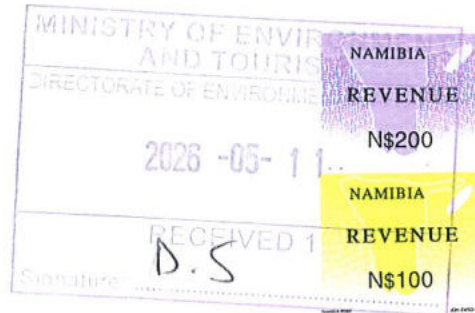


REPUBLIC OF NAMIBIA
ENVIRONMENTAL MANAGEMENT ACT, 2007
(SECTION 32)

APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE



PART A : DETAILS OF APPLICANT

1.Name:

Lüderitz Town Council

2. Business Registration/Identity No.

(if applicable)

N/A

3.Correspondence Address:

PO Box 19, Lüderitz

4.Name of Contact Person:

Bronwynn Basson

5.Position of Contact Person:

Manager

6.Telephone No.:

+264 (61) 25 11 89

7.Fax No.:

+264 (61) 25 21 57

8.E-mail Address:

Bronwynn@spc.com.na



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

THE PROPOSED DEVELOPMENTS

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.

OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION

It is recommended that this project be authorised because should the development not proceed the subject area will remain undeveloped. Potential job opportunities may be available to the local people of Lüderitz during construction. The significance of the social impact was therefore deemed to be *Medium (positive)*.

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 an EMP should be included as a condition of approval. As a result, we are of the opinion that there is no need for a full Environmental Impact Assessment study to be conducted for the reason that the significant effects associated with the proposed developments are minimal.