

**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:**

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  - f. Environmental Assessment Process
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  - 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.*