

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN LÜDERITZ

The Permanent Closure of Erf A/1376, Benguela Extension 1 as a “Public Open Space”, Lüderitz ,//Karas Region

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

Activity 5.1 (d) Land Use and Development Activities

The rezoning of land from the use for nature conservation or zoned open space to any other land use;

BACKGROUND INFORMATION DOCUMENT

1 PURPOSE OF THIS DOCUMENT

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

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

2 BACKGROUND INFORMATION

Tutaleni Louisa Jona, hereinafter referred to as the proponent, intends to undertake the following activities:

- **Subdivision of Erf 1376, Benguela Extension 1 into Erf A/1376 and Remainder,**
- **Permanent closure of Erf A/1376, Benguela Extension 1 as a “Public Open Space”,**
- **Consolidation of Erf A/1376, Benguela Extension 1 and Erf 1074, Benguela Extension 1 into consolidated Erf X.**

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations

(Government Notice No. 30 of 2012), the listed activities indicated above were triggered by the proposed project.

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

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

3 DEVELOPMENT DESCRIPTION

3.1 Locality and Size

As depicted in **Figure 1** below, Erven 1376 and 1074, Benguela Extension 1 are located adjacent to one another in the predominantly residential neighbourhood of Benguela Extension 1.

Erf 1376, Benguela Extension 1 measure approximately 3087m² and Erf 1074, Benguela Extension 1 measure approximately 395m².

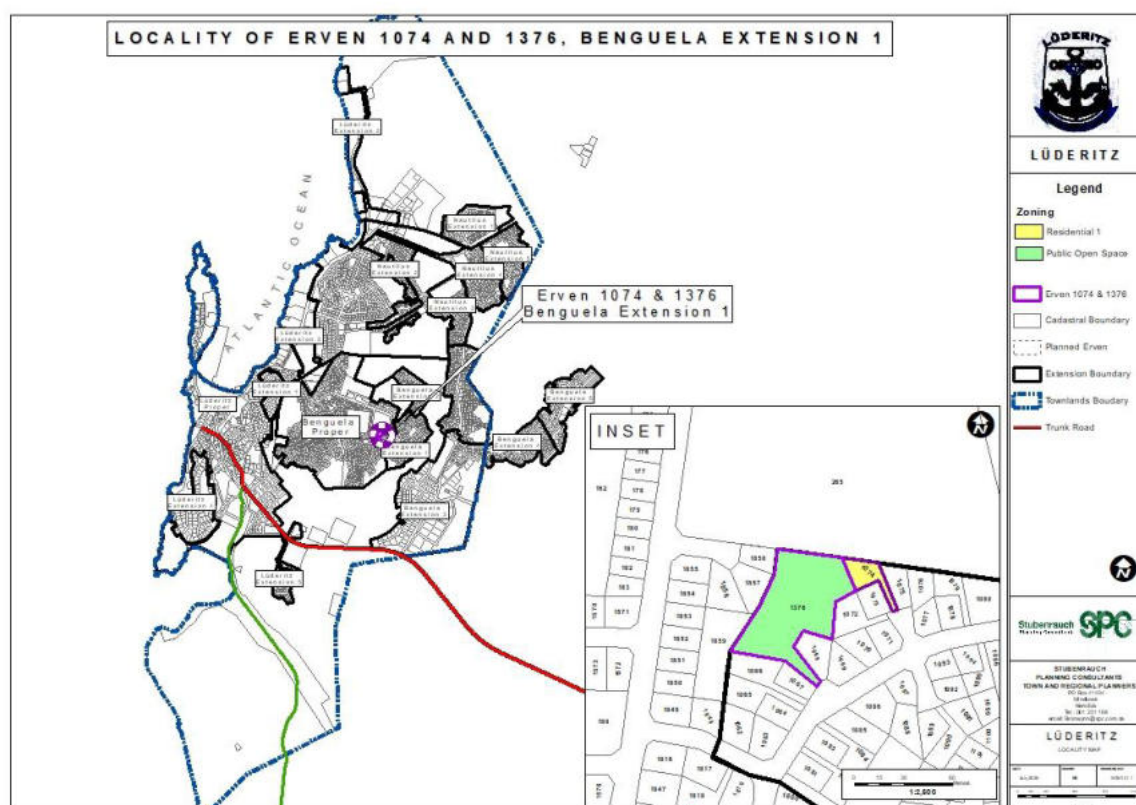


Figure 1: Locality of the proposed erf.

3.2 Ownership and Zoning

The ownership and zoning of Erven 1376 and 1074, Benguela Extension 1 are outlined in **Table 1** below.

Erf Number	Owner	CRT / Title Deed No.	Zoning
Erf 1376, Benguela Extension 1	Town Council Of Lüderitz	T2061/2010	Public Open Space
Erf 1074, Benguela Extension 1	Tutaleni Louisa Jona	T8419/2014	Residential 1

3.3 Status Quo

Erf 1376 is currently a vast piece of land under the ownership of the Lüderitz Town Council that has a playground, while Erf 1074 is developed with a residential dwelling unit. There are limited to no vegetation on both sites as depicted in **Figure 2** below.

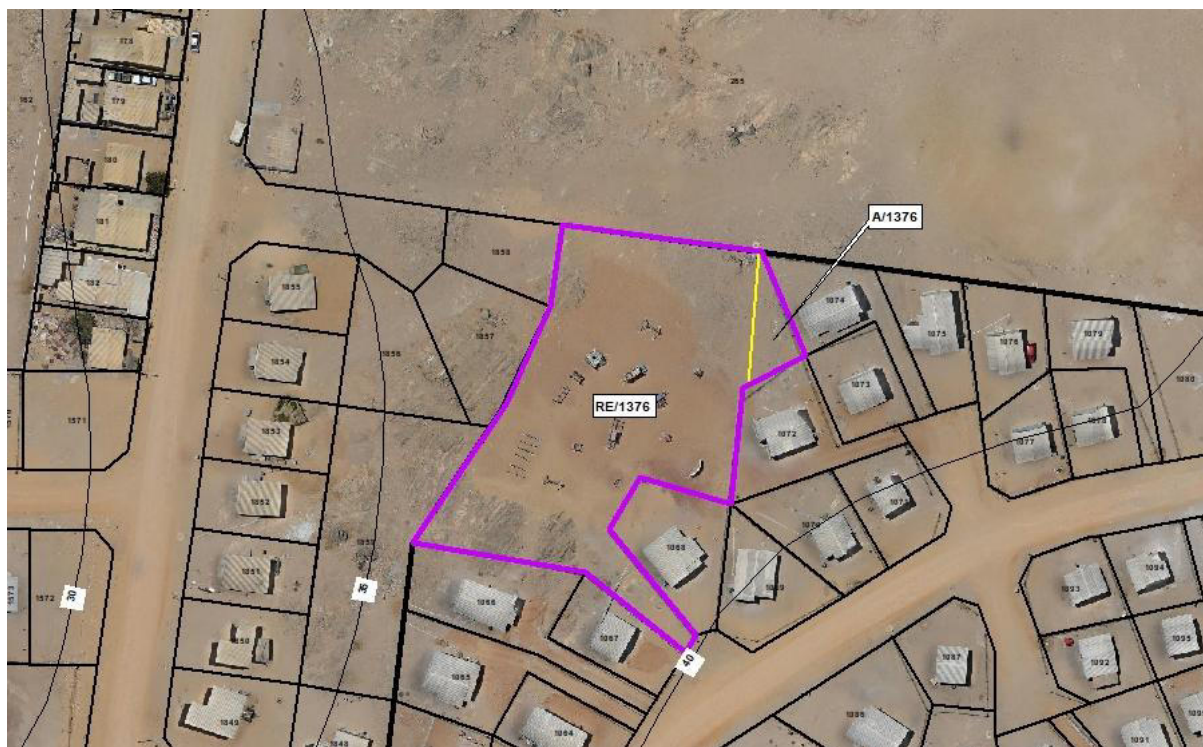


Figure 2: Aerial overview of Erf 271, Lüderitz

3.4 Proposed Development

It is the intention of the owner of Erf 1074, Benguela Extension 1, to acquire Portion A of the Erf 1376, Benguela Extension 1 for consolidation with Erf 1074, Benguela Extension 1.

3.4.1 The Subdivision of Erf 1376, Benguela Extension 1 into Erf A/1376 and Remainder

As depicted in **Figure 3 & 4**, Erf 1376, Benguela Extension 1 is to be subdivided into Erf A and the Remainder. Proposed Erf A/1376, Benguela Extension 1 is to be consolidated with Erf 1074, Benguela Extension.

The subdivision of Erf 1376, Benguela Extension 1 will be carried out as outlined in **Table 2** below.

Table 2: Subdivision of Erf 1376, Benguela Extension 1

Erf No	Zoning	±Area (m ²)
A/1376	Public Open Space	150
RE/1376	Public Open Space	2937
1376	Public Open Space	3087

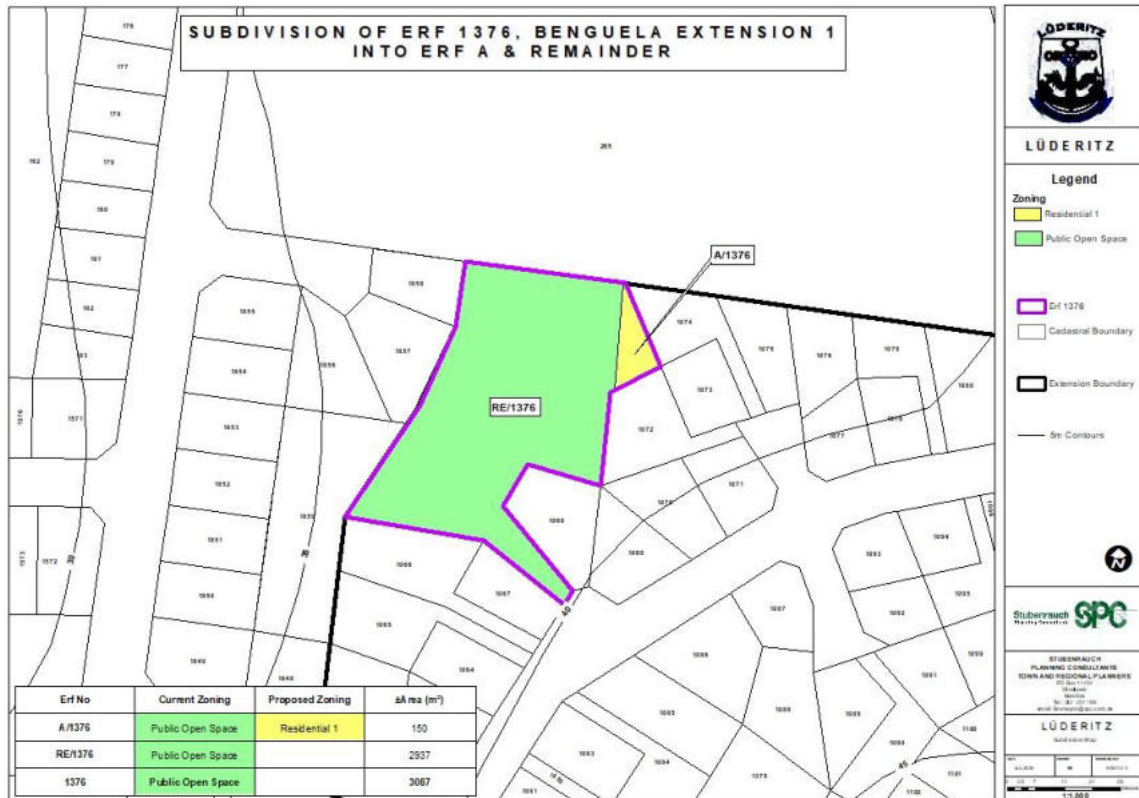


Figure 3: The Subdivision of Erf 1376, Benguela Extension 1 into Erf A/1376 and Remainder

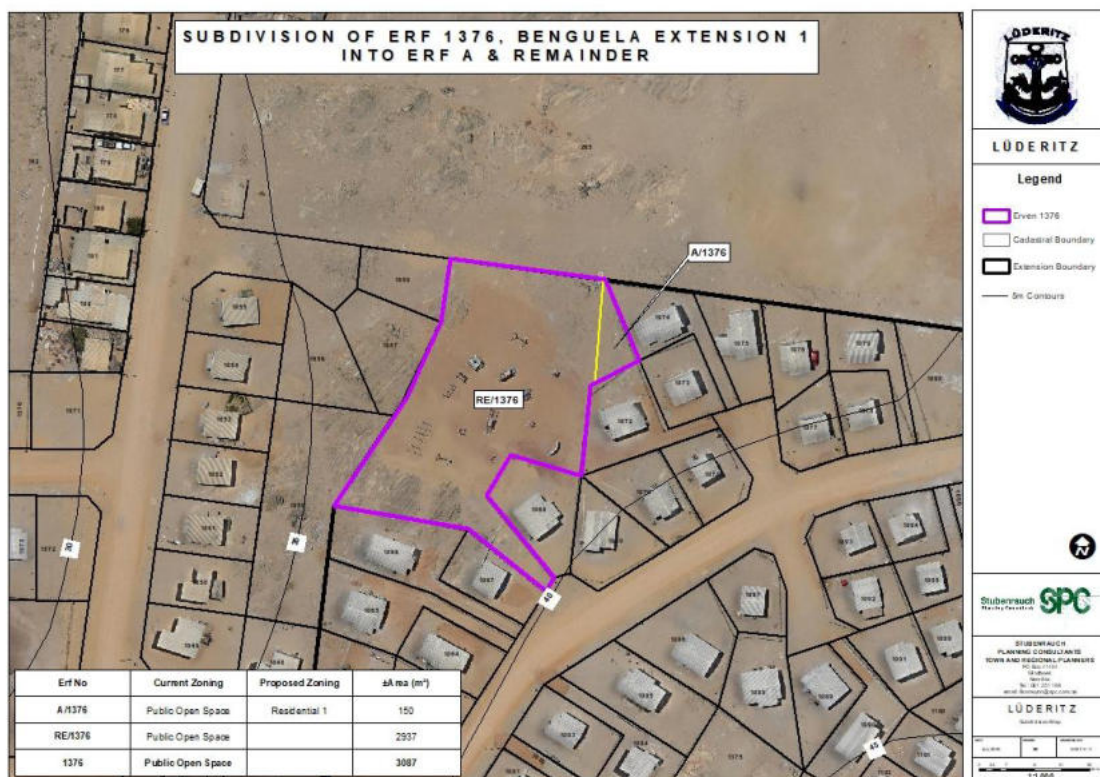


Figure 4: Aerial image of the Subdivision of Erf 1376, Benguela Extension 1 into Erf A/1376 and Remainder

3.4.2 The Permanent closure of Erf A/1376, Benguela Extension 1 as a “Public Open Space”;

As seen on **Figure 5**, the proponent intends to permanently close Erf A/1376, Benguela Extension 1 as a “Public Open Space” to enable the consolidation with Erf 1074, Benguela Extension 1

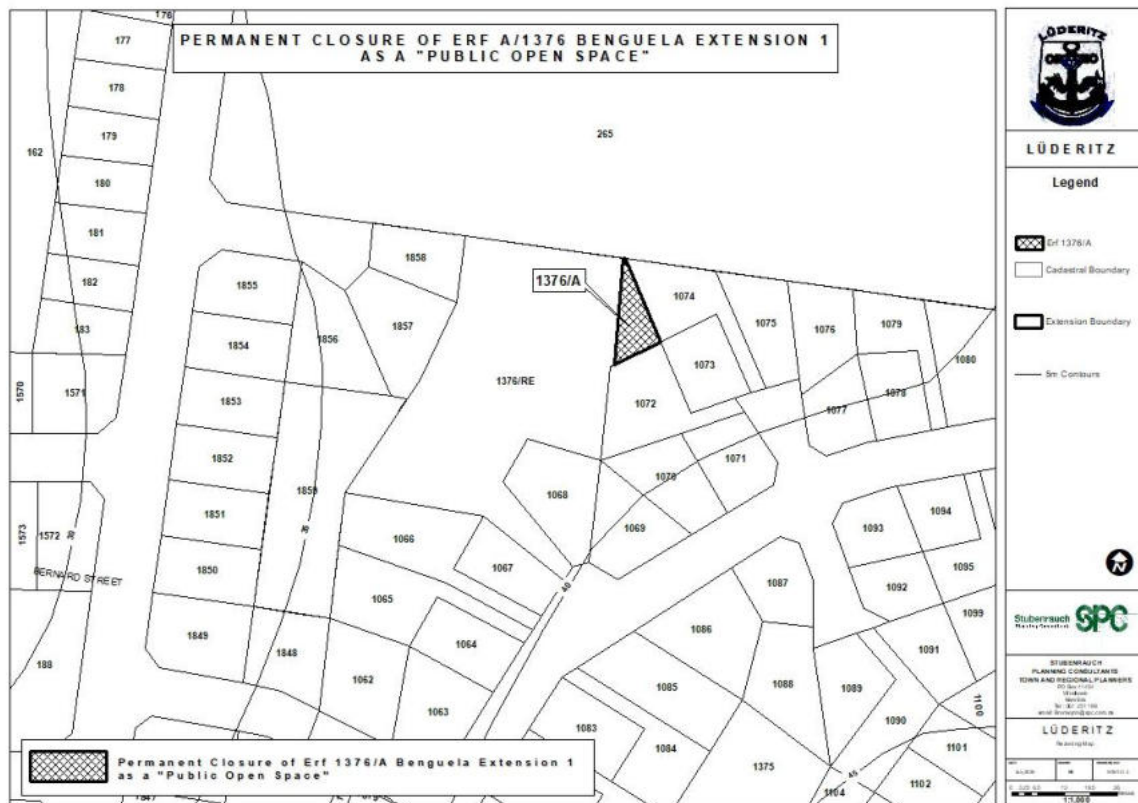


Figure 5: Permanent closure of Erf A/1376, Benguela Extension 1 as a “Public Open Space”

3.4.3 The Consolidation of Erf A/1376, Benguela Extension 1 and Erf 1074, Benguela Extension 1 into consolidated Erf X.

The newly created Erf A/1376, Benguela Extension 1 is to be consolidated with Erf 1074, Benguela Extension 1 into Consolidated Erf X as depicted in **Figure 6** below.

The Consolidation of Erven A/1376 and 1074, Benguela Extension 1 will be carried out as outlined in **Table 3** below.

Table 3: Consolidation of Erven A/1376 and 1074, Benguela Extension 1

Erf No	Zoning	±Area (m ²)
A/1376	Public Open Space	150
1074	Residential 1	395
Consolidated Erf X	Residential 1	545

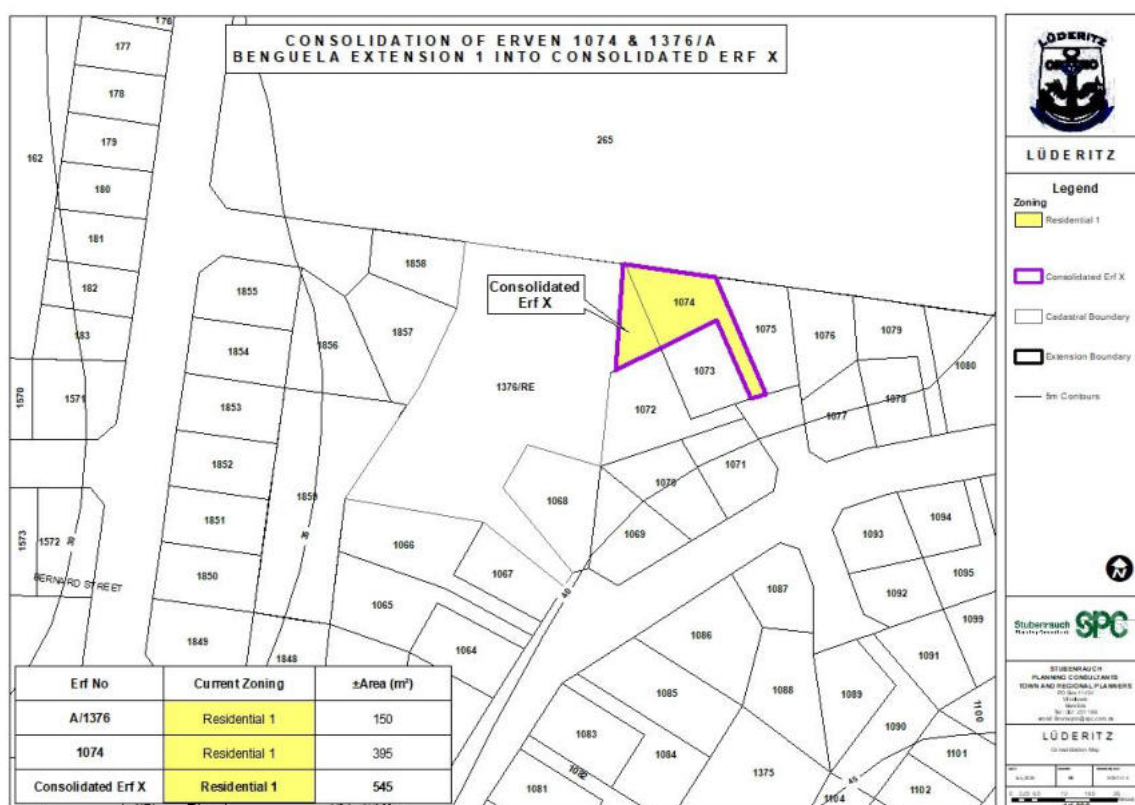


Figure 6: Consolidation of Erven A/1376 and 1074, Benguela Extension 1

3.5 Engineering Services

Erf 1074, Benguela Extension 1 is already connected to the reticulation system of engineering services provided by the Lüderitz Town Council. These service connections will be retained.

3.6 Access Provision

Access to Erf 1074, Benguela Extension 1 is currently obtained from the internal street network serving the Benguela Extension 1 area, and such access will be retained for the proposed new consolidation.

4 THE ENVIRONMENTAL BASELINE

4.1 Overview

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

4.2 Biophysical Environment

4.2.1 Fauna and Flora

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

4.2.2 Geology and soils

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

4.2.3 Hydrology and Hydrogeology

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

ENVIRONMENTAL ASSESSMENT PROCESS

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

5 POTENTIAL IMPACTS

The following potential impacts have been identified so far:

- **Traffic Impacts:** The continued operation of the restaurant may generate vehicular and pedestrian traffic; however, no significant increase in traffic volumes is anticipated as the use is already established.
- **Employment Creation:** The existing restaurant contributes to local employment opportunities and supports both direct and indirect job creation within the local economy.
- **Visual Impact:** No significant visual impacts are expected, as the existing buildings and business activities are already established on the property.
- **Noise and Disturbance:** Minor noise associated with restaurant operations and customer activity may occur, but no significant additional impacts are expected as a result of the proposed rezoning.

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

6 PUBLIC CONSULTATION

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

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

Public participation process gives you the opportunity to:

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

How can you be involved?

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

We are inviting the public to participate by contributing issues and suggestions regarding the proposed projects on or before **09 September 2026**. For further information, or concerns, I&APs can complete the register below:

8 REGISTRATION AND COMMENTS

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

Postal Address:
Comments/Suggestions and Questions:

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

Stubenrauch Planning Consultants (SPC) TEL: 061 25 11 89 E-Mail: bronwynn@spc.com.na
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