

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN LÜDERITZ

The Rezoning of Erf 271, Lüderitz from “Residential II” with a density of 1:150 to “General Business”, Karas Region

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

Activity 5.1 (a) Land Use and Development Activities

The rezoning of land from – (a) Residential use to industrial or commercial 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

Mrs Monica Kratz, hereinafter referred to as the proponent, intends to undertake the following activities:

- **Rezoning of Erf 271, Lüderitz from “Residential II” with a density of 1:150 to “General Business” with a bulk of 2.0.**

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, Size and Zoning

As depicted in **Figure 1** below, Erf 271 is located in the neighbourhood of Lüderitz, at the corner of Nachtigall Street and Berg Street, in the Central Business District of Lüderitz. Erf 271, Lüderitz measures approximately 808m² in extent, and it is zoned “Residential II” with a density of 1:150 in accordance with the Lüderitz Zoning Scheme.

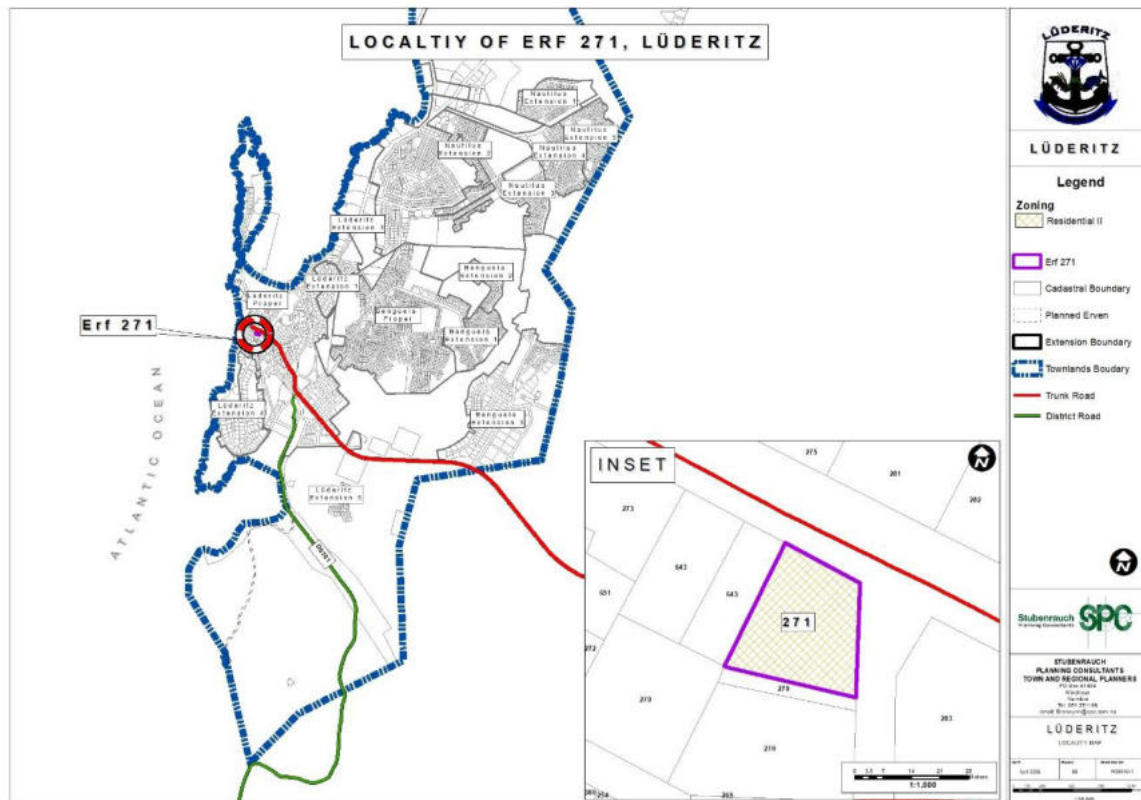


Figure 1: Locality of the proposed erf.

3.2 Status Quo

Erf 271, Lüderitz, is fully developed and is home for the Barrels Restaurant & Bar, which has been in operation for over 20 years as depicted in **Figure 2** below.



Figure 2: Aerial overview of Erf 271, Lüderitz

3.3 Proposed Development

The owners of Erf 271, Lüderitz (The Proponent), have approached the Lüderitz Town Council to renew the fitness certificates for the existing business establishment operating on the property. During this process, it was identified that the current land use activities are not consistent with the uses permitted under the property's existing zoning in terms of the Lüderitz Zoning Scheme.

The property is currently zoned “Residential II”, a zoning category that does not permit the operation of a business building. The existing restaurant operating on the property therefore does not conform to the current zoning provisions.

To regularise the existing land use and ensure compliance with the Lüderitz Zoning Scheme, it is proposed to rezone Erf 271, Lüderitz, to a zoning category that permits the development and operation of a business building. The proposed rezoning will formalise the existing use of the property and enable the continued lawful operation of the restaurant.

3.3.1 The Rezoning of Erf 271, Lüderitz

As depicted in **Figure 3 & 4**, Erf 271, Lüderitz is to be rezoned from “Residential II” with a density of 1:150 to “General Business” with a bulk of 2.0. The proposed rezoning will enable the continued operation of a restaurant, under the ‘business building’ land use category as provided and defined in the Lüderitz Zoning Scheme

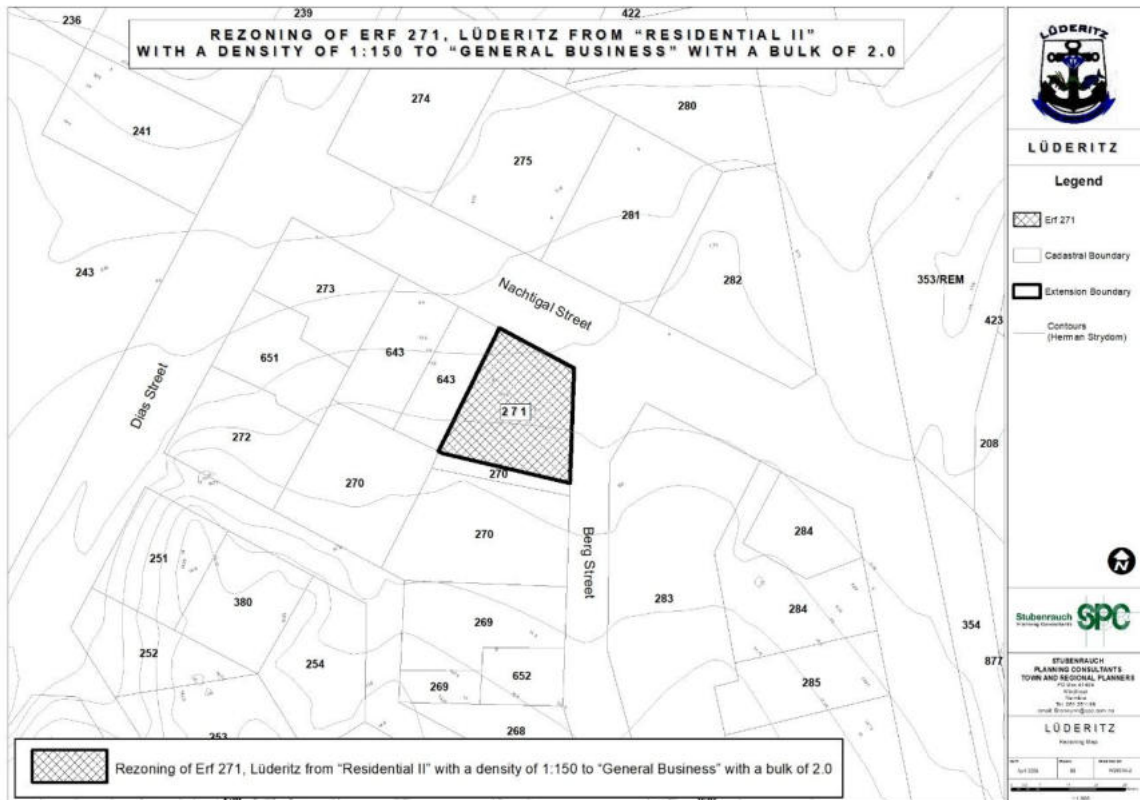


Figure 3: The rezoning of Erf 271, Lüderitz

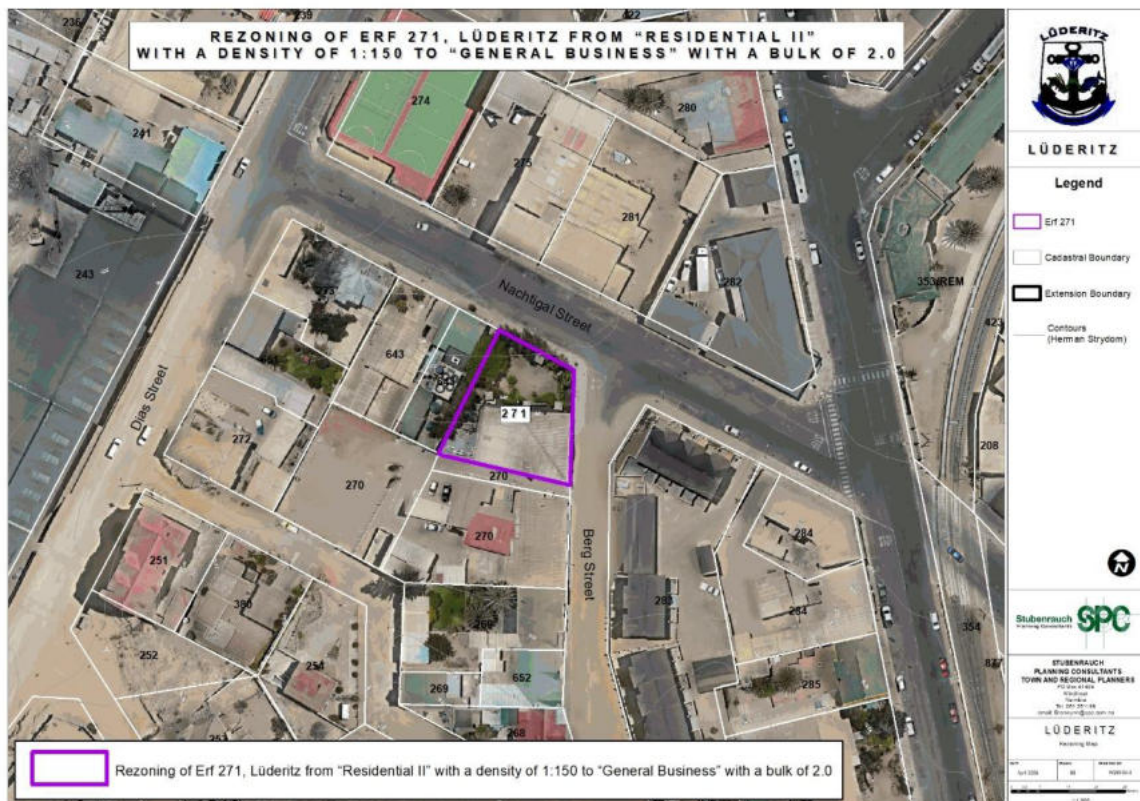


Figure 4: Aerial image of the rezoning of Erf 271, Lüderitz

3.4 Engineering Services

Erf 271, Lüderitz is already connected to the reticulation system of engineering services provided by the Lüderitz Town Council. These service connections will be retained as the proposed rezoning seeks to merely align the existing land uses with the provisions of the Lüderitz Zoning Scheme.

3.5 Access Provision

Access to Erf 271, Lüderitz is currently obtained from Berg Street, which forms part of the internal street network serving the Lüderitz Proper (CBD) area, and such access will be retained under the proposed new zoning.

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

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

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.

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.
- **Socio-economic Impacts:** Formalising the existing land use through rezoning will support local economic activity and provide certainty for the continued operation of the business.
- **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 **14 July 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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