

BACKGROUND INFORMATION DOCUMENT (BID)

ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED SUBDIVISION OF FARM 58, WALVIS BAY INTO PORTIONS A-F (DANGOTE PORTIONS), PORTION G (STREET), PORTION H AND REMAINDER/58 (MUNICIPALITY) IN WALVIS BAY, ERONGO REGION: APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE (ECC)

PROPONENT: DANGOTE INDUSTRIES NAMIBIA (PTY) LTD



ENVIRONMENTAL CONSULTANT: EXCEL DYNAMIC SOLUTIONS PTY LTD



JULY 2026

1 INTRODUCTION

Dangote Industries Namibia (Pty) Ltd (*the Proponent*) intends to apply for the subdivision of Farm 58, Walvis Bay, into Portions A-F (Dangote portions), Portion G (Street), Portion H and Remainder/58 (Municipality) to prepare for the establishment of a strategic petroleum storage facility on about 70 hectares (678,912 m²) of industrial land situated on Farm 58 in Walvis Bay (the development). The proposed site for the subdivision activities is located about 10km east of Walvis Bay Town centre and 6km north of the Walvis Bay International Airport, as shown on the locality map in Figure 1 and the town planning map in Figure 2. The proposed development represents a significant private-sector investment to strengthen Namibia's strategic petroleum storage capacity. Furthermore, this will enhance national fuel security and position Walvis Bay as a strategic petroleum storage and logistics hub, facilitating the movement of petroleum products to neighbouring Southern African Development Community (SADC) markets, particularly the region's landlocked economies. **It should be noted that a separate EIA Study for the actual development, i.e., the petroleum storage facility, will be carried out soon after, should the ECC be issued and land subdivision approved. Therefore, this BID is solely for land subdivision activities.**

1.1 The Need for an Environmental Clearance Certificate

The land use and development activities are listed in the 2012 Environmental Impact Assessment (EIA) Regulations of the Environmental Management Act (EMA) No. 7 of 2007 (listed activity 5) that may not be undertaken without an ECC. The listed activities that are relevant to the proposed project activities are as follows:

- Listed Activity 5.1: The rezoning of land from –

(b) light industrial use to heavy industrial use, and (d) use for nature conservation or zoned open space to any other land use.

Subsequently, to comply with the EMA and its EIA Regulations and ensure environmental sustainability, the Proponent appointed a team of independent environmental consultants (environmental assessment practitioners), Excel Dynamic Solutions Pty Ltd, to apply for the project ECC and conduct the ESA process on their behalf.

As part of the ESA process, an ECC application will be launched with the Ministry of Environment, Forestry and Tourism (MEFT)'s Department of Environmental Affairs and Forestry (DEAF), whereby the BID is uploaded to the MEFT's ECC Portal for screening and application verification. Following the conclusion of the public and stakeholders' engagement and consultation, an Environmental Scoping Report and Environmental Management Plan (EMP), among other required documents, in an application for the ECC will be compiled by the environmental consultant. These documents (Scoping Report and EMP) and other required documents will be submitted to the Environmental Commissioner at the DEAF: MEFT for evaluation and consideration of the ECC for the subdivision activities.

2 PURPOSE OF THIS DOCUMENT

The BID aims to provide stakeholders, the public, and interested and affected parties (I&APs) with background information on the proposed project activities from an environmental and social perspective. The BID also provides contact information to enable members of the public and I&APs to register as I&APs and be included in the stakeholder's list/database, allowing them to give comments and stay informed throughout the ESA process. Furthermore, the information obtained from stakeholders and I&APs will form the basis of the Scoping Report and EMP to help the MEFT make an informed decision and consider issuing the ECC.

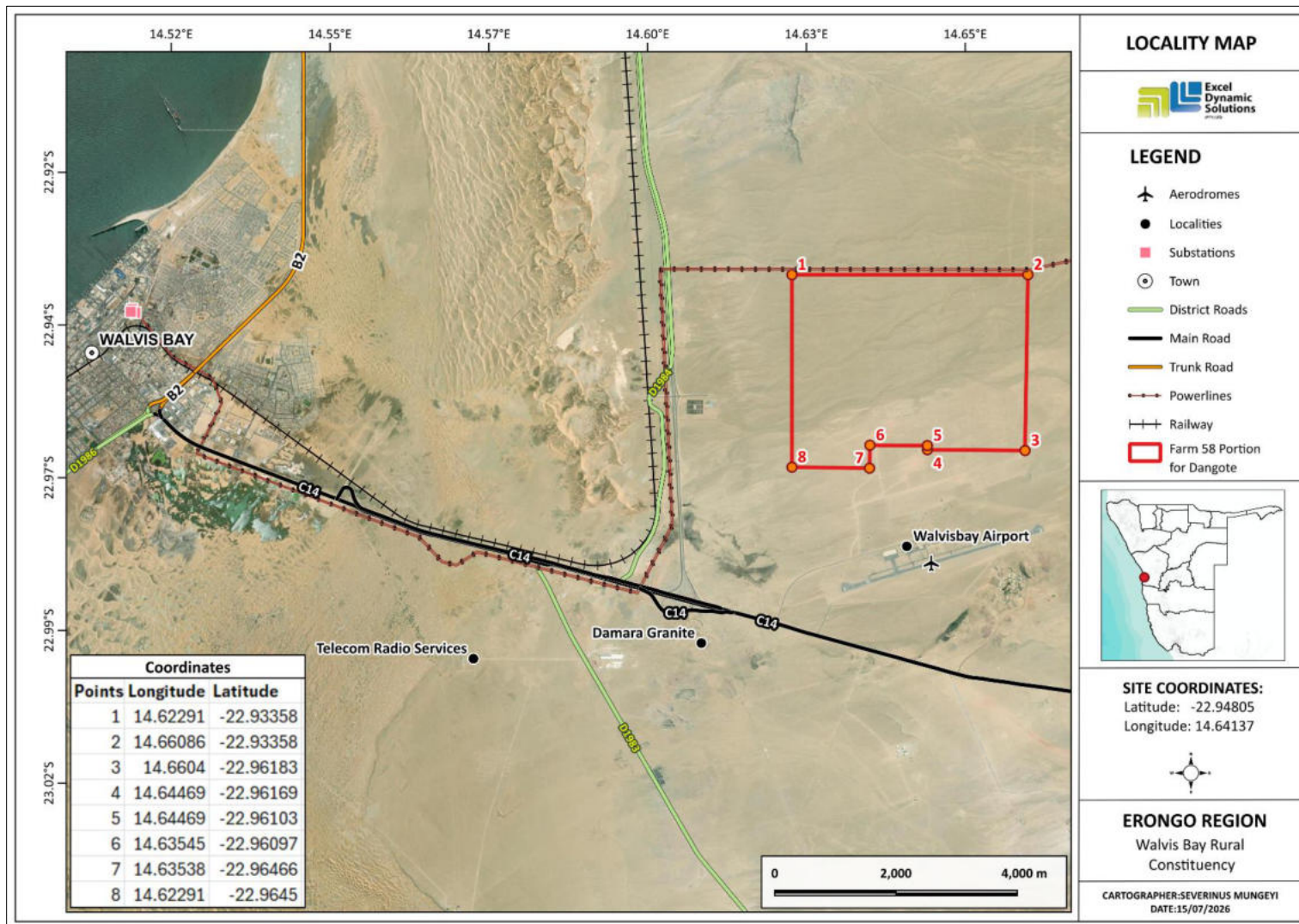


Figure 1: The locality map of the proposed subdivision of Farm 58 for Dangote in Walvis Bay, Erongo Region

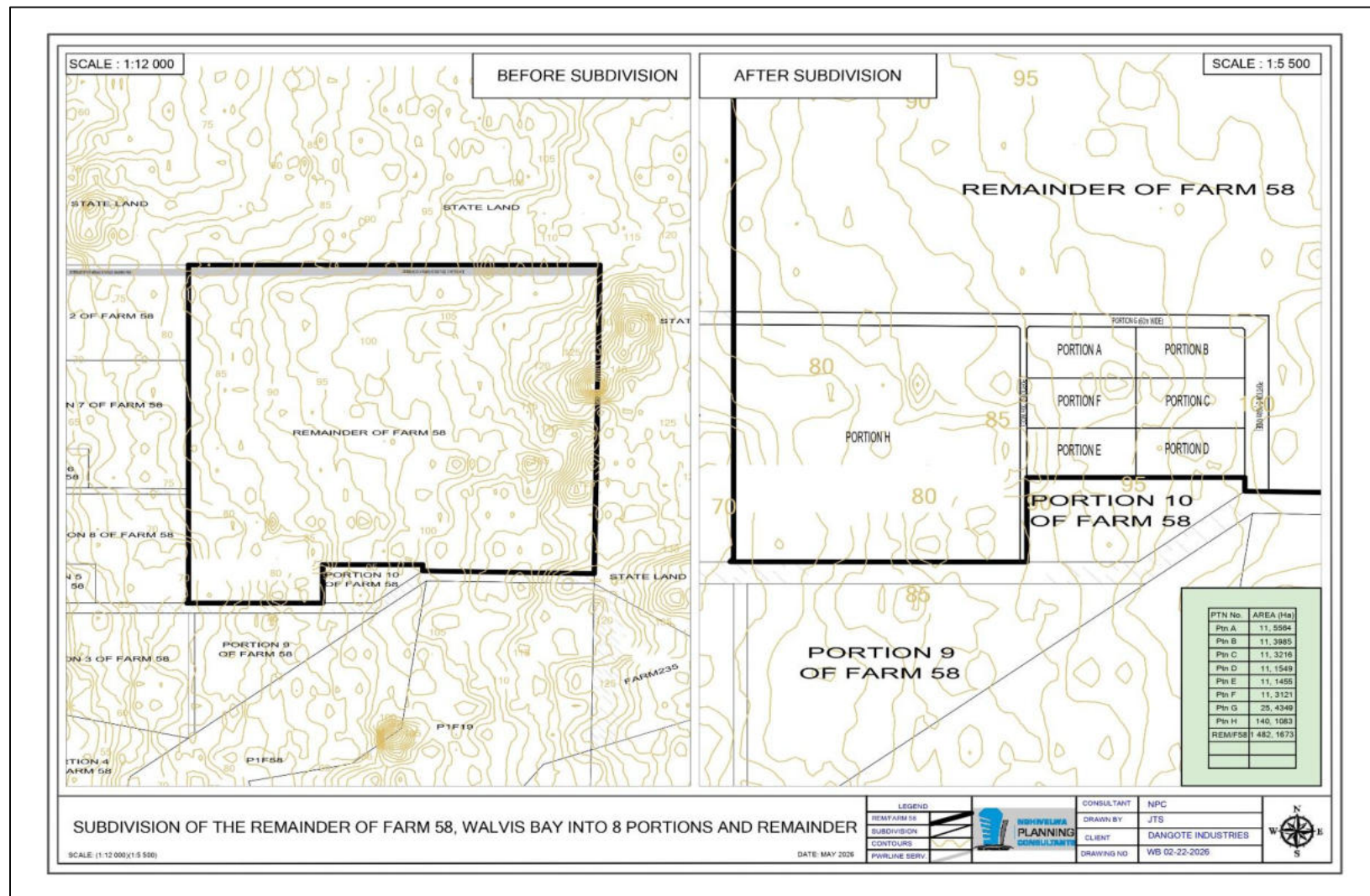


Figure 2: Subdivision of Farm 58 for Dangote in Walvis Bay, Erongo region

3 PROJECT DESCRIPTION

The proposed project activities entail the subdivision (rezoning) of Farm 58, Walvis Bay, into several individual land portions to facilitate future industrial development (petroleum storage farm/facility and associated infrastructure). The subdivision forms part of the preliminary planning process required to enable the establishment of a strategic petroleum storage facility on approximately 70 hectares (678,912 m²) of industrial land.

The proposed subdivision will divide Farm 58 into Portions A–F (Dangote portions), Portion G (Street), Portion H, and the Remainder of Farm 58 (Municipality). Furthermore, the subdivision is intended to create appropriately sized land parcels and associated road infrastructure to accommodate future industrial development in accordance with the applicable planning framework. In other words, the proposed subdivision forms part of the preliminary planning process to enable the future establishment of the strategic petroleum storage facility by Dangote Industries Namibia.

Added to that, the proposed subdivision area is situated approximately 10 km east of Walvis Bay Town Centre and approximately 6 km north of Walvis Bay International Airport, within an area designated for industrial development. It is important to note that this Environmental Assessment relates solely to the proposed subdivision and rezoning of the property. Therefore, the current ECC application does not include the construction or operation of the future proposed petroleum storage facility.

Should the subdivision receive the necessary environmental clearance and planning approvals, Dangote Industries Namibia Limited intends to undertake a separate EIA and Environmental Management Plan (EMP) for the proposed petroleum storage facility.

The future assessment (EIA Study for the facility) will then evaluate all social and environmental impacts associated with the construction and operational phases of the petroleum storage development. These associated activities will include, but not be limited to, storage tanks, pipelines, utilities, traffic, hazardous materials, emergency response, air quality, noise, groundwater protection, and associated infrastructure.

Accordingly, the scope of this assessment (ESA) is limited to the environmental and planning implications associated with the subdivision process, including land use compatibility, planning considerations, and any minor site-related impacts that may arise from surveying and cadastral activities.

4 ENVIRONMENTAL ASSESSMENT PROCESS

4.1 Documents Review and Information Sharing

The process begins with a review of existing and available literature, as well as applicable institutional and national legal frameworks governing the project activities. The existing information and project literature are used to compile the project background information document (BID). The BID is shared with pre-registered key stakeholders and the public (upon registration request) throughout the environmental assessment process.

4.2 Baseline Assessment and Site Visit

The EDS Consultants will conduct a site visit for assessment and data collection. The evaluation will focus on current biological (fauna and flora), physical (soil, water, climate), and social (culture, economy,

services, and infrastructure) conditions of and around the site to establish a baseline.

The site visit findings, complemented by inputs from stakeholder/public engagement, will help identify and assess the potential impacts associated with the proposed subdivision activities. The site and proponent-obtained information, complemented by a thorough review of previous studies' reports conducted in the project area and similar projects, will form a basis to compile an environmental Scoping Report and EMP.

4.3 Stakeholder and Public Engagement

In accordance with sections 21 to 24 of the 2012 EIA regulations, stakeholder and public engagement as well as participation play a crucial role in environmental assessment and subsequent ECC application. Therefore, the aim of the engagement and consultation is to:

- Inform stakeholders and the public of the environmental assessment and its objectives.
- Provide stakeholders and the public with the opportunity to identify key issues relevant to the environmental assessment.

4.3.1 Notification of the Environmental Assessment Process

The Proponent-approved environmental assessment notification (advert) will be disseminated as follows:

- Adverts will be placed in at least two different newspapers, country-wide read newspapers (according to the 2012 EIA Regulations) for two consecutive weeks.

- The BID copy will be circulated to pre-identified stakeholders and to I&APs who will request registration and the BID upon seeing the newspaper adverts.
- Printed on A2-size posters (notices) will be pasted at strategic and frequented places in Walvis Bay, such as the Municipality office (notice board), shopping malls' notice boards, and an A2-size poster at the proposed project site. The posters will contain details such as the project activities and contact details for the environmental consultants, which will include a direct phone line, an email address, and a postal address (see Section 4.6.1).

4.4 Identified Potential Environmental and Social Impacts

The proposed subdivision of Farm 58 is associated with the following potential positive and negative environmental and social impacts (sections 4.4.1 and 4.4.2).

4.4.1 Positive Impacts (benefits)

- Land use planning: The proposed subdivision serves to facilitate an orderly industrial development in accordance with municipal planning objectives.
- Improved municipal and transport planning: the proposed subdivision will improve land administration and facilitate future servicing and infrastructure planning for this part of the municipal land. In addition to municipal planning improvement, there is also an improvement in the formal reservation of road access (Portion G) to improve future accessibility.

- Strategic development: the proposed activity will enable future strategic infrastructure investment supporting Namibia's petroleum sector.
- Employment opportunities: There is a potential for indirect opportunities for surveyors, planners, legal practitioners, and cadastral professionals involved in the proposed subdivision of Farm 58 Portion.
- Economic development: through the subdivision, there is a potential creation of conditions for future private-sector investment and economic growth.
- Proper environmental management: the subdivision will enable future developments on the site to proceed through a structured environmental authorisation process.

4.4.2 Adverse (Negative) Impacts

The negative environmental and social impacts associated with the proposed subdivision are as follows:

- Land use change and loss of open space/land: The proposed subdivision will result in a permanent alteration of cadastral boundaries (current land use) as well as closure of open municipal land.
- Habitat fragmentation: The creation of multiple land parcels may contribute to the fragmentation of previously continuous land to allow for future development on the land.
- Increased municipal planning: There is a potential for increased administrative processing requirements.
- Localised disturbance to soil and vegetation: There is a potential risk of disturbance to soil and vegetation (if any) where survey beacons will be installed.

- Localised noise and dust: There is temporary noise generated from subdivision activities such as survey vehicles and equipment, as well as the dust generated from survey vehicles.

4.5 Environmental Assessment Reporting

Once all the information (from desktop, site visit, and stakeholder/public engagement) has been perused, a draft Scoping Report and EMP will be compiled and circulated for review and comments. After the review of the draft Scoping Report and EMP, these will be finalized for submission to the MEFT for evaluation and consideration of the project ECC.

4.6 Public & Stakeholder Consultation and Engagement Meeting

A stakeholder and consultation/engagement meeting will be held in Walvis Bay as per the following details:

- **Date:** Monday, 03 August 2026.
- **Time:** 10:00 am

Venue: Narraville Community Hall; **Address:** Kruis Street & Namib Street, Narraville, in Walvis Bay

**4.6.1 Deadline for Registration as I&APs and Submission
of Comments, Issues, and/or Concerns**

Registration and submission of comments: To register as an interested & affected party (I&AP), submit comments, concerns, or issues (in writing via email or handwritten letters) and/or receive further information on the ESA Study, please do so **before the end of the day on Friday, 14 August 2026**, to the contact details below (according to your preference and suitability).

Contact Person: Ms. Milika Dineinge (Environmental Assessment Practitioner)

Tel No.: +264 (0) 61 259 530

Email: public@edsnamibia.com

Post: Excel Dynamic Solutions Pty Ltd

P. O. Box 997154

Unit 13, Corner Square, C/O Robert Mugabe Ave. &
Conradie Street, Windhoek

Note: It is highly encouraged to submit comments in writing rather than by telephone, as it is easy and convenient to capture and keep records of written inputs received from the public/I&APs.