

Lüderitz Investment Profile



Presented By: LÜDERITZ TOWN COUNCIL
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OUTLINE OF PRESENTATION

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2. A very brief History of Lüderitz
3. Profile of Lüderitz
4. Economy
5. Opportunities
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 3. Sewage
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 5. Land and Housing
 6. Infrastructure Development
7. Lüderitz Town Council's Commitment
8. Take-away





LOCALITY AND ACCESSIBILITY



Transportation and Road network

- ❖ 850km from Windhoek with tarred roads the whole way
- ❖ Airport (Namibia Airports Company)
- ❖ Upgraded Railway (TransNamib)
- ❖ Port with the depth of 8m





HISTORY OF LÜDERITZ

HISTORY

- Originally inhabited by Nama People who knew the land as !Nami#nûs
- Adolf Lüderitz founded what is now known as Lüderitz in 1883
- Lüderitz is over 138 years old making it the oldest town in Namibia
- Lüderitz is situated between diamond dunes, national park and the ocean, and it is absolutely beautiful

INTERESTING FACTS

- The biggest electricity power plant in Africa at the time, was built in Lüderitz
- The Deutsche Afrika Bank established its largest branch in Lüderitz and the building still serves as a bank to this day
- The first acquired X-ray machine , south of the Equator, was used in Lüderitz





PROFILE OF LÜDERITZ

- Lüderitz is a coastal town with abundance of natural resources
- Population of about 35,000
- The first diamonds in Namibia were found at Kolmanskop
- The Namibia's Fishing and Lobster Industry started operating from Lüderitz
- Rich in marine resources – Oysters, Abalone, Capensis Hake, Lobster, Snoek, Angelfish, Monk, Kingklip, Swordfish, Tuna, etc





ECONOMY OF LÜDERITZ

- Transportation and Logistics
 - Water, Air, Road, Rail
- Fishing (commercial and subsistence)
- Aquaculture Farming
- Mining
- Tourism and Hospitality
 - Kolmanskop, Diaz Point, Hotels, Restaurants, Adventure Activities
- Historical Sites
 - Shark Island, 191 buildings are of heritage significance
- Renewable Energy
- Property Development
- Financial Institutions
- Retail
- Informal Sector





OPPORTUNITIES

- Private Medical Park
- Lüderitz Waterfront Seaview Retail
- Agate Beach & Waterfront Development Project
 - Seaview Properties or High-end Accommodation
- Property Development
 - Private Developers or PPP
- Education
 - Polytechnic of Namibia Satellite Campus
- Agriculture
- Manufacturing
- Hospitality and Tourism
- **You name it!**





CHALLENGES

Overview

- Financial Constrains for Land delivery
- Topography of Lüderitz
- Proximity to the proclaimed Diamond Area & National Park
- Aging Electricity, Water , Sewerage & Road Infrastructure
- Lack of housing across all sectors especially pertaining to informal settlements, illegal squatter, Compounds and Single Quarters
- Some Fishing quotas allocated to Lüderitz waters are processed in Walvis Bay
- Higher cost of doing business due to location





ELECTRICAL INFRASTRUCTURE

To handle the projected growth of Luderitz, there are several issues that need immediate attention

- 2nd Nautilus North High Tension Power Line
- Upgrading of the 2nd Lagoon High Tension Power Line
- Agate Beach Ring Feeding Transmission Line
- Replacing all old switch gears and transformers
- Replacing all overhead cables with underground ones
- Upgrading all old underground cables
- 2nd NamPower feeder Power Line





ROADS

To handle the projected growth of Luderitz, there are several issues that need immediate attention

- Upgrading of Area 7 Road
- Upgrading of the Agate Beach Road
- Development of new roads for new Extensions
- Upgrading and/or maintenance of existing Road Infrastructure





SEWAGE

- Sewer pump stations are currently operating under tremendous stress and require regular maintenance
- The failure of these pump stations can lead to all sorts of challenges to health and environment due to toxic spillage
- A Retention Station can be used as an overflow which could completely eliminate spills
- A reinforced concrete reservoir upstream from Pump Station 5
- *The current Effluent Treatment Plant is designed to handle 2000m³ of raw sewage currently the inflow stands a 1300m³. This equates to 65% use of the plant.*





WATER

- Present demand is between 2500m³ and 3300m³ / day
- *Namwater* supply capacity is 200m³ / hour
- Bulk water – Khoichab wellfield is able to supply 5500m³ / day
- Current bulk water supply at 140m³ / hour at about 3100m³ / day (Group A quality)





LAND AND HOUSING

- 1118 Unserviced Erven in Benguela
- 796 Unserviced Erven in Nautilus
- 1160 Unserviced Erven at Lüderitz Monument Park & Agate Beach Development
- 679 Unserviced Erven under Informal & Flexible Land Tenure
- 69 Unserviced Erven at Lüderitz Proper (Diamond Berg)



Electrical

- Construction & upgrades of HT Line;
- Replacement of old transformers & switch;
- Replacement of ABC lines with underground cables; and
- 2nd MV Feeder from Namib Substation to Luderitz

Spacial Development

- The Luderitz Urban Structure plan of 2015-2040, as adopted, to be reviewed to include the expansion of the town boundary (including the Green Hydrogen Project)

Infrastructure Development

Road

- Upgrades of Roads; and
- Development of new roads;

Water & sewer

- Namwater Bulk Terminal Reservoir;
- Upgrades and development of some Pump-stations;
- Expansion or upgrade of the Sewerage Treatment Plant;

Proposed Projects

- Desalination Plant;
 - 6 ml Reservoir;
 - Urgent servicing of land for residential, commercial and industrial purposes;
- (NB: *Development and upgrade of the water, sewer and electrical reticulations to dictated by the Master Plan*)

Council's Commitment

- **Creating an enabling environment for economic growth;**
- **Ensure continuous utility services;**
- **Servicing and availing land for investment and development purposes;**
- **Aggressively marketing and promotion Lüderitz as investment destination;**
- **Supporting private sector efforts aimed at development, investment and growth of Luderitz**

The take-away

Integrated development

will ensure that equal opportunities are created that will unlock economic development

Lüderitz is undeniably the Hope of Namibia

Strategic Partners

between Local, Regional, National Government and the private sector are crucial, in this journey of progress, in order for us to achieve Vision 2030



The take-away

Make Lüderitz your investment destination, because it is the key to the future and the hope of Namibia ...

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LUDERITZ ...

**...Always Open FOR
BUSINESS!**

**Explore and
capitalize on
abundant business
opportunities”**



**Thank
you!**



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July 2022 – Mr. Reinhard Ochs