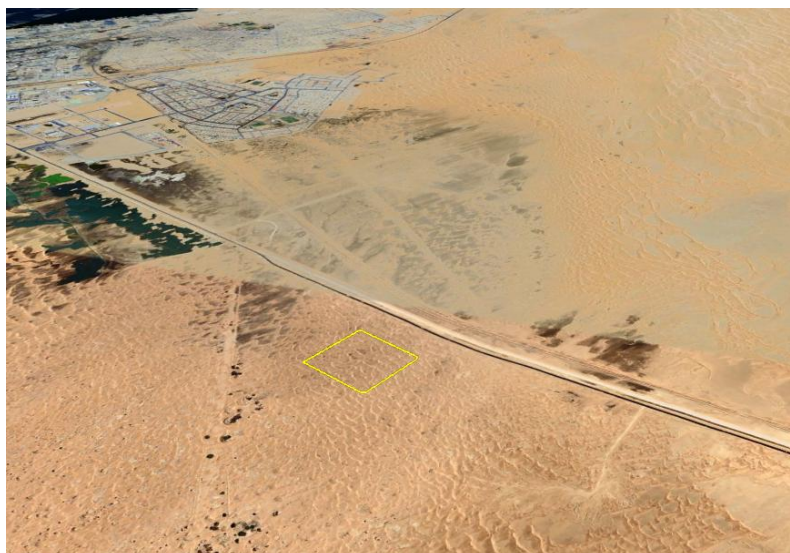


**CONSTRUCTION OF A NEW WAREHOUSE AND STORAGE, HANDLING
AND TRANSPORT OF GENERAL, INDUSTRIAL AND HAZARDOUS CARGO
ON PORTION 5 OF FARM 38, WALVIS BAY**

BACKGROUND INFORMATION DOCUMENT



Prepared by:



Prepared for:



June 2026

1 INTRODUCTION

Wesbank Transport, a division of FP du Toit (Pty) Ltd (the Proponent) intends to construct a new purpose-built warehouse for the storage and handling of general, industrial and potentially hazardous cargo on Portion 5 of the Remainder of Farm 38, Walvis Bay, Erongo Region (Figure 1). The cargo will be both exported out and imported into Namibia. The Proponent will provide their services for both Namibian and other southern African clients. All infrastructure for operations must still be constructed. Portion 5 will be developed as one erf forming part of a larger planned industrial area on the Remainder of Farm 38.

Geo Pollution Technologies (Pty) Ltd (GPT) to undertake an environmental assessment for the construction and operations of the warehouse. The environmental assessment is required in order to apply for an environmental clearance certificate (ECC) for the construction and operations of the facility. The ECC application will be made in terms of the Environmental Management Act, Act No. 7 of 2007 (EMA). A scoping environmental impact assessment (EIA) report and an environmental management plan (EMP) are proposed to be submitted to the Ministry of Environment, Forestry and Tourism's Department of Environmental Affairs (DEA) in support of an application for an ECC. The environmental assessment will include all construction (including upgrades and maintenance) and operational activities associated with the project.

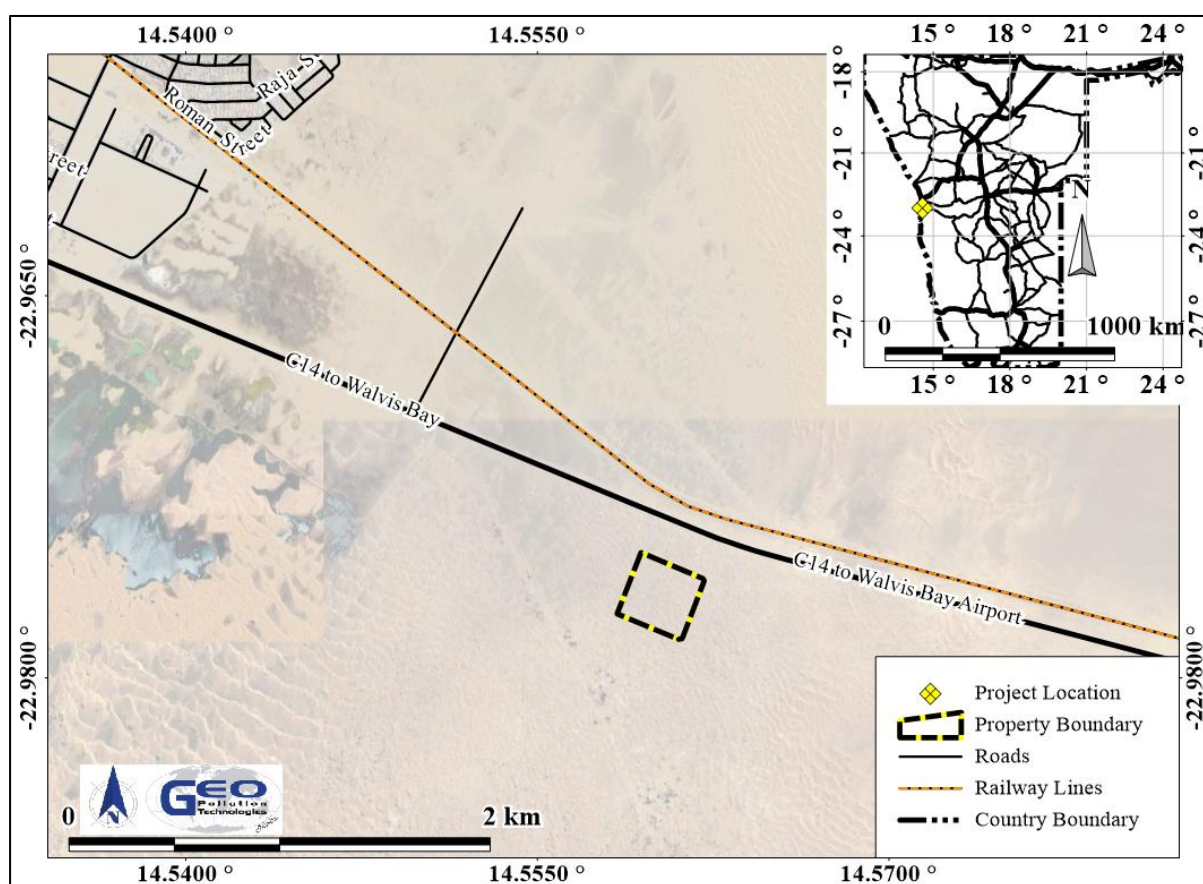


Figure 1 Project location

2 PURPOSE OF THE BID

With this background information document (BID), GPT aims to provide information to, and interact with, authorities and interested and affected parties (IAPs) regarding the project and the environmental assessment process. IAPs are therefore invited to register with GPT to:

- Be officially included in the list of registered IAPs for the project.
- Request additional information and clarifications.

- ◆ Provide information relevant to the project which should be taken into account in the assessment of impacts.
- ◆ Share any comments, issues or concerns related to the project.
- ◆ Review and comment on the EIA, EMP and any other related submissions made to the DEA.

3 PROJECT DESCRIPTION

Activities which are considered for the environmental assessment are divided into the following phases: planning, construction (new warehouse and future upgrades and maintenance), operations and decommissioning. A brief outline of the expected activities for each phase is detailed below.

3.1 PLANNING PHASE

While planning for construction, operations, and decommissioning of the facility, it is the responsibility of the Proponent to ensure they are, and remain, compliant with all legal requirements. The Proponent must also ensure that all required management measures are in place prior to, and during all phases, to ensure potential impacts and risk are minimised. Typical planning activities include:

- ◆ Obtain permits and approvals from local and national authorities.
- ◆ Ensure compliance to land use rights.
- ◆ Appoint a health, safety and environmental coordinator or similar to implement the EMP.
- ◆ Provide for a fund to cater for environmental incidents such as pollution clean-up and ecological restoration if ever required.
- ◆ Ensure all appointed contractors and employees enter into agreements which includes the EMP.
- ◆ Establish and / or maintain a reporting system to report on aspects of construction, operations and decommissioning as outlined in the EMP and as required by the DEA.

3.2 INFRASTRUCTURE AND CONSTRUCTION

The Proponent will construct a fully enclosed warehouse on the property, suitable for the storage and handling of a wide range of cargo. Such cargo may be general, non-hazardous cargo or may be regarded as hazardous/dangerous cargo such as mining chemicals or dust producing metal ores. Construction will entail earth- and cement-works, brickwork, installation of framework and roofs, and all services such as electricity, water, plumbing, telecommunications, etc. An onsite consumer fuel installation and wash bay will be constructed, both being connected to an oil water separator. The site will be fenced with access-controlled entrance/exit, gates. Throughout the erf and facility, various safety equipment will be installed. This includes fire extinguishers, closed circuit television and security equipment.

The industrial area and Portion 5 are in the process of being developed and will be serviced with roads, electricity, water and sewers by the Municipality of Walvis Bay. The client will however augment the electricity supply with their own rooftop photovoltaic system.

The Proponent will also develop their own vehicle servicing workshop onsite. It will be used to service all fleet vehicles and equipment.

During operations, all infrastructure will require periodic maintenance and upgrades which may entail minor construction activities, painting and replacement of equipment and infrastructure to be performed.

3.3 OPERATIONAL PHASE

Cargo may be received at the facility as bulk, break-bulk and containerised cargo. Cargo will be offloaded and temporarily stored in the warehouse in designated locations, determined by the cargos' unique properties and incompatibilities. For example, oxidisers and organic materials will be segregated in order to reduce the risk of fires, should an accidental spill occur. For the dispatch of cargo, it will be loaded onto trucks for transport to the Port of Walvis Bay or to clients in Namibia or other southern African countries. Loading and offloading will make use of various types of heavy

machinery such as forklifts and reach stackers. Transport activities will have their own transport contingency and emergency response plans. The transport of hazardous cargo will further be governed by in-house standard operating procedures specific to the hazards of the different products.

Fleet vehicles and heavy machinery will be serviced and repaired on site. General administrative tasks will be performed on a daily basis and will include cleaning of the site, inspections, staff training and toolbox talks, etc. All waste produced will be disposed of at a legally registered and classified waste disposal site. Environmental compliance monitoring and public liaison will continue throughout operations.

3.4 DECOMMISSIONING PHASE

Decommissioning of the entire facility is not foreseen during the validity of the ECC. Decommissioning will however be assessed, since activities like the removal of old infrastructure during construction and maintenance activities or upgrades form part of decommissioning. Where decommissioning occur, rehabilitation of the area may be required. Decommissioning will entail partial or complete removal of all infrastructure, including buildings and underground infrastructure. After decommissioning, any pollution present on the site must be removed or remediated.

3.5 PRELIMINARY IDENTIFIED IMPACTS

Preliminary identified impacts of the project include:

- ◆ Human component (employee and visitor health and safety).
- ◆ Infrastructure (aesthetics, fire, integrity, etc.).
- ◆ Neighbours (dust, noise, aesthetics, waste, traffic).
- ◆ Groundwater, surface water and soil (ore dust, hydrocarbon spills, effluent generation and disposal, waste, pollutants).
- ◆ Ecosystem and biodiversity (dust, spilled ore and dust, pollutants).
- ◆ Social and cultural aspects (demographic processes, sense of place, community services etc.).
- ◆ Economic characteristics (revenue generation, employment, training, skills, revenue).

4 PUBLIC CONSULTATION

Geo Pollution Technologies invites all IAPs to provide in writing, any issues and suggestions regarding the project. This correspondence must include:

- ◆ Name and surname
- ◆ Organization represented or private interest
- ◆ Position in the organization
- ◆ Contact details
- ◆ Any direct business, financial, personal or other interest which you may have in the approval or refusal of the application

All contributions by IAPs become public knowledge and will be circulated along with the reports as per the EMA requirements. The comments, inputs and suggestions will also be submitted to the DEA along with how any issues have been addressed in the EIA. The public participation process will remain ongoing during the environmental assessment. However, all comments and concerns should be provided timeously to ensure incorporation into the final report. The deadline for submission of comments will be communicated to all registered IAPs.

For any additional information the project team may be contacted at:



Your Rights as an IAP according to the Environmental Management Act, No7 of 2007, Government Notice No 30 (Environmental Impact Assessment Regulations)

Section 23.

- (1) A registered interested or affected party is entitled to comment in writing, on all written submissions made to the Environmental Commissioner by the applicant responsible for the application, and to bring to the attention of the Environmental Commissioner any issues which that party, believes may be of significance to the consideration of the application, as long as -*
 - (a) comments are submitted within 7 days of notification of an application or receiving access to a scoping report or an assessment report;*
 - (b) the interested and affected party discloses any direct business, financial, personal or other interest which that party may have in the approval or refusal of the application.*
- (2) Before the applicant submits a report compiled in terms of these regulations to the Environmental Commissioner, the applicant must give registered interested and affected parties access to, and an opportunity to comment in writing on the report.*
- (3) Reports referred to in sub regulation (2) include*
 - (a) scoping reports;*
 - (b) scoping reports amended and resubmitted;*
 - (c) assessment reports; and*
 - (d) assessment reports amended and resubmitted.*
- (4) Any written comments received by the applicant from a registered interested or affected party must accompany the report when the report is submitted to the Environmental Commissioner.*
- (5) A registered interested or affected party may comment on any final report that is submitted by a specialist reviewer for the purposes of these regulations where the report contains substantive information which has not previously been made available to a registered interested or affected party.*

Section 24:

The applicant responsible for an application must ensure that the comments of interested and affected parties are recorded in reports submitted to the Environmental Commissioner in terms of these regulations, and comments by interested and affected parties on a report which is to be submitted to the Environmental Commissioner may be attached to the report without recording those comments in the report itself.