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Definitions and Abbreviations

DEA	Directorate of Environmental Affairs
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
MET	Ministry of Environment, Forestry and Tourism
SABS	South African Bureau of Standards

1. INTRODUCTION

Vivienne Audrey Diergaardt the owner of Portion 41 of Rehoboth Townlands No. 302 in Rehoboth Town, Hardap Region intends to subdivide Portion 41 into Portions A, B and Remainder. The erf registered as two undivided shares of 15000m² (1.5ha) each.

However, in accordance to the requirements of the Urban and Regional Planning Act 5 of 2018, for the Ministry of Urban and Rural Development to approve the subdivision, an Environmental Clearance Certificate (ECC) from the Ministry of Environment, Forestry and Tourism (MEFT) is required. An ECC can only be awarded as per the Environmental Management Act, No. 7 of 2007. Upon scrutinization and site inspection, the consultant established that the project scope, scale and activities would not warrant the project to fall under listed activities.

It is under this background that this document has been prepared following a request by the proponent, to the consultant (Plan Africa Consulting) to seek an exemption on conducting an Environmental Impact Assessment for this project to the MEFT: DEA. The document gives an overview of the project scope, scale and activities to give an in-depth understanding of the project environment.

2. PROJECT DESCRIPTION

Proposed on portion 41 is as follows:

- The subdivision of Portion 41 of Rehoboth Town and Townlands No. 302 into Portions A (10 000m²), B (10 000m²) and Remainder. (10 000m²)
- That the current access over the Remainder of the Rehoboth Townlands No. 302 be condoned and be registered as a servitude right of way in favour of Portion A, B and Remainder of Portion 41 of Rehoboth Townlands No. 302.
- That a 3m wide and 500m long servitude right of way would be registered over Portion A, parallel to the eastern boundary of the respective portion for access to Portion B and Remainder of Portion 41 of the Rehoboth Townlands No. 302

Project Layout and overview is illustrated in Figure 1, detailed maps and layouts are in appendix A.

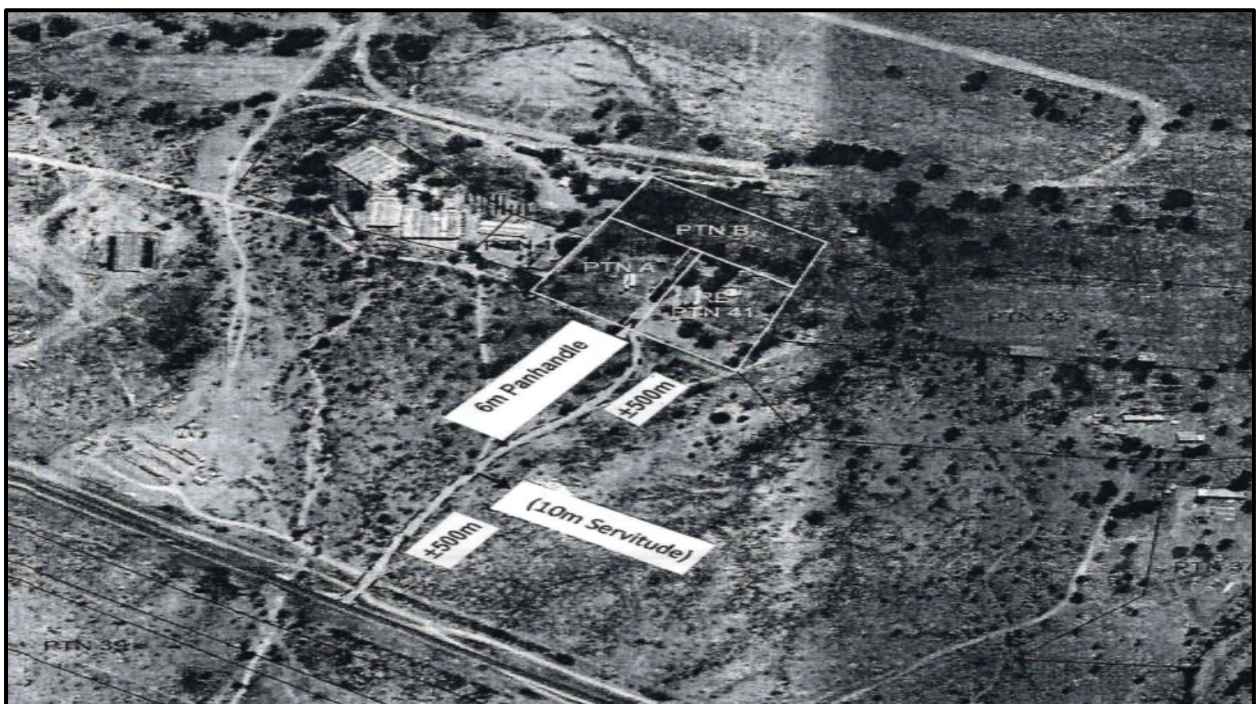


Figure 1: Portion 41 Rehoboth

3. NEED AND DESIRABILITY

There is in general a shortage of land in Rehoboth and land should be utilised to its full potential in order to use the existing capacity of the infrastructure to its full potential, the area is quite flat but there is room for development. The proposed subdivision is in line with the provision of the Town Planning scheme and no amendment of the current zoning is required.

The intention is to use the portions for small scale agriculture purposes. Access is obtained via the B1 National Road as no direct access can be obtained over the Oanob River. The access can be secured by the registration of a servitude over the Remainder of the Rehoboth Townlands No. 302. The access point on the B1 National Road have been approved by Roads Authority. A 3m wide and 500m long servitude right of way would be registered over Portion A, parallel to the eastern boundary of the respective portion for access to Portion B and Remainder. Water, electricity and garbage removal services are all in place and provided for by the Local Authority of Rehoboth.

The main motivation for the subdivision is to done away with the undivided shares in the process and create an additional third portion in order to make the investment more viable. The third portion will be offered for sale.

4. CURRENT PROJECT SCENARIO

Portion 41 is already zoned and use for agriculture and residential, hence there is not going to be a change in land use. There are already existing houses and a domestic chicken coop for own consumption. The site can already be classified as disturbed urban land, since it is under Rehoboth Townlands boundaries.



Figure 2: Current Project setting

Image series of Figure 2 highlights the current project setting of portions 41. Top images illustrate current structures on site, whilst the bottom left image is showing a goat shelter and the bottom right illustrates a part of the existing access road that will need to be upgraded as per town planning requirements.

5. ENVIRONMENTAL IMPACT ASSESSMENT EXEMPTION

Based on a site assessment and as per recommendation from Ministry of Urban and Rural development, the Environmental Consultant hereby recommends that an Environmental Clearance certificate for this project be granted without conducting and Environmental Impact Assessment study based on the following:

- i. There is no land use change that is going to be triggered by this project.
- ii. The project area is already disturbed and is within an urban locale.
- iii. Portion 41 already has bulk-services i.e. water, sewerage and electricity provided for by the town council, hence there will be no bulk services construction activities.
- iv. The proposed access road servitude is an upgrade of an already existing access path that was in use previously and permission has already been obtained for such.
- v. The project does not pose any significant threats to the environment in terms of hazardous substances, bulk earth works, heavy construction, emissions or releasing of effluent waste is detrimental to the environment.
- vi. Ministry of Urban and Rural Development, recommended that the client makes an arrangement with MEFT for possibility of exemption, hence this application.

6. CONCLUSIONS

The Environmental Consultant hereby recommends that an Environmental Clearance Certificate be awarded to the proponent without conducting an Environmental Impact Assessment for the proposed subdivision. This is based on the fact that the activity does not trigger and listed activities in the Environmental Assessment Regulations of 2012 as per the Environmental Management Act No. 7 of 2007.