

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN MARIENTAL

Subdivisions, permanent closures,
rezonings and consolidation of Erf
1251 & Erf 1469, Mariental
Extension 6

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

Activity 5.1 (d) Rezoning

The rezoning of land from use for
nature conservation or zoned open
space to any other land use (The
proposed project includes the
rezoning of land from Public Open
Space to other land 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 Mariental.

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

The Mariental Municipality, hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of Erf 1251 Mariental Extension 6, into Erf 'A' and the remainder.**
- **Permanent closure of Erf 'A' as "cemetery" in terms of article 45 (2) of the Local Authorities Act of 1992 (act 23 of 1992).**
- **Rezoning of erf 'A' from "Cemetery" to "Residential" with a density of 1/900m².**
- **Permanent closure of Erf 1469 Mariental extension 6, as "Public Open Space" in terms of articles 50 (1)(c) & 50 (3), of the Local Authorities Act of 1992 (act 23 of 1992).**
- **Subsequent rezoning of Erf 1469 from "Public Open Space" to "Residential" with a density of 1/900m².**
- **Consolidation of Erf 'A' and Erf 1469 Mariental Extension 6, into consolidated "Erf A" and**
- **Subdivision of consolidated Erf "A" into 22 erven and the remainder.**

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 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

Erven 1251 and 1469 are located in close proximity to The Mariental Municipality in the neighbourhood of Extension 6, Mariental. Erf 1251 is located opposite the Mariental High School Boys Hostel and next to the existing Mariental Town Cemetery. Erf 1469 partly accommodates a river course and Erf 1251 serves as an extension to the existing cemetery. Please refer to **Figure 1** and **Figure 2** below for the locality of the intended development.

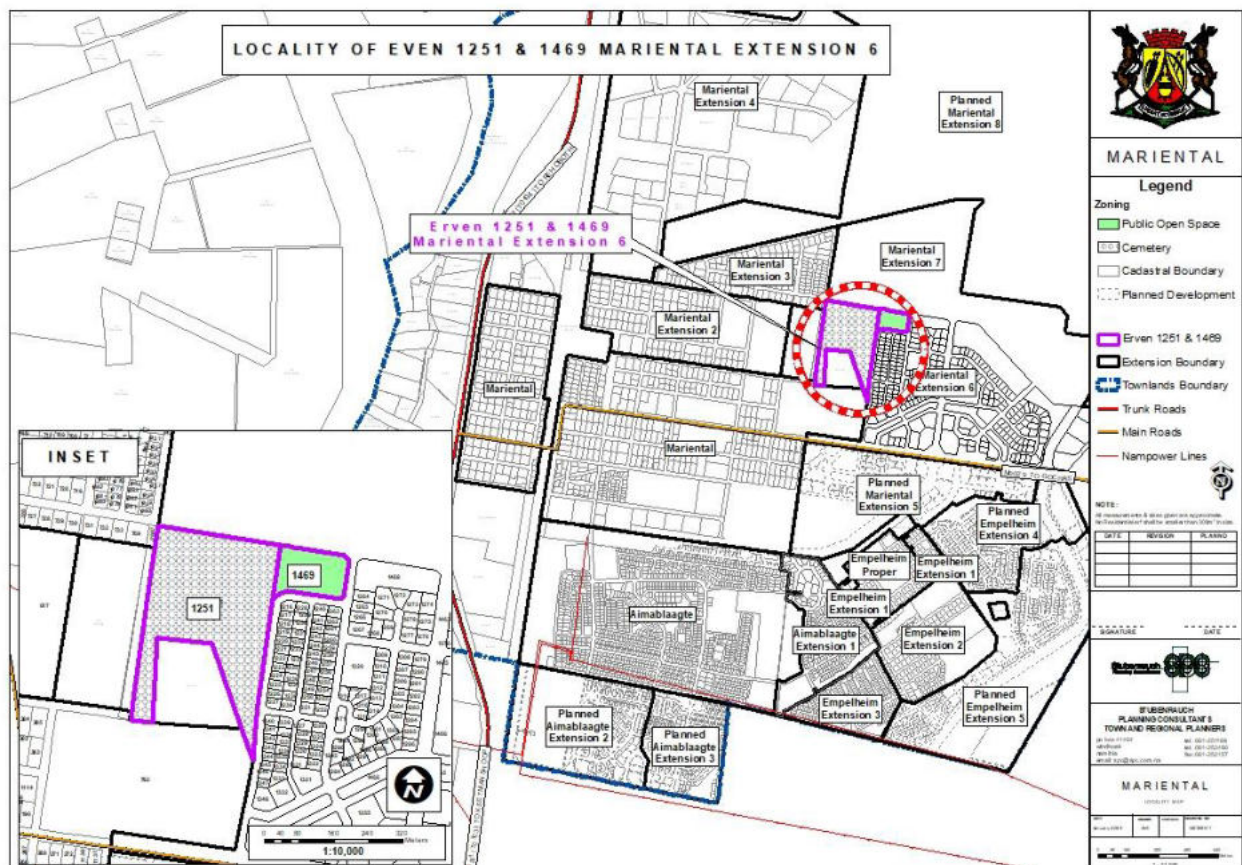


FIGURE 1: LOCALITY MAP OF ERVEN 1251 AND 1469 MARIENTAL EXTENSION 6



FIGURE 2: AERIAL MAP OF ERVEN 1251 AND 1469 MARIENTAL EXTENSION 6

The Mariental Municipality wishes to create additional residential erven in Mariental Extension 6 in order to meet the housing demand in this area and to utilise the capacity of the existing services to full capacity.

3.2 Proposed Development

3.2.1 Permanent Closure and rezoning of Erf 1469 Mariental Extension 6

Erf 1469 is currently zoned “Public Open Space”. The Mariental Municipality intend to publicly close Erf 1469 Mariental Extension 6 as a “Public Open Space” as depicted on **Figure 3** below and rezone Erf 1469 Mariental extension 6 from “Public Open Space” to “Residential” depicted on **Figure 4** below.

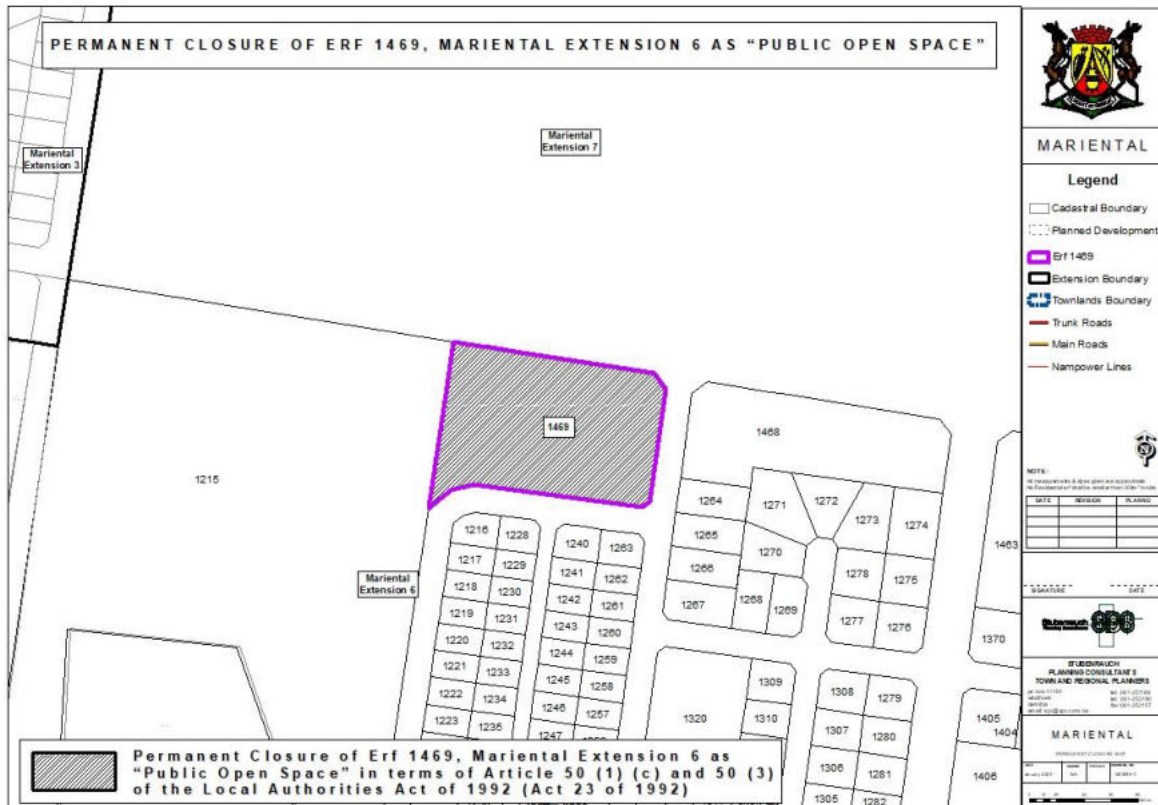


FIGURE 3: PERMANENT CLOSURE OF ERF 1469, MARIENTAL EXTENSION 6 AS "PUBLIC OPEN SPACE"

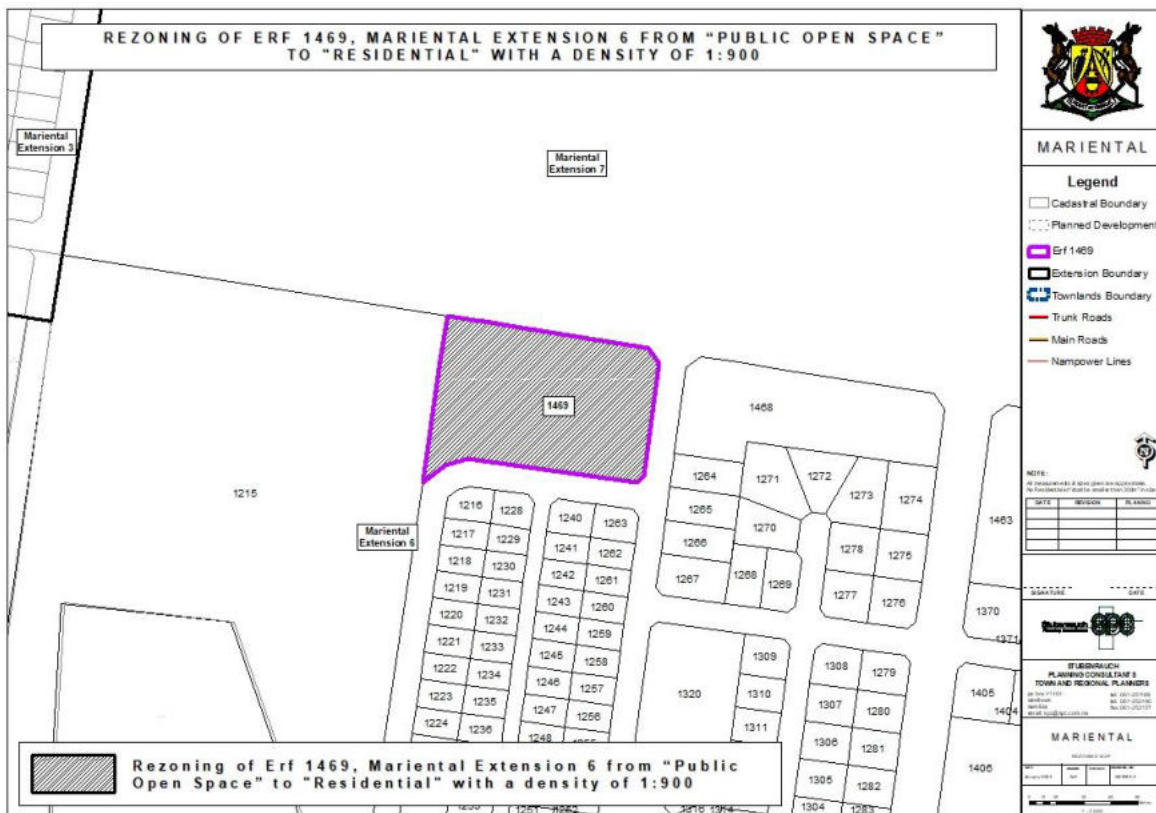


FIGURE 4: REZONING OF ERF 1469, MARIENTAL EXTENSION 6 FROM "PUBLIC OPEN SPACE" TO "RESIDENTIAL" WITH A DENSITY OF 1:900

3.2.2 Subdivision, Permanent Closure and Rezoning of Erf 1251 Mariental Extension 6

Erf 1251 is currently zoned “Cemetery”. It is the intension of the Mariental Municipality to subdivide Erf 1251 into Erf ‘A’ and the Remainder to subsequently close of “Erf A” as “Cemetery” and to rezone it to Residential.

TABLE 1: PROPOSED SUBDIVISION OF ERF 1251 MARIENTAL EXTENSION 6

ERF NUMBER	SIZE (m ²)	ZONING
Erf A	37 428.32	Cemetery
Rem/Erf 1251	59 497.68	Cemetery
Total	96 926	

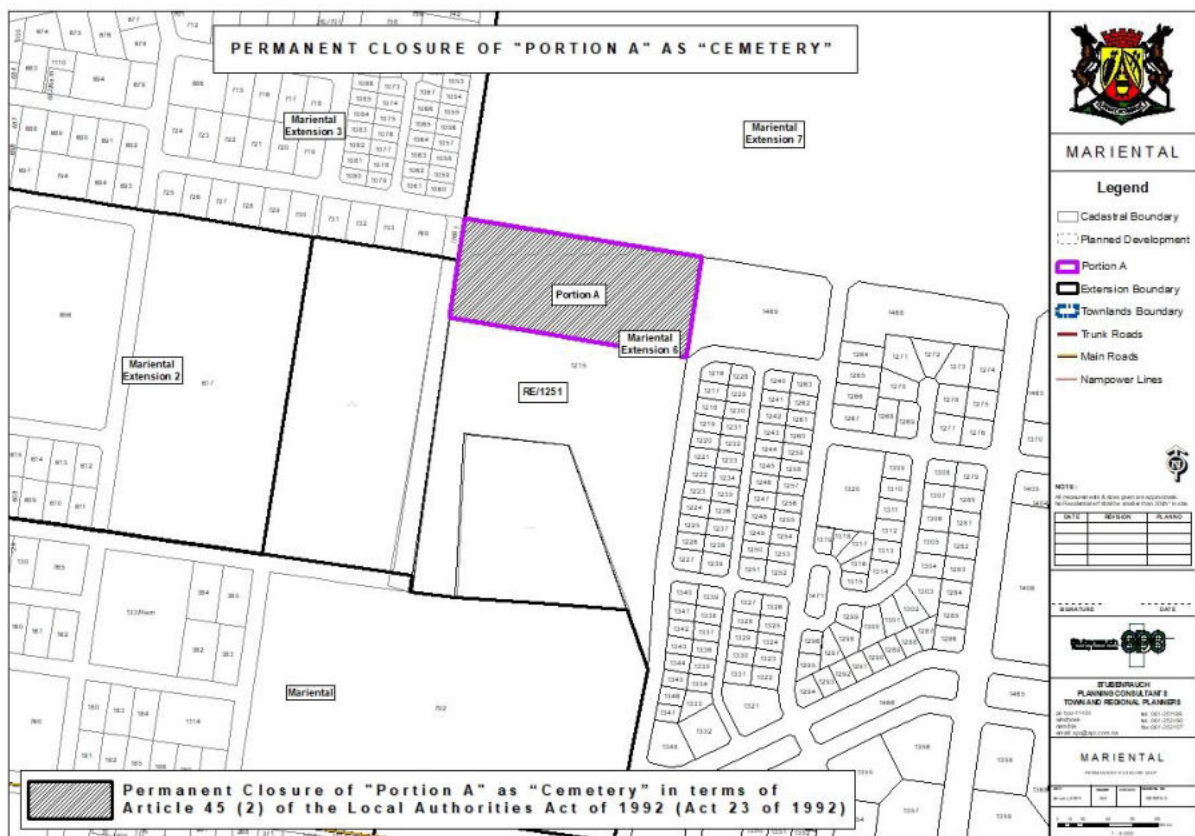


FIGURE 5: PERMANENT CLOSURE OF “ERF A” AS “CEMETERY”

3.2.3 Consolidation of Erf “A” with Erf 1469 Mariental Extension 6

Erf ‘A’ to be consolidated with Erf 1469 Mariental Extension 6 as outlined in **Table 2**.

TABLE 2: PROPOSED CONSOLIDATION ERF "A" AND ERF 1469 MARIENTAL EXTENSION 6

ERF NUMBER	SIZE (m²)	ZONING
Erf A	37 428.32	Residential
Erf 1469	16 480	Residential
Consolidated Erf A	52805.56	Residential

3.2.4 Subdivision of Consolidated Erf "A"

The consolidated Erf will be subdivided into 22 portions and the Remainder (street) shown in **Table 3** and **Figure 6** below.

TABLE 3: THE PROPOSED SUBDIVISION OF CONSOLIDATED ERF A

ERF NUMBER	SIZE (m²)	ZONING
Erf 1	1023.81	Residential
Erf 2	1050.82	Residential
Erf 3	1062.72	Residential
Erf 4	1085.05	Residential
Erf 5	1093.01	Residential
Erf 6	1147.91	Residential
Erf 7	1088.61	Residential
Erf 8	1087.05	Residential
Erf 9	1091.55	Residential
Erf 10	1007.70	Residential
Erf 11	1007.79	Residential
Erf 12	1007.65	Residential
Erf 13	1007.54	Residential
Erf 14	1007.59	Residential
Erf 15	1007.65	Residential
Erf 16	1007.72	Residential
Erf 17	1007.79	Residential
Erf 18	1007.85	Residential
Erf 19	1007.92	Residential
Erf 20	1080.88	Residential
Erf 21	12632.57	Public Open Space
Erf 22	8931.00	Public Open Space
REM/Cons Erf "A"	10364.25	Street
TOTAL	52805.56	



FIGURE 6: SUBDIVISION OF CONSOLIDATED ERF A INTO 22 ERVEN AND THE REMAINDER

The following statutory steps need to be undertaken in order for the above rectification take place:

- **Subdivision of erf 1251 Mariental Extension 6, into Erf ‘A’ and the Remainder;**
- **The permanent closure of Erf ‘A’ as “Cemetery” in terms of Article 45 (2) of the Local Authorities Act of 1992 (Act 23 of 1992);**
- **Rezoning of Erf ‘A’ from “Cemetery” to “Residential” with a density of 1/900m²;**
- **The permanent closure of Erf 1469 Mariental Extension 6, as a “Public Open Space” in terms of Articles 50 (1)(c) & 50 (3), of the Local Authorities Act of 1992 (Act 23 of 1992);**
- **The subsequent rezoning of Erf 1469 from “Public Open Space” to “Residential” with a density of 1/900m²;**
- **The consolidation of Erf ‘A’ and Erf 1469 Mariental Extension 6, into consolidated “erf A”;**
- **Subdivision of the Consolidated Erf “A” into 22 erven and the Remainder.**

3.3 Engineering services and Access Provision

Erven 1251 and 1469 Mariental Extension 6 are connected to the water and sewer reticulation system of the Mariental Municipality and they both have access to electricity. These existing services will be extended to the newly created erven ensuring that all erven have access to all basic municipal services.

All new erven created from the subdivision will have adequate access from a 20m Road as can be depicted on the attached Subdivision Plan.

3.4 THE ENVIRONMENTAL BASELINE

3.4.1 Overview

Mariental is situated in Hardap Region in the southern part of Namibia. It lies near the Hardap Dam, the largest reservoir in Namibia. The place was named after Maria Brandt the wife of Hermann Brandt, the first German settler in the region. It was founded in 1884. Today Mariental is the capital of the Hardap Region.

3.5 Biophysical Environment

3.5.1 Fauna and Flora

Four main vegetation types occur within the landscape, the Succulent Steppe in the south and south-west, the Dwarf Shrub Savanna and the Karas Dwarf Shrubland. Hillsides are typically dominated by Euphorbia, Aloe and Boscia species, while on the plains, the dominant species include *Rhigozum trichotomum*, *Parkinsonia africana* and grasslands dominated by *Stipagrostis* species. Larger drainage lines are vegetated with *Acacia erioloba*, *A. karroo*, *Tamarix usneoides*, *Euclea pseudebenus* and *Rhus lancea*. The area is home to the black rhino, gemsbok, Hartmann's zebra, kudu, ostrich, springbok and steenbok. There is also a large variety of bird species can be observed in and around the dam (Twenty Namibian Trees, 2011).

3.5.2 Geology and soils

The area belongs to the Stampriet Artesian Basin, the west of the basin bounded by the Weissrand, a surface limestone plateau that rises 80m above the Fish River plain. A dune field commences west of the Auob River and stretches eastwards to beyond the Nossob River. These stationary longitudinal dunes are nearly parallel to the river system and about 10 to 15 m high. The grass covered dune valleys in between are several hundred metres wide. In the north a gradual transition to comparatively monotonous sand or calcrete plains is followed by the first north north-east trending quartzite ridges of the central highland (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

3.5.3 Hydrology and Hydrogeology

Mariental has a hot desert climate, with very hot summers and extremely warm winters (with warm days and cold nights). The average annual precipitation is 194 mm (8 in). Mariental has a surface water scheme fed from Hardap Dam.

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 MET
- Awaiting decision from Authorities
- Communicating decision to Interested & Affected Parties
- Availing opportunities to Appeal.

Groundwater occurs in the Nossob and Auob sandstones of the Ecca Group (lower Karoo Sequence), which are divided by shale layers and overlain by Rietmond shale and sandstone. Younger Kalkrand Basalt occurs in the north-west and Kalahari Sequence deposits. (Ministry of Water Agriculture and Forestry, 2011).

3.6 Social Environment

The population of the Hardap region is reported to be **79,507** people with Mariental being approximately **12,478** people (NSA, 2014).

4 POTENTIAL IMPACTS

The proposed developments are not expected to impact the surrounding biophysical and social environment significantly as the development intends to rectify cadastral discrepancies which are existing on the ground. As such no construction of new buildings are anticipated for the proposed development as most of the erven are already developed. More potential impacts of the proposed activity will be identified upon consultations with the public and further research on the area.

5 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 Mariental 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.

6 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 **05 March 2024**. For further information, or concerns, I&APs can complete the register below:

7 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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