

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN MARIENTAL

Subdivision and Rezoning of Portion A (a portion of Portion 5) of the Farm Keikanachab Ost No. 90 from "Special" for Ostrich Farm to "Special" for a Solar Plant, Hardap Region

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

Activity 5.1 (c) Land Use Development Activities

The rezoning of land from Agriculture use to Industrial use (The proposed project includes the rezoning from "Special" for Ostrich Farm to "Special" for Solar Plant)

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

Keikanachab Ost Property (Proprietary) Limited, hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Remainder of Portion 5 of Farm Keikanachab Ost No. 90 into Portion A and Remainder;**
- **Rezoning of Portion A (a Portion of Portion 5) of the Farm Keikanachab Ost No. 90 from "Special" for Ostrich Farm to "Special" for Solar Plant.**

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 and Zoning

The Remainder of Portion 5 of the Farm Keikanachab Ost No. 90 is located directly east of the B1 Road in Mariental, and it is currently zoned “Special” for Ostrich Farm and related activities. Please refer to **Figure 1** below for the locality of the intended development.

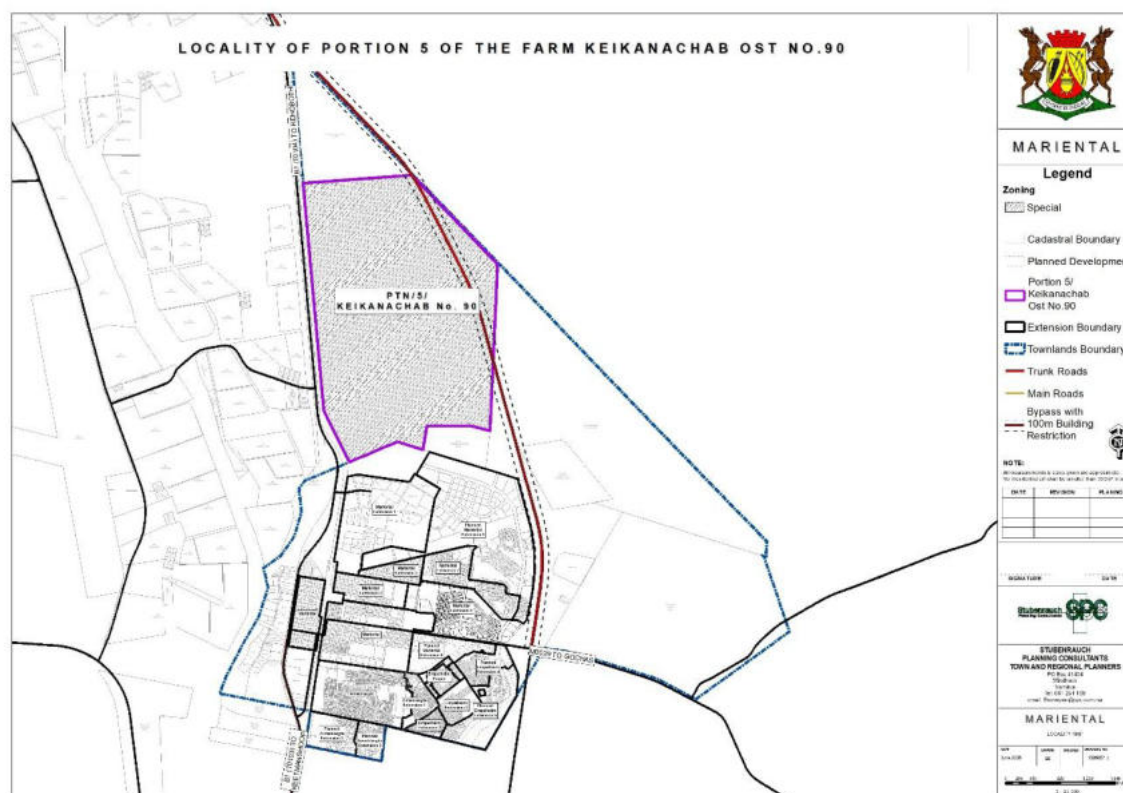


Figure 1: Locality map

3.2 Ownership and Size

Ownership of the Remainder of Portion 5 of the Farm Keikanachab Ost No. 90 vests with the Keikanachab Ost Property (Proprietary) Limited, and it measures approximately 967.277ha in extent.

3.3 Status Quo

The Remainder of Portion 5 of the Farm Keikanachab Ost No. 90 was previously utilised for ostrich farming, together with associated facilities for the entertainment of tourist and the processing of meat and by-products. However, these activities have since ceased operations.

At present, the property is occupied by the Flying Ostrich Guesthouse and Palmrest Farmstall establishment on the southern part of the property, leaving the northern part of the property largely vacant.

3.4 Proposed Development

Following the discontinuation of the integrated ostrich farming operations, a substantial portion of the property has remained vacant and underutilised. Currently, only the Flying Ostrich Guesthouse and the Palmrest Farmstall continue to operate, occupying approximately 30% of the total property area. As a result, the majority of the land no longer contributes to its full productive potential.

To optimise the use of the property, the owners intend to repurpose the underutilised land through a development that is compatible with the surrounding land uses, promotes sustainable and efficient land utilisation, and improves the long-term economic viability of the property.

In pursuit of this objective, Woeber Management Consulting GmbH Namibia, a company specialising in the planning, development, and implementation of utility-scale renewable energy projects, has proposed the establishment of a photovoltaic (PV) power plant on the property. The proposed development will facilitate the productive use of the currently vacant land while supporting Namibia's renewable energy goals, strengthening energy security, and contributing to the country's transition towards a low-carbon and sustainable energy future.

3.5 The Subdivision;

The Remainder of Portion 5 of the Farm Keikanachab Ost No. 90 is to be subdivided into Portion A and Remainder. See below **Figure 2**.

Table 1 below depicts the subdivision.

Table 1: Subdivision Outline

PORTION NO	ZONING	±AREA (HA)
Ptn A	Special	662,7484
Remainder	Special	304,5286
Ptn 5/Keikanachab Ost No.90	Special	967,277

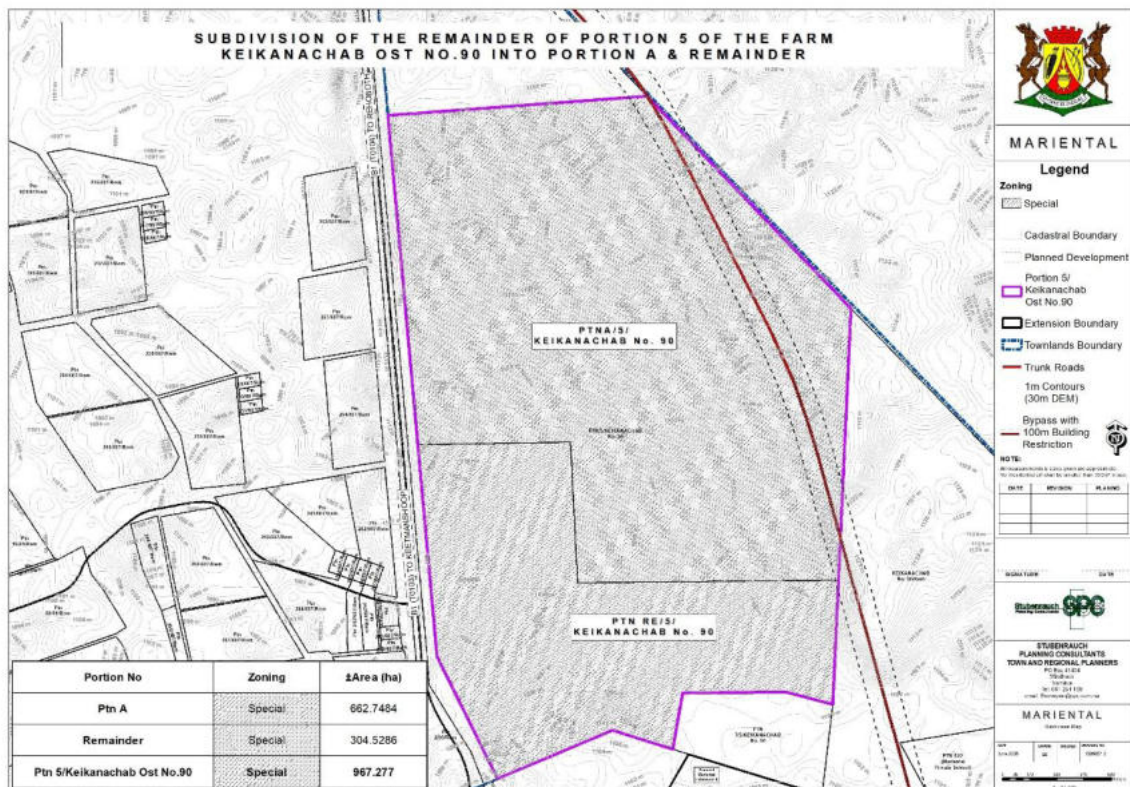


Figure 2: Proposed Subdivision the Remainder of Portion 5 of the Farm Keikanachab Ost No. 90

3.6 The Rezoning;

The Remainder of Portion 5 of the Farm Keikanachab Ost No. 90 is currently zoned “Special” for Ostrich Farm and related facilities for the entertainment of tourist and the processing of meat and by-products. This zoning is not compatible with the intended solar plant development, necessitating the rezoning of the portion to an appropriate zoning category.

The Mariental Zoning Scheme currently does not contain a defined zoning category that provides for the establishment of a utility-scale photovoltaic (solar) plant as a primary land use. As such, the newly created Portion A is to be rezoned from “Special” for Ostrich Farm to “Special” for Solar Plant as depicted in **Figure 3** below.

The proposed "Special" zoning will facilitate the lawful development and operation of the solar plant while enabling the imposition of site-specific development parameters and conditions to ensure compatibility with adjacent land uses.

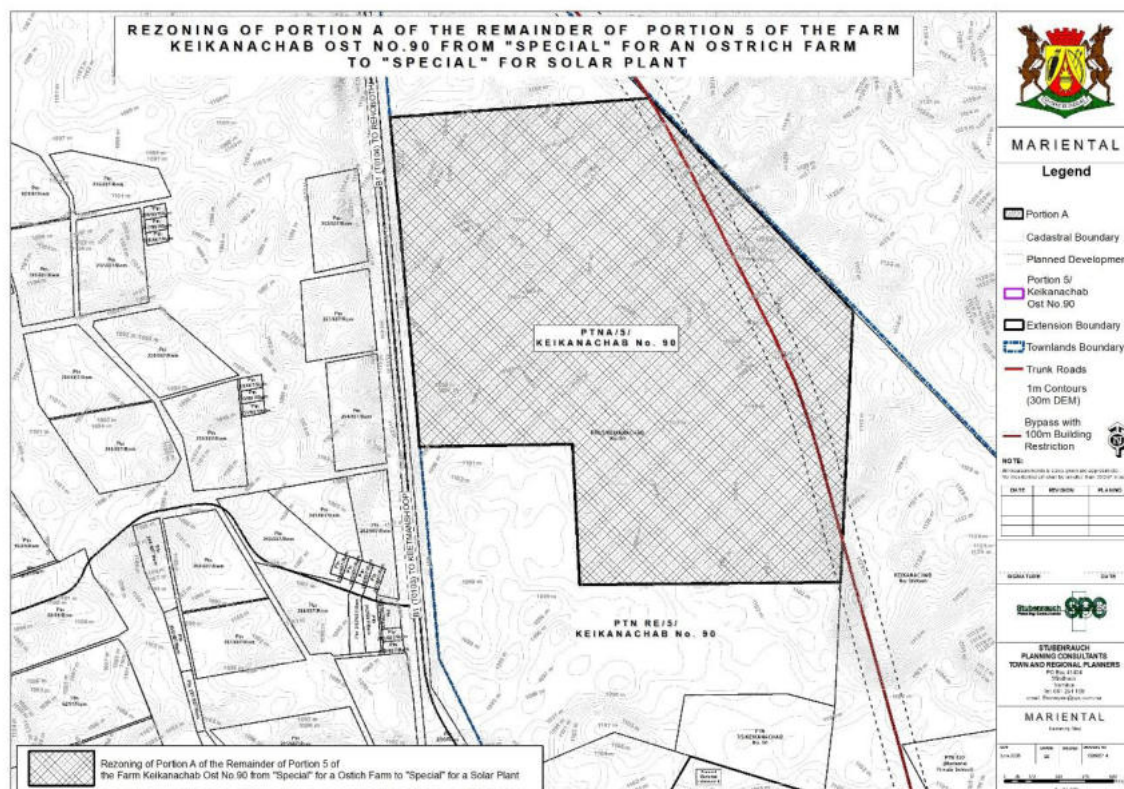


Figure 3: The Rezoning of Portion A of the Remainder of Portion 5 of the Farm Keikanachab Ost No. 90

3.7 Engineering services and Access Provision

The proposed solar plant will have minimal demand on municipal engineering services owing to its low operational intensity. Electricity generated by the facility will be transmitted to the national grid through dedicated electrical infrastructure and in accordance to the standards and requirements of NamPower and which are to be handled separately from the town planning statutory procedures detailed in this application.

Water and sanitation requirements will be addressed in terms of the engineering standards and requirements to be specified by the Mariental Municipality. The developers will be required to provide detailed engineering designs.

Access

Access to the newly created Portion A of Farm Keikanachab Ost No. 90 is to be obtained from the B1 Trunk Road. SPC is currently pursuing the required approvals from the Roads Authority for the proposed access point on the B1 Trunk Road, and from TransNamib for the establishment of a level crossing over the railway line.

3.8 THE ENVIRONMENTAL BASELINE

3.8.1 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.

3.9 Biophysical Environment

3.9.1 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).

3.9.2 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).

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.

3.9.3 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.

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).

3.10 Social Environment

The population of the Hardap region is reported to be **52,357** (NSA, 2023).

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 **21 August 2026**. 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 Fax: 061 25 11 89 E-Mail: bronwynn@spc.com.na
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