

**PROPOSED LOW COST HOUSING DEVELOPMENT,
NOENIEPUT, NORTHERN CAPE
DEA Ref No.: NC/BA/SIY/MIE/NOE/2012**



FINAL BASIC ASSESSMENT REPORT

JUNE 2015

**PROPOSED LOW COST HOUSING DEVELOPMENT,
NOENIEPUT,
NORTHERN CAPE**

DEA REF.: NC/BA/SIY/MIE/NOE/2012

**PREPARED FOR:
MIER MUNICIPALITY**

**P.O. Box 178
Mier
8811
Tel: 054 5310019**

**PREPARED BY:
ENVIROAFRICA CC**

**P.O. Box 5367
Helderberg
7135
Tel: 021 – 851 1616
Fax: 086 – 512 0154**

EXECUTIVE SUMMARY

Proposed Activity

It is proposed that Portion 18 of Farm Witkop 350, is to be rezoned and subdivided for the development of serviced low cost housing, including associated infrastructure

The property (Portion 18 of Farm Witkop 350) is owned by the Mier Municipality (Applicant). No formal land use management system has been adopted by the Mier Municipality at this stage, however, the farm on which the current town (Noenieput) is located is zoned as "Agricultural 1")

The proposed development will be approximately 8.01ha and 102 new development stands are proposed in response to the growing housing need in the municipality.

Environmental Requirements

The National Environmental Management Act (NEMA, Act 107 of 1998), as amended in 2010, makes provision for the identification and assessment of activities that are potentially detrimental to the environment and which require authorisation from the competent authority based on the findings of an Environmental Assessment. NEMA is a national act, which is enforced by the Department of Environmental Affairs (DEA). In the Northern Cape, these powers are delegated to the Department of Environmental & Nature Conservation (DE&NC). According to the regulations of Section 24(5) of NEMA, authorisation is required for the following:

Activities as Applied for i.t.o. NEMA Act 1998 (Act No.107 of 1998), as amended in the **Environmental Impact Assessment Regulations, 2010:**

| Indicate the number and date of the relevant notice: | Activity No (s) (in terms of the relevant or notice): | Describe each listed activity: |
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| National Environmental Management Act, 1998 (Act No. 107 of 1998). Government Notice R544 Activity (Listing Notice 1). | 11 | The construction of: <ul style="list-style-type: none"> (i) Canals; (ii) Channels; (iii) Bridges; (iv) Dams; (v) Weirs; (vi) Bulk storm water outlet structures; (vii) Marinas; (viii) Jetties exceeding 50 square meters in size; (ix) Slipways exceeding 50 square meters in size; (x) Buildings exceeding 50 square meters in size; or (xi) Infrastructure or structures covering 50 square meters or more; Where such construction occurs within a watercourse |

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| | | or within 32 meters of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line. |
| National Environmental Management Act, 1998 (Act No. 107 of 1998). Government Notice R544 Activity (Listing Notice 1). | 18 | The infilling or depositing of any material of more the 5 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from (i) a watercourse; (ii) the sea; (iii) the seashore; (iv) the littoral active zone, an estuary or a distance of 100 meters inland of the high-water mark of the sea or an estuary, whichever distance is greater – but excluding where such infilling, depositing, dredging, excavation, removal or moving (i) is for maintenance purposes undertaken in accordance with a management plan agreed to by the relevant environmental authority; or (ii) occurs behind the development setback line. |
| National Environmental Management Act, 1998 (Act No. 107 of 1998). Government Notice R544 Activity (Listing Notice 1). | 22 | The construction of a road, outside urban areas, (i) With a reserve wider than 13,5 meters or, (ii) Where no reserve exists where the road is wider than 8 meters, or (iii) For which an environmental authorization was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Notice 545 of 2010. |
| National Environmental Management Act, 1998 (Act No. 107 of 1998). Government Notice R544 Activity (Listing Notice 1). | 23 | The transformation of undeveloped, vacant or derelict land to – (i) Residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares, or (ii) Residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares; - Except where such transformation takes place |

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| | | <p>(i) For linear activities; and</p> <p>(ii) For purposes of agricultural/afforestation, in which case Activity 16 of Notice No. R. 545 applies.</p> |
| <p>National Environmental Management Act, 1998 (Act No. 107 of 1998).</p> <p>Government Notice R546 Activity (Listing Notice 3)</p> | 13 | <p>The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for:</p> <p>(1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the activity is regarded to be excluded from this list;</p> <p>(2) the undertaking of a linear activity falling below the thresholds mentioned in Listing 1 in terms of GN R.544 of 2010.</p> |

Please Note: The regulations have since changed, end 2014, (No. R. 982 – NEMA ACT 107 of 1988, as amended in the **EIA Regulations 2014**), the triggered activities as listed according to the new regulations can be found in the table below:

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| <p><u>Listed activity as described in No. R. 982 - NEMA ACT 107 of 1988, as amended in the EIA Regulations 2014</u></p> |
| <p><u>Listing Notice 1 (No.R983), Activity 12:</u></p> <p>The development of;</p> <p>(i) canals exceeding 100 square metres in size;</p> <p>(ii) channels exceeding 100 square metres in size;</p> <p>(iii) bridges exceeding 100 square metres in size;</p> <p>(iv) dams, where the dam, including infrastructure and water surface area, exceeds 100 square metres in size;</p> <p>(v) weirs, where the weir, including infrastructure and water surface area, exceeds 100 square metres in size;</p> <p>(vi) bulk storm water outlet structures exceeding 100 square metres in size;</p> <p>(vii) marinas exceeding 100 square metres in size;</p> |

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| <p>(viii) jetties exceeding 100 square metres in size;</p> <p>(ix) slipways exceeding 100 square metres in size;</p> <p>(x) buildings exceeding 100 square metres in size;</p> <p>(xi) boardwalks exceeding 100 square metres in size; or</p> <p>(xii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs;</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p>Excluding:</p> <p>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</p> <p>(bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</p> <p>(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</p> <p>(dd) where such development occurs within an urban area; or</p> <p>(ee) where such development occurs within existing roads or road reserves.</p> |
| <p><u>Listing Notice 1 (No.R983), Activity 19:</u></p> <p>The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from;</p> <p>(i) a watercourse;</p> <p>(ii) the seashore; or</p> <p>(iii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater but excluding where such infilling, depositing , dredging, excavation, removal or moving;</p> <p>(a) will occur behind a development setback;</p> <p>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan; or</p> <p>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies.</p> |
| <p><u>Listing Notice 1 (No.R983), Activity 24:</u></p> |

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| <p>The development of;</p> <p>(i) a road for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or</p> <p>(ii) a road with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres;</p> <p>but excluding;</p> <p>(a) roads which are identified and included in activity 27 in Listing Notice 2 of 2014; or</p> <p>(b) roads where the entire road falls within an urban area.</p> |
| <p><u>Listing Notice 1 (No.R983), Activity 27:</u></p> <p>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for;</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p> |
| <p><u>Listing Notice 1 (No.R983), Activity 28:</u></p> <p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:</p> <p>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</p> <p>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</p> |
| <p><u>Listing Notice 3 (No.R985), Activity 12:</u></p> <p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of vegetation is required for maintenance purposes undertaken in accordance with a maintenance</p> <p><u>Northern Cape</u></p> <ol style="list-style-type: none"> I. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; II. Within critical biodiversity areas identified in bioregional plans; III. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuary, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in |

urban areas.

- IV. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning management plan.

Need and Desirability

The municipality has indicated that there is a pressing need for houses, especially low cost houses, as well as serviced plots within all of the communities within the Mier Municipal Area. This is reflected by the housing backlog contained in the 2009/10 version of the Mier IDP (BVi, 2011). The Mier Municipality residential project, are proposing the development of a number of low cost housing at the towns of Rietfontein, Groot Mier, Askham, Welkom, Loubos and Noenieput to alleviate some of the housing problems of the Municipality.

Noenieput is a very small town located the Northern Cape (Mier Local Municipality) in a region with low population densities. The town, which is predominantly residential does, supports other central functions such as places of worship and educational facilities to support the local community and its surroundings. Noenieput is located on the Portion 18 of the Farm Witkop No. 350, Noenieput (Mier Municipality), and is owned by the Mier Municipality. The town is situated in the western section of the Mier Municipality just east of the Namibian border, approximately 170 km north-north-west of Upington. The proposed new development site will be located to the east of the town and just north of the Noenieput Police station. No formal land use management system has been adopted by the Mier Municipality at this stage and the land use rights on the property may be described as being undetermined. The Mier Municipality aim to rezone and subdivide the proposed site, for the establishment of new residential erven in relief of the growing housing need in the area.

The specific location has been chosen for the following reasons:

1. It is located on Municipal owned land.
2. The specific location was chosen by the Municipality and local town planners in order to try and integrate the new Ervin with the rest of Noenieput.
3. It is suitably placed in terms of services.

Conclusion

According to Heritage Impact Assessment (**Appendix D2**), no archaeological sites were found during a foot survey of the proposed site. or other prehistoric resources were found during a foot survey of the proposed site.

However, class B, generally protected lithic (Stone Tools) and a total of four graves were identified.

Stone tools form a strong background signature across the property. Acheulian, MSA and LSA tools were located. Four graves or burials were located on the property.

The burials may have a high local significance and are awarded a field rating of Generally Protected A. The site should be mitigated before destruction.

The range and number of stone tools found on the property suggest that the site has a generally Medium significance that can be further mitigated by collection sample through a controlled surface pickup (CSP) of the cultural and other remains. CSP the sampled will be analysed and a report sent to the developers and SAHRA. SAHRA should then issue a permit allowing the destruction of the site.

The graves have been identified by the planners and provision for them has been made in the site development plans. These will be located within the area rezoned as Public Open Space.

According to the Biodiversity Assessment (**Appendix D1**), significant vegetation identified includes three listed protected species that were encountered within the proposed site. These include the *Acacia erioloba*, *Boscia albitrunca* and *Acacia haematoxylon*.

It is likely that the proposed project will have an impact protected species. The impact is thus rated as medium-low (which can be further reduced with mitigation).

Considering all the information, it is not envisaged that this proposed development will have a significant negative impact on the environment. The expected positive socio-economic impacts, including temporary jobs created during the construction phase, should outweigh the negative impacts

It is therefore recommended that this application be authorised with the necessary conditions of approval as described throughout this BAR.