

18 February 2024

Dear Sir/Madam,

BACKGROUND INFORMATION DOCUMENT: ENVIRONMENTAL CLEARANCE FOR THE SUBDIVISION OF ERF 4378, MONDESA EXT. NO. 3, SWAKOPMUND, INTO PORTION “A” AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION “A” AS A PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION “A” FROM “PUBLIC OPEN SPACE” TO “PARASTATAL” AND REGISTRATION OF A 5M RIGHT OF WAY SERVITUDE OVER THE REMAINDER IN FAVOUR OF PROPOSED PORTION A.

Van Der Westhuizen Town Planning & Properties cc has been appointed by the owner of Erf 4378 Mondesa Ext No.3, the Municipality of Swakopmund, to undertake all necessary statutory steps for the:

- **ENVIRONMENTAL CLEARANCE FOR THE SUBDIVISION OF ERF 4378, MONDESA EXT. NO. 3, SWAKOPMUND, INTO PORTION “A” AND REMAINDER; PERMANENT CLOSURE OF PROPOSED PORTION “A” AS A PUBLIC OPEN SPACE; AND SUBSEQUENT REZONING OF PROPOSED PORTION “A” FROM “PUBLIC OPEN SPACE” TO “PARASTATAL” AND REGISTRATION OF A 5M RIGHT OF WAY SERVITUDE OVER THE REMAINDER IN FAVOUR OF PROPOSED PORTION A.**

In order to apply to both the Municipality of Swakopmund and the Ministry of Urban and Rural Development for the rezoning of the property it is first needed to obtain Environmental Clearance for such intentions.

1. BACKGROUND

The Municipality of Swakopmund and Erongo Red Electrical Distributors entered into an agreement which will allow Erongo Red to transfer all substation into their name. Due to the complexity of historical events, it is in most cases necessary to subdivide both Municipal owned and privately owned properties in ordered to create a separate property for the substations. Only

once the properties have been subdivided and/or rezoned can the transfer of the substations be affected.

In certain cases, as in the current application, the property is very small and the substation is situated in the middle of the erf. This in our opinion is not worth subdivision as the remainders will be too small and very useless in nature. It is recommended that these properties, due to their limited size, be transferred to the name of Erongo Red Electricity Distributors.

2. LOCALITY

Erf 4378, Mondesa, Ext. No. 3, Swakopmund currently measures 1 501m² in extent and is located between Steven Immanuel Street and Tangeni Haitembu Street in Mondesa Ext. No. 3. **(Annexure A)**. Erf 4378, Mondesa, Ext. No. 3, Swakopmund, can be found at the **Coordinates: -22.6563082, 14.5472758**.

3. PROPOSED SUBDIVISION, CLOSURE AND REZONING OF PROPSOED PORTION “A”

It is the intention to subdivide Erf 4378, Mondesa, Ext. No. 3, Swakopmund into Portion “A” (137m²) and Remainder **(Annexure B)**. Proposed Portion A will be then closed as a public Open Space and Rezoned from Public Open Space **(Annexure C)** to Parastatal **(Annexure D)** in order to provide the existing substation with its own correctly zoned property. A 5m wide Right of Way Servitude will be registered over the Remainder of Erf 4378 in favour of proposed Portion A.

This will effectively allow for the transfer of the property to the name of Erongo Red as per the intention of the Transfer Agreements between the Municipality of Swakopmund and Erongo Red Electrical Distributors.

4. FAUNA AND FLORA

Due to the fact that the Public Open Space is undeveloped and barren there exist no Fauna and Flora on Erf 4378. It is also not expected to find any fauna or flora on the premises as the site is subject to high amounts of public disturbance. If in future the Municipality of Swakopmund develops the Public Open Space into a garden then only shall it be possible for fauna and flora to exist on the premises.

Due to the nature of circumstances and the fact that the property is situated in a built-up area it is not expected that there should be any red listed species on the property in need of protection.

5. ACCESS AND SERVICES

Access to the newly created property will be obtained by means of a 5m with right of Way Servitude to be registered over the remainder of Erf 4378, Mondesa Ext No. 3. Due to the fact that the remainder is a public open space with not form of development and vegetation the servitude can easily be accommodated.

6. PROCESSES

As previously indicted in this document, in order to apply for the Subdivision, Closure and Rezoning of proposed Portion A of Erf 4378, Mondesa Ext No. 3, Swakopmund, it is needed to first apply for

Environmental Clearance from the Ministry of Agriculture, Forestry and Tourism for such intentions. Only once approval is granted by the Environmental Commissioner may a formal application be lodged to the relevant Authorities being the Erongo Regional Council and the Ministry of Urban and Rural Development.

In terms of both the Environmental Management Act of 2007 and Urban and Regional Planning Act of 2018 it is need to perform a Public Participation process. Both these processes were initiated on 16 February 2024 with the closing date for Comments/Objection being on 1 March 2024.

There will be a site meeting on 1 March 2024 at 11:45 for the general public to attend and discussed the Environmental and social impacts. A second scoping will be done on the properties in order to be thorough in the report.

After the closing date for objections/comments, the relevant applications will be compiled and submitted in sequence to the relevant authorities for their consideration and approval.

We trust that you will find the information given useful. Please do not hesitated to contact us if more information is required.

Yours Faithfully,

A handwritten signature in black ink, appearing to be 'A R Van der Westhuizen', written over a horizontal line.

A R VAN DER WESTHUIZEN

LIST OF ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Proposed Subdivision Plan
Annexure C:	Current Zoning
Annexure D:	Proposed Zoning

ANNEXURE A

SWAKOPMUND

ERF 4378, MONDESA
EXT 3, SWAKOPMUND

LEGEND:

- SINGLE RESIDENTIAL
- GENERAL RESIDENTIAL 1
- GENERAL RESIDENTIAL 2
- LOCAL BUSINESS
- GENERAL BUSINESS
- INSTITUTIONAL
- AUTHORITY
- LOCAL AUTHORITY
- LIGHT INDUSTRIAL
- SPECIAL
- PARASTATAL
- GENERAL INDUSTRIAL
- UNDETERMINED
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE
- CEMETERY
- PARKING



CLIENT:

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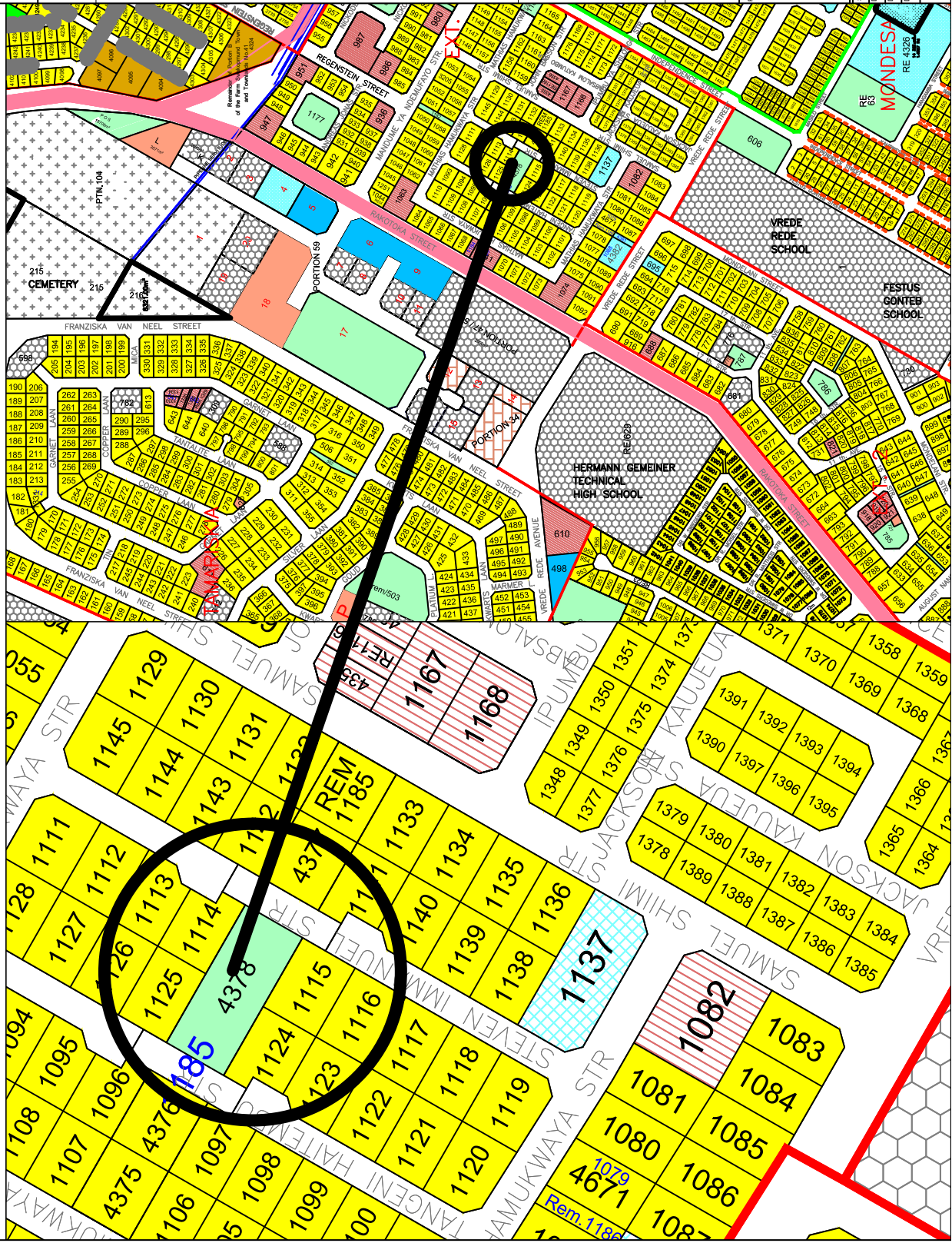
PREPARED BY:



TOWN PLANNING & PROPERTIES

SURVEY NO.	DESIGN:	DATE:	SCALE:	SHEET:	REVISION:
	AVALA/056 WESTHUIZEN	JAN 2018	1:200	AM	A
DRAWN:	BY:	DATE:	SCALE:	SHEET:	REVISION:
J. LANGENHORN				AM	A
DRAWING NUMBER: 4378, MONDESA					

LOCALITY PLAN: ERF 4378, MONDESA EXT. NO. 3, SWAKOPMUND



ANNEXURE B

PROPOSED SUBDIVISION OF ERF 4378 MONDESA EXT NO. 3, SWAKOPMUND
 INTO PROPOSED PORTION A AND REMAINDER & A 5 M WIDE RIGHT OF WAY SERVITUDE

SWAKOPMUND

ERF 4378, MONDESA
 EXT 3, SWK

LEGEND:

- SINGLE RESIDENTIAL
- GENERAL RESIDENTIAL 1
- GENERAL RESIDENTIAL 2
- LOCAL BUSINESS
- GENERAL BUSINESS
- INSTITUTIONAL
- AUTHORITY
- LOCAL AUTHORITY
- LIGHT INDUSTRIAL
- SPECIAL
- PARASTATAL
- GENERAL INDUSTRIAL
- UNDETERMINED
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE
- CEMETERY
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DATE:	January 2024	
SCALE:	1:2500	
SWAKOPMUND NUMBER:	4378 MONDESA SWK	
SHEET:	A4	A
REVISION:		



ANNEXURE C

CURRENT ZONING OF PROPOSED PORTION A OF ERF 4378, MONDESA EXT NO. 3, SWK:
PUBLIC OPEN SPACE



SWAKOPMUND

ERF 4378, MONDESA
EXT 3, SWK

LEGEND:

- SINGLE RESIDENTIAL
- GENERAL RESIDENTIAL 1
- GENERAL RESIDENTIAL 2
- LOCAL BUSINESS
- GENERAL BUSINESS
- INSTITUTIONAL
- AUTHORITY
- LOCAL AUTHORITY
- LIGHT INDUSTRIAL
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- PARASTATAL
- GENERAL INDUSTRIAL
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ANNEXURE D

PROPOSED ZONING OF PROPOSED PORTION A OF ERF 4378, MONDESA EXT NO. 3, SWK:
PARASTATAL

SWAKOPMUND

ERF 4378, MONDESA
EXT 3, SWK

LEGEND:

- SINGLE RESIDENTIAL
- GENERAL RESIDENTIAL 1
- GENERAL RESIDENTIAL 2
- LOCAL BUSINESS
- GENERAL BUSINESS
- INSTITUTIONAL
- AUTHORITY
- LOCAL AUTHORITY
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