

18 February 2024

Dear Sir/Madam,

BACKGROUND INFORMATION DOCUMENT: ENVIRONMENTAL CLEARANCE FOR THE SUBDIVISION, CLOSURE AND REZONING OF PROPOSED PORTION A OF ERF 504, TAMARISKIA EXT. NO. 1, SWAKOPMUND.

Van Der Westhuizen Town Planning & Properties cc has been appointed by the owner of Erf 504, Tamariskia Ext. No. 1, Swakopmund, the Municipality of Swakopmund, to undertake all necessary statutory steps for the:

- **ENVIRONMENTAL CLEARANCE FOR THE SUBDIVISION, CLOSURE AND REZONING OF PROPOSED PORTION A OF ERF 504, TAMARISKIA EXT. NO. 1, SWAKOPMUND.**

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 order 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 504, Tamariskia Ext. No. 1, Swakopmund, currently measures 1579m² in extent and is located directly north of the crossing of Franziska van Neel Street and Vrede Rede Avenue in Tamariskia. **(Annexure A)**. Erf 504, Tamariskia Ext. No. 1, Swakopmund, can be found at the **Coordinates: -22.6554521, 14.5386149**.

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

It is the intention to subdivide Erf 504, Tamariskia, Swakopmund into Portion “A” (144m²) 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.

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 504. 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, for the electrical substation, will remain from Franziska van Neel Street. Since the property is concerned with electrical distribution no infrastructure requirements are necessary.

6. PROCESSES

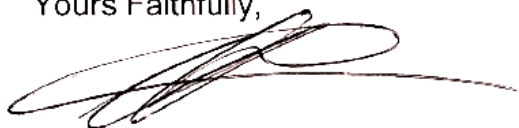
As previously indicated in this document, in order to apply for the Subdivision, Closure and Rezoning of proposed Portion A of Erf 504, Tamariskia Ext. No. 1, Swakopmund, it is needed to first apply for Environmental Clearance from the Ministry of Agriculture, Forestry and Tourism for such intentions. 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.

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 hesitate to contact us if more information is required.

Yours Faithfully,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

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 504, TAMARISKIA
EXT 1, 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 OPENSPACE
- PUBLIC OPENSPACE
- CEMETERY
- PARKING



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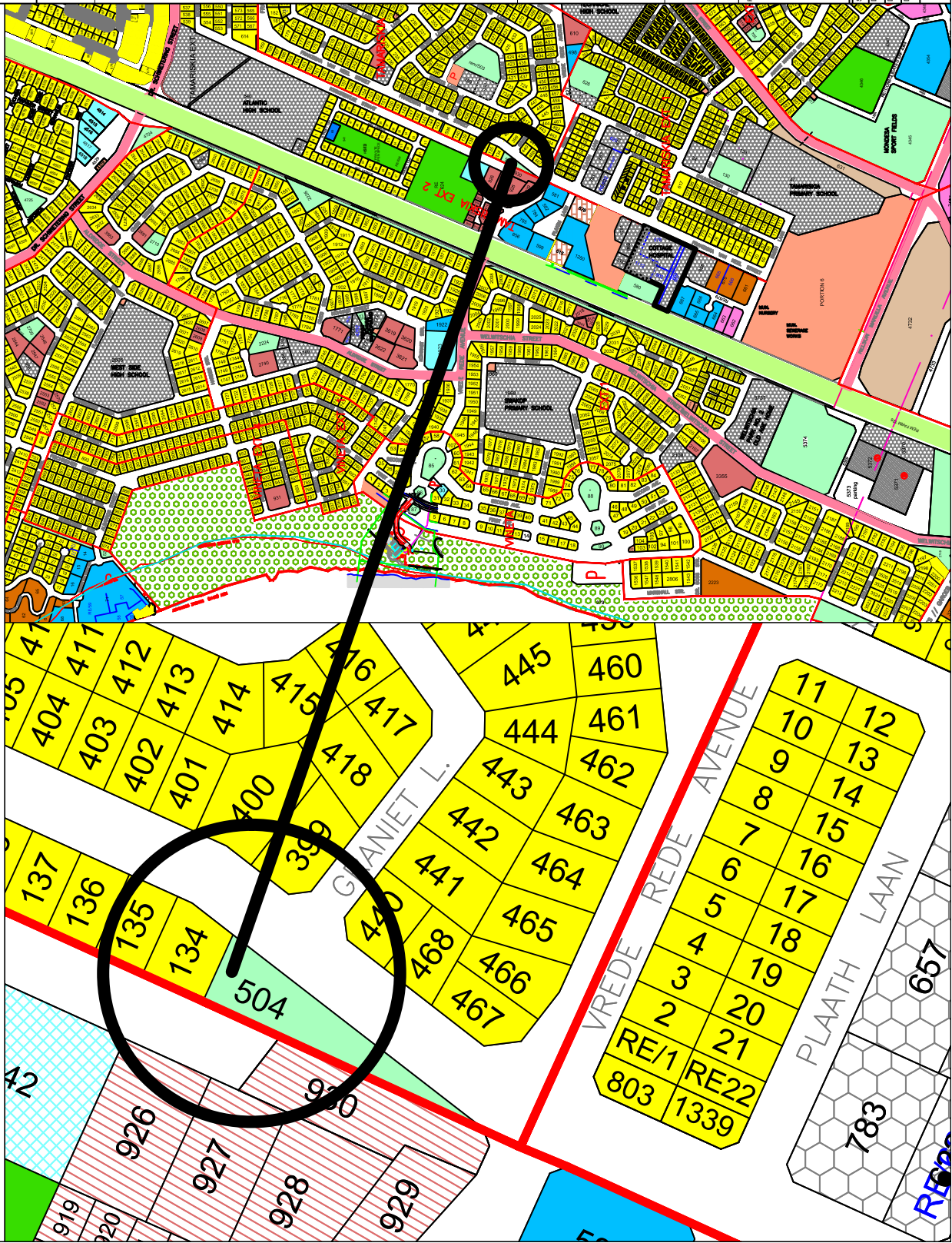
PREPARED BY:



TOWN PLANNING & PROPERTIES

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| SURVEY NO. | |
| DESIGNER | A. VAN DER WESTHUIZEN |
| DRAWN | J. LANGENHORN |
| DATE | JAN 2024 |
| SCALE | 1:200 |
| DRAWING NUMBER | 504 TAMARISKIA |
| SHEET | A |
| PROJ. NO. | A |

LOCALITY PLAN: ERF 504, TAMARISKIA, EXT. NO. 1, SWAKOPMUND



ANNEXURE B

PROPOSED SUBDIVISION PLAN OF ERF 504, TAMARISKIA EXT. NO 1, SWAKOPMUND INTO
 PROPOSED PORTION "A" AND REMAINDER

SWAKOPMUND

ERF 504 TAMARISKIA
 EXT 1 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
- PARKING



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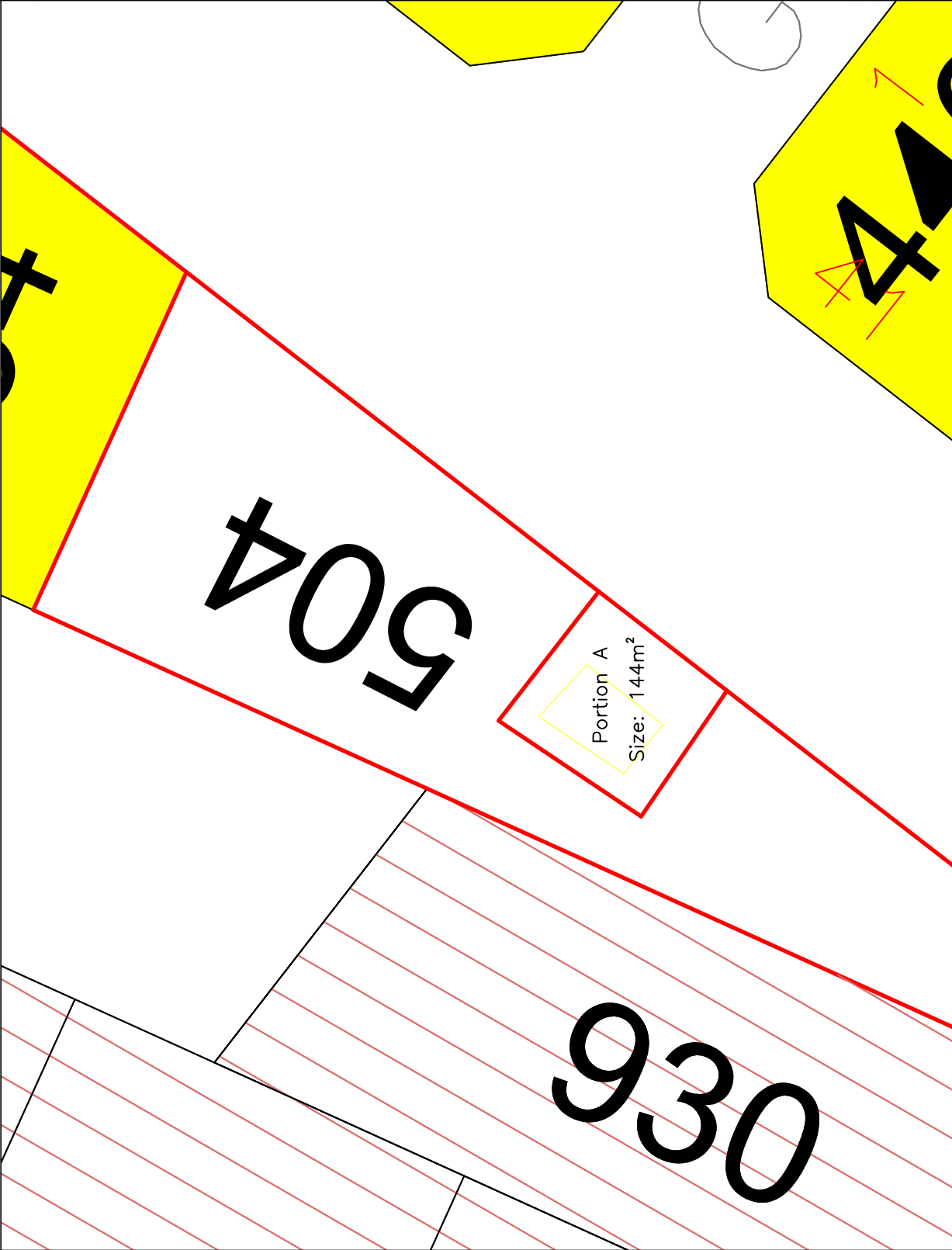
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 DRAWN: J. LANGENKÖRNER
 DATE: JANUARY 2024

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|-------|--------------------|-------|---------|
| SCALE | DRAWING NUMBER | SHEET | PROJECT |
| 1:200 | 504 TAMARISKIA SWK | A | A |



ANNEXURE C

SWAKOPMUND

ERF 504 TAMARISKIA
EXT 1 SWK

LEGEND:

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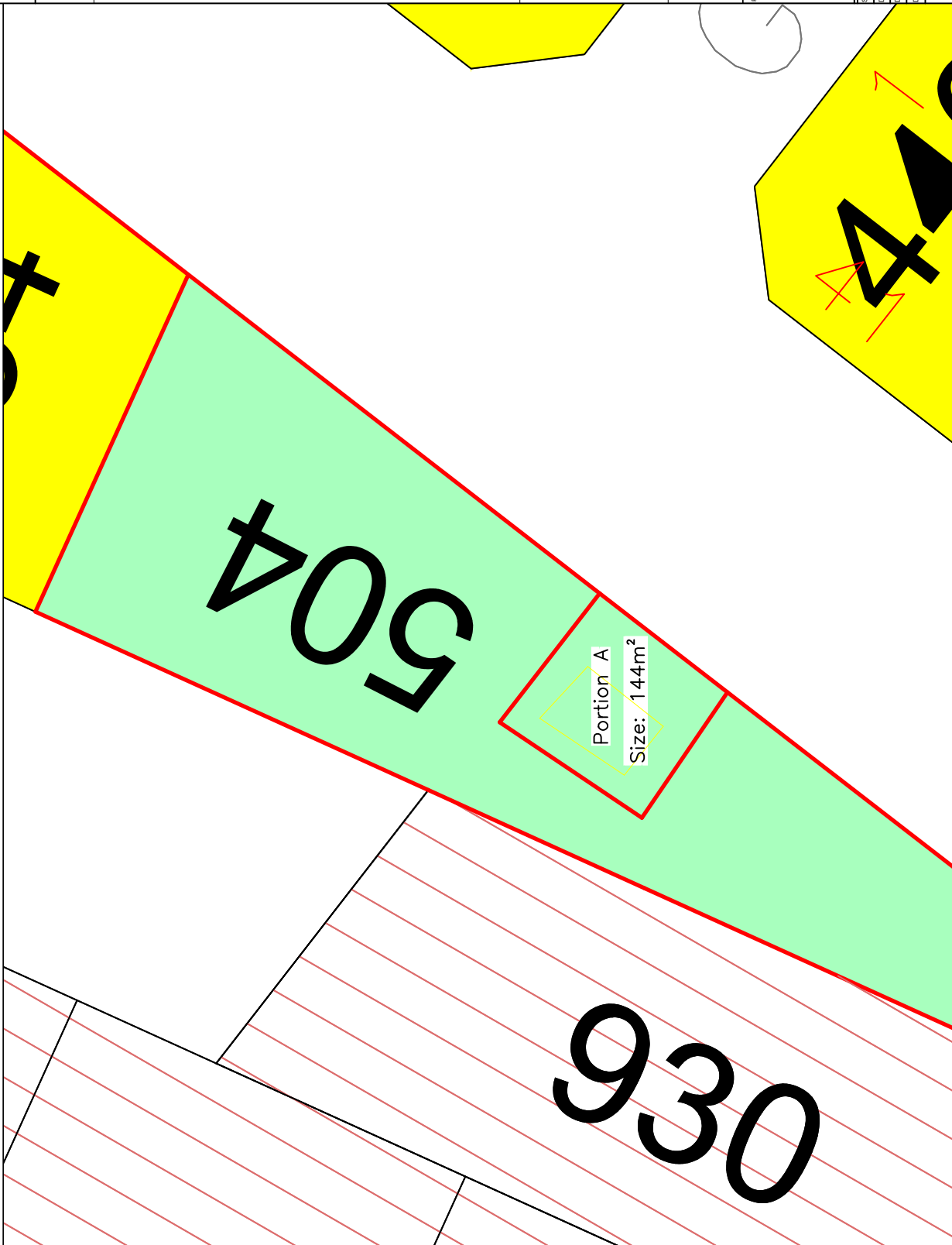


TOWN PLANNING & PROPERTIES

SURVEY: AVAN DER WESTHUIZEN
DESIGN: JAMBERFOER
DRAWN: JAMBERFOER
DATE: JANUARY 2024

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|-------|--------------------|-------|---------|
| SCALE | DRAWING NUMBER | SHEET | PROJECT |
| 1:200 | 504 TAMARISKIA SWK | A1 | A |

CURRENT ZONING OF PROPOSED PORTION "A" : PUBLIC OPEN SPACE



ANNEXURE D

SWAKOPMUND

ERF 504 TAMARISKIA
EXT 1 SWK

LEGEND:

- SINGLE RESIDENTIAL
- GENERAL RESIDENTIAL 1
- GENERAL RESIDENTIAL 2
- LOCAL BUSINESS
- GENERAL BUSINESS
- INSTITUTIONAL
- AUTHORITY
- LOCAL AUTHORITY
- LIGHT INDUSTRIAL
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SCALE: 1:200
DRAWING NUMBER: 504 TAMARISKIA SWK
SHEET: A
PROJECT: A

PROPOSED ZONING OF PROPOSED PORTION "A" : PARASTATAL

