

## 2. OWNERSHIP AND ZONING

According to the Certificate of Registered Title No. T 2280/1982, ownership of Erf 92, Vineta, Swakopmund, currently vests with the Municipality of Swakopmund. **(Annexure B)**. All Public Open Spaces created through a Township Establishment or Subdivision automatically reverts to the Municipality irrespective of a development being a private development.

Erf 92, Vineta, Swakopmund, is currently zoned as Public Open Space and as such it is needed to close the Public Open Space as a public place and rezone Erf 92 to Parastatal. This will ensure that the correct land use is allocated to the existing use. Once these processes are finalised, the property shall be transferred to the name of Erongo Regional Electricity Distribution Company (Pty)Ltd.

## 3. SCOPING REPORT

### 3.1. Locality and Current Situation

Erf 92, Vineta, Swakopmund, currently measures 232m<sup>2</sup> in extent and is located directly east of Nord Strand Street, at the Jukskei Park Public Open Space. **(Annexure A)**. Erf 92, Vineta, Swakopmund, can be found at the **Coordinates: -22.658243, 14.528385**.

Currently Erf 92 accommodates an existing Electrical Substation. As mention before this Substation is in need of transfer to the name of Erongo Red Electrical Distributor Company. The current zoning of Erf 92, Vineta, Swakopmund, is Public Open Space and the intention is to rezone to Parastatal.



**Picture indicates the Electrical Substation of Erf 92, Vineta, Swakopmund**

### 3.2. Fauna and Flora

After the site analysis was done it could be established that all flora species present on and around Erf 92, Vineta, Swakopmund, is common plant and tree species found in abundance all over Namibia. This can be contributed to the fact that the Jukskei Park situated directly north to north-east of the property is maintained by the Municipality as a Public Open Space. It is also notice that the occupants of the Erf 19 periodically rake the area and care for the few scattered plants on the property itself.

There are a number of Palm Trees on the boundary of the property that form part of the larger Public Open Space.



**Picture indicates the Palm Trees that surround the boundary of the property**

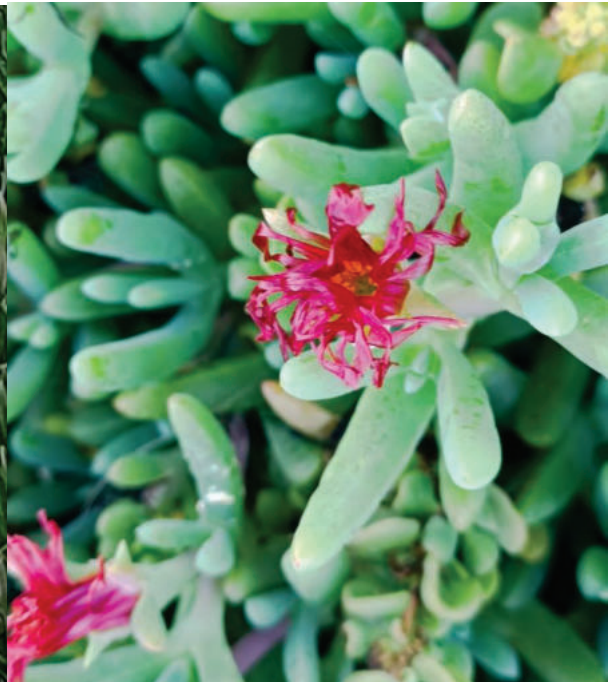


**Pictures indicates the Palm Trees, succulents and green lawns of the Public Open Space situated immediately North-East to East of Erf 92, Vineta, Swakopmund**

Erf 92 has very little vegetation itself. The surface is mostly sandy with a substation occupying a portion of the small property. On the Westen side of the property there are some Hottentot Fig plants (*Carpobrotus edulis*), Woolly Tidestromia (*Tidestromia lanuginosa*), Coppery mesemb (*Malephora crocea*) and Umbrella Sedges (*Cyperus alternifolius*).



Hottentot Fig (*Carpobrotus edulis*)



Coppery mesemb (*Malephora crocea*)



Woolly Tidestromia (*Tidestromia lanuginosa*)



Umbrella Sedges (*Cyperus alternifolius*)

In terms of Fauna, there was none noticed on the property when the site visit and analysis was done. Numerous bird species visit the surrounding area due to the well maintained Jukskei Park. These birds include Cape Wagtails (*Motacilla capensis*), Cape Sparrow (*Passer melanurus*), Common Gull (*Larus canus*) and White Egret (*Ardea alba*), All species observed are common species found all along the region and coastline.



**Picture: Cape Wagtail (*Motacilla capensis*)**



**Picture: Cape Sparrow (*Passer melanurus*)**

The Cape Wagtail and Cape sparrow are species commonly found in the gardens of many towns all over the region. These birds are comfortable in the urban environment and have adapted and survived in the urban environment for many years.



**Common Gull (*Larus canus*)**



**White Egret (*Ardea alba*)**

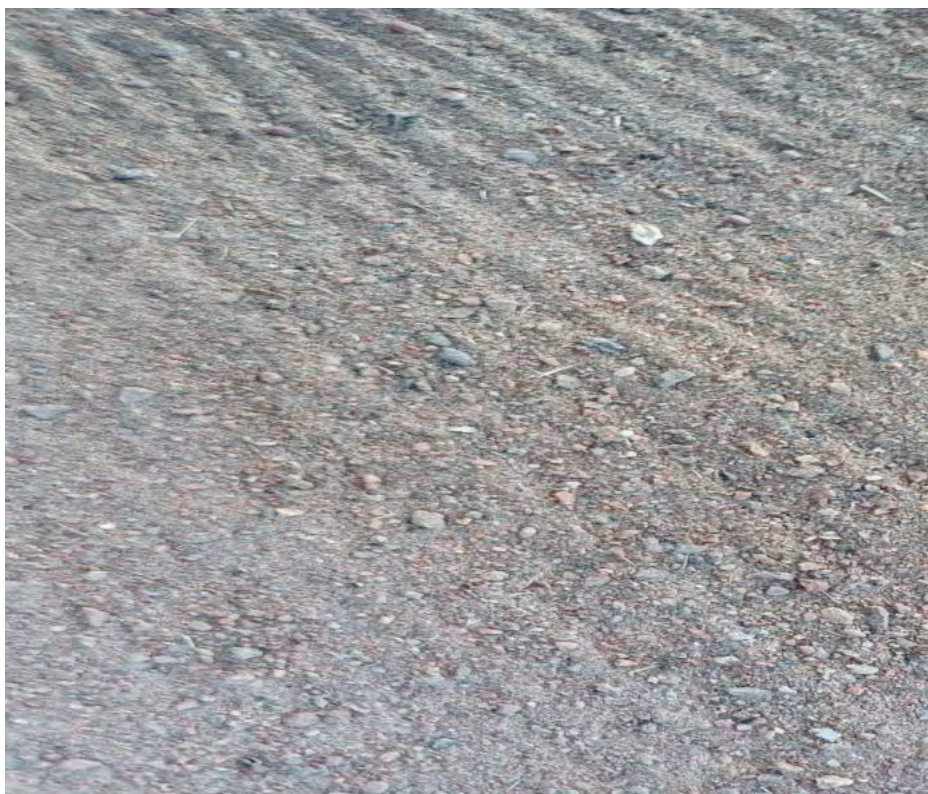
The White Egret and Common Gull is found throughout the coastal region of Namibia. They also adapted to benefit from the urban environment and can as such be found on both the shore area and large developed Public Open Spaces.

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.

### **3.3. Topography and Soil**

The fact that the property has been occupied for many years by the substation, it is assumed that soil conditions are relatively stable and suitable for the existing use. All surrounding properties have also been developed and this provides clear evidence that the soil conditions are favorable for the intentions.

The soil consists mainly of fine dry sandy soil with scattered rocks ranging from fine sand cm to 0.5cm in size. The soil has a very high salt quantity present. The property is relatively flat and there exist no natural features that would prohibit the proposed intentions to be approved.



**Picture indicates the topsoil of Erf 92, Vineta, Swakopmund.**

### **3.4. Ground Water**

Due to the location of the property within the already developed Vineta Township no natural streams are present and it is highly unlikely that any natural stream will ever exist on the premises. No ground water is to be found within the developed area of Vineta, Swakopmund.

In terms of water, it is our professional opinion that there exists no threat to any waterbodies or water courses on or around the property on both the surface or underground, if any exist.

### **3.5. Access and Infrastructure Services**

Access to Erf 92 is gained via the existing street network being Nord Strand Street. There will, due to the nature of circumstances, not be necessary to request any additional access point. Due to the nature of use as an electrical substation there will be no need for Municipal Services. Any additional requirements that might arise will be communicated to the relevant parties and dealt with accordingly.

## **4. SOCIO ECONOMIC EFFECT OF PROPOSED INTENTIONS**

Since the intention is purely to allocate the correct land use to an existing substation to conform to the provisions of the Swakopmund Town Planning Scheme there is very little Socia Economic benefit for the general public in terms of long-term employment opportunities.