

Below will follow the Scoping Report, Motivation and the Environmental Management Plan.

2. OWNERSHIP AND ZONING

According to the Certificate of Registered Title No. T 4364/2003, ownership of Erf 1803, Mondesa, 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 1803, is currently zoned as Public Open Space and as such it is needed to Subdivide Erf 1803, Mondesa, Swakopmund, into proposed Portion A (120m²) and Remainder **(Annexure C1)**; closure of proposed Portion A as a Public Open Space and Rezone proposed Portion A from Public Open Space **(Annexure C2)** to Parastatal **(Annexure C3)** This will create a new erf and 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 1803, Mondesa, Swakopmund, currently measures 2 395m² in extent and is located directly along Uridago Street, and is currently zoned as Public Open Space. (Annexure A). Erf 1803, Mondesa, Swakopmund, can be found at the Coordinates: -22.666651, 14.545117.

Currently Erf 1803 accommodates an existing Electrical Substation on the most Southern part of the property. As mention before this Substation is in need of transfer to the name of Erongo Red Electrical Distributor Company. The current zoning of Erf 1803, Mondesa, Swakopmund, is Public Open Space and the intention is to Subdivide, Close and Rezone the subdivided portion to Parastatal.



Picture indicates the Electrical Substation of Erf 1803, Mondesa, Swakopmund

3.2. Fauna and Flora

Erf 1803, Swakopmund, currently accommodates an existing electrical Substation on the Southern corner of the land. There exists no vegetation on the property. The remainder of the property is of a natural sand composition and barren. The area is used for pedestrian movement and as such it is highly unlikely that any vegetation will ever exist on the property, unless developed by the Municipality. Due to the fact that the Municipality of Swakopmund is not developing its Public Open Spaces, it is not expected that any future fauna or flora will establish itself on the Erf.

The only Fauna the was noticed in the area was domestic dogs and chickens. No other form of Fauna could be found on the site.

It should also be noted that the area of concern is in the oldest part of Mondesa and consists of a high-density population per/sqm. Parts of the undeveloped Public Open Space is being used for various activities incidental to the daily operations of the area. Although not all allowable in terms of the Swakopmund Town Planning Scheme but the Municipality whom is the custodian will deal with those uses over time.



POS being utilized as parking for a truck

Densely populated area of Mondesa

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 relative 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 1cm in size. The soil has a very high salt quantity present. The subsoil consists of hardened sandy to cocky that is situated on hard granite formations as the bedrock.



Picture indicates the topsoil of Erf 1803, Mondesa, Swakopmund.

The property is relatively flat and there exist no natural features that would prohibit the proposed intentions to be approved.

3.4. Ground Water

Due to the location of the property within the already developed urban environment 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, Mondesa or surrounding extensions.

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 the newly created property, for the electrical substation, will remain from Uridago Street. Since the property is concerned with electrical distribution no infrastructure requirements are necessary. 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 create a separate Erf and allocate the correct land use to an existing substation to conform to the provisions of the Swakopmund Town Planning Scheme there is very little