



OVERSTRAND MUNICIPALITY

INVESTIGATION INTO AVAILABLE AND DEVELOPABLE LAND IN KLEINMOND AND OVERHILLS UPGRADES



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Compiled for :

Mr Riaan Kucher

Overstrand Municipality
Magnolia Street
HERMANUS
7200

TEL 028 271 8400

FAX

Compiled by :

Neil Lyners & Associates (RF) (Pty) Ltd.
P O BOX 4901
TYGERVALLEY
7536



CONTACT
PERSON

TEL : (021) 914 0300

FAX : (021) 914 0437

Email Lawrence@lynerns.co.za

Lawrence Stewart

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Report prepared by: Lawrence Stewart

Client representative: Riaan Kucher

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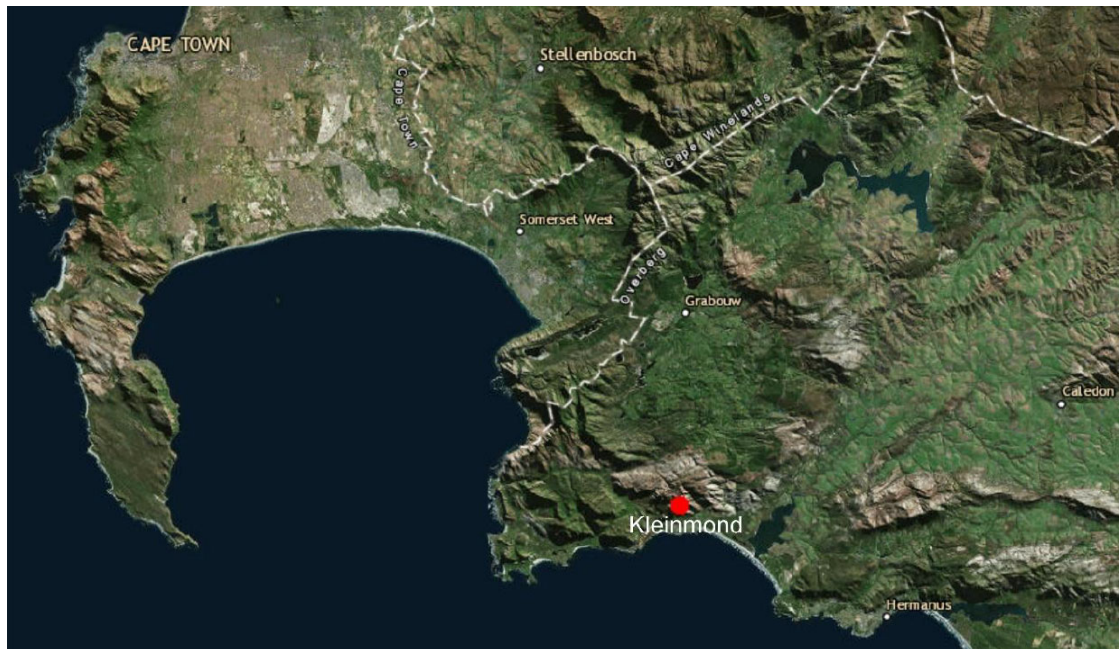
INVESTIGATION INTO AVAILABLE AND DEVELOPABLE LAND IN KLEINMOND AND OVERHILLS UPGRADES

1. BACKGROUND

Overstrand Municipality appointed Neil Lyners and Associates (RF) (Pty) Ltd to assist with an investigation into available and developable land in Kleinmond with the objective to identify land for development for the broader spectrum of needs in Kleinmond and to provide proposals for the upgrading of the Overhills informal settlement in Kleinmond.

Kleinmond falls under the jurisdiction of Overstrand Municipality and can be found when driving east on the scenic Clarence Drive (R44) from Gordon's Bay past Rooi-Els, Pringle Bay and Betty's Bay and the Palmiet River. Kleinmond lies just east of the Palmiet River and continuing further east, one will reach the R45 from Botriver to Hermanus. Kleinmond's location relative to the other surrounding towns is indicated on the locality map in Figure 1.1 below.

Figure 1.1: Location Kleinmond



Due to its location between the ocean in the south, the Palmiet River to the west, the Isaacs River, Middel River and the lagoon to the east and the Kogelberg mountains to the north. Kleinmond has a real dilemma as far as available and developable land for expansion is concerned. Figure 1.2 below depicts Kleinmond's location relative to natural constraints mentioned above.

Figure 1.2: Location Kleinmond Relative to Ocean and Mountain



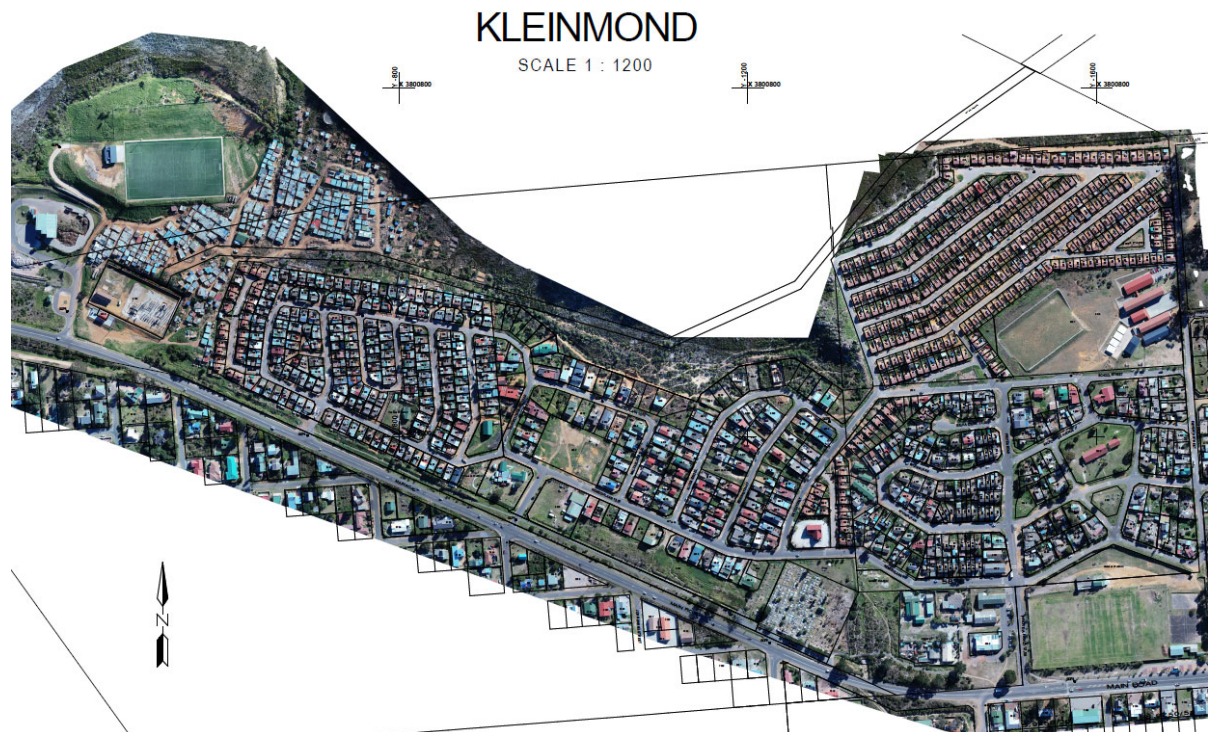
Kleinmond and the immediate surrounding areas are all part of the Kogelberg Biosphere Reserve which include the Kleinmond Coast and Mountain Reserve to the west and the Hottentots-Holland Catchment area and the Kogelberg Nature Reserve to the north. Figure 1.3 below depicts these protected areas.

Figure 1.3: Kleinmond Protected Areas



Despite the affordable housing project completed in 2014, the Overhills informal settlement has grown substantially and many informal structures were erected in the backyards of formal residential erven in Poppedorp, Proteadorp and Mountainview. At the start of this investigation in December 2017, the housing waiting list, which includes applicants from Overhills, and backyard dwellers in Poppedorp, Proteadorp, Mountainview and the rest of Kleinmond, indicated 516 applicants. During May 2018, and afterwards, there was a further influx of people to the areas adjacent to Overhills and the most recent waiting list (December 2019) indicated 856 applicants. Pre-screening of the waiting list must however still be done to establish potential beneficiaries. The large number of people residing in backyards in informal structures in the formal residential areas are in many cases without proper services and are reliant on services within the main house or sub-standard facilities or has no services. The aerial photograph taken on 4 May 2018 in Figure 1.4 below indicates the informal settlement Overhills and Backyard Structures in Poppedorp, Proteadorp and Mountainview.

Figure 1.4: Aerial Photograph Informal Area Overhills and Backyard Structures in Poppedorp, Proteadorp and Mountainview (May 2018)



The aerial image in Figure 1.5 below indicates the expanded informal settlement Overhills and the Poppedorp, Proteadorp and Mountainview area. The full- scale drawing is more readable and is attached in Annexure H.

Figure 1.5: Aerial Image of Expanded Informal Area Overhills and Poppedorp, Proteadorp and Mountainview (December 2019)



Subsequent to the draft report completed by Lyners in November 2018, the Western Cape Government: Department Human Settlements assisted Overstrand Municipality with the appointment of Violence Prevention through Urban Upgrade (VPUU) to complete the enumeration and the socio economic profiling of the residents in Overhills and the backyard dwellers in Poppedorp, Proteadorp and Mountainview. The process kicked off in April 2019 and is due for completion in April 2020. The enumeration processes were completed in December 2019 and verified information and data were made available to Lyners in December 2019. These findings were presented to the officials at a meeting on 22 January 2020 and to the PSC on 06 February 2020. The comparison and integration of information received from VPUU and the housing waiting lists received from Overstrand Municipality followed and VPUU also provided feedback to the communities of Overhills, Poppedorp, Proteadorp and Mountainview at a meeting on 25 February 2020. Lyners submitted a Final Draft report before the National Lockdown on 13 March 2020 for comment by Overstrand Municipality. Feedback on the report was received in August 2020, discussed in September 2020 and the report has now been updated with the input received.

The pre-screening of the applicants on the housing waiting list needs to be done by Overstrand Municipality: Department Housing to establish the number of qualifying beneficiaries on the housing list. For the purposes of this report the number of applicants were taken as a given for the consideration of the number of the sites and different types of housing that need to be provided for. This is discussed in more detail later in the report.

The previous Spatial Development Framework (SDF) for Overstrand was approved in October 2006 and was recently updated and approved by Overstrand Municipality. The findings in the SDF report and specialist studies were considered in this report as well. Two specific reports completed by Multi-Purpose Business Solutions, "*Socio- and Demographic Analysis as input for Overstrand Spatial Development Framework (September 2019)*" and "*Economic Overview of Overstrand Economy, Compared to the Overberg and Western Cape Provincial Economies*"

(September 2019)" have specific relevance The Overstrand Growth Strategy Plan compiled in 2010 also provides valuable input..

Previous studies on specific sites completed in 2004 and 2014 focused on sites for affordable subsidized housing and the upgrade of Overhills. The Mountainview ("Riemvasmaak") BNG housing project was completed north east of Proteadorp in 2014.

During the past two years there was an active and lively debate on the developments and needs in Kleinmond. In the past Kleinmond town predominantly functioned as a retirement destination, but this changed with a growing number of younger economically active inhabitants. Recent socio-economic studies, however, indicated that a large percentage of the population is unemployed and that there is a need for development that can enhance employment. Concurrently with this, there is a growing and urgent need for a spectrum of affordable housing.

2. SCOPE OF WORKS AND METHODOLOGY

The scope of works is defined in the briefing documents attached in Annexure A and which were discussed at the briefing meetings with the Client followed by a work breakdown and fee proposal. The scope of work and methodology agreed and followed can be briefly summarized as follows:

2.1 Stage 1: Inception

During this stage the final scope definition, fee cost breakdown, initial programme, contractual arrangements and appointments of all the specialists were agreed and confirmed. The deliverables of this stage were confirmation of the acceptance of the fee proposals, the issuing of a Purchase Order to professionals, agreed responsibilities of the role players and an agreed programme for delivering the report

2.2 Stage 2: Review Existing Baseline Studies and Services Reports

During this stage all available baseline information provided was reviewed, the town's morphology, spatial structure and movement system were evaluated and base drawings with constraints and opportunities were prepared. The deliverables were status quo reports contextualizing the current status, opportunities and constraints. This was workshopped with the Project Steering Committee established for the project and refined in preparation for the public meetings to follow.

The list of documents available to the professional team is attached in Annexure B.

2.3 Stage 3 : Public Participation

Public participation was identified as a key component of the investigation and had to be integrated with the current formal communication structures in place.

A Project Steering Committee (PSC) was established consisting of elected Ward representatives, the Area Manager for Kleinmond, officials representing line departments and the professional team.

The responsibility of the PSC was to oversee and debate all reports and proposals, provide assistance to the professional team and report back to the Ward Committees and public at the Ward Committee and Ward meetings.

Two public meetings were held in March and April 2018. The objectives were to brief the residents of Kleinmond on investigation to be done, present the status quo reports, obtain input on the needs and concerns and to discuss way forward.

2.4 Stage 4: Visioning, Screening and Planning

During this stage all issues raised were considered and a holistic vision for development in Kleinmond was developed and workshopped in Planning Meetings and a PSC Meeting. Available and developable land parcels were identified, screened and mapped. A high level evaluation of each parcel of land against the urban design vision and principles, environmental constraints and opportunities, engineering infrastructure requirements and geotechnical conditions were done.

Concurrently to above the upgrading opportunities for Overhills were considered and in particular land requirements to unlock the upgrading and formalization of Overhills were investigated (Stage 7 of programme). The deliverables of this stage are a map indicating available and developable land, aerial photograph of the focus area for affordable housing sites, urban design vision and context and comparative analyses of sites. This is discussed in more detail in paragraph 5 below.

2.5 Stage 5: Concept Development and Detailed Comparative Assessments

During this stage sites were prioritized, and development options were developed for the various sites and the comparative analyses were refined. A conceptual spatial structure, providing for a formalized Overhills and incorporating the objectives of integration of the spatial structure of the town, was developed. The spatial structure and development options were workshopped at planning meetings with officials and at PSC meeting.

The key deliverables from this stage are a draft integrated spatial structure for Kleinmond, proposals for development options and a comparative analysis of the parcels of land identified. This is discussed in more detail in paragraph 6 below.

2.6 Stage 6: Cost Estimates

High level cost estimates were completed for the high priority sites based on the provisional options prepared. The deliverable is a summary of the high level cost estimates completed for the priority sites, taking into consideration possible impacts on bulk and link infrastructure requirements.

2.7 Stage 7: Overhills Informal Settlement Investigations

The investigations were done concurrently with Stages 2.4, 2.5 and 2.6 above.

The key deliverables were conceptual land development options to unlock the formalization of Overhills and providing relief to backyard dwellers in Proteadorp. Quick win sites were identified but will still be subject to statutory processes.

2.8 Stage 8: Discussion of Findings Draft Report and Open House Public Meeting

The project reached this stage in October 2018 and this report was discussed in detail with officials and the PSC in November and December 2018 respectively. The report was also workshopped with the Mayoral Committee on 3 May 2019

The additional investigation to verify the socio-economic status of the residents in Overhills Informal Settlement and the backyard dwellers in Poppedorp, Proteadorp and Mountainview still had to be completed, as funding and assistance from Provincial Government Western Cape: Department Human Settlements had to be sourced by Overstrand Municipality. This investigation and report had now been completed by VPUU as discussed above and the findings were discussed at a PSC meeting on 06 February 2020. The findings of the surveys are discussed in detail in paragraph 9 of this report.

To date one-on-one meetings were held with two (2) of the private landowners of whom specific land parcels have been identified and which will be key in the overall spatial planning concept. Further meetings will be required with the identified landowners

The Final Draft Report is now completed and needs to be discussed at a further PSC meeting, and once the PSC and officials are satisfied with the content hereof, the findings and recommendations should be presented in visual format at an open-house public meeting.

2.9 Stage 9: Final Report

The Final Report of the investigation was to be completed once the input on this Draft Final Report by the PSC and Kleinmond residents have been received. Input from Overstrand Municipality was received in August 2020 and this Final draft Rev3 takes into consideration input received

2.10 Stage 10: Close-Out

Close-out of the investigation will be done once the Final Report has been approved by the PSC and officials.

3. URBAN DESIGN CONTEXT AND STATUS QUO REPORTS

The professional team provided a detailed contextualization of the current status, opportunities and constraints of Kleinmond town. The detailed reports are included in Annexure C and a brief summary is provided below.

The Urban Designer highlighted the importance to retain the connections between urban and nature, as the latter is a key asset for Kleinmond. Due to the environmental and topographical constraints a strategy of densification rather than major expansion should be followed and within this certain activity spines are recommended.

It is important for the public facilities to be within reasonable walking distance for all and that further opportunities for business and job creation be provided.

The master planning for civil and electrical engineering services are in progress by other consultants, but from available capacity point of view the following were determined:

- **Bulk sewer** – Capacity is available at the Waste Water Treatment Works (WWTW) and most of the bulk sewer lines. Upgrades were done upstream of pump station 4 and the latter still needs to be upgraded.
- **Bulk Stormwater** – The stormwater masterplan for the Overhills area was in progress and the report and proposals were completed during this study. These proposals were taken forward in the conceptual planning. Bulk stormwater would also be addressed, following conclusion on where development is proposed.
- **Access** – Kleinmond has good accessibility from the Main Road running through the center of town. Feeder and collector roads need to be clearly defined and upgraded as may be required by developments.
- **Bulk Electricity** – The existing Eskom 66kV overhead line and the step-down substation at the supply point to Kleinmond has capacity for future expansion of Kleinmond. The current Notified Maximum Demand (NMD) registered at Eskom is 7000kVA, while the actual maximum demand used is approximately 5000kVA. This leaves room for expansion before registration of a higher demand will be required. The current 11kV distribution system can be extended to accommodate further development.

One of the biggest challenges will be to plan expansion along the edges of Kleinmond sensibly taking into consideration the environmental sensitive areas. The environmental consultants provided an overview of the opportunities and constraints as currently mapped for Kleinmond and surrounds. Some disturbance has taken place along the edges of existing developments and

may provide opportunities. Once areas for development have been identified these will be subjected to inspection and reporting by specialists.

4. INPUT AT PUBLIC MEETINGS AND PSC MEETING

The first PSC meeting was held in December 2017 and two Public Meetings followed in March and April 2018 respectively. Valuable input was received, and the key deliverables were a comprehensive list of needs and concerns gathered at the public meetings, in addition to needs identified in the Overstrand Integrated Development Plan (IDP), the Overstrand Growth Strategy Plan (OSGSP) and at the constructive planning meeting with the PSC. Some of the needs identified are outside the ambit of the current report and are being dealt with through other structures within Overstrand Municipality. The list summarizing the needs and concerns are included in Annexure D.

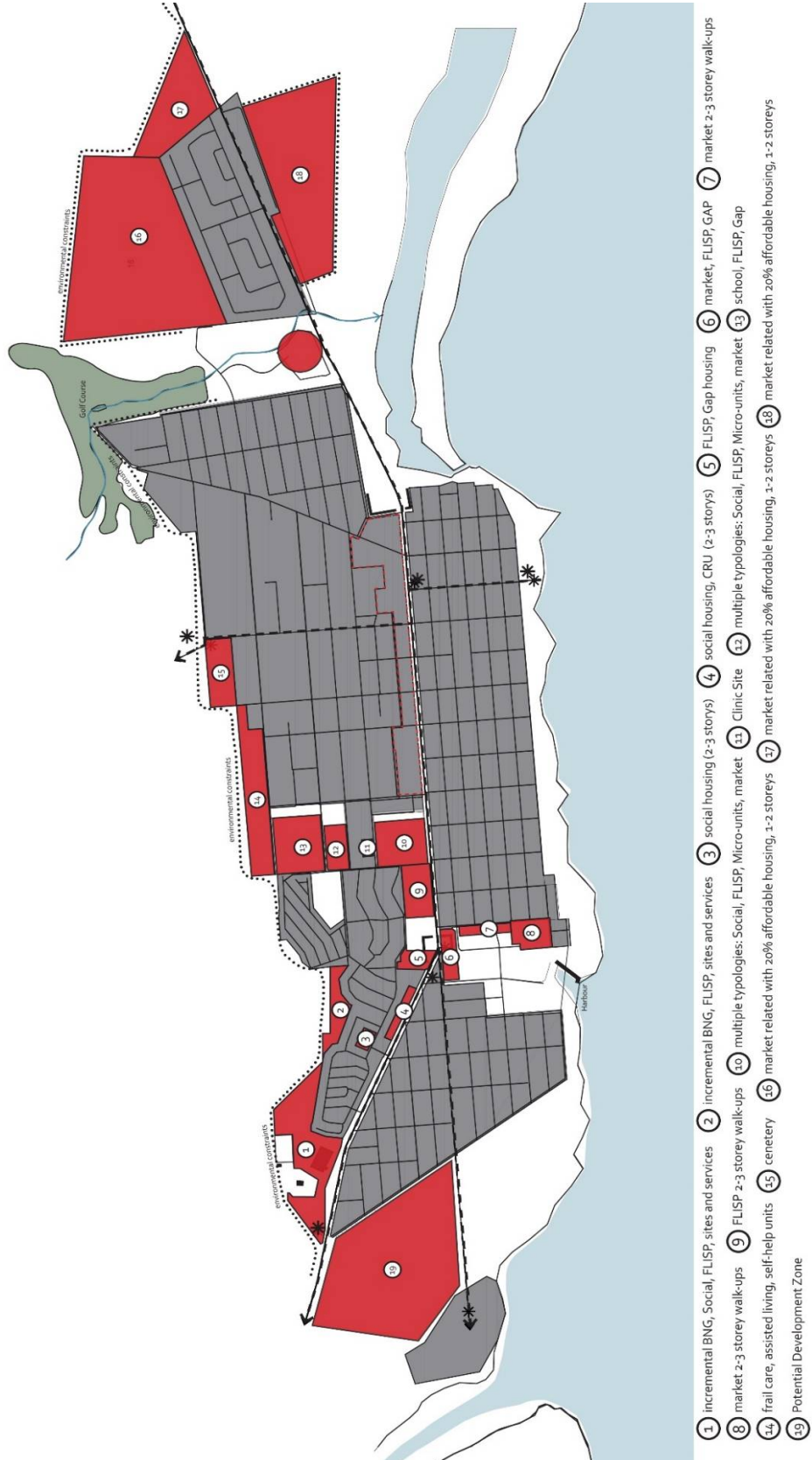
5. IDENTIFIED LAND FOR DEVELOPMENT

In identifying land for possible development, the professional team had to consider the needs and concerns identified, the principles of the proposed urban spatial framework, the environmental opportunities and constraints and the locational constraints of existing infrastructure. The current Kleinmond Spatial Development Plan (SDP) and Urban Edge were considered but was not seen as a restriction. Input from this report, if approved, will be considered as baseline information in the statutory process of updating the SDP for Kleinmond.

A total of nineteen (19) possible development areas were identified and covers the spectrum of development from commercial, industrial, retail, educational and community facilities to affordable housing and market related residential opportunities. Some of the portions may have current development rights or are in the process of obtaining rights, but these are all part and parcel of the development needs. Some portions of land are longer term development opportunities, while others will be dependent on prior developments to unlock development on it.

The map in Figure 5.1 below depicts the location of the identified land parcels which were further investigated for development. The land identified is a mixture of public and private land and it should be noted that some discussions were held with some private owners, **but further discussions with private landowners will be required before this report can be published for public input.**

Figure 5.1: Location of Identified Land



6. INVESTIGATION AND ANALYSIS OF DEVELOPMENT OPPORTUNITIES

The development opportunities and constraints for each of the nineteen (19) sites were evaluated at hand of the following specialist studies and input provided by:

- Urban Design and Spatial Structure by Jakupa Urban Designers and Architects
- Environmental due diligence by Guillaume Nel Environmental Consultants assisted by Freshwater Specialist Scientific Aquatic Services CC (SAS) and Botanist Bergwind Botanical Surveys & Tours CC
- Geotechnical investigations by Geotechnics Africa Western Cape (GAWC)
- Civil and electrical infrastructure input by Lyners
- Urban Dynamics Western Cape provided input on town planning and related matters.

The detailed specialist reports are attached in Annexure E.

The urban design and spatial structure proposed take due consideration of the needs of the Kleinmond community and provides for a spectrum of development opportunities. The evaluation identified quick win sites for affordable housing and a site for unlocking the upgrading of the informal settlement. The verification of the actual demand for various types of housing has not started. Overstrand Municipality has engaged with Western Cape Government: Department Human Settlements on this for financial and human resources support. The outcomes of this field survey of all the informal structures, together with the updating and verification of the housing waiting list, will determine the detail development requirements of the sites identified for affordable housing.

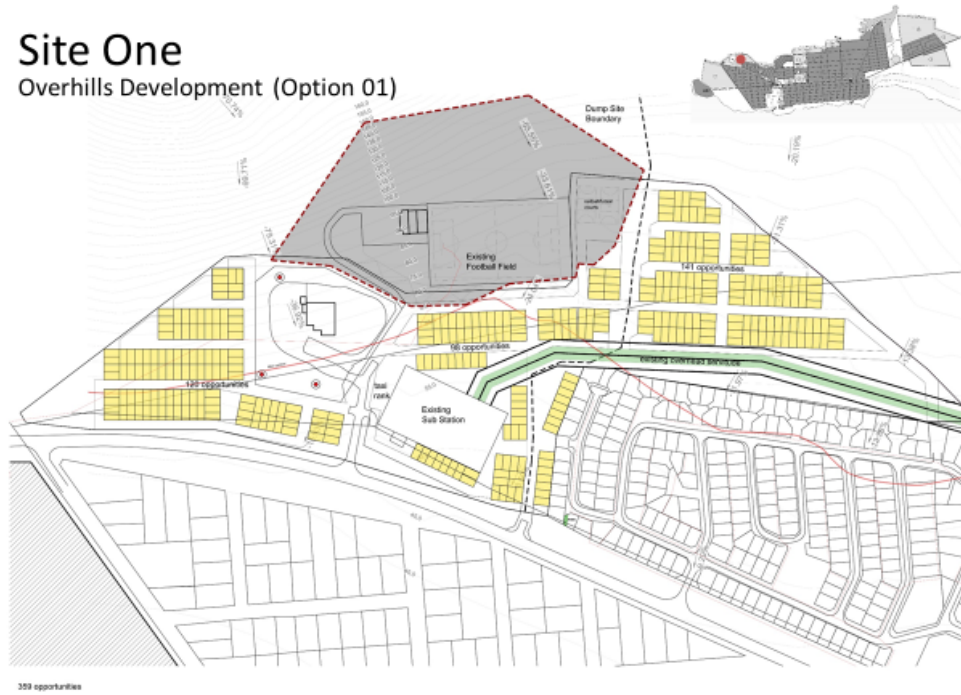
The concept spatial layout for each site provides an approximate number of the development opportunities for each site. Alternative options have been developed for Sites 1, 2, 5 and 9 which provides flexibility for the affordable housing component. The various concept spatial layouts for Sites 1, 2, 3, 4, 5 and 9 are shown below. For the balance of the sites indicative number of opportunities were calculated based on typical densities for the recommended land use, except Site 16 for which the number of opportunities is based on the proposed layout, as per the rezoning and subdivision application submitted to Overstrand Municipality.

6.1 Site 1: Portion of Erf 5462 and Erf 5453

Site 1 covers the area south west of the waste transfer station, the existing Overhills informal settlement and a portion of undeveloped land directly east of Overhills above Poppedorp. Key constraints in this area are the Eskom substation, Eskom 66kV overhead line, drainage channel from the mountain through Overhills, footprint of the old dump site, the waste transfer station and a portion of a disturbed wetland identified south west of the transfer station. Except for the area directly south west of the transfer station, Overhills and the area east of Overhills are densely occupied by informal structures, which will require innovative methods to de-densify and upgrade the area. The area south west of the transfer station is key to unlock the upgrading of Overhills.

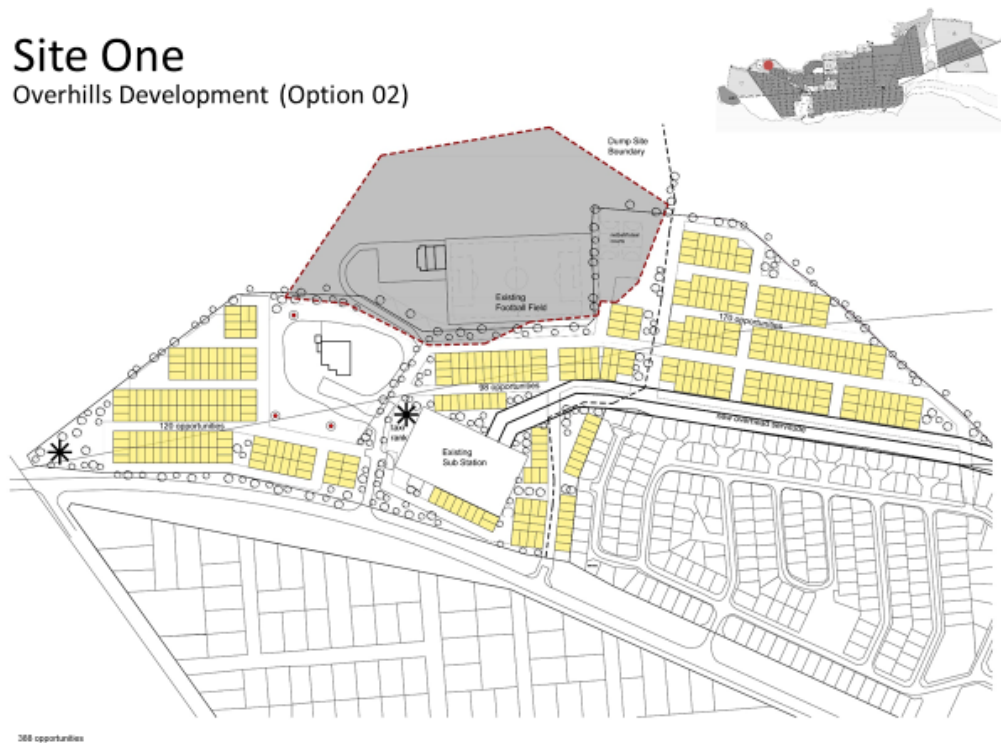
Various options were developed for various scenario's dealing with these constraints and are described in more detail below:

Site One Overhills Development (Option 01)



Option 1 takes into consideration all the constraints without relocation of any existing infrastructure. The stormwater drain through Overhills will, however, be formalized and mitigation measures will be implemented for the disturbed wetland identified. The indicative number of development opportunities are 259.

Site One Overhills Development (Option 02)



In Option 2 it is proposed that the Eskom 66kV overhead power line be relocated further south to a position parallel to the back of the properties of Poppedorp as indicated above. This option accommodates approximately 288 development opportunities.

Site One Overhills Development (Option 03)



In Option 3 it is proposed that Eskom 66kV overhead power line be replaced by an underground cable within a proposed road reserve, thus providing more land for development. This option accommodates 440 development opportunities, but replacing the overhead Eskom power line with an underground cable is quite expensive.

Site One Overhills Development (Option 04)



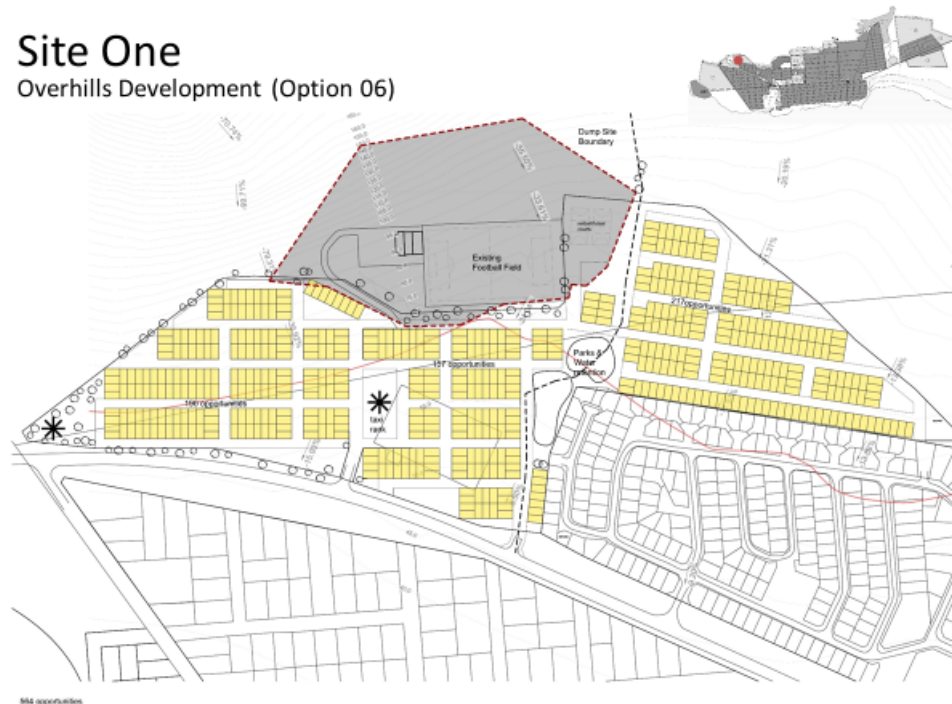
In Option 4 it is proposed that the waste transfer station be demolished and relocated elsewhere, while the other constraints remain in position. This option accommodates approximately 437 development opportunities.

Site One Overhills Development (Option 05)



In Option 5 it is proposed that the waste transfer station be demolished and relocated elsewhere and that the Eskom 66kV overhead power line be relocated to the back of the Poppedorp development. This option accommodates approximately 476 development opportunities.

Site One Overhills Development (Option 06)

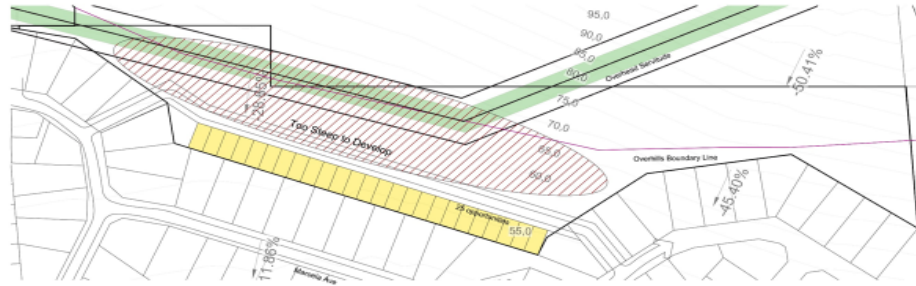


In Option 6 it is proposed that the Eskom substation and the waste transfer station be relocated elsewhere and that the 66kV overhead power line be replaced by an underground cable through the site to link up again with the overhead line to Betty's Bay. This option accommodates approximately 564 development opportunities but would not be financially viable due to the cost of relocating the substation.

6.2 Site 2: Portion of Erf 5462

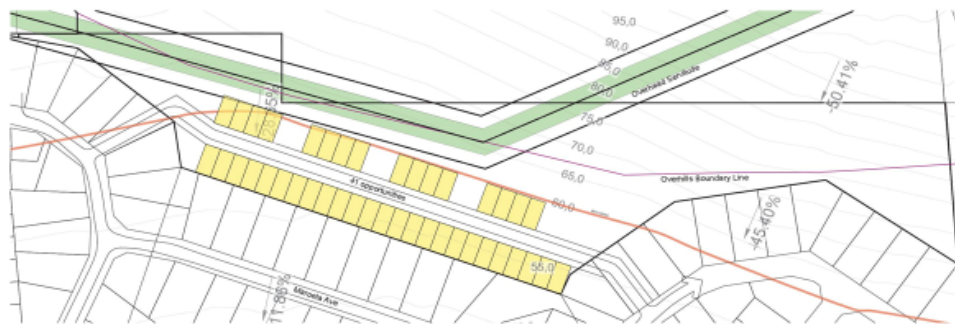
Site 2 is located in the undeveloped but partially occupied land directly north of Proteadorp and below the escarpment. It has limited development opportunities. Two options were developed as indicated below:

Site Two
(Option 01)



Option 1 provides for the back to back development with the last row of erven in Proteadorp as indicated above. A new access road will be required. This option accommodates approximately 25 development opportunities.

Site Two
(Option 02)



Option 2 provides for the development as in Option 1, but additional limited development in the steep section of the site as indicated below. A retaining wall will be required at the back of the additional erven. This option accommodates approximately 41 development opportunities.

6.3 Site 3: Erf 6862

Site 3 is an under utilized Public Open Space of which a small portion was developed as a play park. The proposal is to develop 22 opportunities on the site and redevelop a smaller Public Open Space with an enclosed play park as part of the development as indicated below.

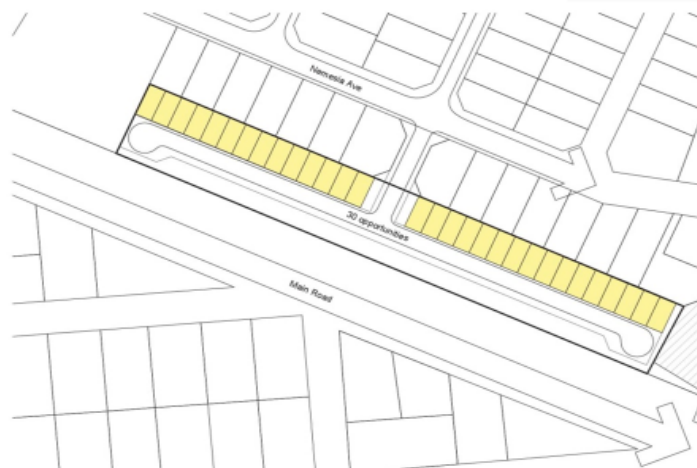
Site Three



6.4 Site 4: Portion of Erf 6936

Site 4 has been identified as a portion of Erf 6936 which is currently zoned as Public Open Space, but totally underutilized. Thirty (30) opportunities are proposed back to back with the private erven along Nemesia Avenue, as shown below.

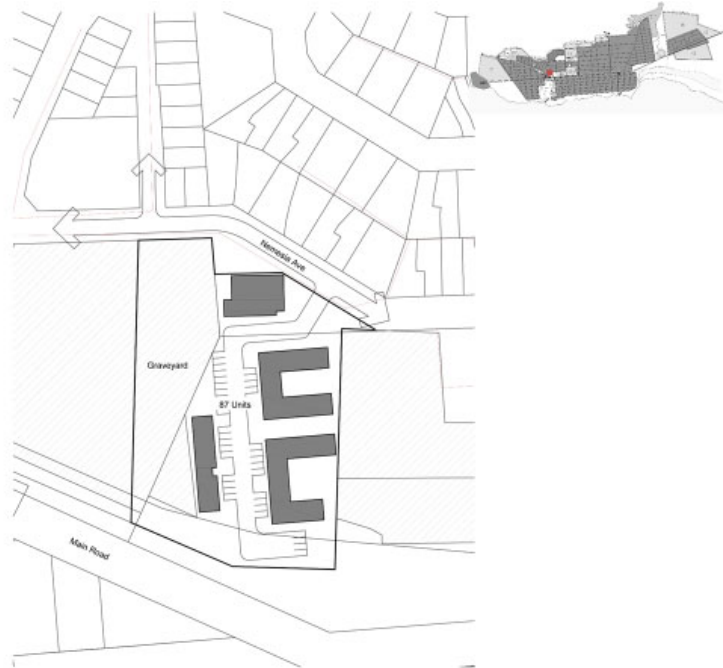
Site Four



6.5 Site 5: Erf 6090 and a Portion of Remainder Erf 5462

The site is located adjacent and directly to the east of the existing cemetery. Erf 6090 is zoned as a Public Open Space which is completely under-utilized. The remainder of Erf 5462 is zoned Authority Zone. An existing stormwater pipe discharges in an open trench on the site and can be upgraded into the extension of the pipe and which can be accommodated in a proposed road reserve and parking parking. It is proposed that two to three storey walk-ups consisting of 87 FLISP and GAP units be developed on the site.

Site Five



6.6 Site 6: Erf 6742 (Existing Municipal Depot and Workshops)

Site 6 is the existing municipal depot and workshops in Kleinmond and could possibly be developed if a suitable alternative could be found for the depot. It lends itself to higher density development with a possible mixed-use component consisting of FLISP, GAP and market related units in two to three storey walk-ups. Light industrial businesses in a bee-hive development on ground floor could be considered and will contribute to alleviating the need for industrial zoned land. Approximately 60-78 units could be developed on this site.



6.7 Sites 7 and 8

Site 7 and 8: Privately Owned

Sites 7 (Erf 8640) and 8 (Erven 7506 and 6186) are privately owned and would be ideal for market related apartments and or social housing in the form of rental stock being privately owned and managed. Consideration could be given to provide light industrial bee-hive development on ground floor and two to three storey walk-ups on 2nd and 3rd floor. There are specific limitations on these site in terms of stormwater channels and pipes which will have to be dealt with.



6.8 Site 9: Erf 6582 and 5506

The site is the existing sport fields and netball courts located at the south eastern corner of Proteadorp. It lends itself for mixed-use development consisting of residential and a market area. The development of this site is dependent on the existing sport fields and netball courts being relocated to an alternative site. Two proposals were developed as shown below.

**Site Nine
(Option 01)**



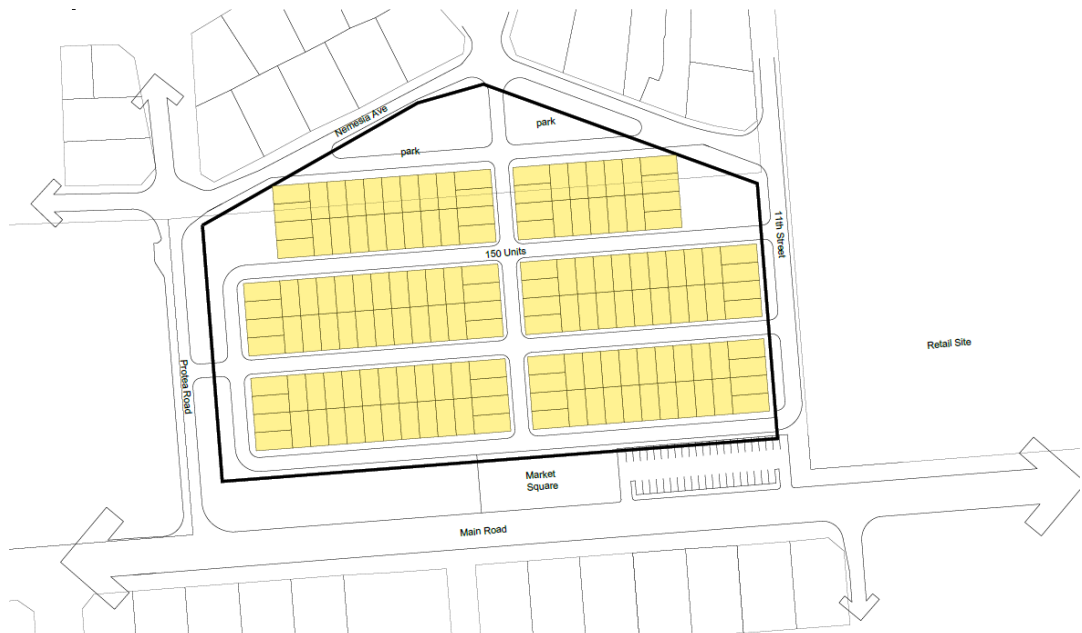
Option 1 provides for a combination of BNG housing, FLISP and GAP units with a market square adjacent the new shopping centre on the south eastern corner. Retaining the market square is a logical link with the adjacent retail component. Approximately 215 opportunities could be developed.

Site Nine
(Option 02)



Option 2 provides for two to 4-storey walk-ups with approximately 348 units for the FLISP and GAP market. The market square, as per Option 1 above, is retained and is a logical link with the proposed retail development of the eastern side..

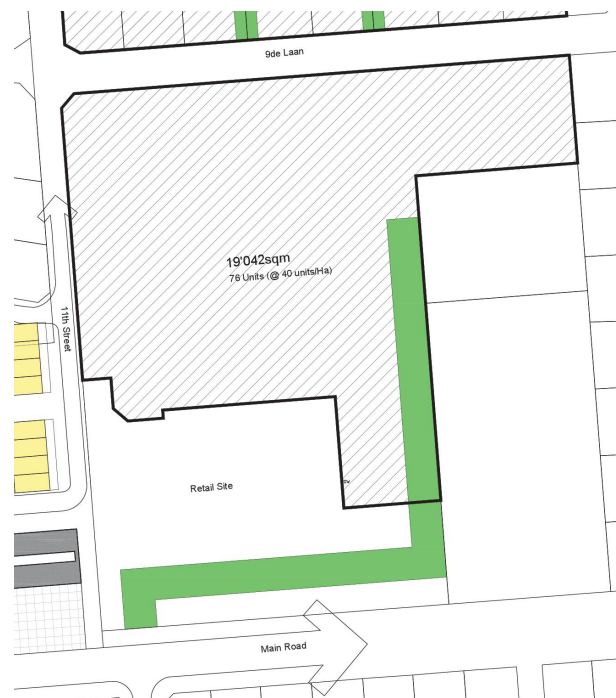
Site Nine
(Option 3)



Option 3 provides for the alternative where BNG houses or services sites can be developed. Approximately 150 opportunities can be realized on this site. Services sites in this location is however not preferable.

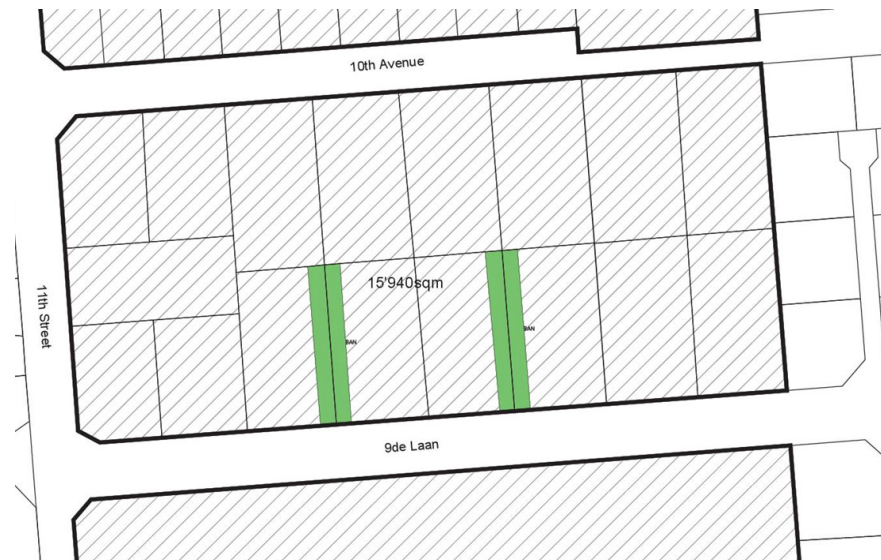
6.9 Site 10: Remainder Erf 4880 (Grail Trust Property)

Site 10, the Grail Trust property adjacent to and east of Site 9, has recently been subdivided into a retail site and the Remainder of the Erf 4880. Meetings were held with the Grail Trust regarding possible development of the site. The site lends itself to higher density residential development behind the retail site where community training facilities, a creche and other community facilities could be retained. It is estimated that approximately 140 opportunities could be developed on the site consisting of FLISP, GAP and market related units in two to three storey walk-ups. Refer to the diagram below



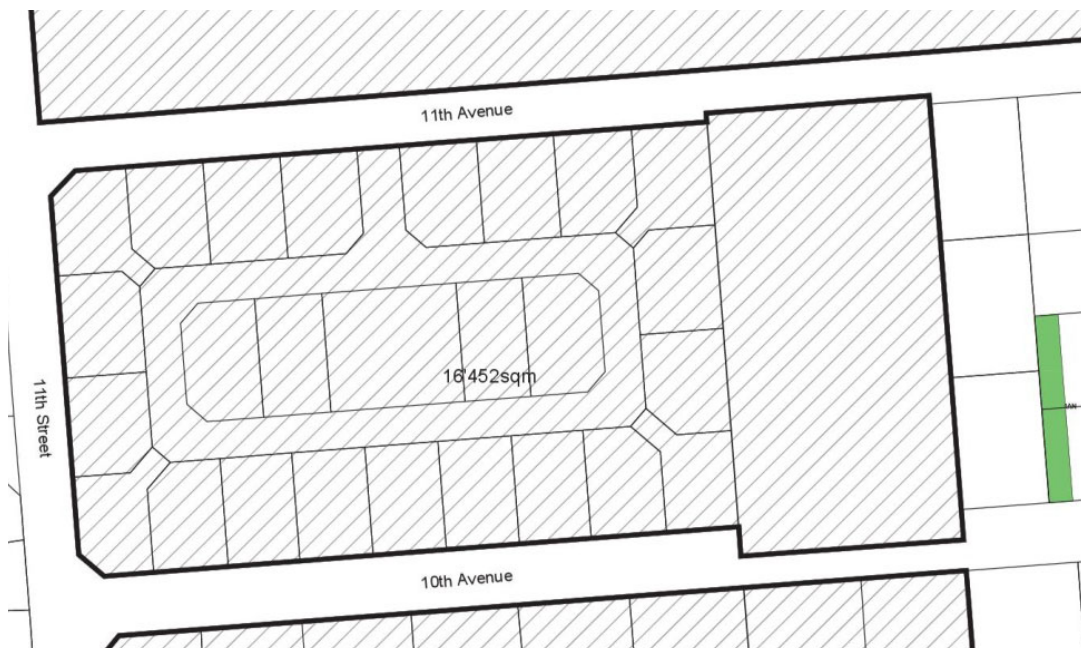
6.10 Site 11: Individual Private Properties

The identified Site 11 consists of privately owned single residential erven of which some are vacant. It could possibly be investigated whether the vacant erven could be purchased and consolidated for smaller higher density market related walk-up developments or community facilities such as a clinic, child welfare center or alike.



6.11 Site 12: Private Security Development

Site 12 is a walled security development with quite a number of vacant stands. It is envisaged that these could be retained as is or perhaps some consolidations and re-subdivisions can be done to make more stands available for market related residential units.



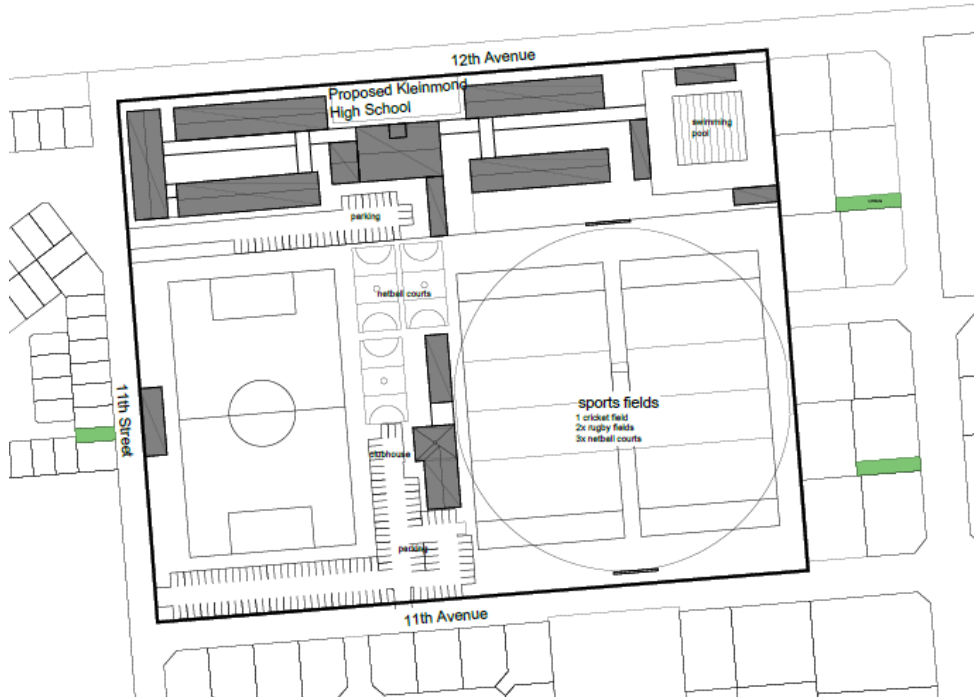
6.12 Site 13: Erf 4754 (Privately Owned Property)

Site 13 is a privately-owned residential property with only a portion being developed. The remainder of the site could be developed, although a large volume of rock was spoiled on the site during the development of the most recent affordable housing project in Kleinmond. The site is well located for a high school next to the primary school and it is proposed that Council enter into negotiations to acquire the site, should the findings of this report be supported.

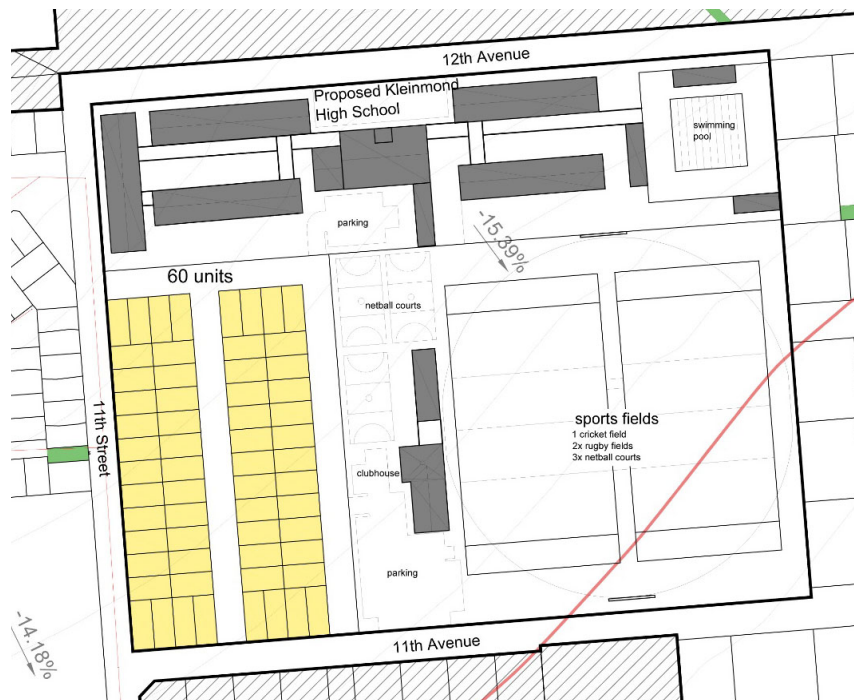
Due to the geotechnical conditions on the site it is also proposed that the existing rugby fields and netball courts be relocated to this site. It offers the opportunity for a centrally located municipal sport complex available to the sports clubs and the schools and which could be managed by Overstrand Municipality. The development of the sport complex on this site will

make the land of existing sport complex available for a centrally located affordable housing project. Two alternatives were prepared for the site, but Option 1 is preferred where the site is developed with the high school and the sport complex consisting of two rugby field, cricket field, athletics track, soccer field, three netball courts and parking are provided

Site 13 (Option 1)



Site 13 (Option 2)



Option 2 provides for the high school, two rugby fields, cricket pitch, athletics track, three netball courts, parking and approximately 60 housing opportunities. The Overstrand Town Planning Department indicated that Option 1 is preferable.

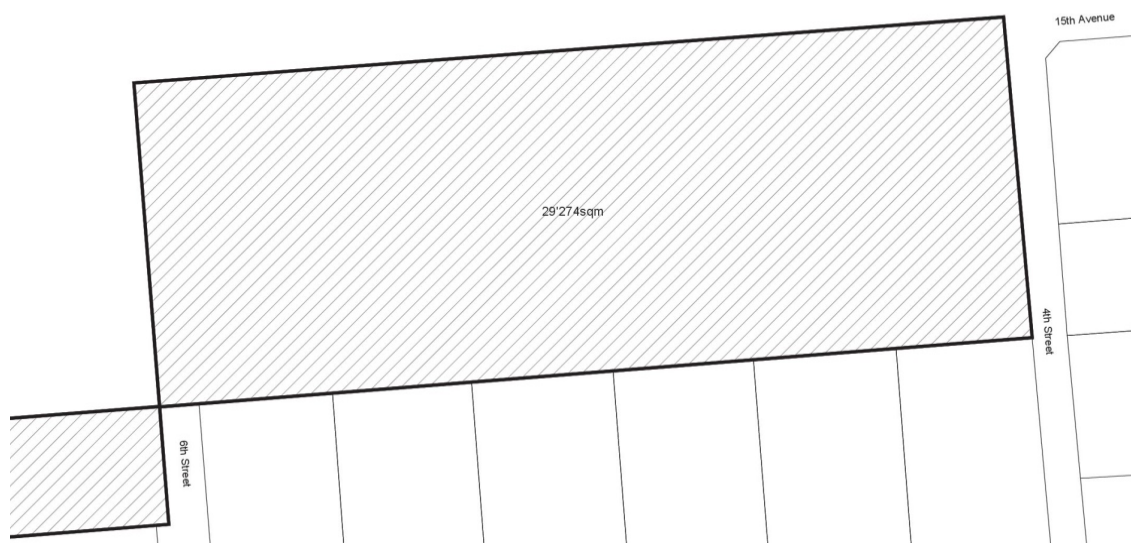
6.13 Site 14 and 15: Portion of Erf 5462 (Municipal Owned Land)

Site 14 is municipal land of which the south western end has been disturbed and accommodates some municipal infrastructure. The proposal is to utilize this disturbed area for a row of approximately 35 to 40 GAP housing units facing on a new road on the mountain side. It is proposed that retirement facilities with assisted living, self-catering units, frail care and low-density market related residential units be developed on the balance of the site and on Site 15. It should be noted that Kleinmond Golf Club holds a long-term lease on a portion of Site 14 and on the full Site 15.

Site 14



Site 15



6.14 Site 16: Heuningklip: Portion 8 of Farm 563 (Privately Owned)

Site 16 is a portion of the farm Heuningklip and is privately owned. Previous specialist studies completed identified large portions of the site as wetlands which cannot be developed. The preliminary layout prepared indicates 211 market related single residential erven.



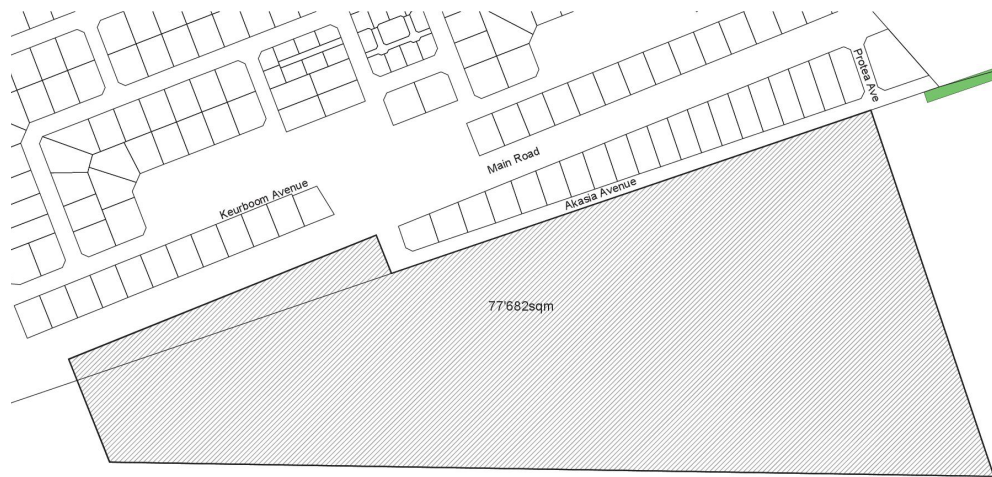
6.15 Site 17: Portion 10 of Farm 563 (Privately Owned)

Site 17 is a vacant site just north of the R44 on the eastern end of Kleinmond town. There was a previous environmental impact study and application for rezoning and subdivision done for the site, but rights were not obtained or lapsed. The land is currently used as a game camp with roving game on the site. With a likely density of 30 units/hectare a total of approximately 230 market related opportunities could possibly be realized.



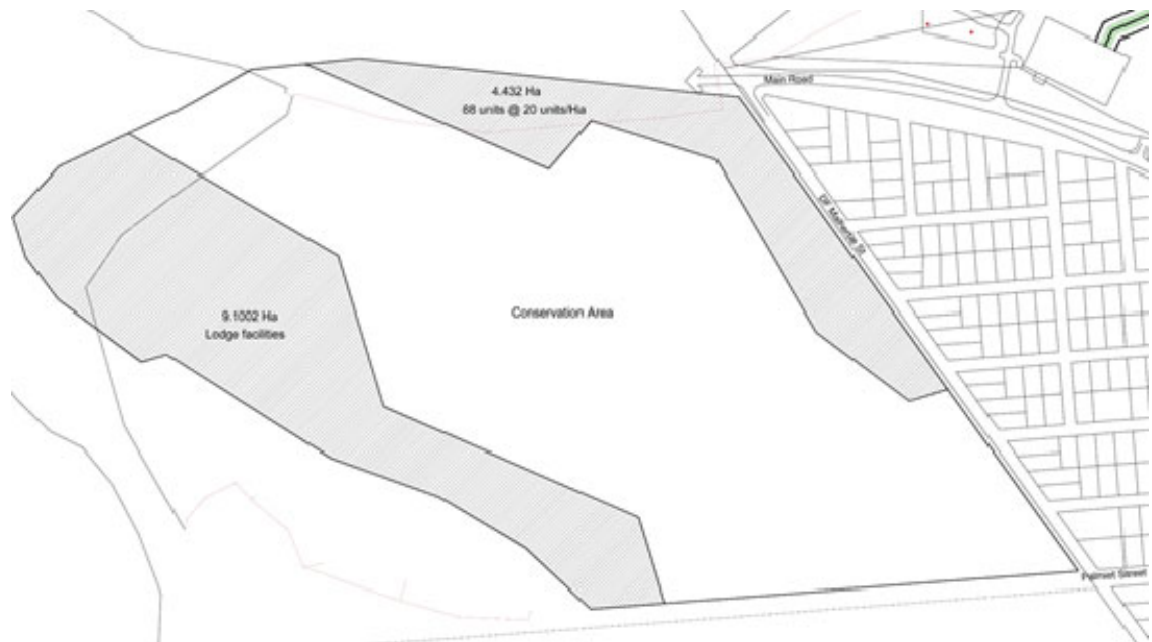
6.16 Site 18: Erf 5745 (Public Open Space) and Portion 12 of Farm 563 (Privately Owned)

Site 18 consists of Erf 5745 (Municipal land) and Portion 12 of Farm 563 (Privately owned). The latter has a homestead and sheds on the property. It is currently used for agriculture, horse stables and horse-riding trails. Large areas are disturbed and has potential to be developed as an extension of the current residential development below the R44, taking into consideration environmental constraints that may exist on the site. With a likely density of 30 units/hectare and an assumption that 40% of the total area could be developed, a total of approximately 200 market related opportunities could possibly be realized. Environmental sensitive areas and buffer areas to the wetland and lagoon areas needs to be delineated to determine possible developable areas.



6.17 Site 19: Remainder of Erf 5462 (Municipal Land)

Site 19 is part of the Kleinmond Coast and Mountain Nature Reserve located south of Main Road just east of the Palmiet Caravan Park, north of Palmiet Road and west of DF Malherbe Street.



Specialist studies confirmed a large humic-based Unchanneled Valley Bottom Wetland to an extent of 30 hectares on the site, but also indicated some developable areas on the land. On the northern end along Main Road existing bulk and link infrastructure needs to be accommodated and along DF Malherbe Street stormwater drainage pipes discharging onto the site will have to be extended. The site can be accessed via Palmiet Road, DF Malherbe Street and the existing access road of Main Road to the Palmiet Day Picnic Area and boat launch slipway. As the land is a registered Nature Reserve Cape Nature and the National Departments will be involved in any form of development on this land.

The area lends itself as a fantastic tourism development opportunity and if the redevelopment of the Palmiet Caravan Park and the day picnic area are considered, it could be integrated. Although the area is part of a nationally registered nature reserve the development opportunity should be further investigated together with Cape Nature and the LED and Tourism departments in Overstrand Municipality.

The area north and northeast of the Palmiet Caravan Park is well located for a tourism development project such as a lodge and chalet development overlooking the Palmiet River, the ocean and the remainder of the conservation area. The redevelopment of the Palmiet Caravan Park could possibly be integrated with such a proposed tourism development offering a wide range of accommodation and facilities from a luxury lodge, eco-chalets, adventure tourism facilities, etc. The developable portion along DF Malherbe Street could possibly developed a low-density eco-estate.

6.18 Summary of Possible Opportunities

The total number of proposed development opportunities over the spectrum of demand is summarized in the table below. The proposed developments are not a fixed and both the number of opportunities and types of development are subject to the verification of the housing and development needs. The outcomes of various statutory processes to be followed could also affect these numbers.

The potential number of affordable housing opportunities (incremental BNG, FLISP, GAP, serviced sites, etc.) on municipal land are shown in yellow in the table and is based on Site 1 (Option 5), Site 2 (Option 2) and Site 9 (Option 2) and totals to 1040 opportunities.

Other types of development opportunities on municipal land total to approximately 270, while private land analyzed could yield up to 1020 additional market-related development opportunities.

Kleinmond: Potential Development Opportunities					
					20/11/2018
Site	description	size	type of housing	density/ha	no. units
One (option 5)	entrance into town, slope, park, reblocking	8.35	incremental BNG, Social, FLISP, sites and services	57	476
Two (Option 2)	slope, mountain edge, entrance into neighbourhood, neat and clean	1.95	incremental BNG, FLISP, sites and services	21	41
Three	along main road, landscape; 2-3 Storey walk-ups	0.4	incremental BNG, FLISP, sites and services	55	22
Four	manage stormwater, consolidate, landscaping [municipality owned]; 2-3 levles walk-ups	0.7	incremental BNG, FLISP, sites and services	43	30
Five	mixed-use, market, civic [municipal owned]; 2-3 storey walk-ups	1	FLISP, Gap housing	87	87
Six	mixed-use, market [privately owned], 2-3 storey walk-ups	1.3	market, FLISP, GAP	60	78
Seven	mixed-use, market [privately owned]	0.8	market 2-4 storey walkups	60	48
Eight	mixed-use making main road, [municipality owned]	1.8	market 2-4 storey walkups	60	108
Nine (Option 1)	fulcrum site for mixed-income development [NGO owned]	2.25	FLISP 2-4 storey walkups	96	215
Ten	Clinic site	2.4	multiple typologies: Social, FLISP, Micro-units, market	60	144
Eleven	fulcrum site for mixed-income development	0.3	no housing	0	0
Twelve	school and market related mixed-income development	1.7	multiple typologies: Social, FLISP, Micro-units, market	60	102
Thirteen	retirement [mixed income groups], low density	4.45	High School, Sports Fields & FLISP, Gap Housing	13	60
Fourteen	retirement [mixed income groups], low density	6.15	frail care, assisted living, self-help units	30	184.5
Fifteen	market housing	2.95	frail care, assisted living, self-help units	30	88.5
Sixteen	market housing + inclusionary housing	35.1			
Seventeen	market housing + inclusionary housing	7.75	20% affordable housing, 1-2 storeys	30	232.5
Eighteen	market housing + inclusionary housing	17.5	20% affordable housing, 1-2 storeys	30	525
Nineteen	market housing	4.424	Market Single dwelling	20	88.48
Potential development opportunities on municipal and private land	<i>total area [ha]</i>	101.274	<i>average density/ha</i>	25	2530
Potential development opportunities on municipal land*	<i>total area [ha]</i>	29.474	<i>average density/ha</i>	44	1310
Potential development opportunities on private land	<i>total area [ha]</i>	71.8	<i>average density/ha</i>	17	1220
Municipal/Public land	* Affordable housing component approximately 1040 opportunities				
Private land					

6.19 Detailed Evaluation of Sites

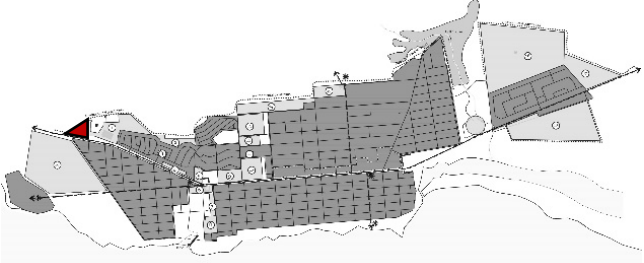

A detailed evaluation of each site in context with the proposed land use was completed and is provided in the following pages 31 to 96. It must be read with the detail specialist reports in Annexure E.

It should be noted that statutory processes are still required to establish development rights for all of these sites. These may include environmental and heritage impact assessments, visual impact assessments, detailed engineering reports, Water Use License applications, rezoning and subdivision applications, etc., depending on the location and anticipated processes triggered by various legislations and regulations.

6.20 Rating of Sites against Development Criteria

Each site was rated against a weighted set of criteria by each member of the professional team and the outcomes are provided in Annexure F. The purpose of this rating was to establish what sites can more easily be developed and will have most benefits for the Kleinmond community.

The results are summarized on page 97.

<p>1. SITE 1 – ZONE A</p> <p>Description: Portion of Erf 5462, Kleinmond</p> <p>Approximate extent : 2.2195 ha</p> <p>Ownership : Overstrand Municipality</p> <p>Title Deed : T28621/1980 & T74518/2001</p>	<p>Existing Zoning : Special Zone</p> <p>Existing land use : Partially Vacant / Waste Transfer site building on portion of site</p> <p>Approximate Average Slope : 8.5 % – 9.8 %</p>
<p>2. LOCALITY: SITE 1 – ZONE A</p> 	
<p>Assessment :</p> <p>Location: The site is located adjacent to Main Road entering the town of Kleinmond from the west and is wedged between the mountains and the R44</p> <p>Accessibility: The site can be accessed from the existing road that connects the main road to the existing Transfer Station.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Gradual slope from R44 northwards up to foot of mountain where after sharp increase in slope; large disturbed areas; existing waste transfer facility on north eastern end of site</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>Historically, the area would have been covered in Kogelberg Sandstone Fynbos, which is a Critically Endangered vegetation type. A small portion along the northern reaches of the identified Area 1 is mapped as being a Critical Biodiversity Area. It should however be noted that due to recent informal structures being erected along the northern reaches of the identified Area 1; the mapping may be outdated, being inaccurate.</p> <p>Area 1 has been mapped by Kogelberg Biosphere Reserve (KBR) as being an existing settlement. It is therefore not expected that the proposed development of Area 1 will have an adverse impact on any protected areas.</p> <p>4.2 Freshwater:</p> <p>As a result of the wetness regime of the Western corner of Area 1A; Scientific Aquatic Services (SAS) were appointed by Guillaume Nel Environmental Consultants (GNEC) to conduct a freshwater constraints analysis of the area located to the West of the Waste Transfer Station of the identified Area 1A.</p> <p>SAS confirmed that a depression wetland is located within Area 1A with an extent of 0.38 hectares. It was furthermore noted that the wetland appears to be in a largely degraded state. The degraded state was ascribed to the edge effects associated with the waste disposal sorting facility and associated infrastructure located within the eastern portion of the site. Illegal dumping of building rubble and general waste was also noted within the northern portion of the site. An excavated channel was furthermore identified along the northern portion of the site. SAS noted that <i>“the site could be further investigated for development provided cognisance is taken of the depression wetland and that this system [wetland] be included within any potential development plans along with suitable mitigation measures”</i>.</p> <p>Development of Area 1A may be considered with the appropriate mitigation measures such as constructing a cut-off drain where overland flow can be redirected to the adjacent area. Engineers to provide input regarding the viability of a cut-off drain.</p> <p>Although Area 1A is considered to be sensitive from a freshwater point of view; it is GNEC's professional</p>	

opinion that the site can be developed, subject to the required authorisations, as well as appropriate mitigation measures being implemented.

The current pressures experienced in Kleinmond relating to the provision of housing and related infrastructure is exacerbated by the environmental sensitivity; and consequent lack of available space of the broader Kleinmond area. Although Area 1A has been noted to have ecological constraints, development of the site is supported due to the current disturbance and degradation of the natural area. Firstly, Area 1A has been subject to previous disturbances which resulted in the area being altered from its natural state. Secondly, due to previous on-site disturbance, development of Area 1A is supported, as opposed to different, more sensitive locations in Kleinmond. Thirdly, the proposed developments will be in line with the surrounding land uses (location of current Overhills settlement) and hence it is supported that the area be developed for housing opportunities. The development of site 1A will therefore be considered as an expansion of the existing Overhills settlement. It is therefore concluded that the development of Area 1A is supported from an ecological point of view; subject to the implementation of the appropriate mitigation measures.

4.3 **Visual:**

Due to the location of the site, being highly visible from Main Road, as well as being situated at the entrance to Kleinmond, sufficient landscaping will be required in order to lessen the visual impact of development on the site.

4.4 **EIA Process to be followed:**

Development of Area 1 will trigger an EIA application process to be followed, i.e. a Basic Assessment application. Furthermore, a Water Use Authorisation will also have to be obtained from the Department of Water and Sanitation (DWS).

5. **ENGINEERING SERVICES**

5.1 **Civils and Structural:**

a) Topography

Platforms will have to be created for the construction of houses and step foundations will have to be considered. Retaining walls will have to be constructed on the northern side of the site. Existing taxi stop facility will have to be demolished and relocated. The existing solid waste transfer facility will have to remain.

b) Stormwater

Cut-off. drains / channels will have to be constructed to accommodate the water from the mountain.

c) Water

Services are available adjacent to the site but capacities of bulk services, pressure in the existing reticulation or any required upgrades must be verified by the master planners.

d) Foul sewer

Services are available adjacent to the site but capacities of bulk services or any required upgrades must be verified by the master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 **Electrical:**

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 1 will be supplied by cutting in on the Kleinmond main station – MS Skakelstasie 11kV feeder and extending the 11kV network up to the site.

Internal services (11kV underground cables, miniature substations and Low Voltage underground networks) must be installed to service the individual houses.

c) Constraints

A section of the existing Eskom Betty's Bay 22kV overhead supply line feeding from the Eskom 66/22/11kV substation and running on the norther boundary of Main Road must be relocated to outside the proposed development boundary.

The high-level estimated cost to relocate this section the 22kV overhead line is R250 000.00.

6. GEOLOGY:

- Quartzitic Table Mountain Group (TMG) sandstone at depth.
- Area east of Transfer Station covered by coarse colluvium that is likely to occur at a shallow depth.
- Lateral extent of old refuse dump unknown. Needs to be determined from municipality's records and/or test pit programme.
- Refuse is expected to be present between the substation and relatively new cluster of houses on the west side of Proteadorp.

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

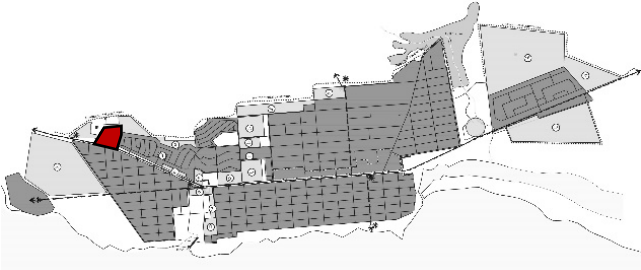

8. COMMUNITY FACILITIES:

Zone A shall utilise the community facilities situated on Zone B as well as have access to the existing sport facilities and infrastructure north of the site.

9. NEED AND DESIRABILITY:

Zone A has high desirability for BNG housing as it can cater for 120 opportunities on the site. In the event that the existing transfer station is demolished and relocated, Zone A can cater for up to 190 opportunities on site.

10. GENERAL:

<p>1. SITE 1 – ZONE B</p> <p>Description: Portion of Erf 5462 & 5453, Kleinmond</p> <p>Approximate extent : 2.2577 ha</p> <p>Ownership : Overstrand Municipality</p> <p>Title Deed : T28621/1980 & T74518/2001</p>	<p>Existing Zoning : Erf 5462 – Special Zone Erf 5453 – Open Spare Zone 1</p> <p>Existing land use : Occupied by informal structures</p> <p>Approximate Average Slope : 9.0 % – 12.5 %</p>
<p>2. LOCALITY: SITE 1 ZONE B</p> 	<p>ZONE B</p> 
<p>Assessment :</p> <p>Location: The site is located adjacent to Main Road East of Zone A.</p> <p>Accessibility: The site can be accessed from the existing road that connects the Main Road to the existing Transfer Station.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Gradual slope of 7 to 14% and then sharp increase in slope into mountain above site</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p><i>Historically, the area would have been covered in Kogelberg Sandstone Fynbos, which is a Critically Endangered vegetation type. A small portion along the northern reaches of the identified Area 1 is mapped as being a Critical Biodiversity Area. It should however be noted that due to recent informal structures being erected along the northern reaches of the identified Area 1; the mapping may be outdated, being inaccurate.</i></p> <p><i>Area 1 has been mapped by Kogelberg Biosphere Reserve (KBR) as being an existing settlement. It is therefore not expected that the proposed development of Area 1 will have an adverse impact on any protected areas.</i></p> <p>4.2 Freshwater:</p> <p><i>As a result of the wetness regime of the Western corner of Area 1A; Scientific Aquatic Services (SAS) were appointed by Guillaume Nel Environmental Consultants (GNEC) to conduct a freshwater constraints analysis of the area located to the West of the Waste Transfer Station of the identified Area 1A.</i></p> <p><i>SAS confirmed that a depression wetland is located within Area 1A with an extent of 0.38 hectares. It was furthermore noted that the wetland appears to be in a largely degraded state. The degraded state was ascribed to the edge effects associated with the waste disposal sorting facility and associated infrastructure located within the eastern portion of the site. Illegal dumping of building rubble and general waste was also noted within the northern portion of the site. An excavated channel was furthermore identified along the northern portion of the site. SAS noted that “the site could be further investigated for development provided cognisance is taken of the depression wetland and that this system [wetland] be included within any potential development plans along with suitable mitigation measures”.</i></p> <p>Development of Area 1A may be considered with the appropriate mitigation measures such as constructing a cut-off drain where overland flow can be redirected to the adjacent area. Engineers to provide input regarding the viability of a cut-off drain.</p> <p>Although Area 1A is considered to be sensitive from a freshwater point of view; it is GNEC’s professional opinion that the site can be developed, subject to the required authorisations, as well as appropriate</p>	

mitigation measures being implemented.

The current pressures experienced in Kleinmond relating to the provision of housing and related infrastructure is exacerbated by the environmental sensitivity; and consequent lack of available space of the broader Kleinmond area. Although Area 1A has been noted to have ecological constraints, development of the site is supported due to the current disturbance and degradation of the natural area. Firstly, Area 1A has been subject to previous disturbances which resulted in the area being altered from its natural state. Secondly, due to previous on-site disturbance, development of Area 1A is supported, as opposed to different, more sensitive locations in Kleinmond. Thirdly, the proposed developments will be in line with the surrounding land uses (location of current Overhills settlement) and hence it is supported that the area be developed for housing opportunities. The development of site 1A will therefore be considered as an expansion of the existing Overhills settlement. It is therefore concluded that the development of Area 1A is supported from an ecological

4.3 **Visual:**

Due to the location of the site, being highly visible from Main Road, as well as being situated at the entrance to Kleinmond, sufficient landscaping will be required in order to lessen the visual impact of development on the site.

4.4 **EIA Process to be followed:**

Development of Area 1 will trigger an EIA application process to be followed, i.e. a Basic Assessment application. Furthermore, a Water Use Authorisation will also have to be obtained from the Department of Water and Sanitation (DWS).

5. **ENGINEERING SERVICES**

5.1 **Civils and Structural:**

a) *Topography*

Platforms will have to be created for the construction of houses and step foundations will have to be considered. Retaining walls will have to be constructed on the northern side of the site. The existing substation building, infrastructure and electrical servitude will have to remain.

b) *Stormwater*

Cut-off. drains / channels will have to be constructed to accommodate the water from the mountain.

c) *Water*

Services are available adjacent to the site but capacities of bulk services, pressure in the existing reticulation or any required upgrades must be verified by the master planners.

d) *Foul sewer*

Services are available adjacent to the site but capacities of bulk services or any required upgrades must be verified by the master planners.

e) *Roads*

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards. The access to the substation will have to be maintained.

5.2 **Electrical**

a) *Bulk Services*

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ±650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- *The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be*

upgraded to a 15MVA transformer.

- *An additional 11kV switch panel must be installed at Kleinmond main switching station.*
- *An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.*

b) Link and Internal Services

Site 1 will be supplied by cutting in on the Kleinmond main station – MS Skakelstasie 11kV feeder and extending the 11kV network up to the site.

Internal services (11kV underground cables, miniature substations and Low Voltage underground networks) must be installed to service the individual houses and will replace the existing overhead network that supply the current informal dwellings.

c) Constraints

Both Eskom's 66/22/11kV substation (±90m x 50m) as well as Overstrand Municipality's Kleinmond 11kV main switching station (±27m x 11m) are present on this site. The high-level estimated cost to relocate both substations is R60 million and is therefore not deemed financially feasible.

6. GEOLOGY:

- Quartzitic Table Mountain Group (TMG) sandstone at depth.
- Area east of Transfer Station covered by coarse colluvium that is likely to occur at a shallow depth.
- Lateral extent of old refuse dump unknown. Needs to be determined from municipality's records and/or test pit programme.
- Refuse is expected to be present between the substation and relatively new cluster of houses on the west side of Proteadorp.

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

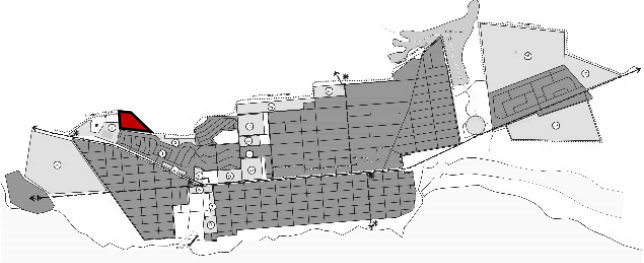
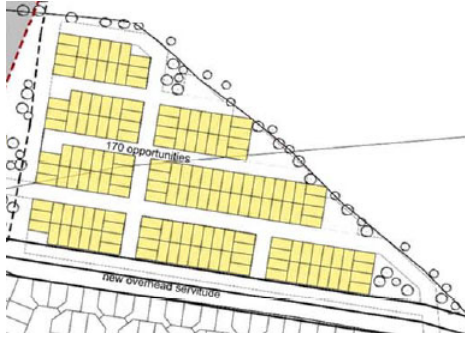
8. COMMUNITY FACILITIES:

A new taxi rank located to the east of the existing substation has been proposed which will service Zones A, B and C. Market facilities will also be catered for in order to create an active and vibrant transportation node in the heart of the community. Zone B will also have access to the existing sport facilities and infrastructure located on the northern edge of the site.

9. NEED AND DESIRABILITY:

Zone B has high desirability for BNG housing as it can cater for up to 111 opportunities on the site.

10. GENERAL:

<p>1. SITE 1- ZONE C</p> <p>Description: Portion of Erf 5462, Kleinmond</p> <p>Approximate extent : 3.8235 ha</p> <p>Ownership : Overstrand Municipality</p> <p>Title Deed : T28621/1980 & T74518/2001</p>	<p>Existing Zoning : Special Zone</p> <p>Existing land use : Occupied by informal structures</p> <p>Approximate Average Slope : 13 % to 25 %</p>
<p>2. LOCALITY: SITE 1 ZONE C</p> 	<p>ZONE C</p> 
<p>Assessment :</p> <p>Location: Located north of Proteadorp to the east of Site 1 - Zone B</p> <p>Accessibility: The site is accessible through Zone B as well as through Proteadorp on the far eastern portion of the development.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Steep slopes but still developable; currently bulk of area covered by informal structures</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>Historically, the area would have been covered in Kogelberg Sandstone Fynbos, which is a Critically Endangered vegetation type. A small portion along the northern reaches of the identified Area 1 is mapped as being a Critical Biodiversity Area. It should however be noted that due to recent informal structures being erected along the northern reaches of the identified Area 1; the mapping may be outdated, being inaccurate.</p> <p>Area 1 has been mapped by Kogelberg Biosphere Reserve (KBR) as being an existing settlement. It is therefore not expected that the proposed development of Area 1 will have an adverse impact on any protected areas.</p> <p>4.2 Freshwater:</p> <p>As a result of the wetness regime of the Western corner of Area 1A; Scientific Aquatic Services (SAS) were appointed by Guillaume Nel Environmental Consultants (GNEC) to conduct a freshwater constraints analysis of the area located to the West of the Waste Transfer Station of the identified Area 1A.</p> <p>SAS confirmed that a depression wetland is located within Area 1A with an extent of 0.38 hectares. It was furthermore noted that the wetland appears to be in a largely degraded state. The degraded state was ascribed to the edge effects associated with the waste disposal sorting facility and associated infrastructure located within the eastern portion of the site. Illegal dumping of building rubble and general waste was also noted within the northern portion of the site. An excavated channel was furthermore identified along the northern portion of the site. SAS noted that <i>“the site could be further investigated for development provided cognisance is taken of the depression wetland and that this system [wetland] be included within any potential development plans along with suitable depression wetland and that this system [wetland] be included within any potential development plans along with suitable mitigation measures”</i>.</p>	

Development of Area 1A may be considered with the appropriate mitigation measures such as constructing a cut-off drain where overland flow can be redirected to the adjacent area. Engineers to provide input regarding the viability of a cut-off drain.

Although Area 1A is considered to be sensitive from a freshwater point of view; it is GNEC's professional opinion that the site can be developed, subject to the required authorisations, as well as appropriate mitigation measures being implemented.

The current pressures experienced in Kleinmond relating to the provision of housing and related infrastructure is exacerbated by the environmental sensitivity; and consequent lack of available space of the broader Kleinmond area. Although Area 1A has been noted to have ecological constraints, development of the site is supported due to the current disturbance and degradation of the natural area. Firstly, Area 1A has been subject to previous disturbances which resulted in the area being altered from its natural state. Secondly, due to previous on-site disturbance, development of Area 1A is supported, as opposed to different, more sensitive locations in Kleinmond. Thirdly, the proposed developments will be in line with the surrounding land uses (location of current Overhills settlement) and hence it is supported that the area be developed for housing opportunities. The development of site 1A will therefore be considered as an expansion of the existing Overhills settlement. It is therefore concluded that the development of Area 1A is supported from an ecological.

4.3 **Visual:**

Due to the location of the site, being highly visible from Main Road, as well as being situated at the entrance to Kleinmond, sufficient landscaping will be required in order to lessen the visual impact of development on the site.

4.4 **EIA Process to be followed:**

Development of Area 1 will trigger an EIA application process to be followed, i.e. a Basic Assessment application. Furthermore, a Water Use Authorisation will also have to be obtained from the Department of Water and Sanitation (DWS).

5. **ENGINEERING SERVICES**

5.1 **Civils and Structural:**

a) **Topography**

Platforms will have to be created for the construction of houses and step foundations will have to be considered. Retaining walls will have to be constructed on the northern side of the site.

b) **Stormwater**

Cut-off. drains / channels will have to be constructed to accommodate the water from the mountain. The existing stormwater channel crossing the site will have to be formalized by lining the channel with erosion blocks and installing pipes / culverts at the road crossings.

c) **Water**

Services are available adjacent to the site but capacities of bulk services, pressure in the existing reticulation or any required upgrades must be verified by the master planners.

d) **Foul sewer**

Services are available adjacent to the site but capacities of bulk services or any required upgrades must be verified by the master planners.

e) **Roads**

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 **Electrical**

a) **Bulk Services**

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ±650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 1 will be supplied by cutting in on the Kleinmond main station – MS Skakelstasie 11kV feeder and extending the 11kV network up to the site.

Internal services (11kV underground cables, miniature substations and Low Voltage underground networks) must be installed to service the individual houses and will replace the existing overhead network that supply the current informal dwellings.

c) Constraints

A section of the Eskom 66kV overhead bulk supply line feeding the town of Kleinmond and surrounding areas are present on zone C of site 1 and impacts the optimal layout.

In order to achieve more opportunities, the 66kV overhead line can either be relocated to a more favourable alignment or replaced with an underground cable.

The high-level estimated cost to relocate the section of the 66kV overhead line that impacts on the development layout is R1 500 000.00.

The high-level estimated cost to replace the section of the 66kV overhead line that impacts on the development layout with an underground cable is R12 800 000.00.

6. GEOLOGY:

- Quartzitic Table Mountain Group (TMG) sandstone at depth.
- Area east of Transfer Station covered by coarse colluvium that is likely to occur at a shallow depth.
- Lateral extent of old refuse dump unknown. Needs to be determined from municipality's records and/or test pit programme.
- Refuse is expected to be present between the substation and relatively new cluster of houses on the west side of Proteadorp.

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

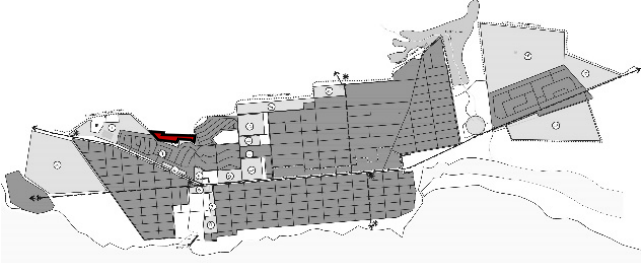

8. COMMUNITY FACILITIES:

There is an opportunity to develop sporting facilities along the north western edge of the site over the existing landfill from the former dump site. Community gardens underneath the overhead electrical pylons can also be catered for in the development.

9. NEED AND DESIRABILITY:

Zone C has high desirability for BNG housing as it can cater for up to 170 opportunities on the site addressing the needs for housing.

10. GENERAL:

<p>1. SITE 2</p> <p>Description: Portion of Erf 5462 Kleinmond</p> <p>Approximate extent : 1.9667 ha</p> <p>Ownership : Overstrand Municipality</p> <p>Title Deed : T28621/1980 & T74518/2001</p>	<p>Existing Zoning : Special Zone</p> <p>Existing land use : Partially Occupied by Temporary Structures</p> <p>Approximate Average Slope : 20 % - 30 %</p>
<p>2. LOCALITY: SITE 2</p> 	
<p>Assessment :</p> <p>Location: Located along the foot of the mountain on the northern boundary of Proteadorp.</p> <p>Accessibility: limited accessibility as access to the site will result in developing an access road through existing erven on the northern periphery of Proteadorp.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Fairly steep slopes, but still developable; special measures with retaining walls will be required.</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>Historically, the area would have been covered in Kogelberg Sandstone Fynbos, which is a Least Threatened vegetation type. Area 2 is not mapped as a Critical Biodiversity Area (CBA). It is clear from aerial imagery that the area has been subject to previous disturbance, such as trampling. Dr Dave McDonald to confirm extent of natural vegetation in the area. The provision of a fire break should also be taken into account.</p> <p>Area 2 has been mapped by the Kogelberg Biosphere Reserve (KBR) as a buffer area. Therefore, it is recommended that the KBR be consulted in the matter.</p> <p>4.2 Freshwater:</p> <p>There are no freshwater features present on site. However, a wetland has been mapped above the North-Eastern corner of the site.</p> <p>4.3 Visual:</p> <p>Area 2 is located along the footslopes of the Palmiet Mountain and therefore steeper sections of Area 2 will be visible. The layout and design of the proposed structures should therefore be taken into account.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 2 will trigger an EIA application process to be followed, i.e. a Basic Assessment application.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

A portion of the site cannot be developed due to the natural steep slopes. Retaining walls will have to be created for the northern part of the site. Platforms will have to be created for the construction of the road and the houses. The electrical servitude will have to be kept open and a portion of the servitude could be developed as an informal play park or community garden. Access within the electrical servitude must always be available.

b) Stormwater

Cut-off drains / channels will have to be constructed to accommodate the water from the mountain.

c) Water

Services are available adjacent to the site but capacities of bulk services, pressures in the existing reticulation or any required upgrades must be verified by the master planners.

d) Foul sewer

Services are available adjacent to the site but capacities of bulk services or any required upgrades must be verified by the master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 2 will be supplied from the existing low voltage network in the area.

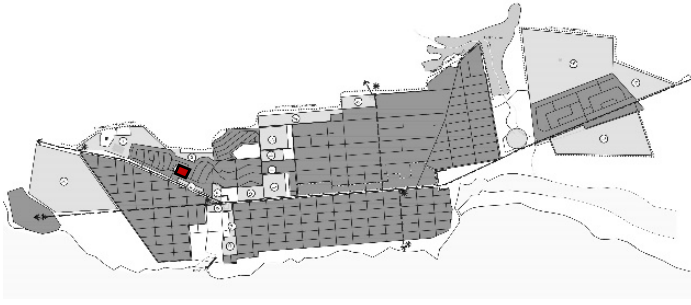
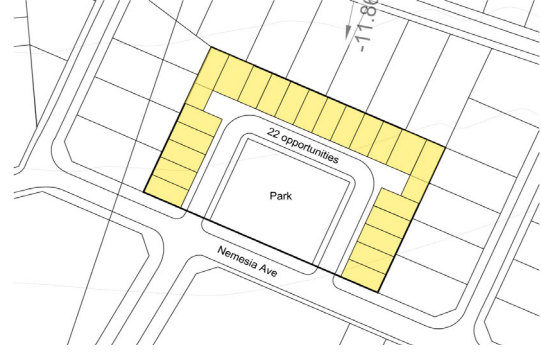
The existing low voltage network must be upgraded, and a new internal low voltage underground network must be installed to service the individual houses.

c) Constraints

An existing Overstrand Munic 11kV overhead line feeding from the Kleinmond 11kV main switching station crosses this site and must be relocated to follow the new road alignment.

The estimated high-level cost to relocate the overhead line is R110 000.00.

<p>6. GEOLOGY:</p> <ul style="list-style-type: none"> • Quartzitic (TMG) sandstone at depth. • Colluvial slope comprising thin organic hillwash horizon over thick horizon of densely packed and interlocked colluvial gravel and boulders in an orange-brown medium dense and dense intact silty SAND matrix. • Boulders could be up to 1,5m in diameter.
<p>7. HERITAGE:</p> <p>The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.</p> <p>Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.</p>
<p>8. COMMUNITY FACILITIES:</p> <p>There is a possibility of allowing for a community garden underneath the existing overhead electrical pylons.</p>
<p>9. NEED AND DESIRABILITY:</p> <p>Site 2 has high desirability for BNG or GAP housing in the area.</p>
<p>10. GENERAL:</p>

<p>1. SITE 3 Description: Portion of Erf 6862, Kleinmond Approximate extent : 0.4346 ha Ownership : Overstrand Municipality Title Deed :</p>	<p>Existing Zoning : Open Space Zone 2 Existing land use : Vacant Park Approximate Average Slope : 3.5 %</p>
<p>2. LOCALITY: SITE 3</p> 	
<p>Assessment : Location: the site is located in the centre of Proteadorp adjacent to the Nemesia Avenue and IJ Singleton St intersection Accessibility: The site is easily accessible off Nemesia Avenue</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Relative gentle slope and good accessibility; in close proximity of public facilities; current paly area to be reshaped and redeveloped</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site would have historically supported the Kogelberg Sandstone Fynbos vegetation type. The site has however been completely altered from its natural state due to previous activities. Hence the site holds no conservation value.</p> <p>4.2 Freshwater: There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual: Area 3 is located in an urban area; with the surrounding properties being characterised by residential purposes. Development of the site will not have a significant visual impact.</p> <p>4.4 EIA Process to be followed: Development of Area 3 will not trigger an EIA application process to be followed.</p>	
<p>5. ENGINEERING SERVICES</p> <p>5.1 Civils and Structural:</p> <p>a) Topography Flat site with no constraints and easily developable.</p> <p>b) Stormwater Stormwater can be deposited in the existing reticulation.</p> <p>c) Water Services are available adjacent to the site and should have capacity but must be verified with master planners.</p>	

d) Foul sewer

Services are available adjacent to the site and should have capacity but must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 **Electrical**

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 3 will be supplied from an existing miniature substation (MS Nemesia).

A new low voltage underground network must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6. GEOLOGY:

Quartzitic (TMG) sandstone at depth.

Entire area covered by predominantly orange-brown stiff to very stiff dense clayey SILT-SAND of hillwash origin.

Grey-brown organic top soil layer present in grass-covered areas and partially exposed and eroded vehicle tracks crossing the site.

Colluvial gravel expected to be present beneath hillwash horizon.

Bedrock unlikely to occur within 1,5m below surface.

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. It is not expected that development of the site will have an impact on any heritage resources, since the size of the site is smaller than 5000 m². A Notice of Intent to Develop (NID) should however be submitted to HWC should development of the site result in the construction of pipelines (or similar linear development of infrastructure) over 300 m in length.

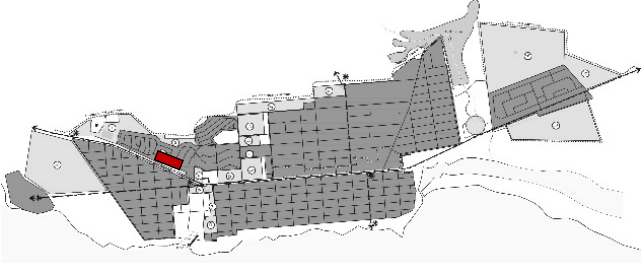
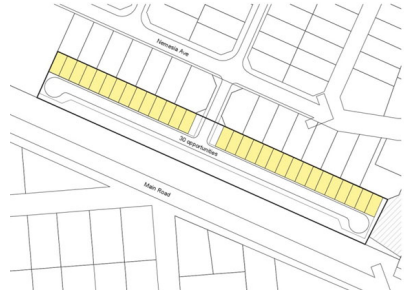
8. COMMUNITY FACILITIES:

The site will replace the existing park space with a new park which has units facing the park, creating a safer environment with natural surveillance.

NEED AND DESIRABILITY:

The site has a high need and desirability to cater for BNG or Gap housing and can accommodate up to 22 opportunities.

10. GENERAL:

<p>1. SITE 4</p> <p>Description: Portion of Erf 6936, Kleinmond</p> <p>Approximate extent : 0.646 ha</p> <p>Ownership : Overstrand Municipality</p> <p>Title Deed :</p>	<p>Existing Zoning : Open Space Zone 2</p> <p>Existing land use : Vacant</p> <p>Approximate Average Slope : 3.5 % - 4 %</p>
<p>2. LOCALITY: SITE 4</p> 	
<p>Assessment :</p> <p>Location: the site is located south of Proteadorp adjacent to the Main Road, west of the existing graveyard</p> <p>Accessibility: The site is easily accessible with access off Nemesia Avenue.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Flat slope and can easily be developed</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos vegetation type. The property has been subject to disturbance and trampling, however natural vegetation could be present on site. This should be verified by a Botanical Specialist.</p> <p>4.2 Freshwater:</p> <p>There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual:</p> <p>Area 4 is located in an urban area; with the surrounding properties being characterised by residential purposes. The property is located adjacent to Main Road and is therefore regarded to be visible. Therefore, it is recommended that development of the site be in line with the surrounding land uses.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 4 may trigger an EIA application process to be followed due to the possible presence of the sensitive Hangklip Sand Fynbos vegetation type. It is recommended that an Applicability Checklist be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) in order to confirm the need for a Basic Assessment process to be followed.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Flat site with no constraints and easily developable.

b) Stormwater

Stormwater can be deposited in the existing stormwater channel adjacent to the main road.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners.

d) Foul sewer

Services are available adjacent to the site and should have capacity but must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal road will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ±650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 4 will be supplied from an existing miniature substation (MS Nemesia).

A new low voltage underground network will be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6. GEOLOGY:

- Quartzitic (TMG) sandstone at depth.
- Area appears to be covered by transported sand of mix origin.
- Coarse colluvium likely to be present at relatively shallow depth.

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

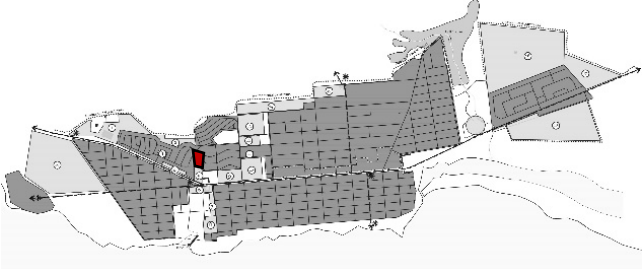
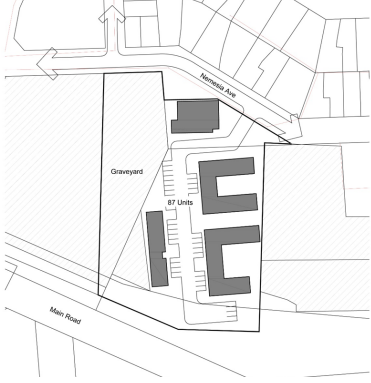
8. COMMUNITY FACILITIES:

No community facilities have been proposed for the development of this site. The site does however have access to existing community facilities in the area

9. NEED AND DESIRABILITY:

The site has a high need and desirability to cater for BNG or GAP housing and can accommodate up to 30 opportunities

10. GENERAL:

<p>1. SITE 5</p> <p>Description: Erf 5462 & 6090, Kleinmond</p> <p>Approximate extent : 0.9593 ha</p> <p>Ownership : Overstrand Municipality</p> <p>Title Deed :</p>	<p>Existing Zoning : Erf 5462 – Authority Zone Erf 6090 – Open Space Zone 2</p> <p>Existing land use : Vacant</p> <p>Approximate Average Slope : 4.3 % – 4.4 %</p>
<p>2. LOCALITY: SITE 5</p> 	
<p>Assessment :</p> <p>Location: The site is located to the east of the cemetery between Main Road and Nemesia Avenue.</p> <p>Accessibility: The site is easily accessible off Memesia Avenue.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Relative flat from Nemesia Street and then sharp increase towards Main Road; rock outcrops and existing stormwater culvert/drain to be accommodated</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos vegetation type. The property has been subject to disturbance and trampling, however natural vegetation may be present on site. This should be verified by a Botanical Specialist.</p> <p>4.2 Freshwater:</p> <p>The site supports a wetness regime due to stormwater discharging on the property along the northern reaches of the site. Development of the site would thus entail the stormwater to be accommodated subsurface to the South of Main Road.</p> <p>4.3 Visual:</p> <p>Area 5 is located in an urban area; with the surrounding properties being characterised by residential purposes. The property is located adjacent to Main Road and is therefore regarded to be visible. Therefore, it is recommended that development of the site be in line with the surrounding land uses.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 5 may trigger an EIA application process to be followed due to the possible presence of the sensitive Hangklip Sand Fynbos vegetation type. It is recommended that an Applicability Checklist be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) in order to confirm the need for a Basic Assessment process to be followed.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Platforms will have to be created for the construction of the houses. The site is covered with rock that are visible above ground and will make the excavations expensive but manageable.

b) Stormwater

The existing stormwater pipe crossing the site will be extended and accommodated within the roads.

c) Water

Services are available adjacent to the site but capacities of bulk services, pressures in the existing reticulation or any required upgrades must be verified by the master planners.

d) Foul **sewer**

Services are available adjacent to the site but capacities of bulk services or any required upgrades must be verified by the master planners.

e) Roads

Access to the site is available from Nemesia Street with sufficient sight distances at intersections. New internal roads and parking will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

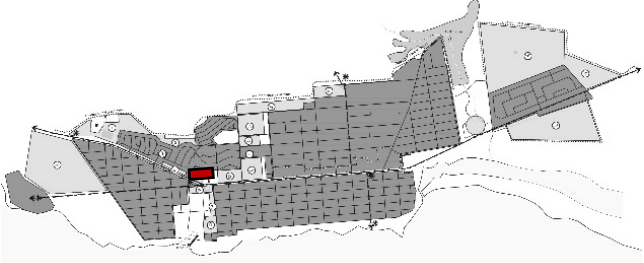

Site 5 will be supplied by cutting in a new miniature substation on the MS Nemesia – MS Heide 11kV feeder.

A low voltage underground network must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

<p>6. GEOLOGY:</p> <ul style="list-style-type: none"> • Quartzitic (TMG) sandstone outcrops on either side at east end of pedestrian bridge. • Indications are that rubble may have been dumped in the central and northern parts that are covered by kikuyu grass. • Coarse colluvium expected to occur within a meter of the surface.
<p>7. HERITAGE:</p> <p>The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.</p> <p>Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.</p>
<p>8. COMMUNITY FACILITIES:</p> <p>No community facilities have been proposed for the development of this site. The site does however have access to existing community facilities in the area.</p>
<p>9. NEED AND DESIRABILITY:</p> <p>The site has a high need and desirability to cater for Social Housing through the development of walk up units which can accommodate up to 87 opportunities.</p>
<p>10. GENERAL:</p>

<p>1. SITE 6</p> <p>Description: Erf 6742, Kleinmond</p> <p>Approximate extent : 1.2744 ha</p> <p>Ownership : Overstrand Municipality</p> <p>Title Deed :</p>	<p>Existing Zoning : Authority Zone</p> <p>Existing land use : Municipal Depot</p> <p>Approximate Average Slope : 3.8 % - 4.3 %</p>
<p>2. LOCALITY: SITE 6</p> 	
<p>Assessment :</p> <p>Location: The site is located south of Main Road, wedged between Harbour Road and 13th Street</p> <p>Accessibility: The site is easily accessible and can be accessed off either Harbour Road or 13th Street.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Relative flat slope; existing municipal depot on site</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos vegetation type. The site has however been completely altered from its natural state due to previous activities. Hence the site holds no conservation value.</p> <p>4.2 Freshwater:</p> <p>There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual:</p> <p>Area 6 is located in an urban area; with the surrounding properties being characterised by residential and commercial purposes. The property is located adjacent to Main Road and is therefore regarded to be visible. Therefore, it is recommended that development of the site be in line with the surrounding land uses.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 6 will not trigger an EIA application process to be followed.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Flat site with no constraints and easily developable.

b) Stormwater

Stormwater can be deposited in the existing stormwater channel adjacent to the site.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners.

d) Foul sewer

Services are available adjacent to the site and should have capacity but must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 6 will be supplied by cutting in a new miniature substation on the MS John Daneel – MS Luckhoff 11kV feeder.

A low voltage underground network must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6. GEOLOGY:

Unknown, but rock expected at depth,

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

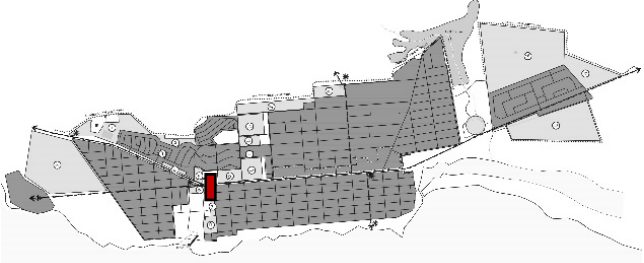

8. COMMUNITY FACILITIES:

The site has the opportunity to develop civic facilities.

9. NEED AND DESIRABILITY:

The site owes itself to cater for a mix use development catering market, FLISP or Gap housing of a medium to high density.

10. GENERAL:

<p>1. SITE 7 Description: Erf 8640, Kleinmond Approximate extent : 0.8098 ha Ownership: Private Title Deed:</p>	<p>Existing Zoning: Special Zone Existing land use : Vacant Approximate Average Slope : 3.5 % - 4.0 %</p>
<p>2. LOCALITY: SITE 7</p> 	
<p>Assessment : Location: The site is located south of Main Road between the existing business/industrial area and the residential neighbourhood. Accessibility: The site can be accessed off 13th Street to the east, or 14th Street along the northern edge of the site.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: Good slope for development; open stormwater channel adjacent site</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site would have historically supported the Hangklip Sand Fynbos vegetation type. The site has however been completely altered from its natural state due to previous activities. Hence the site holds no conservation value.</p> <p>4.2 Freshwater: There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual: Area 7 is located in an urban area; with the surrounding properties being characterised by residential and commercial purposes. It is not expected that development of the site will have a significant visual impact.</p> <p>4.4 EIA Process to be followed: Development of Area 7 will not trigger an EIA application process to be followed.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Flat site with no constraints and easily developable.

b) Stormwater

Stormwater can be deposited in the existing stormwater channel adjacent to the site. The existing open stormwater channel can be formalized to allow more space for the development.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners.

d) Foul sewer

Services are available adjacent to the site and should have capacity but must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 7 will be supplied by cutting in a new miniature substation on the MS Link – MS 12 de Street 11kV feeder. This miniature will also be used to supply site 8.

A low voltage underground network must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6. GEOLOGY:

Unknown

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

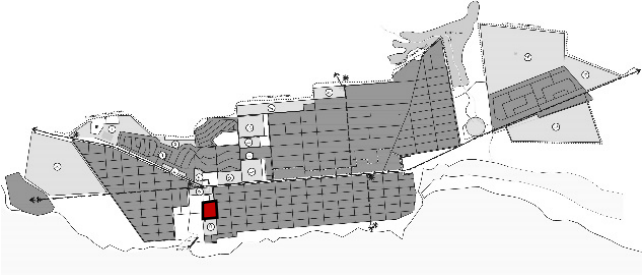

8. COMMUNITY FACILITIES:

As the site is privately owned, no community facilities have been proposed for the development

9. NEED AND DESIRABILITY:

The site owes itself to cater for 2-3 storey walk up market related units of a medium to high density.

10. GENERAL:

<p>1. SITE 8</p> <p>Description: Erven 6186, 8636, 8637, 8638 and 8639, Kleinmond</p> <p>Approximate extent : 0.8430 ha</p> <p>Ownership : Private</p> <p>Title Deed :</p>	<p>Existing Zoning: Erf 6186 – Special Zone Erf 8636 – Open Space Zone 2 Erf 8637 – Special Zone Erf 8638 – Open Space Zone 2 Erf 8639 – Special Zone</p> <p>Existing land use : Vacant</p> <p>Approximate Average Slope : 3.5 % - 4.3 %</p>
<p>2. LOCALITY: SITE 8</p> 	
<p>Assessment :</p> <p>Location: The site is located to adjacent to the existing harbour and waterfront to the west and a residential neighbourhood to the east.</p> <p>Accessibility: The site can be accessed from 14th Street to the north of the site.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Good slope for development; open stormwater channel discharges onto site; large part may be wetlands</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos vegetation type. The property has been subject to disturbance, however natural vegetation is present on site.</p> <p>4.2 Freshwater:</p> <p>Almost the entirety of the property is mapped as a wetland. From aerial imagery it is also clear that the site supports wetland vegetation species.</p> <p>4.3 Visual:</p> <p>Area 8 is located in an urban area; with the surrounding properties being characterised by residential and commercial purposes. Development of Area 8 might have a visual impact as a result of the loss of a natural area.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 8 will trigger an EIA application process to be followed. Furthermore, due to the presence of the wetland on the site, a Water Use Authorisation will also have to be obtained from the Department of Water and Sanitation (DWS).</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Flat site. Wet material must be removed from the site and be replaced with suitable imported material.

b) Stormwater

Stormwater can be deposited in the existing stormwater channel adjacent to the site. The existing open stormwater channel must be formalized to ensure that the full site can be developed, and subsurface drainage must be installed to mitigate the wet underground conditions.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners.

d) Foul sewer

Services are available adjacent to the site and should have capacity but must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

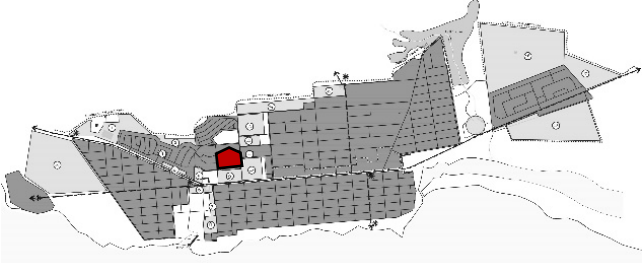

Site 8 will be supplied from the new miniature substation installed to supply site 7.

A low voltage underground network must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

<p>6. GEOLOGY: Unknown</p>
<p>7. HERITAGE: The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site. Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.</p>
<p>8. COMMUNITY FACILITIES: As the site is privately owned, no community facilities have been proposed for the development.</p>
<p>9. NEED AND DESIRABILITY: The site owes itself to cater for 2-3 storey walk up market related units of a medium to high density.</p>
<p>10. GENERAL:</p>

<p>1. SITE 9 Description: Erf 5462 & 6582, Kleinmond Approximate extent : 2.6274 ha Ownership: Overstrand Municipality Title Deed:</p>	<p>Existing Zoning : Open Space Zone 2 Existing land use : Existing Sport Field Approximate Average Slope : 3.3 % – 3.7 %</p>
<p>2. LOCALITY: SITE 9</p> 	
<p>Assessment : Location: The site is located north of Main Road on the existing sports grounds with the Grail site and proposed shopping centre located to the east. Accessibility: The site can be accessed from Protea Road along the western edge or 11th Street.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: Existing rugby field and netball courts centrally located</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site would have historically supported the Hangklip Sand Fynbos vegetation type. The property has been completely altered from its natural state due to previous on-site developments.</p> <p>4.2 Freshwater: There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual: Area 9 is located in an urban area; with the surrounding properties being characterised by residential and community purposes. The property is located adjacent to Main Road and is therefore regarded to be visible. Therefore, it is recommended that development of the site be in line with the surrounding land uses.</p> <p>4.4 EIA Process to be followed: Development of Area 9 will not trigger an EIA application process to be followed.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Site is easily developable. The existing buildings and associated services on the site must be demolished / removed.

b) Stormwater

Stormwater can be deposited in the existing stormwater channel adjacent to the site.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners. The existing water pipeline crossing the site will have to be relocated to inside the new road reserves.

d) Foul sewer

The existing gravity pipeline and rising main crossing the southern portion of the site will have to be relocated or the proposed buildings will have to be moved. The existing gravity pipeline crossing the site will have to be relocated to inside the new road reserves. Services are available adjacent to the site and should have capacity but must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards. A new parking -and trading area will be created to accommodate the local traders.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

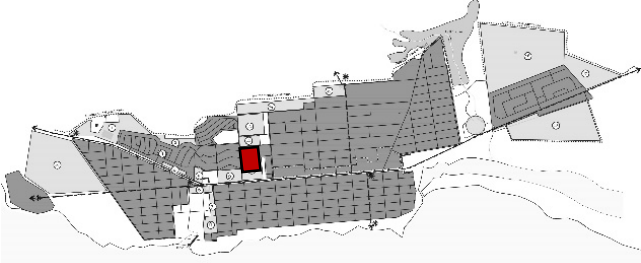
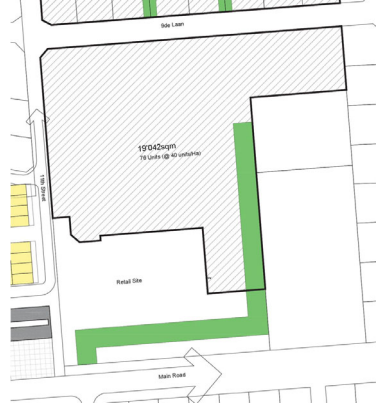
Site 9 will be supplied by cutting in a new miniature substation on the MS Nemesia – MS Heide 11kV feeder.

A low voltage underground network must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

<p>6. GEOLOGY:</p> <ul style="list-style-type: none"> • Quartzitic (TMG) sandstone at depth. • No visible outcrops. • Gravelly colluvium exposed in localized exposure at toe of cut embankment on north side of parking area. • Southern part of sports field appears to be on fill.
<p>7. HERITAGE:</p> <p>The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.</p> <p>Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.</p>
<p>8. COMMUNITY FACILITIES:</p> <p>This site calls for a public square that can function as a market that links to the future shopping centre to the east of the site. The existing sports facilities are to be relocated to another site.</p>
<p>9. NEED AND DESIRABILITY:</p> <p>The site will offer a mix of BNG, GAP and FLISP housing as well as 2-3 Storey Social Housing through the development of walk up units. The mix of housing typologies can accommodate up to 200 opportunities over the site.</p>
<p>10. GENERAL:</p>

<p>1. SITE 10</p> <p>Description: Remainder Erf 8168, Kleinmond</p> <p>Approximate extent : 1.9042 ha</p> <p>Ownership: The Grail Trust</p> <p>Title Deed:</p>	<p>Existing Zoning : General Business Zone 2 / Special Zone</p> <p>Existing land use : <i>Permanent Structures</i></p> <p>Approximate Average Slope : 3.4 %</p>
<p>2. LOCALITY: SITE 10</p> 	
<p>Assessment :</p> <p>Location: The site is located north of Main Road on the existing grail site, north of the proposed retail development surrounded by a residential neighbourhood.</p> <p>Accessibility: The site is easily accessible and can be accessed from either 9th avenue to the north or 11th Street to the west.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Gentle slope across the site, existing buildings on part of site.</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos vegetation type. However, the entirety of the property has been altered from its natural state due to previous activities. Hence the site does not hold any conservation value.</p> <p>4.2 Freshwater:</p> <p>There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual:</p> <p>Area 10 is located in an urban area; with the surrounding properties being characterised by residential and community purposes. The property is located adjacent to Main Road and is therefore regarded to be visible. Therefore, it is recommended that development of the site be in line with the surrounding land uses.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 10 will not trigger an EIA application process to be followed.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Site is easily developable. The existing buildings and associated services on the site must be demolished / removed / re-used. Trees will have to be removed.

b) Stormwater

Stormwater can be deposited in the existing stormwater reticulation adjacent to the site.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners.

d) Foul sewer

Services are available adjacent to the site and should have capacity but must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

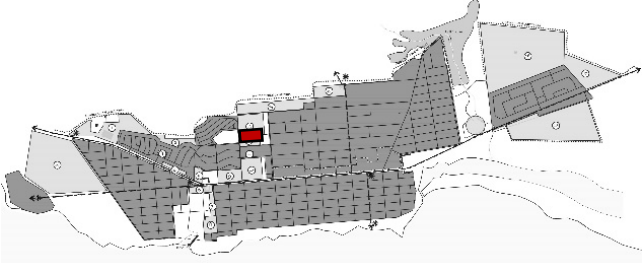

Site 10 will be supplied by cutting in a new miniature substation on the MS Luntu – RMU 1 11kV feeder.

A low voltage underground network must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

<p>6. GEOLOGY:</p>
<p>7. HERITAGE:</p> <p>The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.</p> <p>Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.</p>
<p>8. COMMUNITY FACILITIES:</p> <p>Allocation of parks and play spaces in-between units</p>
<p>9. NEED AND DESIRABILITY:</p> <p>High Density FLISP containing 2-3 Storey walk up units.</p>
<p>10. GENERAL:</p>

<p>1. SITE 11 Description: Erven 5772 to 5780, Kleinmond Approximate extent : 1.594 ha Ownership : Private Title Deed :</p>	<p>Existing Zoning : Residential Zone 1 Existing land use : Some Vacant / Some Occupied Approximate Average Slope : 2.3 % - 3.0 %</p>
<p>2. LOCALITY: SITE 11</p> 	
<p>Assessment : Location: The site is located north of the Grail site, wedged between 9th and 10th Avenue with 11th Street running along the western periphery of the site. Accessibility: The site is easily accessible off 9th, and 10th Avenue and 11th Street all of which run along the periphery of the site.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: Gentle slope across erven; some erven already developed.</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site would have historically supported the Hangklip Sand Fynbos vegetation type. The entirety of the property has however been altered from its natural state due to previous on-site activities. Hence, the site holds no conservation value.</p> <p>4.2 Freshwater: There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual: Area 11 is located in an urban area; with the surrounding properties being characterised by residential and community purposes. It is not expected that the development of the site will have a significant visual impact.</p> <p>4.4 EIA Process to be followed: Development of Area 11 will not trigger an EIA application process to be followed.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

- a) Topography
Site is easily developable with no major constraints.
- b) Stormwater
Stormwater can be deposited in the existing stormwater reticulation adjacent to the site.
- c) Water
Services are available adjacent to the site and should have capacity but must be verified with master planners.
- d) Foul sewer
Services are available adjacent to the site and should have capacity but must be verified with master planners.
- e) Roads
Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

- a) Bulk Services
Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:
 - The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
 - An additional 11kV switch panel must be installed at Kleinmond main switching station.
 - An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.
- b) Link and Internal Services
Site 11 will be supplied by cutting in a new miniature substation on the MS Luntu – RMU 1 11kV feeder.
- c) Constraints
No electrical constraints were identified.

6. GEOLOGY:

Unknown

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

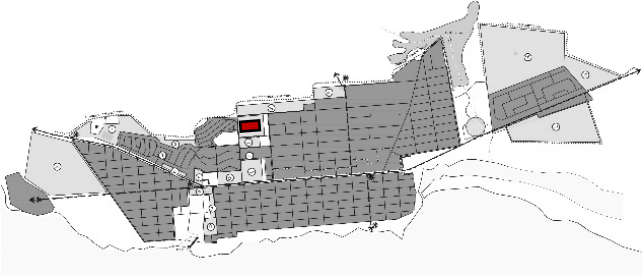
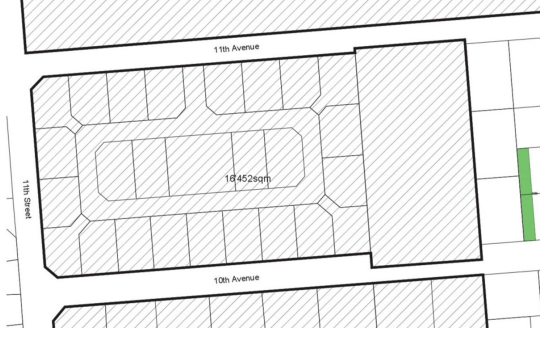
8. COMMUNITY FACILITIES:

Centrally located

9. NEED AND DESIRABILITY:

Privately owned, open stands can be purchased and consolidated for GAP or FLISP housing

10. GENERAL:

<p>1. SITE 12</p> <p>Description: Erf 4822 and Erven 8014 to 8040, Kleinmond</p> <p>Approximate extent : 1.6452 ha</p> <p>Ownership : Private</p> <p>Title Deed :</p>	<p>Existing Zoning : Erf 4822 – Residential Zone 1 Erf 8014 to 8040 – General Residential</p> <p>Existing land use : Some Vacant / Some Occupied</p> <p>Approximate Average Slope : 2.5 % – 9.3 %%</p>
<p>2. LOCALITY: SITE 12</p> 	
<p>Assessment :</p> <p>Location: The site is located north of the Grail site adjacent to Kleinmond Primary School, wedged between 10th and 11th Avenue with 11th Street running along the western periphery of the site.</p> <p>Accessibility: The site is easily accessible off 10th, and 11th Avenue and 11th Street all of which run along the periphery of the site.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Gradual slope; Private security estate</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos vegetation type. The property has been subject to disturbance due to previous on-site development. Hence, the site holds no conservation value.</p> <p>4.2 Freshwater:</p> <p>There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual:</p> <p>Area 12 is located in an urban area; with the surrounding properties being characterised by residential purposes. It is not expected that development of the site will have a significant visual impact.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 12 will not trigger an EIA application process to be followed.</p>	

5. ENGINEERING SERVICES

5.1 **Civils and Structural:**

a) Topography

Site is easily developable if agreement can be reached with the owner of the private development.

b) Stormwater

Stormwater reticulation is available on the site.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners especially when the site will be densified.

d) Foul sewer

Services are available adjacent to the site and should have capacity but must be verified with master planners especially when the site will be densified.

e) Roads

Accesses to the site are available from existing roads.

5.2 **Electrical**

a) **Bulk Services**

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 12 will be supplied by cutting in a new miniature substation on the MS Luntu – RMU 1 11kV feeder.

A low voltage underground network must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6. GEOLOGY:

Unknown

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

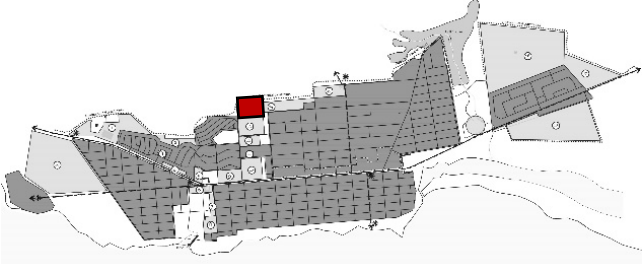

8. COMMUNITY FACILITIES:

Clinic

9. NEED AND DESIRABILITY:

Market related secure estate with the possibility of a clinic located east of the estate.

10. GENERAL:

<p>1. SITE 13</p> <p>Description: Rem Erf 4754, Kleinmond</p> <p>Approximate extent : 4.4458 ha</p> <p>Ownership : Private</p> <p>Title Deed: T11234/1967</p>	<p>Existing Zoning: Residential Zone 1</p> <p>Existing land use : Partly Occupied</p> <p>Approximate Average Slope: 8.4 % - 12.0 % %</p>
<p>2. LOCALITY: SITE 13</p> 	
<p>Assessment :</p> <p>Location: The site is located in the northern edge of Kleinmond wedged between Proteadorp and Kleinmond Primary School to the west and residential homes to the east. 11th Avenue and 13th Avenue run along the periphery of the site.</p> <p>Accessibility: The site is easily accessible as it can be accessed off 11th or 13th Avenue.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Fairly steep slopes on north western corner, but still developable; existing homestead on site; portion of site was spoil site for harder excavations from adjacent housing development</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos and Kogelberg Sandstone Fynbos vegetation types. The property has been subject to disturbance due to previous on-site activities. Hence, the site holds no conservation value.</p> <p>4.2 Freshwater:</p> <p>A small portion of the site, along the northern reaches, have been mapped as a wetland. However, the site has been completely altered from its natural state and hence it is anticipated that the mapping is inaccurate.</p> <p>4.3 Visual:</p> <p>Area 13 is located in an urban area; with the surrounding properties being characterised by residential purposes. It is not expected that development of the site will have a significant visual impact.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 13 may trigger an EIA application process to be followed, due to the mapping of the wetland along the northern reaches of the property. It is recommended that an Applicability Checklist be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) in order to confirm the need for a Basic Assessment process to be followed.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Site is easily developable. The existing buildings and associated services on the site must be demolished / removed / re-used. Trees will have to be removed. The area on the south eastern part of the site will have to be used for the sport fields due to the spoiled backfill material.

b) Stormwater

Stormwater can be deposited in the existing stormwater reticulation adjacent to the site.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners.

d) Foul sewer

Services are available adjacent to the site and should have capacity but must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 13 will be supplied by cutting in a new miniature substation on the MS Luntu – RMU 1 11kV feeder.

A low voltage underground network must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6. GEOLOGY:

- Quartzitic (TMG) sandstone at depth.
- Coarse colluvium/alluvial fan deposit encroaches upon northern half of this piece of private property.
- Barren surface on south-eastern portion, apparently, constitutes remnant material that was stockpiled during construction of Mountain View Development.
- The southern half is expected to be underlain by TSMO.
TSMO= Transported Soils of Mixed Origin.

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

8. COMMUNITY FACILITIES:



Close to all facilities

9. NEED AND DESIRABILITY:

Ideal centrally located site; School – Sports Fields and possibly GAP & FLISP UNITS

10. GENERAL:

Site proposed for new high school, relocation of sport field and limited affordable housing on western side adjoining existing primary school and housing development. Alternatively, the housing units can be replaced by a soccer field and more parking.

<p>1. SITE 14</p> <p>Description: Rem Erf 5462, 5453 and 5942, Kleinmond</p> <p>Approximate extent : 6.2216 ha</p> <p>Ownership : Overstrand Municipality</p> <p>Title Deed :</p>	<p>Existing Zoning: Erf 5462 – Special Zone Erf 5453 – Open Space Zone 1 Erf 5942 – Open Space Zone 2</p> <p>Existing land use : Vacant</p> <p>Approximate Average Slope: 2.0 % on flatter portion 15 % on northwestern end</p>
<p>2. LOCALITY: SITE 14</p> 	
<p>Assessment :</p> <p>Location: The site is situated on the northern edge of the town along 13th Avenue and the foot of Palmiet Mountain.</p> <p>Accessibility: The site is easily accessible and can be accessed off 13th Avenue.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Lower portion adjoining 13th Avenue has gradual slope; disturbed areas on western and northern sides</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site supports the Hangklip Sand Fynbos and Kogelberg Sandstone Fynbos vegetation types. The majority of Area 14 has been described by Dr Dave McDonald as being highly botanically sensitive. Initially, Dr McDonald indicated that pockets of potential developable areas are present in Area 14. He recommends that the proposed development consist of, for example, a retirement home, as opposed to housing. Dr McDonald furthermore recommends that the Overstrand Municipality: Environmental Branch; as well as CapeNature be consulted regarding the extent of Area 14 that might be developed.</p> <p>4.2 Freshwater:</p> <p>A portion of Area 14 has been mapped as a wetland due to the overland flow naturally being directed from a North to a South direction from the mountain slopes.</p> <p>4.3 Visual:</p> <p>Area 14 is considered to be visually sensitive due to the location of Area 14 being located along the foot slopes of the Palmiet Mountain.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 14 will trigger an EIA application process to be followed, i.e. Basic Assessment process. Furthermore, a Water Use Authorisation will also have to be obtained from the DWS.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Site is easily developable but constraints such as the existing borehole, rising main from the borehole, storage tanks, overhead electrical lines and backwash pipeline from the Water Treatment Works will have to be accommodated in the development layout.

b) Stormwater

Stormwater adjacent to the site will have to be formalized.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners.

d) Foul sewer

New link services must be constructed, and the existing network capacities must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 14 will be supplied by cutting in a new miniature substation on the MS Waterwerke – RMU 2 11kV feeder.

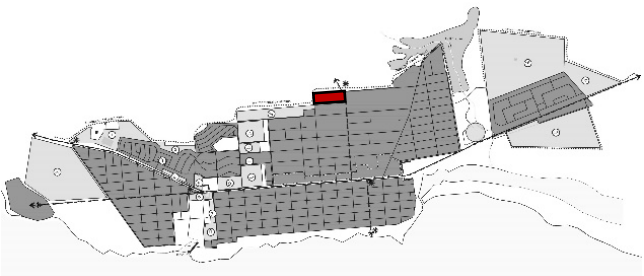
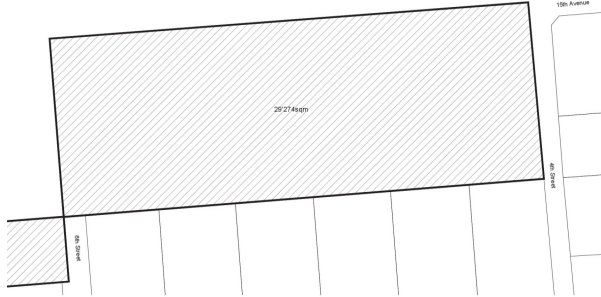
A low voltage underground network must be installed to service the individual houses.

c) Constraints

An existing 11kV electrical substation are present in the southwestern corner of the site that must be accommodated in the new layout.

An existing 11kV overhead line and an 11kV underground cable runs along the southern boundary of the site that must be accommodated in the new layout.

6.	<p>GEOLOGY:</p> <ul style="list-style-type: none"> • Quartzitic (TMG) sandstone at depth. • Major NE-SW trending fault that extends across central part of Area 14. Water abstraction borehole located on fault. • Coarse gravel and boulder deposit form part of colluvial/alluvial fan that extends across the west end of this area. • Podegonic horizon exposed at surface near borehole location. • Eastern part if site covered by off-white loose TSMO. • TSMO= Transported Soils of Mixed Origin
7.	<p>HERITAGE:</p> <p>The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.</p> <p>Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.</p>
8.	<p>COMMUNITY FACILITIES:</p> <p>Close to facilities</p>
9.	<p>NEED AND DESIRABILITY:</p> <p>Market related frail care, assisted living self-help units; western end: GAP/ units back to back with existing housing development</p>
10.	<p>GENERAL:</p> <p>Existing services to be dealt with</p>

<p>1. SITE 15 Description: Rem Erf 5462, Kleinmond Approximate extent : 2.9274 ha Ownership : Overstrand Municipality Title Deed :</p>	<p>Existing Zoning : Special Zone Existing land use : Vacant Approximate Average Slope : 2.5 % - 3.0 %</p>
<p>2. LOCALITY: SITE 15</p> 	
<p>Assessment : Location: The site is situated on the northern edge of the town with 15th Avenue running along the east of the site along the foot of the Palmiet Mountain. Accessibility : The site can be accessed off 15th Avenue that runs along the east of the site.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p style="text-align: center;">Gradual slope and easy access</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 The site supports the Hangklip Sand Fynbos vegetation types. The majority of Area 15 has been described by Dr Dave McDonald as being highly botanically sensitive. Initially, Dr McDonald indicated that pockets of potential developable areas are present in Area 15. Dr McDonald furthermore recommends that the Overstrand Municipality; Environmental Branch; as well as CapeNature be consulted regarding the extent of Area 15 that might be developed.</p> <p>4.2 Freshwater:</p> <p>Area 15 has been mapped as a wetland due to the overland flow naturally being directed from a North to a South direction from the mountain slopes.</p> <p>4.3 Visual:</p> <p>Area 15 is considered to be visually sensitive due to the location of Area 15 being located along the footslopes of the Palmiet Mountain.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 15 will trigger an EIA application process to be followed, i.e. Basic Assessment process. Furthermore, a Water Use Authorisation will also have to be obtained from the DWS.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Site is easily developable.

b) Stormwater

Stormwater adjacent to the site will have to be formalized.

c) Water

Services are available adjacent to the site and should have capacity but must be verified with master planners.

d) Foul sewer

New link services must be constructed, and the existing network capacities must be verified with master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

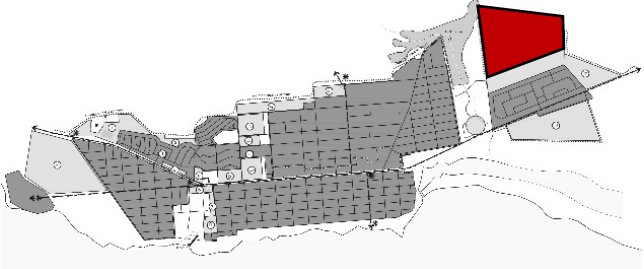

Site 15 will be supplied by cutting in a new miniature substation on the MS Waterwerke – RMU 2 11kV feeder.

A low voltage underground network must be installed to service the individual houses.

c) Constraints

An existing 11kV overhead line runs in the road reserve along the eastern boundary of the site.

<p>6. GEOLOGY:</p> <ul style="list-style-type: none"> • Quartzitic (TMG) sandstone at depth. • Coarse colluvium on surface and/or shallow depth on north western corner. • Off-white loose transported sand of mixed origin covering the rest of this area.
<p>7. HERITAGE:</p> <p>The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.</p> <p>Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.</p>
<p>8. COMMUNITY FACILITIES:</p> <p>Close to facilities</p>
<p>9. NEED AND DESIRABILITY:</p> <p>Market related frail care, assisted living self-help units.</p>
<p>10. GENERAL:</p>

<p>1. SITE 16 Description: Portion 8 of Farm 563, Kleinmond Approximate extent : 35.1647 ha Ownership : Private Title Deed :</p>	<p>Existing Zoning : Agriculture Zone 1 Existing land use : Vacant Approximate Average Slope : 3 % - 6 %</p>
<p>2. LOCALITY: SITE 16</p> 	
<p>Assessment : Location: The development is located on the north eastern portion of town east of the Isaacs River north of Heuningklip. Accessibility: The development is to be accessed through Roos Avenue through a gatehouse.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>No comment available</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos vegetation type. The property has been used for agricultural purposes and hence largely altered from its natural state.</p> <p>4.2 Freshwater:</p> <p>Large areas of the site has been mapped as a wetland. Furthermore, in a previous EIA conducted on the property, large areas of the site were earmarked as wetland areas where no development was permitted to take place; thus significantly reducing the size of the property.</p> <p>4.3 Visual:</p> <p>Area 16 is considered to be visually sensitive due to the location of Area 16 along the foot slopes of the Palmiet Mountain.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 16 will trigger an EIA application process to be followed, i.e. Basic Assessment process. Furthermore, a Water Use Authorisation will also have to be obtained from the DWS.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Site is easily developable.

b) Stormwater

Stormwater adjacent to the site will have to be formalized.

c) Water

Bulk services and certain upgrades will be required based on the latest reports from the master planners, amongst others a booster station and a new link water main.

d) Foul_sewer

Bulk services and certain upgrades will be required based on the latest reports from the master planners.

e) Roads

Accesses to the site are available from existing roads with sufficient sight distances at intersections. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ±650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

To create capacity to service site 16 the existing 11kV link feeders in the area must be upgraded by replacing existing 50mm² and 70mm² 11kV cables with 95mm² 11kV cables.

Site 16 will be supplied by extending the 11kV network from RMU 4.

Internal services (11kV underground cables, miniature substations and low voltage underground networks) must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6. GEOLOGY:

Unknown

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

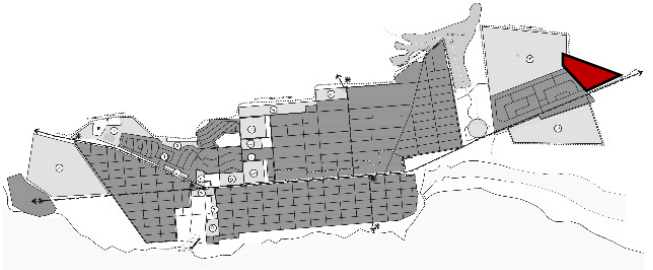
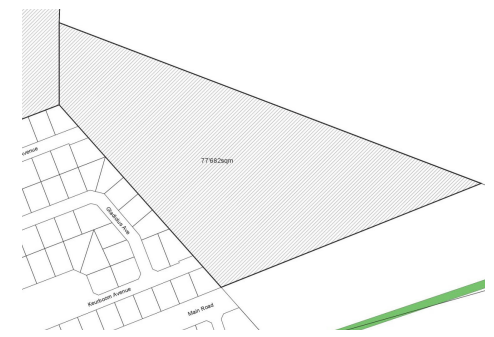
8. COMMUNITY FACILITIES:

Private facilities

9. NEED AND DESIRABILITY:

Private development

10. GENERAL:

<p>1. SITE 17 Description: Rem Portion 10 of Farm 563, Kleinmond Approximate extent : 7.7682 ha Ownership : Private Title Deed :</p>	<p>Existing Zoning : Agriculture Zone 1 Existing land use : Vacant Approximate Average Slope : 5 % - 6 %</p>
<p>2. LOCALITY: SITE 17</p> 	
<p>Assessment : Location: The site is located east of Heuningklip, with the R44 running along the southern edge of the site Accessibility: The site can be accessed through Ursinia Avenue or Keurboom Street.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: Gradual slope toward lagoon; sandy material expected and disturbed area.</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site would have historically supported the Hangklip Sand Fynbos vegetation type. The property has been subject to previous disturbance, however there are still natural vegetation present on site.</p> <p>4.2 Freshwater: Area 17 has been mapped as a wetland due to the overland flow naturally being directed from a North to a South direction from the mountain slopes.</p> <p>4.3 Visual: Area 17 is regarded as being located at a highly visual sensitive located, being located adjacent to Main Road, as well as being located at the entrance to Kleinmond.</p> <p>4.4 EIA Process to be followed: Development of Area 17 will trigger an EIA application process to be followed, i.e. Basic Assessment process. Furthermore, a Water Use Authorisation will also have to be obtained from the DWS.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Site is easily developable.

b) Stormwater

Stormwater network will have to be created and capacities in the existing network will have to be confirmed with the masterplanners. New link services will be required for the development.

c) Water

Water network will have to be created and capacities in the existing network will have to be confirmed with the masterplanners. New link services will be required for the development.

d) Foul sewer

Foul sewer network will have to be created and capacities in the existing network will have to be confirmed with the masterplanners. New link services will be required for the development.

e) Roads

Accesses to the development could be by extending existing roads in the adjacent development into the site. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

To create capacity to service site 17 the existing 11kV link feeders in the area must be upgraded by replacing existing 50mm² and 70mm² 11kV cables with 95mm² 11kV cables.

Site 17 will be supplied by extending the 11kV network from MS keurboom.

Internal services (11kV underground cables, miniature substations and low voltage underground networks) must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6. GEOLOGY:

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

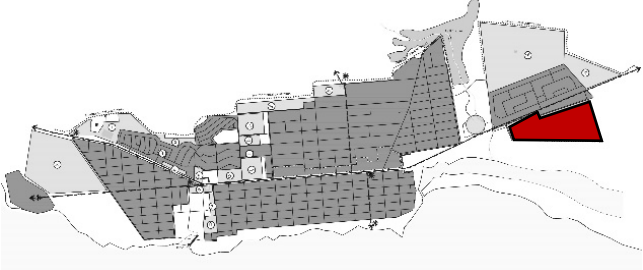
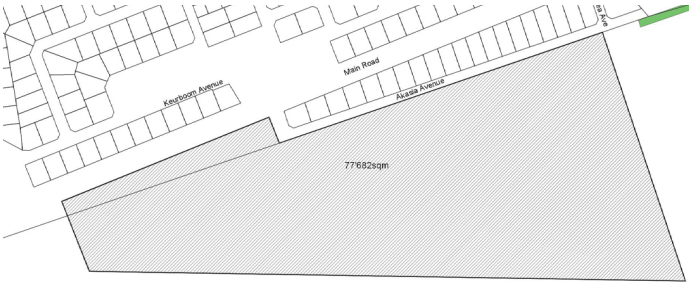
8. COMMUNITY FACILITIES:

Private community facilities

9. NEED AND DESIRABILITY:

Private residential development with the potential of 20% affordable housing, 1-2 storeys to be developed.

10. GENERAL:

<p>1. SITE 18</p> <p>Description: Erf 5745 and Portion 12 of Farm 563, Kleinmond</p> <p>Approximate extent : 17.5607 ha</p> <p>Ownership : Private</p> <p>Title Deed :</p>	<p>Existing Zoning : Erf 5745 – Open Space Zone 2 Pn 12 – Agriculture Zone 1</p> <p>Existing land use : Vacant</p> <p>Approximate Average Slope: 5% - 6%</p>
<p>2. LOCALITY: SITE 18</p> 	
<p>Assessment :</p> <p>Location: The site is located south of the Main Road north of the lagoon and east of existing stables.</p> <p>Accessibility: The site can be accessed off Akasia Avenue, as well as off Main Road.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Gradual slope; large areas disturbed; current farmstead and facilities</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos vegetation type. The property has been subject to disturbance due to previous on-site activities. However, natural vegetation is present on site.</p> <p>4.2 Freshwater:</p> <p>Almost the entirety of the site is mapped as a wetland. The site is considered to be highly sensitive from a freshwater point of view.</p> <p>4.3 Visual:</p> <p>Area 18 is regarded as being located at a highly visual sensitive located, being located adjacent to Main Road, as well as being located at the entrance to Kleinmond.</p> <p>4.4 EIA Process to be followed:</p> <p>Development of Area 18 will trigger an EIA application process to be followed, i.e. Basic Assessment process. Furthermore, a Water Use Authorisation will also have to be obtained from the DWS.</p>	

5. ENGINEERING SERVICES

5.1 Civils and Structural:

a) Topography

Site is located south of the main road with the southern part close to an existing wetland.

b) Stormwater

Stormwater network will have to be created. New link services will be required for the development.

c) Water

Water network will have to be created and capacities in the existing network will have to be confirmed with the masterplanners. New link services will be required for the development.

d) Foul sewer

Foul sewer network will have to be created and capacities in the existing network will have to be confirmed with the masterplanners. New link services will be required for the development by crossing the main road.

e) Roads

It is proposed that the existing Akasia Street be extended parallel to the R44 and that the existing access to Portion 12 of Farm 563 be upgraded. New internal roads will conform to municipal standards.

5.2 Electrical

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

To create capacity to service site 18 the existing 11kV link feeders in the area must be upgraded by replacing existing 50mm² and 70mm² 11kV cables with 95mm² 11kV cables.

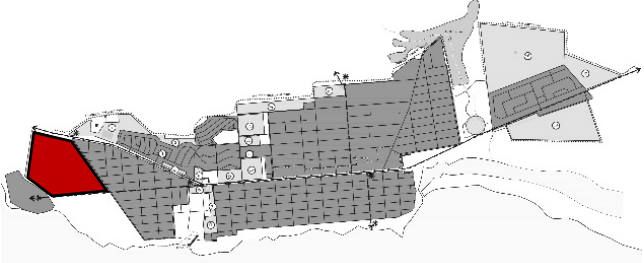

Site 18 will be supplied by cutting in on the MS Watsonia – MS Sterlitzia 11kV feeder and extending the 11kV network up to the site.

Internal services (11kV underground cables, miniature substations and low voltage underground networks) must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6.	<p>GEOLOGY:</p> <p>Sandy material</p>
7.	<p>HERITAGE:</p> <p>The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.</p> <p>Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.</p>
8.	<p>COMMUNITY FACILITIES:</p> <p>Private community facilities</p>
9.	<p>NEED AND DESIRABILITY:</p> <p>Private residential development with the potential of 20% affordable housing, 1-2 storeys to be developed.</p>
10.	<p>GENERAL:</p>

<p>1. SITE 19</p> <p>Description: Rem of Erf 5462, Kleinmond</p> <p>Approximate extent : 34.004 ha</p> <p>Ownership : Overstrand Municipality</p> <p>Title Deed :</p>	<p>Existing Zoning : Open Space Zone 1</p> <p>Existing land use : Conservation area; vacant</p> <p>Approximate Average Slope: 4.2 % – 5.3 %</p>
<p>2. LOCALITY: SITE 19</p> 	
<p>Assessment :</p> <p>Location: The site is positioned south of the R44 and west of an existing residential development and falls within the Kleinmond Coast and Mountain Nature Reserve</p> <p>Accessibility: The site can be accessed off DF Malherbe Street to the east or Palmiet Street along the south or via the existing access road off Main Road to the north.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS:</p> <p>Gradual slope; current conservation area</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>The site would have historically supported the Hangklip Sand Fynbos vegetation type. The site is considered to be highly sensitive from a botanical point of view. The site is located within a nature reserve, being the Kleinmond Coast and Mountain Reserve. Mr McDonald will visit the site on Wednesday, the 19th of September 2018, after which he will provide concise feedback.</p> <p>4.2 Freshwater:</p> <p>As a result of the wetness regime of Area 19; Scientific Aquatic Services (SAS) were appointed by Guillaume Nel Environmental Consultants (GNEC) to conduct a freshwater constraints analysis of the identified Area 19.</p> <p>SAS confirmed the presence of a large humic-based Unchannelled Valley Bottom Wetland to an extent of 30 hectares. The wetland is defined as a peat wetland; and it appears that the wetland is largely in a Natural State. Peatlands are known for their ability to mitigate global climatic impacts and hence there are international initiatives to preserve remaining peatlands. The wetland was delineated by SAS and should be regarded as a No-go area for future development. SAS noted that “[due to the protection status of [Area 19], which falls within the Kleinmond Coast and Mountain Nature Reserve as well as the largely natural state of the wetland within the site, it is the opinion of the freshwater specialist that the site is considered to be fatally flawed from a freshwater resource management and conservation due to the high ecological importance and sensitivity as well as the ecoservice provision of the Unchannelled Valley Bottom Peat Wetland]”. It was recommended that the site remain a protected area and not be developed in the future.</p> <p>SAS compiled a constraints and opportunities map of Area 19. A section along the North-Eastern corner of the site was consequently indicated to be developable.</p>	

4.3 **Visual:**

Area 19 is regarded to be highly visual due to the location of the site being adjacent to Main Road, as well as being located at the entrance to Kleinmond.

4.4 **EIA Process to be followed:**

Development of Area 19 is not recommended from an environmental perspective. Firstly, an application process will have to be followed in order to lawfully de-proclaim the proposed portion from the Kleinmond Coast and Mountain Nature Reserve; which is subject to a public participation process. The application would have to be made in terms of the National Environmental Management: Protected Areas Act (NEMPAA), Act 57 of 2003. Furthermore, development of Area 19 will trigger an EIA application process to be followed, i.e. Basic Assessment process. Furthermore, a Water Use Authorisation will also have to be obtained from the DWS.

5. **ENGINEERING SERVICES**

5.1 **Civils and Structural:**

a) Topography

Site is located south of the main road with most of the site in an existing wetland.

b) Stormwater

Stormwater network will have to be created. New link services will be required for the development.

c) Water

Water network will have to be created and capacities in the existing network will have to be confirmed with the masterplanners. New link services will be required for the development.

d) Foul sewer

Foul sewer network will have to be created and capacities in the existing network will have to be confirmed with the masterplanners. New link services will be required for the development.

e) Roads

Access could be obtained from Palmiet Road and the existing entrance road from Main Road to the Palmiet recreational day camp area. New internal roads within the developable areas will be limited and taking into consideration the local environments.

5.2 **Electrical**

a) Bulk Services

Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ± 650 low cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.

For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.

For any development beyond 1750 opportunities the following major bulk upgrades are required:

- The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 15MVA transformer.
- An additional 11kV switch panel must be installed at Kleinmond main switching station.
- An additional bulk feeder cable must be installed to create additional capacity on the eastern edge of the town.

b) Link and Internal Services

Site 18 will be supplied by cutting in on the Kleinmond main station – MS Alheit 11kV feeder and extending the 11kV network up to the site.

Internal services (11kV underground cables, miniature substations and low voltage underground networks) must be installed to service the individual houses.

c) Constraints

No electrical constraints were identified.

6. GEOLOGY:

- Quartzitic (TMG) sandstone crops out across the south-western and southern perimeter of the area.
- The central part that extends from the west side to the south boundary consists of dark organic 'peaty' soil most of which is waterlogged.
- The northern, north-eastern & eastern parts consist of a relatively thick bed of almost white Quaternary sand that drops off to the depressed waterlogged zone (dark grey to black on Google Earth).
- Stretch on south-west side of this waterlogged zone comprises shallow rock and scattered outcrops terminating in a stretch of prominent hard rock to very hard rock quartzitic sandstone outcrops towards the southern and south-western boundary.

7. HERITAGE:

The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1999), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m²; where development of the site will change the character of the site.

Feedback from HWC will determine whether additional specialist studies will be required, such as a Visual Impact Assessment or Heritage Impact Assessment.

8. COMMUNITY FACILITIES:

N/A

9. NEED AND DESIRABILITY:

The site has the opportunity to develop market related housing along selected edges of the site as well as resort/lodging facilities along the south western edge linked to the Palmiet Caravan Park

10. GENERAL:

6.21 Rating of Sites against Development Criteria

Each site was rated against a weighted set of criteria by each member of the professional team and the outcomes are provided in Annexure F. The purpose of this rating was to establish what sites can more easily be developed and will have most benefits for the Kleinmond community.

The results are summarized below in Table 6.1

Summary of Ratings: Sustainable Land Procurement for Kleinmond Developments						
SITE NUMBER	OVERALL SCORE					AVERAGE
	GNEC	JAKUPA	CIVIL ENG	ELECTR ENG	PROJ MAN	
1 A - Overhills Site	78.1%	78.1%	79.2%	80.8%	79.2%	79.1%
1 B - Overhills Site	80.8%	81.1%	76.2%	80.0%	81.5%	79.9%
1 C - Overhills Site	80.4%	76.6%	81.1%	79.6%	81.1%	79.8%
Area 2	79.2%	67.5%	81.5%	76.2%	72.1%	75.3%
Area 3	85.7%	84.9%	89.4%	81.9%	87.5%	85.9%
Area 4	85.7%	67.9%	89.4%	81.9%	76.6%	80.3%
Area 5	85.7%	70.6%	85.7%	78.9%	80.8%	80.3%
Area 6	85.7%	72.5%	84.9%	78.9%	74.0%	79.2%
Area 7	85.7%	67.9%	84.9%	78.9%	67.2%	76.9%
Area 8	82.3%	70.6%	79.6%	77.7%	67.2%	75.5%
Area 9	85.7%	84.9%	89.4%	86.0%	88.7%	86.9%
Area 10	85.7%	75.1%	89.1%	81.1%	75.1%	81.2%
Area 11	85.7%	69.1%	88.3%	77.0%	69.1%	77.8%
Area 12	85.7%	61.1%	88.3%	77.7%	61.1%	74.8%
Area 13	84.2%	80.4%	81.1%	77.7%	82.3%	81.1%
Area 14	75.1%	66.4%	72.8%	73.6%	67.2%	71.0%
Area 15	75.1%	66.8%	75.5%	74.3%	67.5%	71.8%
Area 16	75.8%	53.2%	74.7%	70.2%	53.6%	65.5%
Area 17	75.8%	55.1%	61.1%	62.3%	55.8%	62.0%
Area 18	78.1%	52.1%	55.8%	55.8%	54.3%	59.2%
Area 19	74.0%	58.1%	64.9%	64.5%	64.2%	65.1%

7. HIGH LEVEL COST ESTIMATES

High level cost estimates were completed in October 2018 for the installation of engineering services for the various sites proposed for affordable housing. These costs have been escalated with 7.5% to reflect current estimated costs.

7.1 Civil services

The estimates for the on-site civil engineering services construction costs are shown in Table 7.1 below. Additional allowance was made for sites with steeper slopes for additional earthworks in roads and for platform shaping. No allowance was made for retaining walls at this conceptual stage. The impact of the respective sites on bulk and link services was not provided for as this must still be determined by the appointed engineers doing the master planning for Overstrand Municipality in the further planning processes. Separate MIG and other fund application will be required should bulk and link services be required to be upgraded. Motivation for additional funds on top of the normal subsidies for site preparation, geotechnical conditions and ground water conditions will be required. Refer to the status-quo reports and the detailed evaluation per site for more detail on the required services for the identified sites. The anticipated cost to relocate the waste transfer station is also excluded.

Table 7.1: High Level Cost Estimates for Civil Engineering Construction Costs

KLEINMOND CONCEPTUAL LAYOUTS FOR AFFORDABLE HOUSING				
HIGH LEVEL CIVIL WORKS CONSTRUCTION COST ESTIMATES				
Option No.	No. of opportunities	Amount (Including VAT)	Amount (Including VAT)	Amount (Including VAT)
Site 01 (option 1)	259	R 17 353 000.00		
Site 01 (option 2)	388	R 25 996 000.00	R 25 996 000.00	
Site 01 (option 3)	440	R 29 480 000.00		
Site 01 (option 4)	437	R 29 279 000.00		
Site 01 (option 5)	476	R 31 892 000.00		R 31 892 000.00
Site 01 (option 6)	564	R 37 788 000.00		
Site 02 (option 1)	25	R 1 925 000.00		
Site 02 (option 2)	41	R 3 157 000.00	R 3 157 000.00	R 3 157 000.00
Site 03	22	R 1 210 000.00	R 1 210 000.00	R 1 210 000.00
Site 04	30	R 1 650 000.00	R 1 650 000.00	R 1 650 000.00
Site 05	87	R 5 829 000.00	R 5 829 000.00	R 5 829 000.00
Site 09 (option 1)	215			
Site 09 (option 2)	348	R 19 140 000.00	R 19 140 000.00	R 19 140 000.00
Site 14	36	R 2 412 000.00	R 2 412 000.00	R 2 412 000.00
Total for maximum units <i>without</i> relocation of transfer station, but incl relocation O/H powerline	952		R 59 394 000.00	
Total for maximum units <i>with</i> relocation of transfer station (relocation costs not included) and relocation of O/H powerline	1040			R 65 290 000.00
NOTE: BULK AND LINK SERVICES EXCLUDED				

7.2 Electrical services

The high-level cost estimates for the construction of the electrical engineering services are shown in Table 7.2 below. Provision has been made for and underground cable distribution network and new mini-substations and 11kV network were allowed for where the existing 11 kV network needs to be extended to accommodate the additional load. Allowance has been made for the relocation of the 66kV Eskom overhead line in Site 2 (Option 2), Site 1 (Option 5) and Site 2 (both options). No allowance has however been made for the increase in

Table 7.2: High Level Cost Estimates for Electrical Engineering Construction Costs

KLEINMOND CONCEPTUAL LAYOUTS						
PRELIMINARY HIGH LEVEL ELECTRICAL CONSTRUCTION COST ESTIMATES						
Option No.	No. of Opportunities	Estimated Cost per Connection	Estimated Cost to Relocate 66kV OHL	Estimated Cost to Underground 66kV OHL	Estimated Cost to Remove Eskom and Municipal Substations	Total Estimated Construction Cost
Site 01 (Option 1)	259	R19 350.00	N/A	N/A	N/A	R5 011 650.00
Site 01 (Option 2 - Relocate 66kV OHL)	388	R19 350.00	R1 612 500.00	N/A	N/A	R9 120 300.00
Site 01 (Option 3 - Replace 66kV OHL with underground cable)	440	R19 350.00	N/A	R12 800 000.00	N/A	R21 314 000.00
Site 01 (Option 4 - Waste Station Removed)	437	R19 350.00	N/A	N/A	N/A	R8 455 950.00
Site 01 (Option 5 - Waste Station Removed and Relocate 66kV OHL)	476	R19 350.00	R1 612 500.00	N/A	N/A	R10 823 100.00
Site 01 (Option 6 - Waste Station and Eskom and Municipal Substations Removed)	564	R19 350.00	N/A	N/A	R60 000 000.00	R70 913 400.00
Site 02 (Option 1)	25	R17 200.00	R 118 250.00	N/A	N/A	R548 250.00
Site 2 (Option 2)	41	R17 200.00	R 118 250.00	N/A	N/A	R823 450.00
Site 03	22	R12 900.00	N/A	N/A	N/A	R283 800.00
Site 04	30	R12 900.00	N/A	N/A	N/A	R387 000.00
Site 05	87	R18 812.50	N/A	N/A	N/A	R1 636 687.50
Site 09 (Option 1)	215	R19 350.00	N/A	N/A	N/A	R4 160 250.00
Site 09 (Option 2)	348	R19 350.00	N/A	N/A	N/A	R6 733 800.00
Site 14	36	R19 350.00	N/A	N/A	N/A	R696 600.00
Total with Site 1 (Option2), Site 2 (Option 2) and Site 9 (Option 2)						R19 681 637.50
Total units	952					
Total with Site 1 (Option5), Site 2 (Option 2) and Site 9 (Option 2)						R21 384 437.50
Total units	1040					

8. UPGRADING OF OVERHILLS

The upgrading of the informal settlement of Overhills will be a challenge. The current layout and dense informal structures make in-situ upgrading almost impossible. The solution proposed is that Site 1 Zone A be developed with an approved town planning layout and be fully serviced, and that this area then be used for permanent relocation of qualifying beneficiaries from Overhills to Site 1 Zone A. It is further proposed that re-blocking of the Overhills, that is Site 1 Zone B and Site 1 Zone C, be done as per approved town planning layout with the assistance of the community to relocate to empty stands outside the proposed road reserves within these zones, to enable engineering services to be installed. Sites 2, 3, 4 and 5 can be developed concurrently with Site 1 Zone A and will be quick wins.. Qualifying beneficiaries from the backyard dwellers in Proteadorp and Overhills can permanently be relocated on these sites. It is proposed that non-qualifying residents from Overhills be accommodated on formalized serviced erven per approved town planning layout in Site 1 Zone B and Site 1 Zone C. Non-qualifying backyarders in Proteadorp could be offered the opportunity to remain where they are currently located, but that backyard informal structures on formal erven be provided with services connections.

The development of Site 9 is dependent on the relocation of the sport field to Site 13, if Overstrand Municipality accepts the proposal and can procure the privately-owned land. This will also enable the development of further housing opportunities on the western side of Sites 13 and 14. Site 10 is owned by The Grail trust and initial discussions regarding a mixed-use infill development of this site was received positively.

9. ANALYSIS OF DATA FROM VPUU ENUMERATION AND SOCIO-ECONOMIC SURVEY AND HOUSING WAITING LIST

VPUU completed the enumeration process and socio-economic survey at hand of the agreed questionnaire in November 2019 and made the verified data and the analysis of the data available in December 2019. The outcomes were discussed with the officials and PSC on 22 January 2020 and 6 February 2020 respectively. The updated housing waiting list for Kleinmond was made available by the Overstrand Municipality Housing Department on 28 January 2020. The integration and comparison of the two sets of data were identified as essential elements of this report and is discussed in paragraph 9.3 below

9.1 VPUU Enumeration Report

The report provides separate analyses for Overhills and the backyard dwellers in Poppedorp, Proteadorp and Mountainview. The progress Milestone report 1, 2 and 3 are attached in Annexure G. Brochures summarizing the findings, and as presented at the recent PSC meeting in February 2020, are also attached in Annexure G This report and brochures were however produced before the final verification was done and will be updated with the final Milestone Report 4 in April 2020.

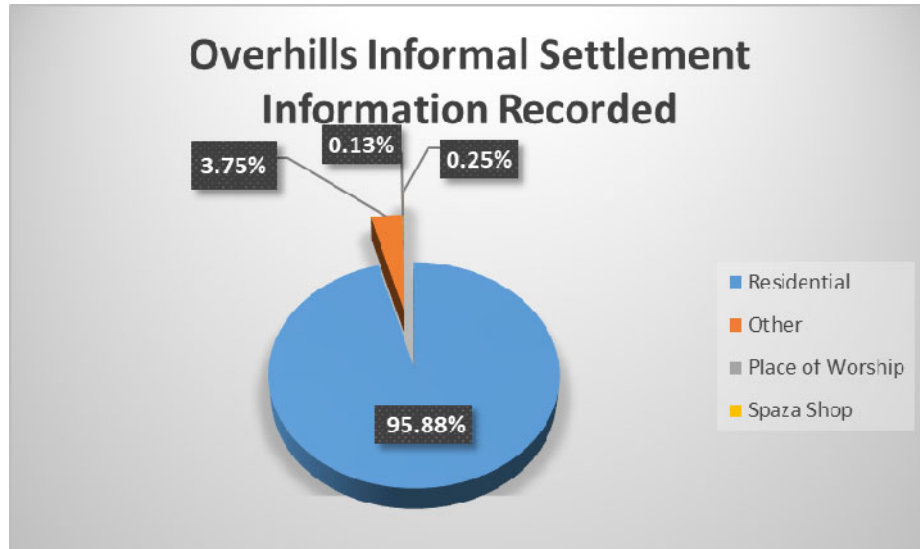
The detailed data received from VPUU and the GIS information were analysed and statistics and graphs below are based on the latest data received. All the information will be provided electronically to Overstrand Municipality with the Final Report.

9.1.1 Overhills

Overhills is an informal settlement in Kleinmond which was surveyed in June and July 2019. Since population statistics are continuously changing, this was a snapshot of what Overhills was like in July 2019 and some additional surveys done in November 2019. Verification, however, continued and the verified and updated findings were presented in November 2019. VPUU refined this information and data was made available mid-January 2020. The data was analysed and various statistics are provided below. The drawing in Annexure H depicts the expanded Overhills informal area.

More than 800 informal structure rooftops were identified from aerial photography, but during the field survey this was narrowed down to 767 residential structures surveyed and 792 households within these structures. The drawing with aerial image in Annexure I depicts the structures surveyed in Overhills and are based on information until November 2019. A split between the various structures encountered are as follows:

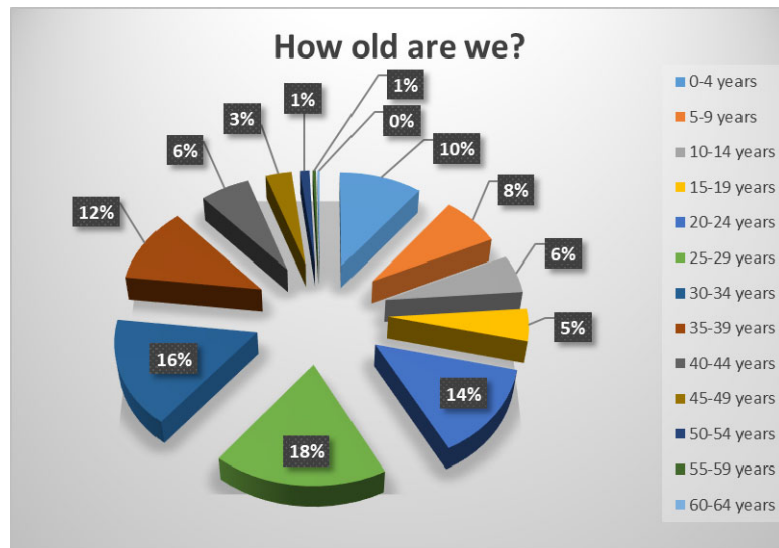
Fig 9.1.1.1: Types of structures



The surveyed population in Overhills totaled to 1687 people of which the gender split is 47% female and 53% male. The age split of the population is as follows:

How old are we?	
Age split of Overhills population	
0-4 years	175
5-9 years	129
10-14 years	97
15-19 years	88
20-24 years	231
25-29 years	308
30-34 years	274
35-39 years	196
40-44 years	108
45-49 years	96
50-54 years	20
55-59 years	7
60-64 years	5
Total	1687

Figure 9.1.1.2: Age Split of Population in Overhills

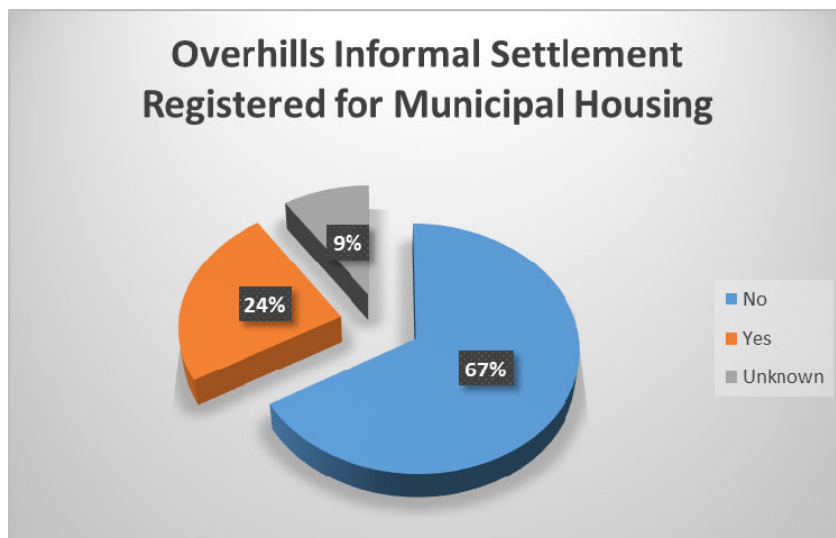


The average number of people per household is calculated as 2.2 and is typical of the newer informal settlements.

There were 792 households surveyed who are residing in the 767 residential structures. One of the questions was to establish how many of these households applied for and are on the housing waiting list. The breakdown is as follows:

Household Registered for Mun Housing	
No	527
Yes	190
Unknown	75
Total	792

Figure 9.1.1.3: Split of Households Registered for Waiting List:

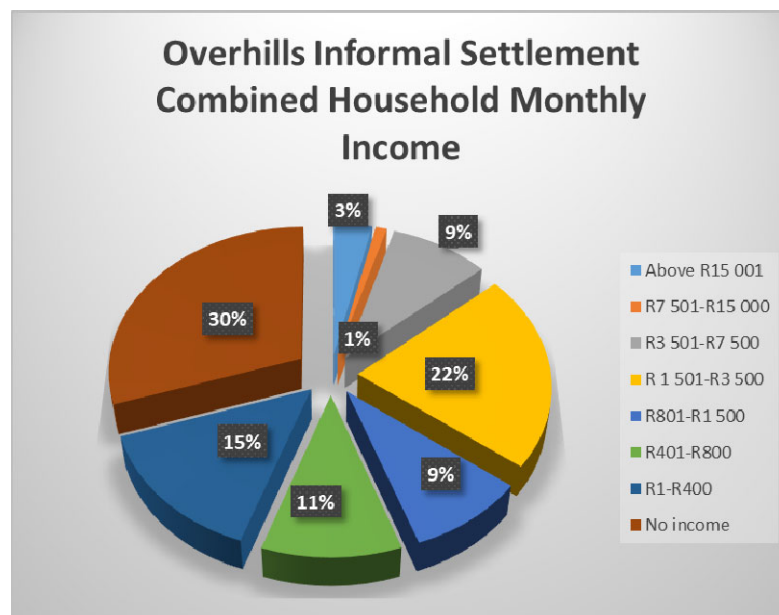


As part of the socio-economic survey it was established what the monthly combined income of households are. Some interesting statistics were gathered and this together with the Overstrand

Municipality waiting list will be key in establishing what type of housing and or services even will be required. The survey results are summarized below:

Combined Household Monthly Income	
Above R15 001	28
R7 501-R15 000	8
R3 501-R7 500	72
R 1 501-R3 500	172
R801-R1 500	73
R401-R800	85
R1-R400	116
No income	238
Total	792

Figure 9.1.1.4: Combined Household Monthly Income



The gender and age of the household heads were established and indicated that 36% are female and 64% are male. The age split of the household heads are as follows:

Who are our household heads?			
Age split household heads	Female	Male	Total
1-18 Years	69	60	129
19-24 years	49	63	112
25-29 years	55	97	152
30-34 years	54	77	131
35-39 years	30	71	101
40-44 years	17	36	53
45-49 years	5	23	28
50-54 years	2	5	7
55+ years	1	5	6
Total	282	437	719

Figure 9.1.1.5: Gender Split of Household Heads

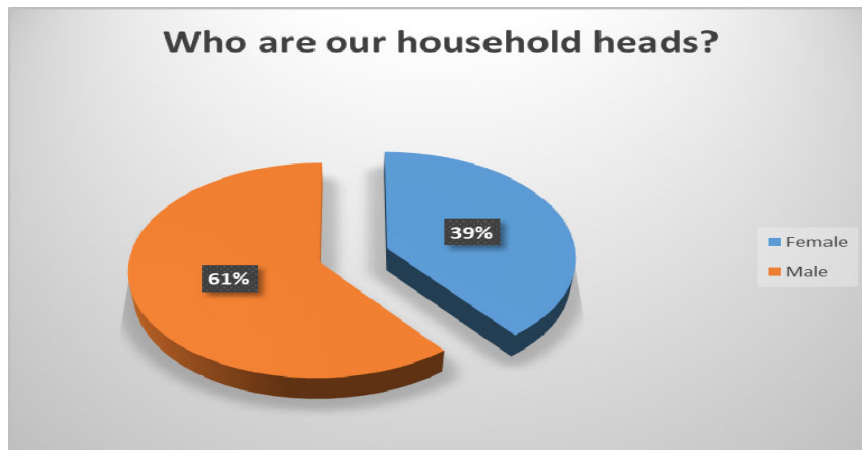
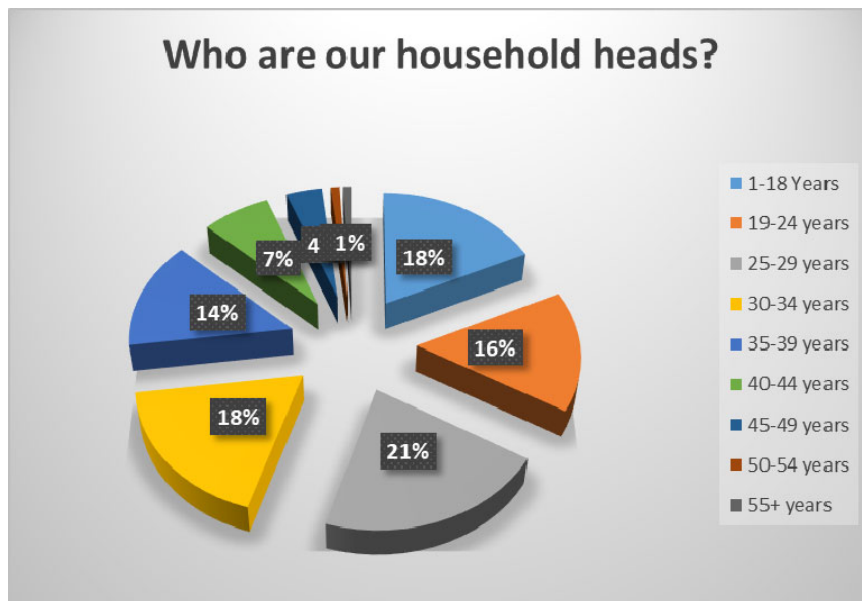


Figure 9.1.1.6: Age Split of Household Heads

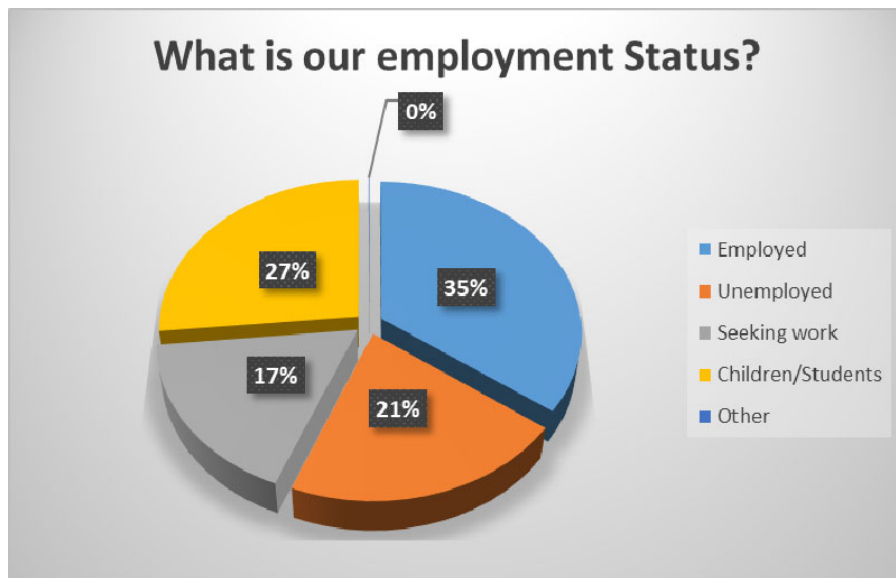


Part of the socio-economic study was also to establish how many households do receive social grants. Approximately 35% of households do and 65% not. The grants are mainly child support grants.

The question on employment status of residents in Overhills revealed that that approximately 38% of the residents are unemployed (responses unemployed or seeking work). The breakdown is summarized as follows:

What is our employment Status?	
Employed	590
Unemployed	356
Seeking work	293
Children/Students	447
Other	1
Total	1687

Figure 9.1.1.7: Employment Status



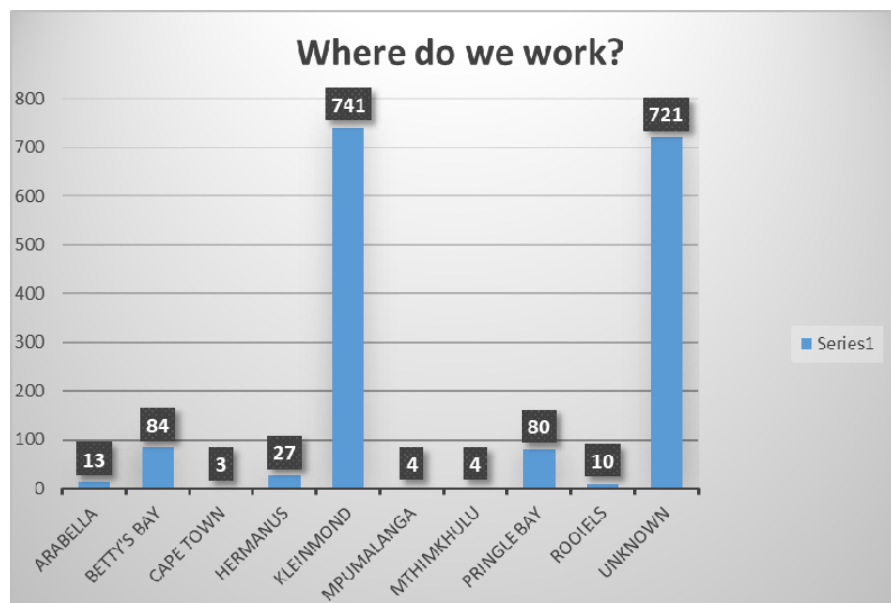
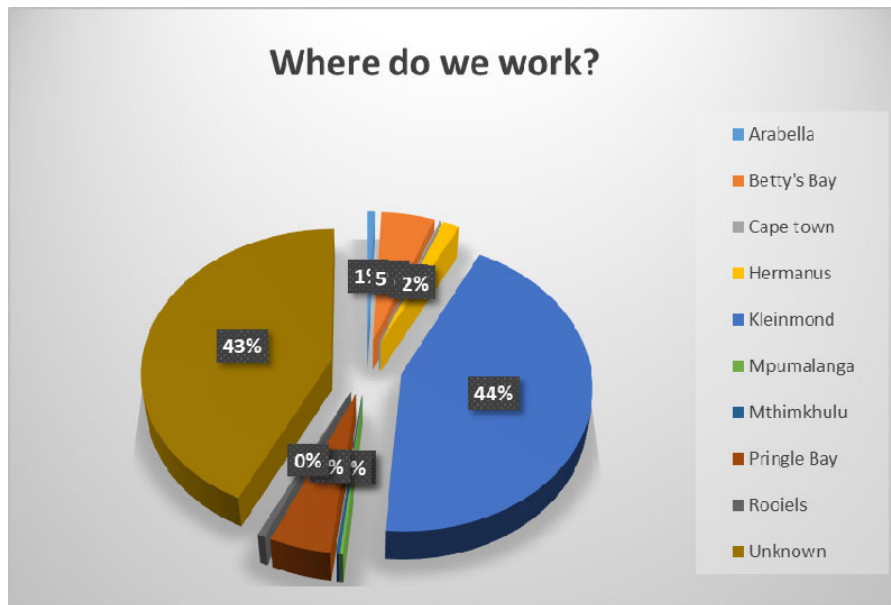
The questions on mobility, where people work and how long it takes them to travel to work, were also posed. On the former the responses indicated that 52% of people walk, 39% uses public transport and 9% travel by car.

How do we move?	
Public Transport	277
Travel by Car	37
Walk	519
Unknown	807
Other	47
Total	1687

The responses to the question on where people work indicated a very low response and can be summarized as follows. It should however be noted that children/students are included in this data and form part of the “unknown” category. It is further noted that approximately 44% of the residents in Overhills work in Kleinmond and 10% in the Rooi-Els, Pringle Bay and Betty’s Bay area

Which area do they work in?		
<i>Work @</i>		
Arabella	13	0.77%
Betty's Bay	84	4.98%
Cape town	3	0.18%
Hermanus	27	1.60%
Kleinmond	741	43.92%
Mpumalanga	4	0.24%
Mthimkhulu	4	0.24%
Pringle Bay	80	4.74%
Rooiels	10	0.59%
Unknown	721	42.74%
Total	1687	100.00%

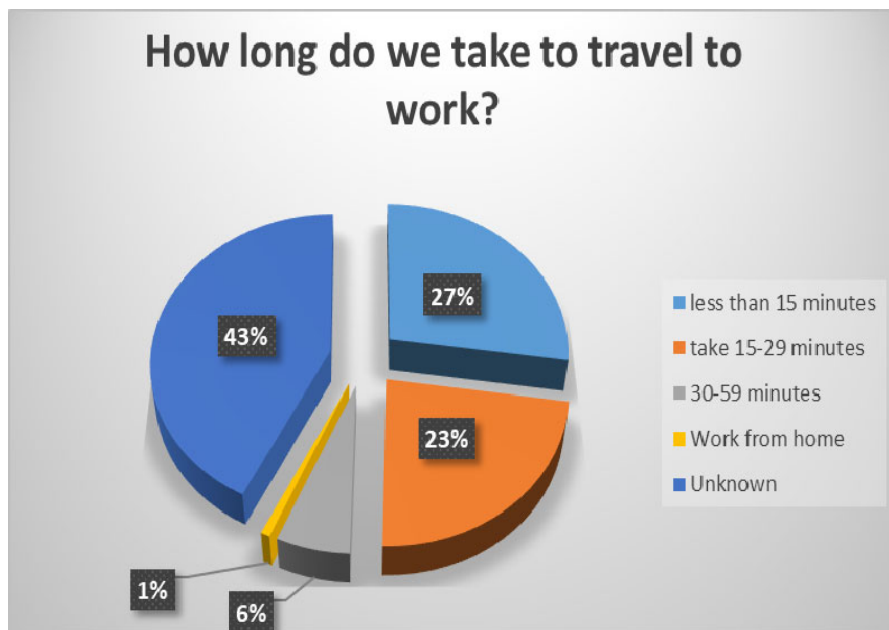
Figure 9.1.1.8: Places of Work



The responses to question of time of travel can be summarized as shown below.

How long do we take to travel to work?	
less than 15 minutes	460
take 15-29 minutes	391
30-59 minutes	102
Work from home	13
Unknown	721
Total	1687

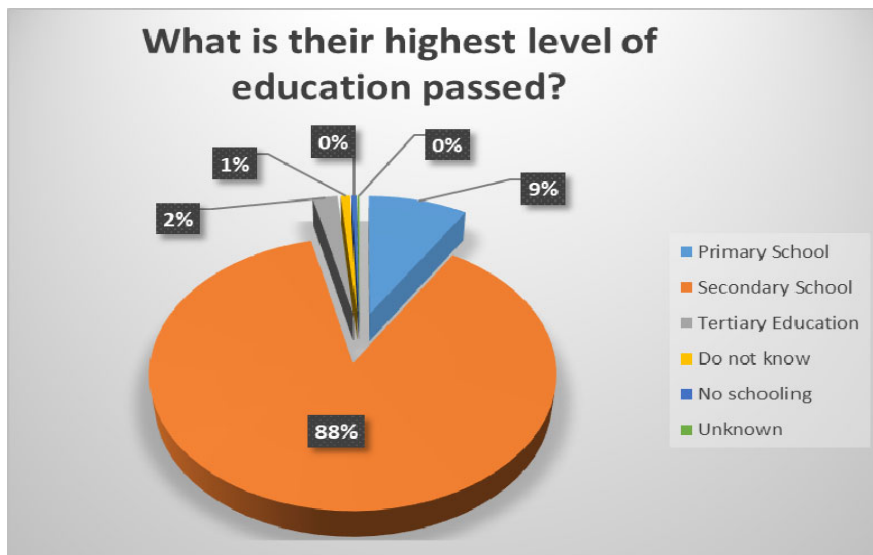
Figure 9.1.1.9: Travel time to work



A question was raised on the education levels and responses were tabled below. It should be noted that 25% of the respondents are younger than 19 years and could still be in school.

How long did we attend school?	
What is their highest level of education passed?	
Primary School	148
Secondary School	1478
Tertiary Education	37
Do not know	14
No schooling	7
Unknown	3
Total	1687

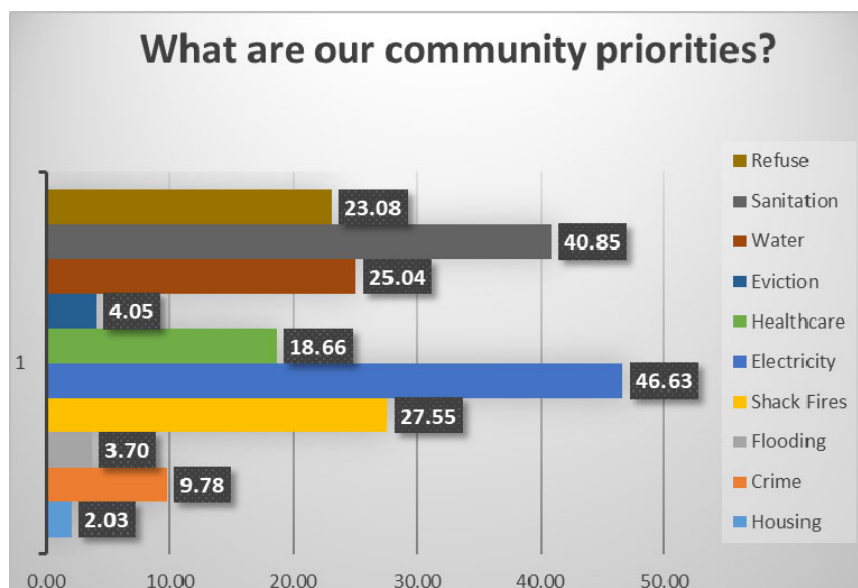
Figure 9.1.2.10: Education levels



A question raised regarding what the community priorities were raised and as expected it varied. The table below indicates the responses from the backyard dwellers who responded and indicated housing being the highest priority:

What are our community priorities?	Percentage (%)	Total
Housing	2.03	34
Crime	9.78	164
Flooding	3.70	62
Shack Fires	27.55	462
Electricity	46.63	782
Healthcare	18.66	313
Eviction	4.05	68
Water	25.04	420
Sanitation	40.85	685
Refuse	23.08	387

Figure 9.1.2.11: Community Priorities



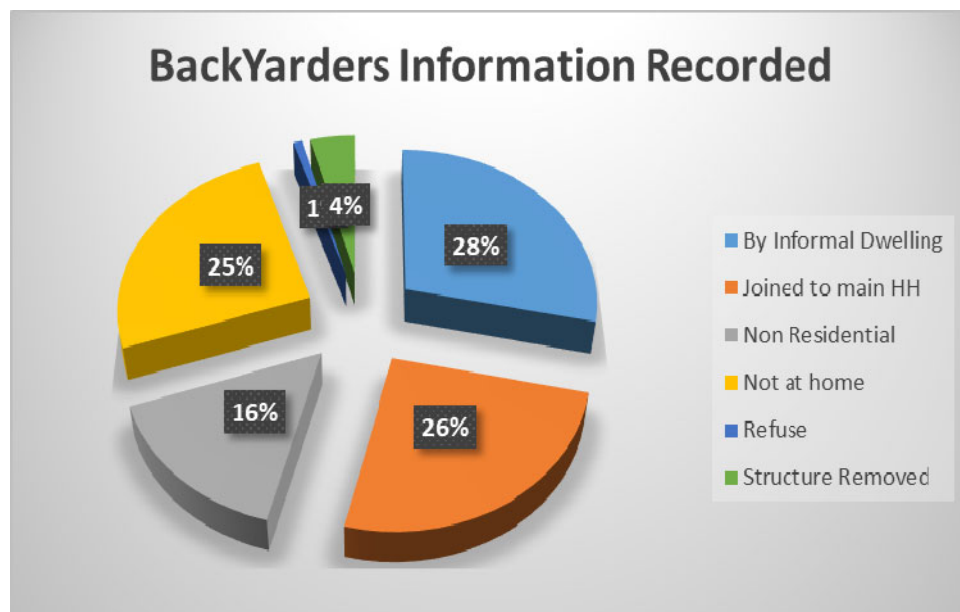
9.1.2 Backyard dwellers in Poppedorp, Proteadorp and Mountainview

Aerial photography indicated that a substantial number of informal structures were attached to and erected in the backyards of formal erven in Poppedorp, Proteadorp and Mountainview. Initially approximately 850 structures were digitized and requested to be surveyed. The drawing with aerial image in Annexure J depicts the informal structures surveyed and the other primary structures in Poppedorp, Proteadorp and Mountainview. The survey was completed by VPUU in August 2019. A total of 239 households not forming part of the main households, were surveyed. If access to a formal property could not be obtained in three visits, no further visits were scheduled. It should be noted that if a structure was attached to the main formal house and had access to the main house, it was treated as being part of the household of the formal house and was not surveyed. The structures forming part of the main house totaled to 214. A large number of the structures digitized had different uses such as a carport, storerooms, refuse rooms, etc. or was removed at the time of the survey. The data from the surveyed households were analysed to assist in determining the housing need and affordability.

The table below provides a breakdown of the informal structures visited of which 239 were surveyed as backyard dwellers:

Informal Structures at Formal	
By Informal Dwelling	239
Joined to main HH	214
Non Residential	133
Not at home	214
Refuse	7
Structure Removed	34
Total	841

Fig 9.1.2.1: Split of the structure types

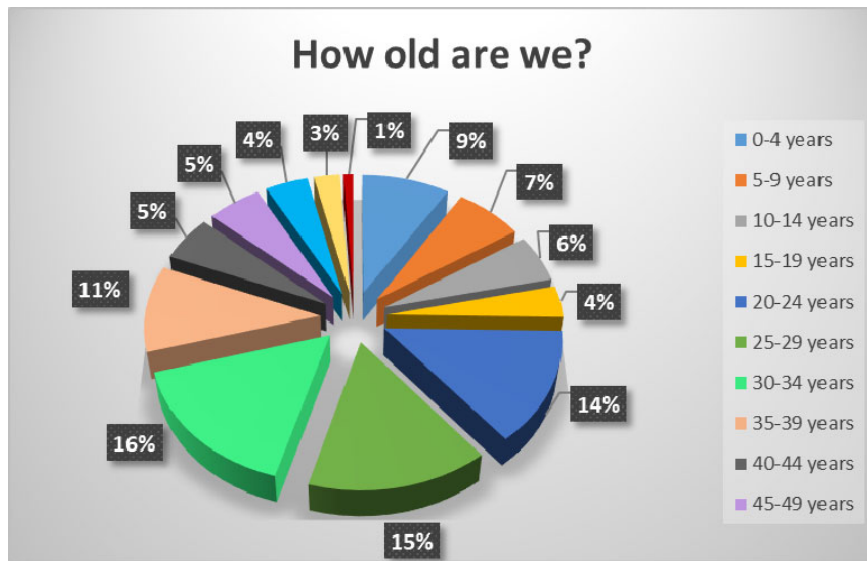


The survey for Poppedorp, Proteadorp and Mountainview represents then a sample of approximately 36% of the informal residential structures in this area.

The total number of people in the sample surveyed were 421 of which the gender split is 48% female and 52% male. The age split of the population is as shown below. The responses indicate that 25% of the residents are younger than 19 years and 61% are in the bracket older than 19 years to 44 years old

How old are we?	
0-4 years	37
5-9 years	29
10-14 years	24
15-19 years	16
20-24 years	58
25-29 years	64
30-34 years	68
35-39 years	44
40-44 years	23
45-49 years	23
50-54 years	18
55-59 years	11
60-77 years	4
	419
2 with no info	

Figure 9.1.2.2: Age Split of Population in Poppedorp, Proteadorp and Mountainview

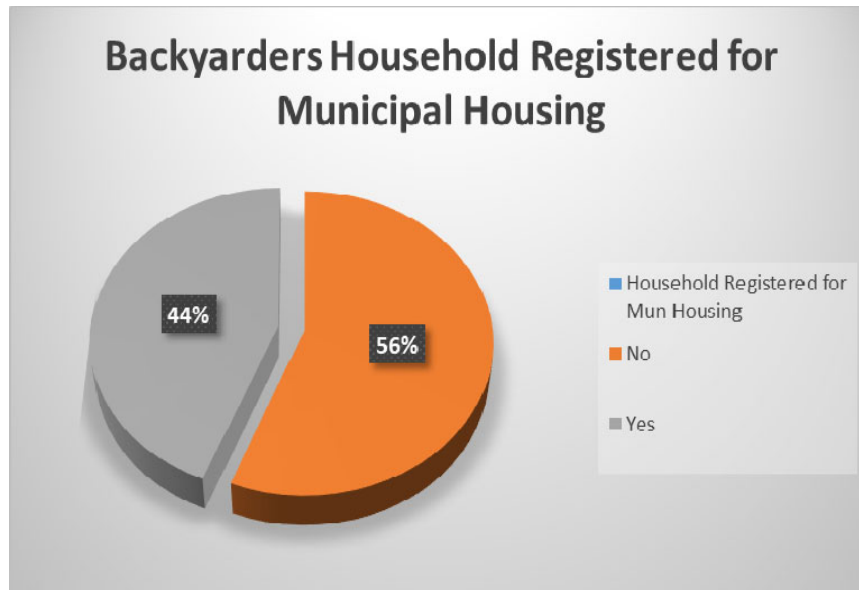


The average number of people per household surveyed is calculated as 1.8.

One of the questions was to establish how many of the households applied for and are on the housing waiting list. The breakdown of those who responded is as follows:

Household Registered for Mun Housing	
No	114
Yes	90
Total	204

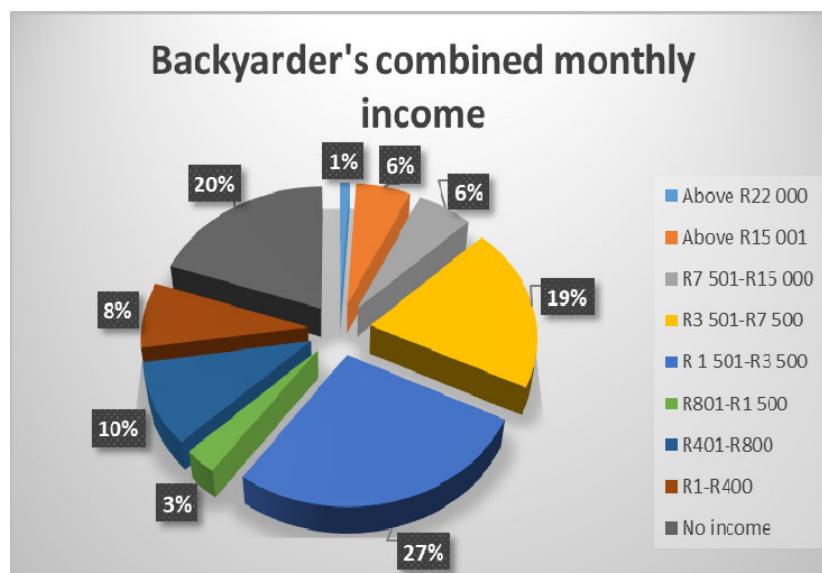
Figure 9.1.2.3: Split of Households Registered for Waiting List:



As part of the socio-economic survey it was established what the monthly combined income of households, who responded to this question, are. Some interesting statistics were gathered and this together with the Overstrand Municipality waiting list will be key in establishing what type of housing and or services even will be required. The survey results are summarized below:

Combined Household Monthly Income	
Above R22 000	2
Above R15 001	12
R7 501-R15 000	12
R3 501-R7 500	40
R 1 501-R3 500	56
R801-R1 500	6
R401-R800	20
R1-R400	16
No income	40
Total	204

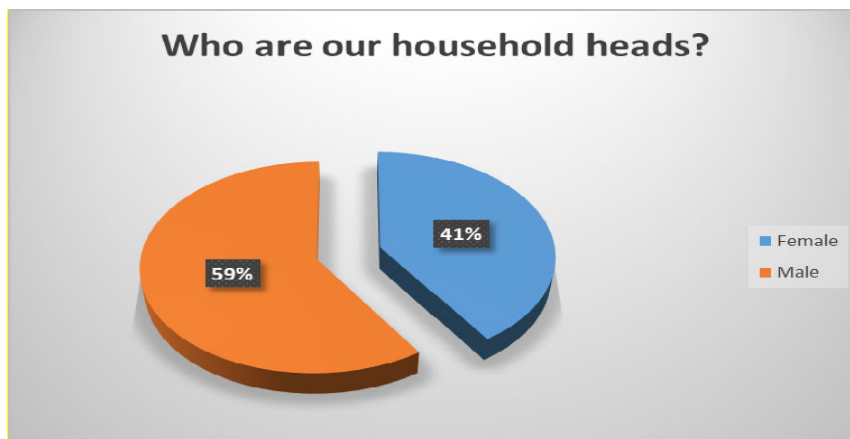
Figure 9.1.2.4: Combined Household Monthly Income



The total number of households with no income or earning less than R3 500.00 per month is 138 or 68% of the sample.

The gender of the household heads was established and indicated that 41% are female and 59% are male. The gender split of the household heads is indicated in Figure 9.1.2.5 below:

Figure 9.1.2.5: Gender Split of Household Heads in Poppedorp, Proteadorp and Mountainview

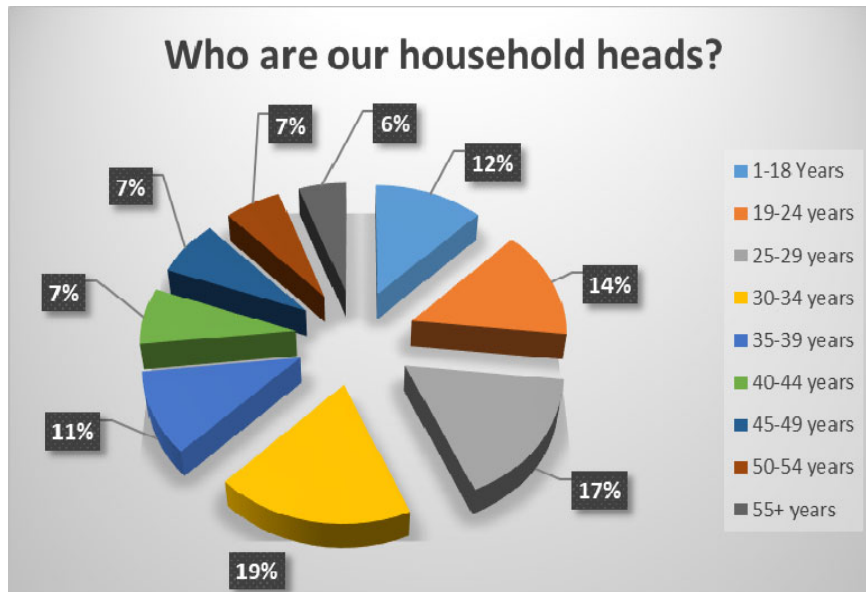


The age of the household heads is summarized below:

Who are our household heads?	Female	Male	Total
1-18 Years	16	9	25
19-24 years	15	14	29
25-29 years	13	21	34
30-34 years	12	26	38
35-39 years	12	10	22
40-44 years	2	13	15
45-49 years	5	10	15
50-54 years	3	10	13
55+ years	4	7	11
Total	82	120	202
Two are unknown			

Approximately 12.5% of household heads are younger than 18 years, while approximately 81% is between 18 years and 45 years of age.

Figure 9.1.2.6: Age Split of Household Heads

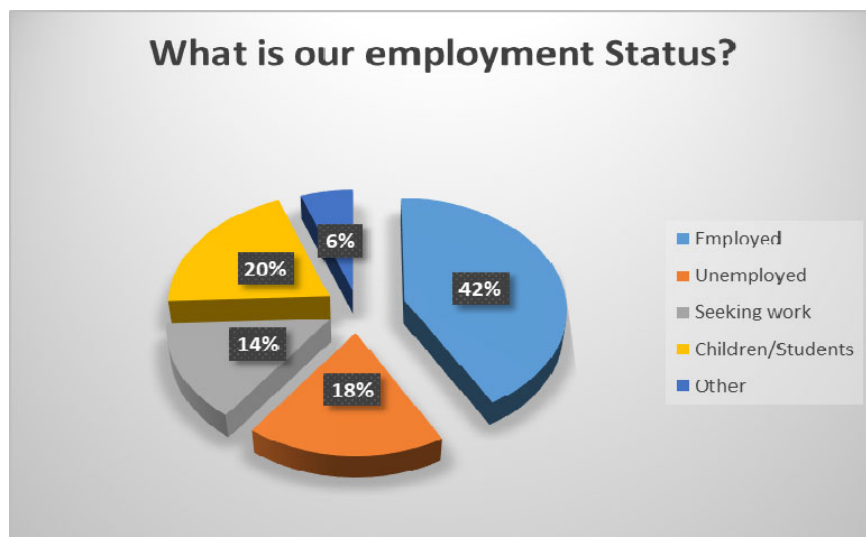


Part of the socio-economic study was also to establish how many households do receive social grants. Approximately 38% of households do receive grants and 62% not. The grants are mainly child support grants.

The question on employment status of backyard dwellers in Poppedorp, Proteadorpand Mountainview revealed that approximately 32% of the residents are unemployed (responses unemployed or seeking work included). The breakdown is summarized as follows:

What is our employment Status?	
Employed	176
Unemployed	77
Seeking work	60
Children/Students	84
Other	24
Total	421

Figure 9.1.2.7: Employment Status



The questions on mobility, where people work and how long it takes them to travel to work, were also posed. On the former the responses indicated that 73% of people walk, 22% use public transport and 5% other.

The responses to the question on where people work indicated a very low response but can be attributed to the unemployment and children/ students being part of the survey (the latter the unknown portion in the table below). If only the responses of those employed are considered, the data indicates that 76% of residents work in Kleinmond and 20% in the Rooiels, Pringle Bay and Betty's Bay area. The data is summarized below:

Which area do they work in?			
<i>Work @</i>			
Arrabella	0.24%	1	1%
Botrivier	0.24%	1	1%
Greyton	0.24%	1	1%
Hermanus	0.24%	1	1%
Kogelberg	0.24%	1	1%
Somerset	0.24%	1	1%
Swellendam	0.24%	1	1%
Rooiels	0.48%	2	1%
Betty's Bay	3.33%	14	9%
PringleBay	3.80%	16	10%
Kleinmond	29.45%	124	76%
Unknown	61.28%	258	
Total	100%	421	

Figure 9.1.2.8: Places of Work (Full sample)

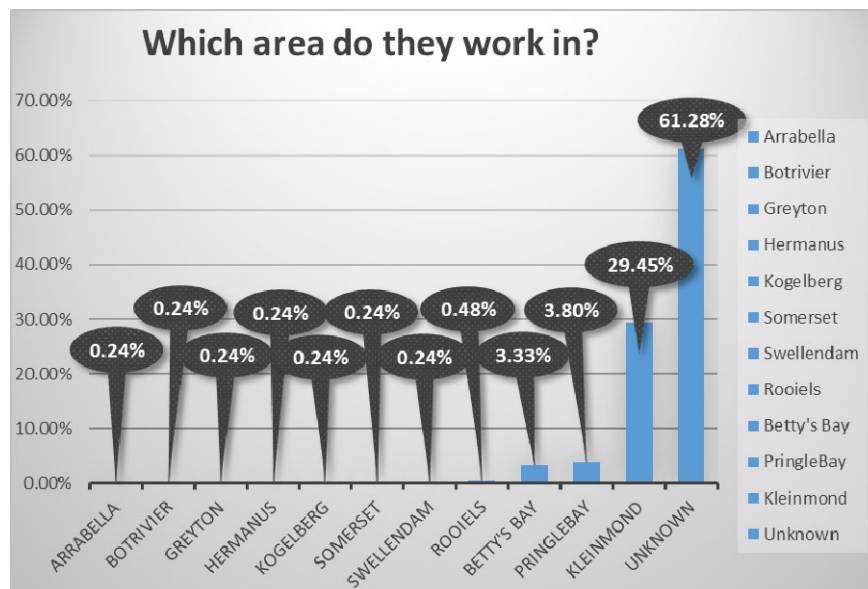
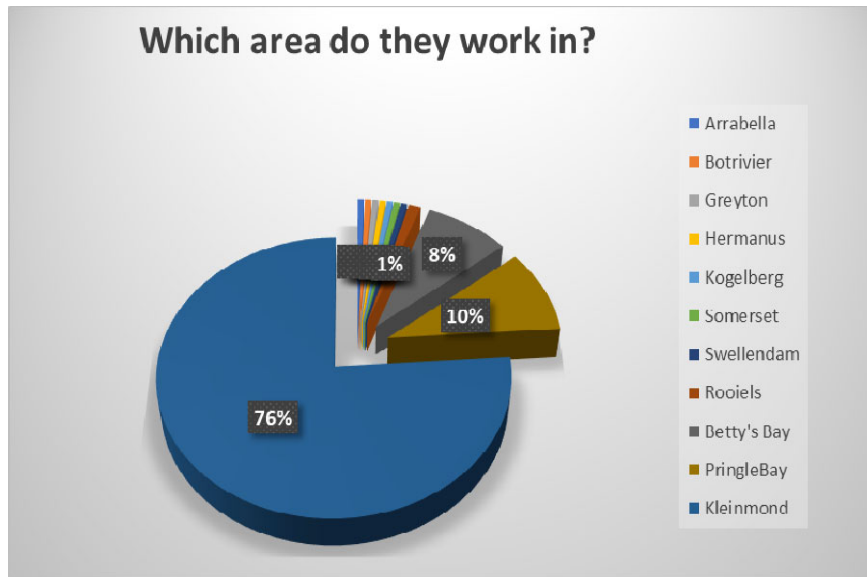


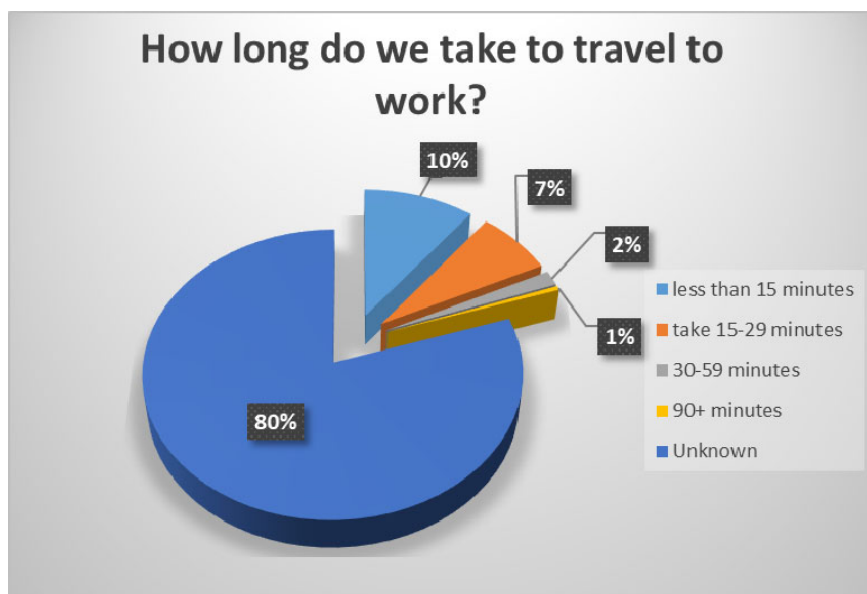
Figure 9.1.2.9: Places of work excluding unknown (unemployed and children/students)



The responses to question of time of travel to work can be summarized as shown below.

How long do we take to travel to work?	
less than 15 minutes	44
take 15-29 minutes	31
30-59 minutes	7
90+ minutes	2
Unknown	337
Total	421

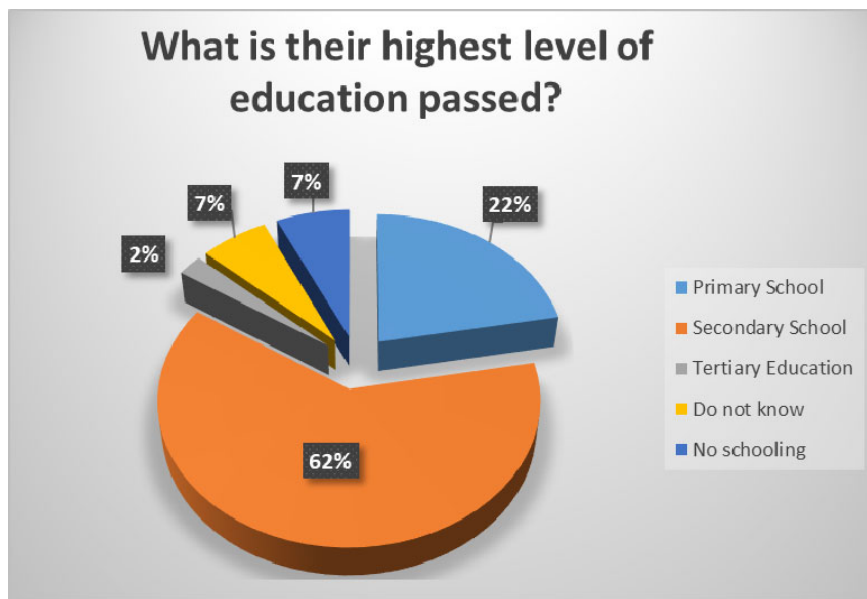
Figure 9.1.2.10: Travel time to work



A question was raised on the education levels and responses were tabled below. It should be noted that 25% of the respondents are younger than 19 years and could still be in school.

How long did we attend school?	
What is their highest level of education passed?	
Primary School	93
Secondary School	262
Tertiary Education	10
Do not know	27
No schooling	29
Total	421

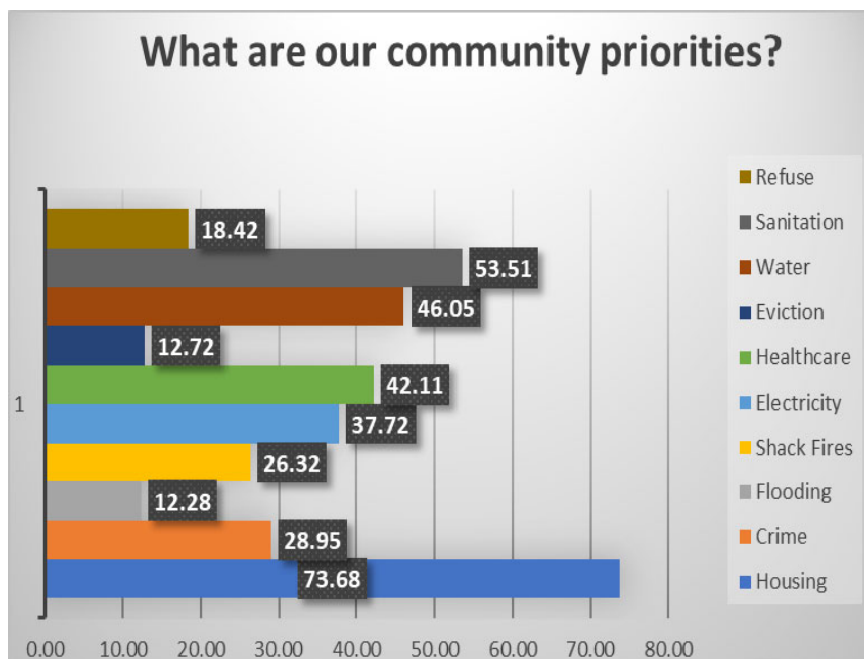
Figure 9.1.2.9: Education levels



The survey included a question on what community priorities are and as expected it varied. The table below indicates the responses from the backyard dwellers. It clearly indicates housing being the highest priority:

What are our community priorities?	Percentage(%)	Total
Housing	73.68	168
Crime	28.95	66
Flooding	12.28	28
Shack Fires	26.32	60
Electricity	37.72	86
Healthcare	42.11	96
Eviction	12.72	29
Water	46.05	105
Sanitation	53.51	122
Refuse	18.42	42

Figure 9.1.2.10: Community Priorities



9.2 Overstrand Municipality Housing Waiting List for Kleinmond

A housing waiting list contains information of persons who applied to be on the lists and is no indication that the person will qualify for a housing subsidy. It is used to record the need of housing according to the following guidelines/criteria:

- The applicant should be a South African citizen
- The applicant must be legally competent to contract, i.e. over 18 years of age or legally married or legally divorced or declared competent by court of law. and sound of mind
- Neither the applicant NOR his or her spouse has previously benefited from government housing assistance
- The applicant has not owned fixed residential property, and
- The applicant may only qualify for the purchase of a vacant serviced site if he/she has previously owned fixed residential property

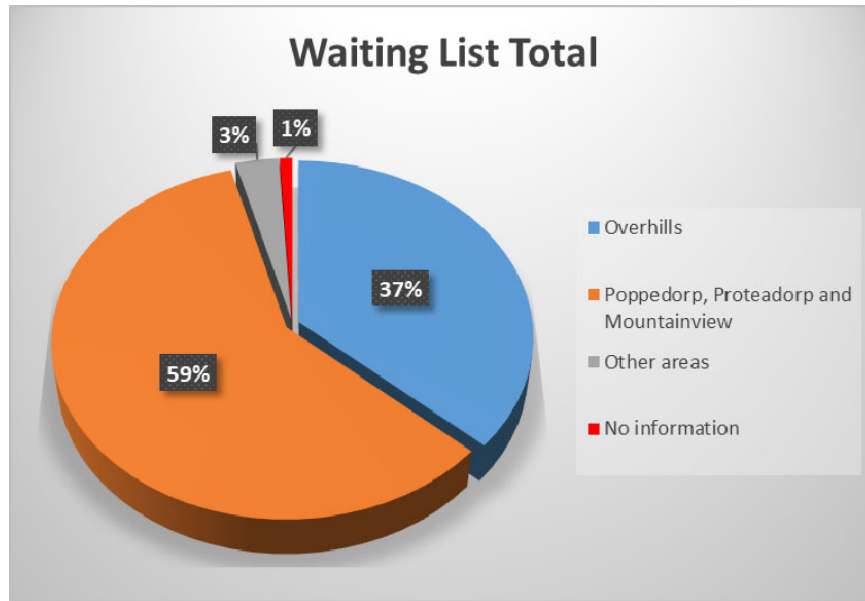
In addition, the following criteria, based on based on the National Housing Code (2009) are used to prioritise the applicants:

- The persons must be married or habitually cohabit
- Single persons must have financial dependents
- Aged single persons, disabled persons and military veterans, with or without financial dependents may be assisted. "Aged" persons referred to, must comply with the criteria of the aged as defined by the Department of Social Development
- The household must earn a monthly income as annually approved, and
- Persons who have benefited from the Land Restitution Programme and who satisfy all other relevant criteria may also be assisted

The Housing Demand database of the Western Cape Government: Department Human Settlements (DoHS) collates the housing "need" data of all the non-metro municipalities. This database represents the social need, as it represents the names of individuals who registered voluntarily, i.e. put their names on a housing waiting list. As such, it does not necessarily accurately reflect the total need in the municipality (however defined) NOR does it reflect effective demand in the economic sense of the term. Hence, the numbers on the waiting list are only indicative of the social need for housing. Overstrand Municipality embarked on a process of verification of the housing waiting list on 1 November 2018 and residents in need of government subsidized housing opportunity were called upon to ensure that all existing information is correct and updated or alternatively, to register as a first time applicant.

The waiting list provided has not been pre-screened in terms of the qualifying criteria and this must still be done by Overstrand Municipality in conjunction with Western Cape Government: Department Human Settlements. The Overstrand Municipality housing waiting list for Kleinmond indicates 957 applicants of whom 350 are from Overhills, 567 from Poppedorp, Proteadorp and Mountainview, 21 from other areas and 10 with no information. The other areas included amongst others Pringle Bay, Betty's Bay, Botrivier and Grabouw (as per address provided). The split in the locations of the applicants are depicted on the chart in Figure 9.2.1 below.

Figure 9.2.1: Split in Location of Applicants



The employment status indicated on the waiting lists were analysed and split between Overhills on the one hand, Poppedorp, Proteadorp and Mountainview and the applicants elsewhere in Kleinmond. These splits in employments status for the various areas are indicated in figures 9.2.2 to 9.2.4 below:

Figure 9.2.2: Employment Status of Applicants in Poppedorp, Proteadorp and Mountainview:

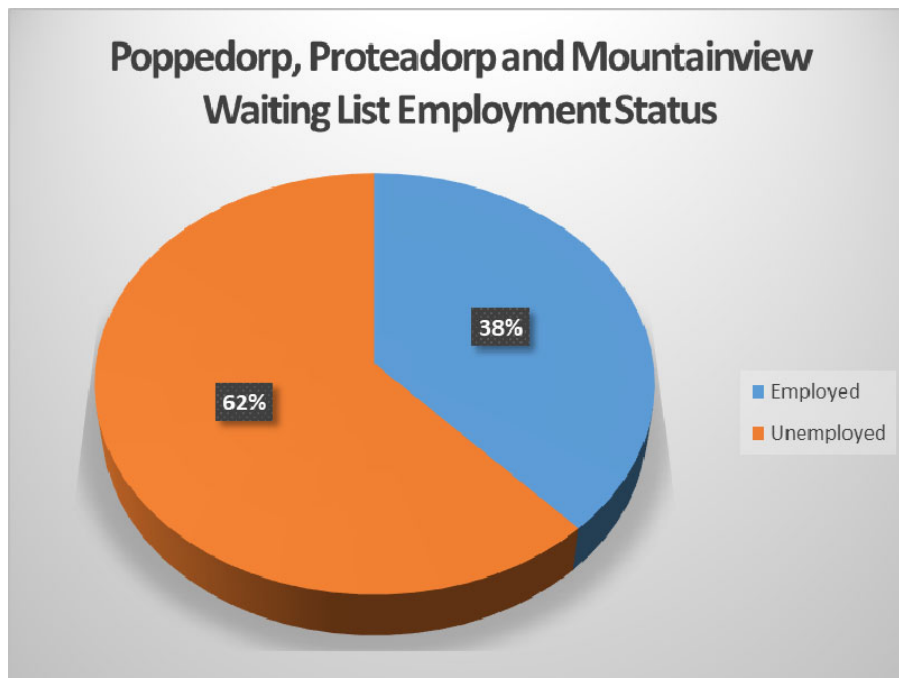


Figure 9.2.3: Employment Status of Applicants in Overhills:

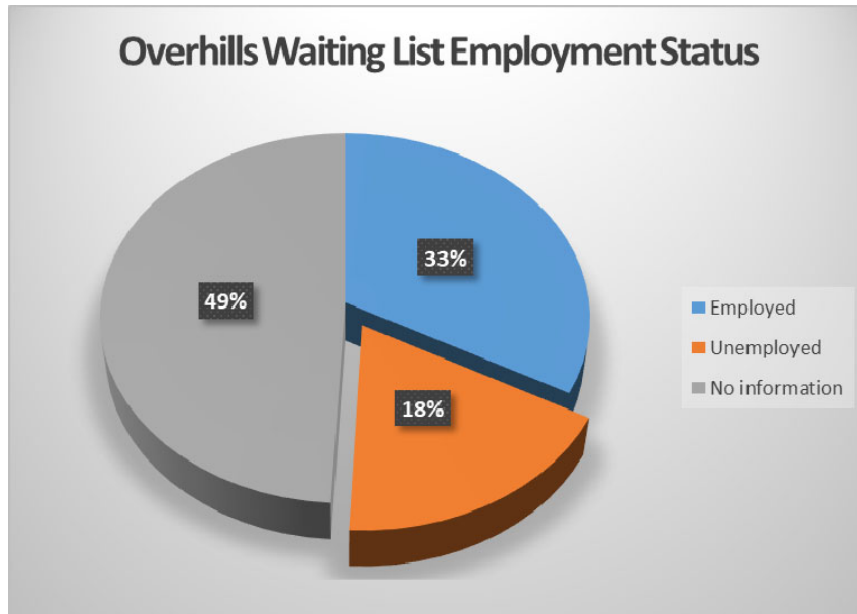
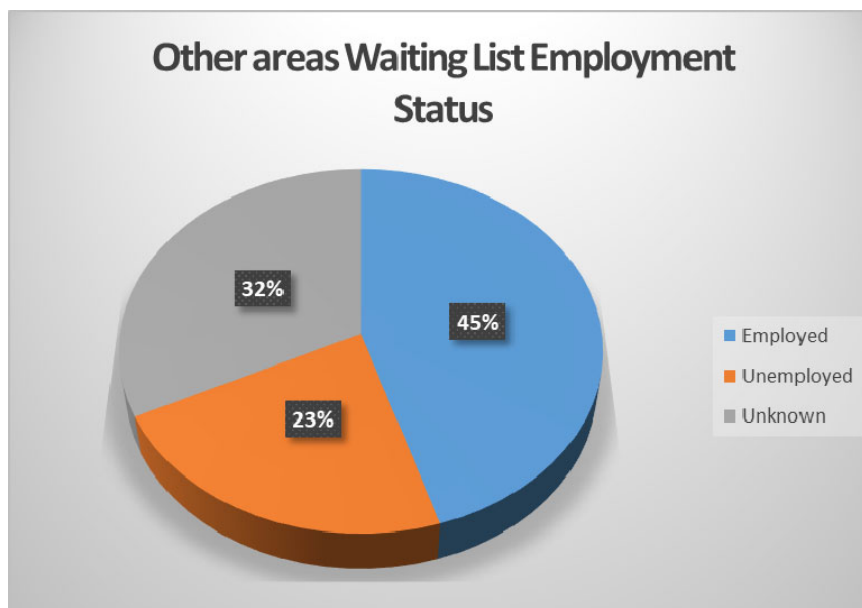


Figure 9.2.4: Employment Status of Applicants Other areas



The combined household incomes of applicants were analysed and are split between the various locations of the applicants, i.e. Poppedorp, Proteadorp and Mountainview on the one hand, Overhills and the Other Areas. In the former approximately 71% of applicants has no income or are earning less than R3 500.00 per month and in Overhills it is 80%. These income categories for the various location of applicants are shown in Table 9.2.1 and in Figures 9.2.5 to 9.2.7 below.

Table 9.2.1: Combined Household Monthly Income

Poppedorp, Proteadorp Mountainview Combined Household Monthly Income		Overhills Combined Household Monthly Income		Other areas Combined Household Monthly Income	
Above R22 000	2	Above R22 000		Above R15 001	1
Above R15 001	4	Above R15 001	2	R7 501-R15 000	4
R7 501-R15 000	45	R7 501-R15 000	11	R3 501-R7 500	3
R3 501-R7 500	104	R3 501-R7 500	57	R 1 501-R3 500	9
R 1 501-R3 500	151	R 1 501-R3 500	83	R801-R1 500	6
R801-R1 500	34	R801-R1 500	28	R401-R800	1
R401-R800	17	R401-R800	11	R1-R400	7
R1-R400	12	R1-R400	10	No income	31
No income	198	No income	148	Total	1
Total	567	Total	350		

Figure 9.2.5: Combined Income Applicant Households in Poppedorp, Proteadorp and Mountainview:

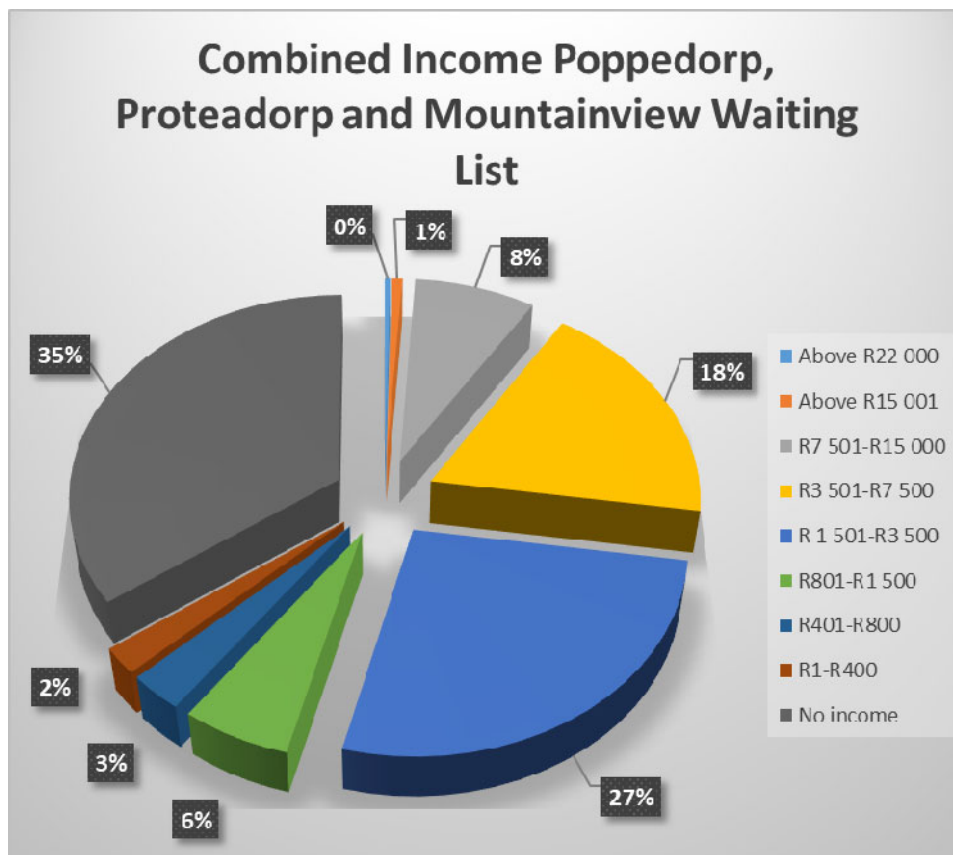


Figure 9.2.6: Combined Income Applicant Households in Overhills:

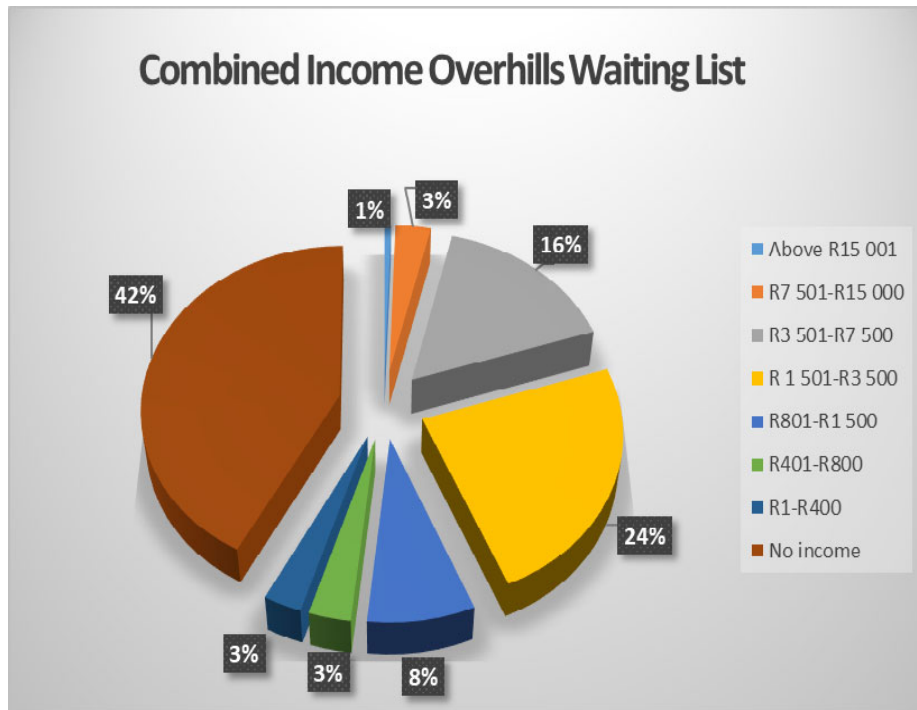
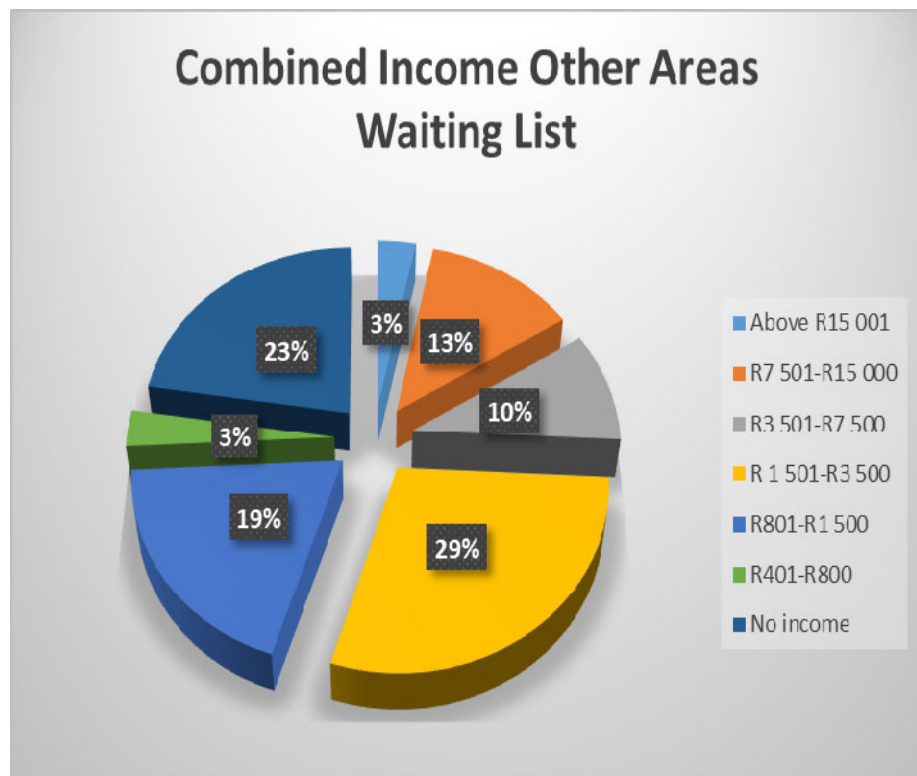


Figure 9.2.7: Combined Income Applicant Households Other areas



The age distribution of the applicants on the waiting list from the various areas were analysed and are shown in Table 9.2.2 and Figures 9.2.8 to 9.2.10 below. It was noted that no information on age was available for 9 applicants.

Table 9.2.2: Age Distribution of Applicants on Waiting List

Income category	Poppedorp, Proteadorp and Mountainview	Overhills	Other Areas
20-24 years	47	13	
25-29 years	101	50	2
30-34 years	109	76	6
35-39 years	115	101	6
40-44 years	79	56	5
45-49 years	43	31	3
50-54 years	34	9	5
55-59 years	18	9	2
60-77 years	21	5	2
Total	567	350	31

Figure 9.2.8: Age distribution Poppedorp, Protadorp and Mountainview Applicants

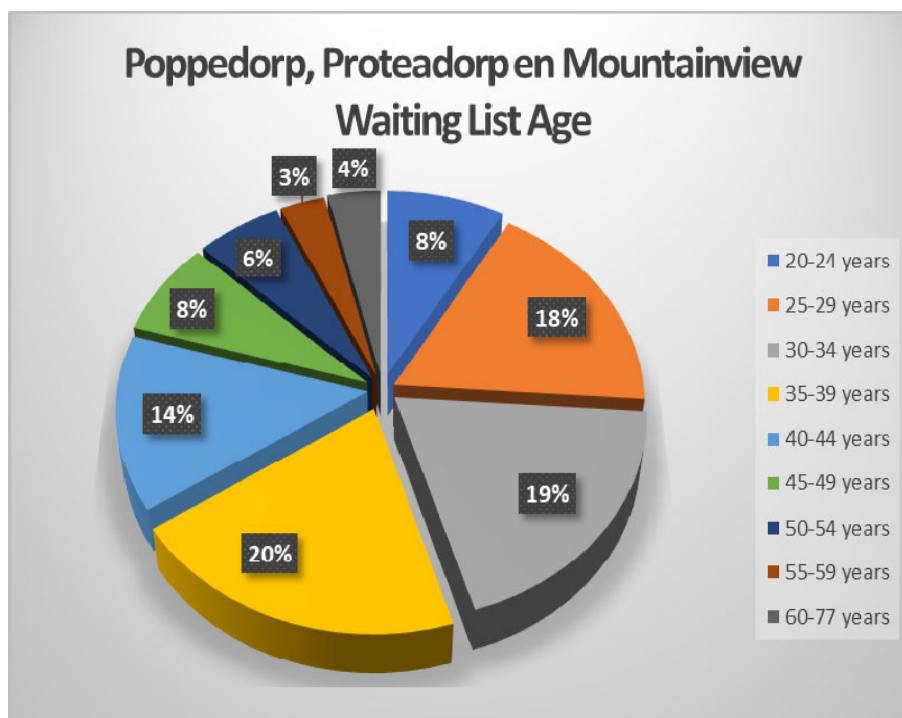


Figure 9.2.9: Age distribution Overhills Applicants

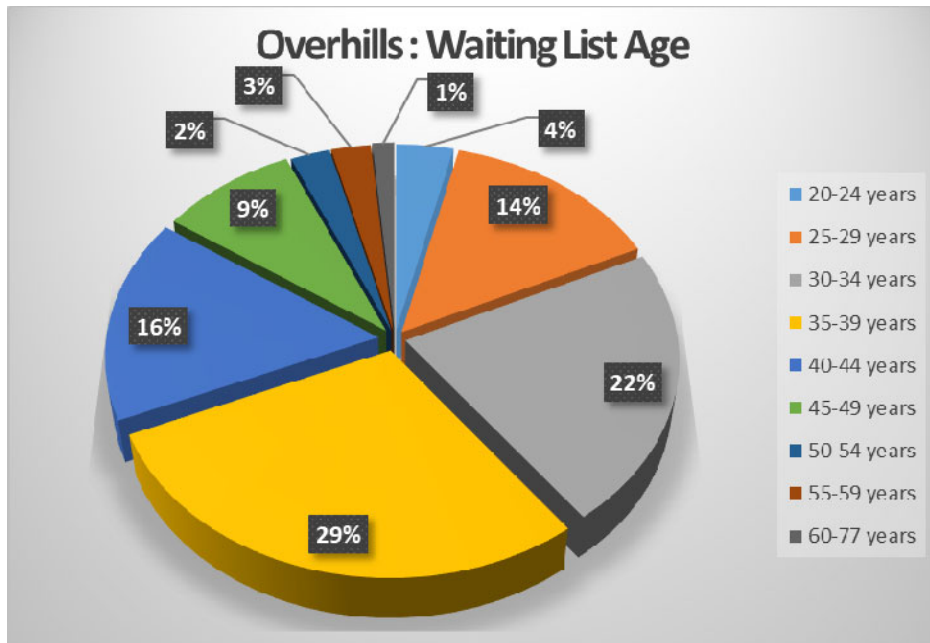
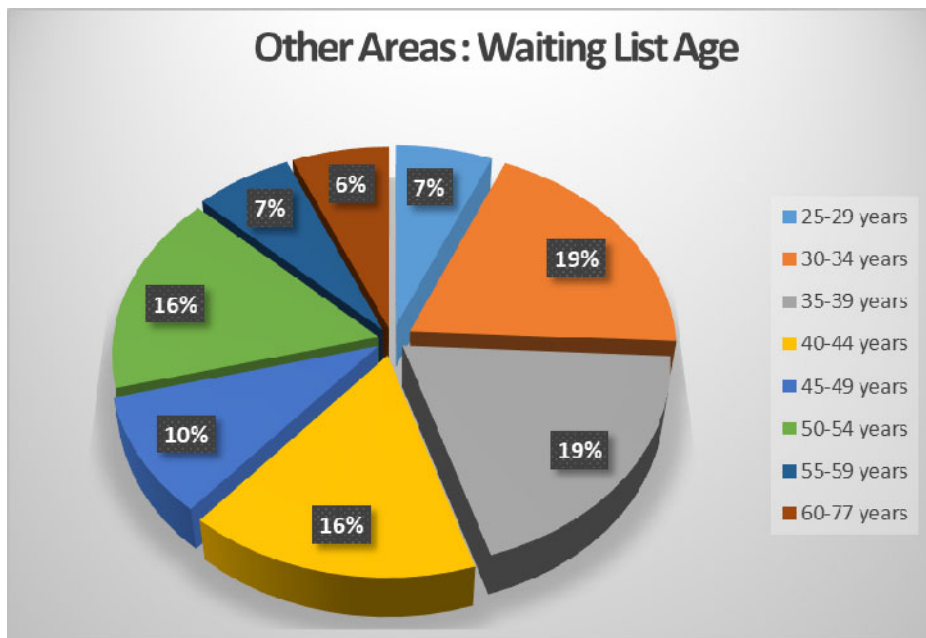


Figure 9.2.10: Age distribution Other Areas Applicants



9.3 Comparison and integration of VPUU survey and Waiting List

9.3.1 Objectives

The objectives of the VPUU survey and the waiting list are different, although there are similarities in certain areas. The VPUU study focused on the households within informal structures and on the same time obtained information of the individuals within households. The key focus area for VPUU was the Overhills informal settlement which was surveyed in great detail and all structures were surveyed, while a smaller sample of approximately 36% was achieved in Poppedorp, Proteadorp and Mountainview. The housing list, on the other hand, focusses on individuals applying for a housing subsidy and the individual's information, that of their dependents and households where applicable, all within the criteria discussed above in paragraph 9.1.3.

9.3.2 Mapping of informal structures

The VPUU survey in Overhills demarcated and numbered each informal residential structure surveyed on a map divided into blocks and sub-blocks. The numbering system is different from that used on the waiting lists, but where possible the old block numbers (K-numbers) were also indicated in the surveyed information. The map is attached in Annexure I. The waiting lists still refers to the old block numbers (K-numbers). The 239 informal structures surveyed in Poppedorp, Proteadorp and Mountainview are linked to formal erf numbers and street addresses in GIS and are demarcated on the GIS map attached in Annexure J.

9.3.3 Registered on waiting lists

The VPUU survey indicated that 190 households in Overhills responded that they have been registered on the municipal waiting list. The waiting list indicates 350 applicants from Overhills. To establish the overlap between these applicants and the respondents, ID numbers, names and old block numbers were searched and only 129 of the 190 respondents' names are on the waiting list, unless the household registered under a different name and ID number. This means that more applicants from Overhills could possibly come forward to be registered on the waiting list.

There are 567 applicants from Poppedorp, Proteadorp and Mountainview on the waiting list and 90 households responded in the VPUU survey that they are on the waiting list. Since only a sample of the informal structures were surveyed in Poppedorp, Proteadorp and Mountainview, a direct comparison of the potential total applicants from the VPUU survey and the waiting list is impossible. It was, however, checked what the overlap in registrations between the waiting list and the surveyed sample is. The search indicates that 69 of the 90 respondents in the sample are on the waiting list, unless the household registered under a different name and ID number. Potentially a further 21 households from the sample surveyed could be registered on the waiting list.

It should be noted that the waiting list contains thirty-one (31) applicants from other areas outside the study areas and includes applicants from Pringle Bay (1), Grabouw (1), Betty's Bay (26) and Botrivier (3)

The waiting lists in general provide better information on the overall need for housing, but the respondents under the VPUU survey whose names are not on the waiting lists, should be informed of the status.

9.3.4 Combined household income

The combined household income of applicants is a key criterium in the application for a housing subsidy, but not the only one. Refer to paragraph 9.1.3 above.

The type of housing to be provided will to a large extent be determined by the combined household income of qualifying applicants. The comparison between the information gathered from the VPUU survey and that from the waiting list is summarized in Table 9.3.1 below:

Table 9.3.4.1: Comparison of Combined Household Monthly Income in Different Areas

Area	Overhills		Poppedorp, Proteadorp and Mountainview		Other Areas	
	VPUU	Waiting list	VPUU	Waiting list	VPUU	Waiting list
Above R22 000	0%	0.0%	1.0%	0.4%		0%
R15 001-R 22 000	3.5%	0.6%	5.9%	0.7%		3.2%
R7 501-R15 000	1.0%	3.1%	5.9%	7.9%		12.9%
R3 501-R7 500	9.1%	16.3%	19.6%	18.3%		9.7%
R 1 501-R3 500	21.7%	23.7%	27.5%	26.6%		29.0%
R801-R1 500	9.2%	8.0%	2.9%	6.0%		19.4%
R401-R800	10.7%	3.1%	9.8%	3.0%		3.2%
R1-R400	14.6%	2.9%	7.8%	2.1%		22.6%
No income	30.1%	42.3%	19.6%	34.9%		3.2%

From the above summary it is concluded that for Overhills”

- 80% - 85% of the applicants fall in the income bracket R0-R3 500 (both VPUU and waiting list)
- 9% - 16% of the applicants fall in the income bracket R3 501-R 7 500 (average 13%)
- 1% -3% of the applicants fall in the income bracket R7 501-R15 000 (average 1.6%)
- Approximately 3.5% of the applicants could fall in the income bracket of R15 001-R22 000 and 0% earns above R22 000 per month

The picture is slightly different for Poppedorp, Proteadorp and Mountainview:

- 67% - 73% of the applicants fall in the income bracket R0-R3 500 (average 70%)
- 18% - 20% of the applicants fall in the income bracket R3 501-R 7 500 (average 19%)
- 6% -8% of the applicants fall in the income bracket R7 501-RR15 000 (average 8%)
- Approximately 2%-6% of the applicants could fall in the income bracket of R15 001-R22 000 and 1% earns above R22 000 per month

From previous experience the success rate of applicants being verified by the WCG: Dept. Human Settlements, could be as low as 40%. This will however be confirmed once the Overstrand Municipality waiting list for Kleinmond is pre-screened.

9.3.5 Age analysis of residents

The age analysis cannot be compared directly as the samples of the survey and the housing list have different individuals and the applicants need to be older than 18 years. Therefore, the categories

indicated below are compared and the averages in the various categories is compared to establish the overall age distribution in the different areas.

The age analysis for Overhills residents indicates 28.7% under 18 years. 92.7% for category 18 years to 45 years and 7.3% above 45 years. Applicants on the waiting list need to be 18 years or older and 84.6% falls in the bracket 18 years to 45 years and 15.4% are older than 45 years.

For the Poppedorp, Proteadorp and Mountaiview the age analysis in the VPUU sample indicates 25.3% under 18 years, 82.1% for category 18 years to 45 years and 17.9% above 45 years. Applicants on the waiting list need to be 18 years or older and 79.5% falls in the bracket 18 years to 45 years and 20.5% are older than 45 years.

The housing list also included applicants from areas outside Kleinmond and the 61.3% fall in the 18 years to 45 years category and 38.7% older than 45 years. VPUU study did not include areas outside Kleinmond.

The population can generally be classified as younger and depending on when housing projects may realize, further applications could be expected as the children/student group become 18 years or older. Similarly, more persons who currently do not qualify may meet the criteria of dependents in future.

The detailed split of adults older than 18 years are indicated in Table 9.3.2 below:

Table 9.3.5.1: Comparison of Age of Residents / Applicants

Area	Poppedorp, Proteadorp and Mountainview		Overhills		Other areas	
	VPUU	Waiting list	VPUU	Waiting list	VPUU	Waiting list
18-45 years	82.1%	79.5	92.7%	84.6%	N/A	61.3%
45-60 years	16.6%	16.8	6.9%	14.0%	N/A	32.3%
Above 60 year	1.3%	3.7	0.4%	1.4%	N/A	6.4%

From the above the following can be deducted:

- For all three areas the bulk of the adult residents fall in the category 18 years to 45 years and represents a young population
- The average age of Overhills' residents is younger than that of Poppedorp, Proteadorp and Mountainview
- There are more mid-aged (45 to 60 years) and senior people (over 60 years) in Poppedorp, Proteadorp and Mountainview who applied for housing than in Overhills with a higher age percentage from Other Areas.

9.3.6 Employment

The evaluation of the employment ratios between VPUU study and the waiting lists shows a reasonable comparison.

For Overhills the VPUU survey indicated the employment rate of adults as 47.6% and 52.4% unemployed and seeking for work. The information on the applicants from Overhills on the waiting lists indicates 34.5% employment and 65.5% unemployment rates.

For Poppedorp, Proteadorp and Mountainview the VPUU sample survey indicated a 56.2% employment rate and 43.8% unemployment, while the information on the applicants on the waiting list indicates 39.9% employment and 60.1% unemployment respectively.

The information of the applicants from the other areas indicate 45% employment, 23% unemployment and 32% no information provided.

10. CONCLUSIONS

Kleinmond is wedged between the ocean, mountain, Palmiet River and the lagoon with environmental sensitive land surrounding the town. Vacant and economically viable developable land is a scarce commodity and it is thus essential that all development be planned sensibly with due consideration of the natural assets. The Urban Designers proposed a strategy of densification and integration, rather than expansion, by the redevelopment of land within Kleinmond. This will require a further assessment of the current zoning scheme and urban edge applicable in Kleinmond. Additional community facilities will have to be developed to ensure that all residents have reasonable access to such facilities. There is a need for more industrial stands and a combination of light industrial bee-hive development on ground floor and residential apartments on a second and third floor could be considered on some of the identified sites.

The environmental specialists highlighted all the sensitivities of the parcels of developable land, but also the opportunities that exist for development. Due cognizance is taken of the statutory processes to be followed and further specialist studies which will be required. Quick win sites from an environmental perspective were also identified.

Bulk infrastructure, such as water supply and storage, wastewater treatment facilities and electrical supply, is available and has capacity for further development. Various of the proposed development sites can be developed without major upgrades to link services and existing infrastructure networks. This will have to be updated when the detail planning and design of the proposed sites are done.

Various parcels of land were identified for development and/or redevelopment and statutory processes will be required before implementation. Certain portions of municipal and private land were also identified for community facilities such as a high school, creche, retirement and assisted living.

In analyzing the data from the VPUU survey of the existing informal settlement Overhills and the backyard dwellers it is clear that the bulk of the residents/applicants on housing waiting list (75% to 80%) fall in the lowest combined household income bracket, that is R0 – R3 500, and as such could be considered for the 100% subsidized affordable housing. This implicates approximately 720 to 765 potential beneficiaries. However, past experience proved that applicants qualifying in this bracket could be as low as 40%. This would mean that as high as 60% of applicants in this bracket would still to be housed on serviced erven or areas with basic minimum services. This relates to approximately 300 to 340 potential beneficiaries in formal housing units and the balance (approximately 425) on serviced sites.

The surveys and housing application list indicated that 17% - 20% of the residents/applicants falls in the combined household income bracket from R 3 500 to R 7 500. Considering the percentage potential beneficiaries on the waiting list in this category, it could mean that approximately 120 to 150 applicants from this category could potentially qualify for rental stock accommodation or FLISP housing. Part of the identified Area 6 and 9 would be best suited for this type of development.

The potential beneficiaries in the category R 7 500 to R 22 500 are approximately 60. It could be considered to provide serviced erven for sale to this category to build their own houses or sell a smaller but improved specification GAP houses to this category. The identified quick win site (Sites 3 and 4) would be ideal for this category.

The current investigation identified that by redeveloping available developable municipal land, approximately 1 040 affordable housing opportunities can be realized. Approximately one third of this will be dependent on Overstrand Municipality acquiring a portion of private land to relocate the existing sport field and to provide land for a high school.

As part of the densification strategy it will be required that the zoning scheme be reconsidered along proposed development axes, such as the Main Road, a portion of the Palmiet residential area adjacent to the existing industrial hub and the remainder of Erf 8168, the latter being the remainder of Erf 8168 behind the proposed shopping center at the intersection of 11th Street and Main Road. This could unlock further development opportunities in the GAP and social housing market.

11. WAY FORWARD

The outcomes of this report will challenge the existing system and the way forward needs to be carefully considered. The following is proposed:

- a) The content of this report was workshopped at a PSC meeting and when accepted, be discussed at the next Ward Committee meetings.
- b) Council needs to follow-up and meet again with the owner of Erf 4754 to discuss the acquisition of this property for the high school and to unlock the relocation of the existing rugby and netball courts and other facilities on Erf 5462 & 6582, Kleinmond.
- c) The development of the remainder of Erf 8168 needs to be further explored with The Grail Trust.
- d) Once the PSC and the Ward Committees are in agreement with the recommendations in the report, feedback to the residents in Kleinmond at an open house meeting where the content of the report will be displayed and where questions and answers can be dealt with. This meeting should only be scheduled after Overstrand Municipality has met again with the owner of Erf 4754 to discuss the acquisition of this property and the prospect of redeveloping the remainder of Erf 8168 have been further explored with the Grail Trust.
- e) The verification and updating of the VPUU enumeration, report and brochures should be completed by end March 2020 and final cross checks between the data in this report and that of VPUU should be done. This however will not have major impacts on the conclusions and recommendations of this report.
- f) The report be updated with the feedback from the actions in a) to e) above and then presented to the PSC for final ratification and thereafter approval by Council.
- g) We believe that direct communication with the community structures in Overhills and Proteadorp will be essential going forward and the PSC should reconsider at the first opportunity how this will be dealt with over and above the Ward Committee meetings.

12. CLOSURE

The investigation revealed that approximately 2300 possible development opportunities over the full spectrum of housing and community needs could potentially be realized. Various sites will require various statutory processes. Furthermore, Sites 3, 4 and 5 are quick win sites with minimal processes required.

Sites suitable for affordable housing have been identified and approximately 1 040 opportunities could potentially be developed in phases on municipal land. Approximately 300 opportunities can be unlocked if Overstrand Municipality could acquire the site for the proposed high school and sport complex. The combined household income of the bulk of the potential beneficiaries from Overhills, Poppedorp, Proteadorp and Mountainview earn less than R3 500 per month,

There is a need for a limited number of rental units, serviced erven and GAP houses to be made available at market value to households with a combined income from R 3 500 to R 22 500 per month.

Site 1 (Zone A) has been identified as a critical area to unlock the upgrading of the Overhills informal settlement and relief for the backyard dwellers.

Sites 14 and 15 will be important for the provision of community facilities such as retirement accommodation, step down medical facilities and assisted living facilities.

Sites 10 and 13 is crucial for implementing the strategy of integration and densification.

ANNEXURE A
DRAFT TERMS OF REFERENCE

ANNEXURE B
LIST OF AVAILABLE BASELINE DOCUMENTS

LIST OF AVAILABLE BASELINE REPORTS

1. Overstrand Municipal Growth Management Strategy (2010)
2. A Study into the Needs and Demand of Affordable Housing in the Overstrand Local Municipality (2017)
3. Gazetted Overstrand Zoning Scheme Regulations (2013)
4. Kleinmond Zoning Scheme (2014)
5. Western Cape Provincial Spatial Development Framework (2013)
6. Overberg District Municipal Spatial Development Framework (2014)
7. Overstrand Municipal Wide Spatial Development Framework (2006)
8. Overstrand Municipality By-Law on Municipal Land Use Planning (2013 and amended 2015 and 2016)
9. Environmental Management Overlay Zone Regulations (2016)
10. Gibb/Whithers/UDWC Report on Two Development Sites West and Est of Overhills Informal Settlement (2014)
11. Technical Report: Land Identification for Subsidized Housing:
Report 1: Public Owned Properties (UDWC 2004)
12. Technical Report Land Identification for Subsidized Housing:
Report 2: Privately Owned Land (UDWC 2004)
13. Overstrand Housing Development: Kleinmond Low Cost Housing Development: Environmental Due Diligence Report on Proposed Development of Kleinmond Low Cost Housing in the Overstrand Municipal District (Whithers 2011)
14. Environmental Due Diligence Report for Proposed Formalization of the Existing Kleinmond Informal Settlement (Whithers 2013)
15. Geotechnical Report by 7 Sea Geosciences (covering site southwest of Transfer Station and Overhills Informal Settlement and Adjacent Areas) (2014)
16. Sewer and Water Masterplans completed by GLS for Overstrand Municipality
17. Overstrand LED Strategy (2007)
18. Upgrading of Kleinmond Channel: Preliminary Design Report (Feb 2018)

ANNEXURE C
STATUS QUO REPORTS

- C1 - URBAN DESIGN CONTEXTUALISING REPORT**
- C2 - ENVIRONMENTAL DRAFT DUE DILIGENCE REPORT**
- C3 - ENGINEERING STATUS QUO REPORT**
- C4 - PRESENTATION TO PSC MEETING, 05 DECEMBER 2017**

ANNEXURE C1
URBAN DESIGN CONTEXTUALISING REPORT

ANNEXURE C2
ENVIRONMENTAL DRAFT DUE DILIGENCE REPORT

ANNEXURE C3
ENGINEERING STATUS QUO REPORT

ANNEXURE C4
PRESENTATION TO PSC MEETING, 05 DECEMBER 2017

ANNEXURE D
NEEDS AND CONCERNS

ANNEXURE E

SPECIALIST REPORTS

- E1 - URBAN DESIGN**
- E2 - ENVIRONMENTAL**
- E3 - GEOTECHNICAL**

ANNEXURE E1
URBAN DESIGN

ANNEXURE E2
ENVIRONMENTAL

ANNEXURE E3
GEOTECHNICAL

ANNEXURE F
EVALUATION OF SITES AGAINST CRITERIA

ANNEXURE G

VPUU MILESTONE REPORTS AND BROCHURES (TO BE UPDATED)

ANNEXURE H

DRAWING INDICATING EXPANSION OF OVERHILLS AND POPPEDORP, PROTEADORP AND MOUNTAINVIEW

ANNEXURE I

**ENLARGED DRAWING INDICATING STRUCTURES SURVEYED IN
OVERHILLS**

ANNEXURE J

ENLARGED DRAWING INDICATING STRUCTURES SURVEYED IN POPPEDORP, PROTEADORP AND MOUNTAINVIEW