

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

**19.
OVERSTRAND MUNICIPALITY: INVESTIGATION INTO AVAILABLE AND
DEVELOPABLE LAND IN KLEINMOND AND OVERHILLS UPGRADES**

15/3/R

R Kuchar

Senior Manager : Town & Spatial Planning

1 September 2021

(028) 313 - 8087

1. Executive Summary

The purpose of this report is to submit the Overstrand Municipality: Land Investigation Report for Kleinmond and Overhills for approval by Council as a guiding document with regard to housing development in the area.

2. Service Delivery and Budget Implementation Plan Reference

Infrastructure & Planning
Town Planning / Spatial Development

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Promotion of Tourism, Economic and Social Development

4. Delegated Authority

None

5. Legal Requirements

Local Government: Municipal Systems Act, 2000 (Act 32 of 2000)
Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)
Overstrand Municipality By-Law on Municipal Land Use Planning, 2020

6. Background/Discussion/Comments/Conclusion

Background

The influx of people in Kleinmond, especially during 2018 has compelled the Municipality to assess availability of developable land in the area. A detailed investigation process commenced with the objective to identify land for development for the broader spectrum of needs in Kleinmond, and to identify land for development in a broad context.

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A consulting firm, Messrs Neil Lyners and Associates (Pty) Ltd, was appointed as project managers into land availability 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. The project team consisted of Civil Engineers, Urban Designers and Environmental Specialists.

For the process, a Steering Committee (attached as Annexure B) was established consisting of various provincial and local authority departments and members of the community.

A status quo report was compiled in 2018 through a desk top study to identify possible land for development on private and public owned land and workshopped with the Steering Committee. The Report was used to start the public participation process.

Subsequent to the report in 2018, the Western Cape Government: Department of Human Settlements assisted the Municipality with the appointment of Violence Prevention through Urban Upgrade (VPUU) to complete the enumeration and the socio profiling of the residents in Overhills and the backyard dwellers in Poppedorp, Proteadorp and Mountain View. The integration of the VPUU and Municipal housing waiting list were integrated and discussed under point 9.3 of the report. The aforementioned was necessary to establish the needs in the community since the information was outdated and not readily available.

Methodology and scope of work:

The scope of work was established with the inception meeting between the Consultants, Messrs Neil Lyners & Associates, and the Municipality. It was determined that the scope of work was to identify suitable located land to accommodate both the overflow residents from the informal area, backyard dwellers and persons registered on the waiting list.

Secondly, re-assessing the existing Overhills informal area to determine the development potential thereof.

Thirdly, assessing development of Kleinmond which include different uses of housing typology for the whole of Kleinmond.

The approach was to assess the real backlogs, but also provide solutions to address the sustainable housing needs in the broader area. In terms of identifying suitable located land, all land possible for development have been evaluated under the following categories such as conservation value, environmental sensitivity, goal of densification and cost of bulk services.

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Public Participation was a critical component of the process and inputs of all participants were addressed and incorporated into the document.

An eight (8) stage process was followed to ensure compliance with the Scope of Work and to ensure a comprehensive public participation process. The stages are being discussed under point 2 of the document.

Public Participation Process:

To summarise the meetings and dates of the public participation process.

Two public meetings were held in March and April 2018. The objective was to brief Kleinmond residents on the investigation, present status quo reports and obtain input of needs and concerns at an early stage of the project.

The report findings were discussed with the Project Steering Committee in November and December 2018.

The report was also workshopped with the Mayoral Committee on 3 May 2019.

The investigation by Messrs VPUU and the findings were relayed to the Project Steering Committee on 6 February 2020 and to the community on 25 February 2020.

The final draft document was completed in September 2020 and advertised for public comment.

Two public open days were held on 24 and 25 February 2021.

The public participation comment period ended 19 March 2021 for final input.

Key issues raised by the participants during the public process:

There were generic comments with regard to socio-economic issues such as social problems, support from SAPS and uncontrolled influx of people into Kleinmond. These aspects are noted but should be addressed in a different forum and does not form part of the brief.

Valuable information was received from the public and Ward 9 pertaining to the identified sites: The key issues are summarised as follows:

Comment:

The need was expressed for serviced sites to be made available for self-built houses in Proteadorp.

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Response:

The need can be addressed on Site 2,3 and 4 identified in the Report.

Comment:

The proposed re-development of the sports field (Site 9) in Proteadorp was opposed and the sports field should rather be upgraded.

Response:

It is indicated in the report that the sports field will only be dealt with if another portion of land can be obtained to re-locate the field which will be subject to the community participating in such a decision.

Comment:

It was also evident during the public participation that the perception is that all land identified will only be for low-cost housing.

Response:

This is however contradictory to the proposals of housing typology proposed by the report. Some of the identified sites development proposals consists of retirement facilities, assisted living, community facility, etc.

Comment:

The need for a High School in future.

Response:

A site, Site 13, is identified for a High School, however, the property is in private ownership and discussion will have to take place between the owner and the Municipality.

Comment:

All the open space is being used for housing and nothing will be left for children to play in.

Response:

Most of the open space sites are undeveloped, however, to ensure that the amenity is available, the proposed lay outs still make provision for play parks.

Comment:

Development of Site 19 (Palmiet) Kleinmond Nature Reserve is not supported by the community and the Municipality: Environmental Section.

Response:

The Nature Reserve is not fully developed, and it is proposed that the Municipality: Environmental Section engage with Cape Nature and DEA&DP to unlock the potential of the Nature Reserve, especially the caravan- and day park.

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Comment:

People who have been on the waiting list the longest must be accommodated first.

Response:

This aspect must be dealt with by the Municipality and Department of Human Settlements.

The comments and response document are attached as Annexure L in the report (attached as Annexure A).

Discussion:

The investigation into suitable land for development identified nineteen (19) sites which consists of both private and public owned land.

The environmental specialists highlighted the sensitivities of all the developable land and also the opportunities that exists for development. Due cognisance should be taken that statutory processes still have to be followed where applicable. Quick win sites from an environmental perspective were also identified.

The Urban Designers proposed a strategy of densification and integration, rather than expansion. This will require further studies in terms of the zoning of the sites and the Urban Edge of Kleinmond. They have also transacted the urban form of Kleinmond to evaluate the most appropriate housing typology that will contribute to the character of the town.

The Civil Engineers did a desk top study and use the engineering planning documents to evaluate each site in terms of availability of bulk infrastructure such as electricity, water and sewerage as well as the capacity thereof. They have also established quick win areas where little upgrading of infrastructure is necessary.

In order to make the correct and appropriate proposal, a socio-economic study was conducted to establish the demography of the Kleinmond community. The socio-economic findings for Overhills, Proteadorp, Poppedorp and Mountain View in terms of the informal settlement and backyard dwellers can be summarised as follows:

In the informal settlement of Overhills and backyard dwellers, most of the residents (75% to 80%) fall in the lowest combined household income bracket, that is R0 - R3500 per month. This implies 720 to 765 potential beneficiaries. Experience has shown that only 40% will qualify for subsidised housing and the remainder will have to be accommodated on serviced sites.

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In the income category R3500 - R7500 per month, 17% - 20% of the residents could potentially qualify for rental accommodation/FLISP, which relates to 120 to 150 applicants. The ideal sites will be Sites 6 and 9.

The potential beneficiaries in the income category R7500 - R22500 per month are only 60 residents. It should be considered to provide serviced erven for sale for them to build their own houses. Sites 2, 3 and 4: This is quick win sites that are ideally suited for this purpose.

It is clear from the socio-economic study that the abovementioned communities rely on government assistance in terms of housing.

Identified sites:

Nineteen (19) sites were identified which relate to approximately 1 040 affordable housing opportunities. The quick win sites relate to minor upgrading of infrastructure and little environmental constraints.

The quick win sites are as follows:

Site 2 (Erf 5462): The ownership vests with the Municipality. The property is located along the boundary above Proteadorp. Engineering upgrades need to be done as well as an Environmental Impact Assessment (EIA). The proposed housing model is BNG and GAP housing.

Site 3 (Erf 6862): The ownership vests with the Municipality. The property is located within Proteadorp. No EIA is required, and engineering services are available. The proposed housing model is BNG and GAP housing and provides for 22 opportunities.

Site 4 (Erf 6936): The ownership vests with the Municipality. The property is located south of Proteadorp along the Main Road. An EIA may be triggered and needs to be informed by DEA&DP, but engineering services are available. The proposed housing model is BNG and GAP. The site provides for 30 opportunities.

Site 1A (Erf 5462): The ownership vests with the Municipality. The property is located next to the Waste Transfer facility and in close proximity of Overhills. An EIA will be required, however, engineering services are available. The proposed housing model is BNG with 120 opportunities. Should the waste facility be moved the opportunities will be 190.

Site 5 (Erven 5462 and 6090): The ownership vests with the Municipality. The properties are located east of the cemetery. An EIA may be triggered, however, engineering services are available. The proposed housing model is

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Social Housing through the development of walk ups and can accommodate 87 opportunities.

Site 14 (*Erven 5462, 5453 and 5942*): The ownership vests with the Municipality. An EIA will be required, and engineering services are available, however, the capacity needs to be investigated. The housing model is market related, frail care, assisted living and GAP housing.

It should be noted that the remainder of the sites is subject to consultative process between the Municipality and private owners. The sites are also subject to lengthy statutory processes and upgrading of bulk infrastructure. Thus, although the sites are identified as developable land, is not a quick win option. However, it remains part of the developable land and the procedures should start immediately to open up the land for development:

Site 1B (*Erven 5462 and 5453*): The ownership vest with the Municipality. The properties are zoned Special Zone and Open Space Zone 1, respectively. The property has been occupied by informal structures. An EIA is required and partial engineering services are available and upgrade of bulk services will be necessary. A heritage impact assessment will be required. The proposed housing model is for BNG housing and create 111 opportunities.

Site 1C (*Erf 5462*): The ownership vest with the Municipality. The property is zoned Special Zone and is occupied by informal structures. An EIA is required and partial engineering services are available and the upgrade of bulk services will be necessary. A Heritage Impact Assessment will be required. The proposed housing model is BNG housing with 170 opportunities.

Site 6 (*Erf 6742*): The property is zoned Authority Zone (Municipal Stores) and the ownership vest with the Municipality. Engineering services are available. The housing model is FLISP and Gap housing of a medium to a high density.

Site 7 (*Erf 8640*): The ownership is private, and the property is zoned Special Zone for housing purposes. The property is vacant. Engineering services are available, but the site is subject to a Heritage Impact Assessment. The housing model is 2 to 3 storey walk up market related units of a medium to high density.

Site 8 (*Erven 6186, 8636, 8637, 8638 and 8639*): Ownership is private and is zoned Special Zone and Open Space Zone 2, respectively. The erven are vacant. An EIA will be required as well as a Heritage Impact Assessment. Engineering services are available, but possible upgrade of bulk services may be required. Housing model proposed for the erven are 2 to 3 storey walk up market related units of medium to high density.

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Site 9 (*Erven 5462 and 6582*): The ownership vest with the Municipality. The property is the existing sport field. No EIA is required, and the engineering services are available. The housing model is a mix of BNG, GAP and FLISP as well as 2-3 storey Social Housing. The site provides 200 opportunities. It should be noted that development of the site was strongly opposed by the community.

Site 10 (*Rem Erf 8186*): The ownership is private. The erf is zoned Business Zone 2 and Special Zone respectively. No EIA will be required. Engineering services are available, with a restriction of electricity supply. A Heritage Impact Assessment may be required. The housing model is FLISP containing 2 - 3 storey walk up units.

Site 11 (*Erven 5772 to 5780*): Ownership is private. The erven are zoned Residential Zone 1 and are partially developed. Engineering services are available, but electricity supply may need to be upgraded. A Heritage Impact Assessment may be required. The housing model is GAP or FLISP housing should the erven be consolidated and be dealt with as a housing project.

Site 12 (*Erven 4822, 8014 to 8040*): The properties are privately owned and zoned Residential Zone 1 and General Residential respectively. Partially vacant. Engineering services are available, with a restriction of electricity supply. A Heritage Impact Assessment may be required. The housing model is a market related secure estate with a possibility of a clinic.

Site 13 (*Erf 4745*): Ownership is private and zoned Residential Zone 1. The site is partially occupied. An EIA and a Heritage Impact Assessment may be necessary. Engineering services are available, with a restriction of electricity supply. The site is identified for a high school, relocation of the sports field with a limited housing possibility on the western side of the site or alternatively the latter can be substituted with a soccer field.

Site 14 (*Rem Erf 5462, Erven 5453 and 5942*): The ownership vests in the Municipality. The properties are zoned Special Zone, Open Space Zone 1 and Open Space Zone 2, respectively. An EIA and Heritage Impact Assessment will be triggered. Engineering services will have to be upgraded. The housing model is a market related frail care, assisted living units and on the western side of the property GAP housing.

Site 15 (*Rem Erf 5462*): The ownership vests in the Municipality. The properties are zoned Special Zone. An EIA will be necessary and a Heritage Impact Assessment may be required. Engineering services are available but needs to be upgraded, with electricity supply restriction. The housing model is market related frail care and assisted living.

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Site 16 (*Portion 8 of 563*): Private ownership and developed, not vacant as indicated in the Report. The portion is zoned Agriculture Zone 1. An EIA process will be required, and a Heritage Impact Assessment may be required. Services are available but needs to be upgraded, with electricity supply restriction. The housing model is a private initiative.

Site 17 (*Portion 10 of 563*): Private ownership. The property is zoned Agriculture Zone 1 and to be developed. A building plan has been submitted and the property is not vacant anymore. An EIA will be required. A Heritage Impact Assessment may be required. Engineering services are available but needs to be upgraded, with electricity supply restriction. The housing model is a private development with a 20% potential for affordable housing.

Site 18 (*Erf 5745 and Portion 12 of 563*): the ownership is private. The properties are zoned Open Space 2 and Agricultural Zone 1, respectively. An EIA will be required. A Heritage Impact Assessment may be required. Engineering services are available but needs to be upgraded, with electricity supply restriction. The housing model is a private development with a 20% potential for affordable housing.

Site 19 (*Rem Erf 5462*): The ownership vest with the Municipality. The properties us zone Open Space 1. The property has the Palmiet Camping ground located on a portion of the property. An EIA and other applicable Environmental Legislative requirements need to be met, since it is a proclaimed Nature Reserve. The site is not recommended for an environmental perspective. Engineering services are not available and needs to be established. A Heritage Impact Assessment may be required. The housing model is market related housing along the edges of the site.

Conclusion

The report under Sections 12 and 13 clearly stipulates the way forward and the quick win sites that can assist with the interim relief of the housing congestion. The statutory processes should start immediately to ensure quick results to make land available for housing. Simultaneously it is recommended to proceed with sites that can accommodate self-built schemes by residents of Proteadorp.

It became clear during the process that a similar study should be undertaken in Betty's Bay to identified developable land opportunities, since the study indicated that there are residents of Proteadorp that would prefer to relocate to the Betty's Bay/Hangklip area.

Suitable sites for affordable housing relate to approximately 1 040 development opportunities of which Sites 2, 3, 4, 5 and the south-western end of Site 14 are quick win sites with the minimal processes required. However,

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all the identified sites have various statutory requirements that need to be met and the development opportunities may be impacted upon.

Land development possibilities are available in Kleinmond, but need to be co-ordinated with the communities to ensure the successful implementation of the report. The development possibilities in Kleinmond are finite and studies in this regard should be extended in future to other towns in the Overstrand Area.

It is recommended that the report be adopted as a guideline for development. This project be subject to further investigation and what financing resources could be assessed for implementation of the project.

7. Financial Implications

N/A

8. Staff Implications

N/A

9. Comments from other Departments, Divisions and Administrations

N/A

10. Annexures

Annexure A: Overstrand Municipality : Investigation into Available and Developable Land in Kleinmond and Overhills Upgrades Report dd 3 August 2021.

Annexure B: List of Steering Committee members.

RECOMMENDATION TO THE COUNCIL :

that the investigation into available and developable land in Kleinmond and Overhills Upgrades **be approved** as a guiding document to the Overstrand Spatial Development Framework, 2020 and the Overstrand Housing Plan.

RESPONSIBLE OFFICIAL :

R KUCHAR

TARGET DATE FOR IMPLEMENTATION :

11 NOVEMBER 2021

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

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15/3/R

R Kuchar

Senior Manager : Town & Spatial Planning

1 September 2021

(028) 313 - 8087

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
19 OCTOBER 2021, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

RECOMMENDATION TO THE COUNCIL :

that the investigation into available and developable land in Kleinmond and Overhills Upgrades **be approved** as a guiding document to the Overstrand Spatial Development Framework, 2020 and the Overstrand Housing Plan.

RESPONSIBLE OFFICIAL :

R KUCHAR

TARGET DATE FOR IMPLEMENTATION :

11 NOVEMBER 2021

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

Annexure A 1/762



OVERSTRAND MUNICIPALITY

INVESTIGATION INTO AVAILABLE AND DEVELOPABLE LAND IN KLEINMOND AND OVERHILLS UPGRADES



03 AUGUST 2021 (FINAL REPORT) (REV5)

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REPORT DETAILS :

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Client: Overstrand Municipality
Report prepared by: Lawrence Stewart
Client representative: Ruan Kucher
Keywords: Investigation into Available and Developable Land in Kleinmond and Overhills Upgrade

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18/06/2021	Final Report (Rev4)	For approval	E	Overstrand Municipality
03/06/2021	Final Report (Rev5)	For Council approval	E	Overstrand Municipality

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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 Reel-Eis, 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 Bothyer 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 Isaac 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.

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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



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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 even 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 waiting list (December 2018) 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.

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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 final documentation was completed 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 05 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 was again updated with the input received. The report was made available for public comment on Overstrand Municipality website in October 2020 and was also advertised in the local papers. Hard copies of the report were available at the offices of the Area Manager in Kleinmond and at the Kleinmond Library for members of the public without internet access.

Due to COVID-19 regulations the proposed Public Open Days scheduled for November 2020 had to be postponed to 2021. The Open Days were again advertised on the Overstrand Municipal Planning Portal website and public were again informed that copies of the documentation were available at the Office of the Area Manager, Kleinmond and at the Kleinmond Library. Refer to the advertisement attached in Annexure K.

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Two Public Open Days were held on 24 and 25 February 2021 in the Proteadorp Community Hall and the Kleinmond Town Hall, respectively. The findings in the report were visually displayed and explained by the multi-disciplinary professional team. The public was encouraged to provide comment and response forms were made available and collected at these meetings. Public comment via e-mail, letter or hard copy had to be sent or delivered Overstrand Municipality and the original closing date for the public comment of 05 March 2021 was extended to 19 March 2021.

The comments received from individuals and community forums were all reviewed and summarized, and is included in Annexure L. It is further discussed paragraph 10 of this report.

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 purpose 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 2000 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 compiled 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 (Tlhwakwamaak) BHO housing project was completed north-east of Proteadorp in 2014.

During the study duration 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 work 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 workshoped 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 workshoped 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 workshoped 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 Proteodorp. 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 the 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, Proteodorp 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 was completed by VPSJU as discussed above and the findings were workshopped at a PSC meeting on 08 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 was completed in September 2020 and advertised for public comment in October 2021. Two Public Open Days were held on 24 and 26 February 2021 and public comment closed on 19 March 2021. Comments received on the response forms were summarized and included in this report. Written comment received from individuals and community forums were collated and are also included in report.

2.9 Stage 9: Final Report

This Final Report of the investigation has now been completed taking into consideration the input received from the public, PSC, officials of Overstrand Municipality and the multi-disciplinary professional team and will now be put before Council for ratification and acceptance.

2.10 Stage 10: Close-Out

Close-out of the investigation will be when the Final Report has been approved by Council.

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.

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It is important for the public facilities to lie 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.

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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.

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Figure 5.1: Location of Identified Land



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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 Jekups 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 Lynora
- 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. These include commercial, industrial, retail, educational and community facilities (retirement, medical, sport, religious, etc.) to affordable housing and market related residential 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 was done after Overstrand Municipality has engaged with Western Cape Government Department Human Settlements on this for financial and human resources support. This field survey and enumeration of the informal structures in Poppedorp, Proteodorp, Mountainview and Overhills were awarded to VPUU by Western Cape Government Department Human Settlements. The updated housing application list for Kleinmond was provided by Overstrand Municipality Department Housing and Human Settlements and verification and comparison of the of the housing waiting list with the outcomes of the VPUU study assisted in determining the development requirements of the sites identified for affordable housing. The VPUU report and the housing waiting lists are discussed in detail in paragraph 9 of this report.

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 5452 and Erf 5453

Site 1 covers the area southwest 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 southwest of the transfer station. Except for the area directly southwest of the transfer station, Overhills and the area east of Overhills are densely occupied by informal structures, which will require innovative methods to de-density and upgrade the area. The area southwest 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.

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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 Poppedap as indicated above. This option accommodates approximately 288 development opportunities.

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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.

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Site One Overhills Development (Option D5)



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 Poppetop development. This option accommodates approximately 478 development opportunities.

Site One Overhills Development (Option D6)



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 Boty's Bay. This option accommodates approximately 564 development opportunities but would not be financially viable due to the cost of relocating the substation.

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6.2 Site 2: Portion of Erf 5462

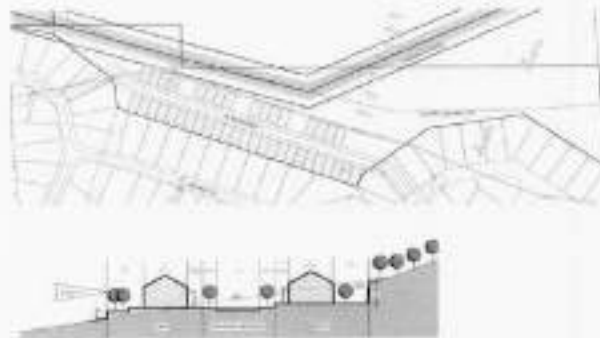
Site 2 is located in the undeveloped, but partially occupied land, directly north of Proteadorp and below the escarpment. It has limited development opportunities. Two options were developed as indicated below:

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.

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6.3 Site 3: Erf 6962

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 6098 and a Portion of Remainder Erf 5462

The site is located adjacent and directly to the east of the existing cemetery. Erf 6098 is zoned as a Public Open Space which is completely under-utilised. 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 67 FLUSP 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 FLUSP, 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.



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6.7 Sites 7 and 8

Site 7 and 8: Privately Owned

Sites 7 (Erf 8840) and 8 (Erven 7506 and 8198) 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 use/office development on ground floor and two to three storey walk-ups on 2nd and 3rd floor. There are specific limitations on these sites in terms of stormwater channels and pipes which will have to be dealt with.

Site 7



Site 8



6.8 Site 9: Erf 6582 and 6506

The site is the existing sport fields and netball courts located at the south eastern corner of Professorep. 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)



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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 345 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 area in this location is however not preferable.

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6.9 Site 10: Remainder Erf 4680 (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 4680. 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 crèche 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.



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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.



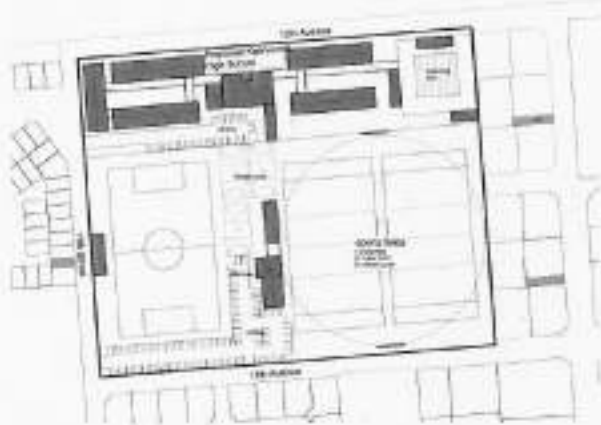
6.12 Site 13: Erf 4754 (Privately Owned Property)

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.

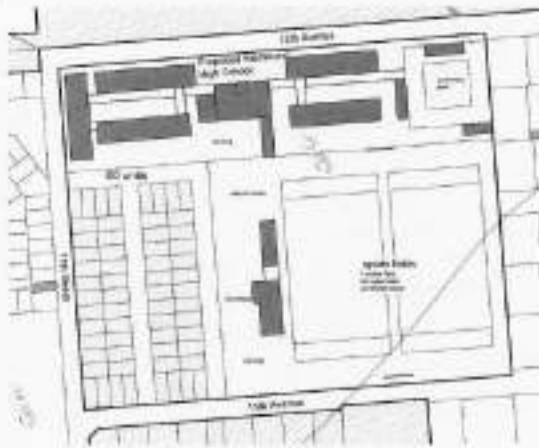
Due to the geotechnical conditions on the site, it is also proposed that the existing rugby fields and netball courts be relocated to this site. It offers the opportunity for a centrally located municipal sport complex available to the sports clubs and the schools and which could be managed by Overstrand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

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Site 13
(Option 1)



Site 13
(Option 2)



Opt on 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.

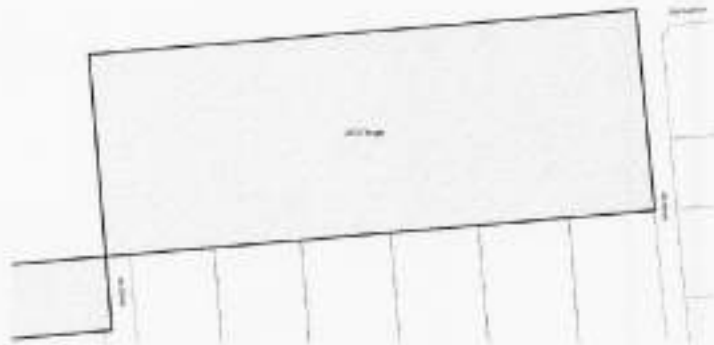
6.13 Site 14 and 15: Portion of Erf 5462 (Municipal Owned Land)

Site 14 is municipal land of which the southwestern end above the MountainView housing development has been disturbed and the areas directly north and east of the southwestern end accommodate 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



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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 units.



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 rring 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 R64, 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 5452 (Municipal Land)

Site 19 is part of the Klomonte 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 tunic-based Lechammered 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 botanists and freshwater consultants, however, reported on the environmental sensitivity of this area and recommended that the ideal is not to develop this site.

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 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.

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Richmond: Potential Development Opportunities					
					2017/2018
Site	Description	Size	Type of Housing	Density	Units
One (Option 5)	entrance into town, close park, rebuilding	0.11	incremental BNC, Social, TSP, sites and services	57	473
Two (Option 3)	Major residential expansion into existing neighbourhood, next to Dean	1.85	incremental BNC, FLSP, sites and services	21	41
Three	filling void in road, landscaping, 2-3 storey walk-ups	0.4	incremental BNC, FLSP, sites and services	55	22
Four	manage domestic, consolidate, redeveloping (partly publicly owned), 2-3 storey walk-ups	0.7	incremental BNC, FLSP, sites and services	43	37
Five	mixed-use, market, site (municipal owned), 2-3 storey walk-ups	1	FLSP, Gas housing	87	87
Six	mixed-use, market (partly owned), 2-3 storey walk-ups	1.3	market, FLSP, Gas	60	78
Seven	mixed-use, market (partly owned), 2-3 storey walk-ups	0.6	market 2-4 storey walk-ups	80	48
Eight	mixed-use, market (partly owned), 2-3 storey walk-ups with retail	1.8	market 2-4 storey walk-ups	60	108
Nine (Option 1)	(partly publicly owned)	1.25	FLSP 2-4 storey walk-ups	30	125
Ten	future site for mixed income development (MCO owned)	2.4	multiple typologies, Social, FLSP, Micro-units, market	80	144
Eleven	future site	0.3	re-housing	0	3
Twelve	future site for mixed income development	1.7	multiple typologies, Social, FLSP, Micro-units, market	60	103
Thirteen	school and market related mixed income development	4.05	High School, Sports Fields & FLSP, Gas Housing	33	68
Fourteen	retirement (senior income groups), low density	6.15	retirement, assisted living, self-help units	30	184.5
Fifteen	retirement (senior income groups), low density	6.95	retirement, assisted living, self-help units	30	81.5
Sixteen	market housing	35.1			
Seventeen	market housing + accessory housing	3.75	20% affordable housing, 1-2 storeys	30	103.5
Eighteen	market housing + accessory housing	11.5	20% affordable housing, 1-2 storeys	30	145
Nineteen	market housing	44.24	Market Single dual living	20	88.48
Potential development opportunities on municipal and private land		101.274	average density/ha	25	2530
Potential development opportunities on municipal land*		78.435	average density/ha	44	1113
Potential development opportunities on private land		22.839	average density/ha	37	1081

Municipal/public land * Affordable housing component approximately 30% opportunities

Private land

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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, zoning 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 Klermond community.

The results are summarized on page 97.

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<p>1. SITE 1 – ZONE A Description: Portion of Erf 5462, Kleinmond Approximate extent: 2,2195 ha Ownership: Overstrand Municipality Title Deed: T29621/1982 & T74518/2001</p>	<p>Existing Zoning: Special Zone Existing land use: Partially Vacant / Waste Transfer site building on portion of site Approximate Average Slope: 8.5% – 9.8%</p>
<p>2. LOCALITY: SITE 1 – ZONE A</p> 	
<p>Assessment: 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 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: Gradual slope from R44 northwards up to foot of mountains 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: 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. 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: 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. 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 cognizance is taken of the depression wetland and that this system (wetland) be included within any potential development plans along with suitable mitigation measures". 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>	

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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 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.



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	<p>For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.</p> <p>For any development beyond 1750 opportunities the following major bulk upgrades are required:</p> <ul style="list-style-type: none"> - The 66/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 10MVA 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. <p>b) Link and Internal Services</p> <p>Site 1 will be supplied by cutting in on the Kleinmond main station – MS Skakelstad 11kV feeder and extending the 11kV network up to the site.</p> <p>Internal services (11kV underground cables, miniature substations and Low Voltage underground networks) must be installed to service the individual houses.</p> <p>c) Constraints</p> <p>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 northern boundary of Main Road must be relocated to outside the proposed development boundary.</p> <p>The high-level estimated cost to relocate this section the 22kV overhead line is R200 000.00.</p>
6.	<p>GEOLOGY:</p> <ul style="list-style-type: none"> • Quaternary 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.	<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 30 (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>Zone A shall utilize the community facilities situated on Zone B as well as have access to the existing sport facilities and infrastructure north of the site.</p>
9.	<p>NEED AND DESIRABILITY:</p> <p>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.</p>
10.	<p>GENERAL:</p>

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<p>1. SITE 1 – ZONE B Description: Portion of Erf 5462 & 5453, Kleinmond Approximate extent: 2.2577 ha Ownership: Overstrand Municipality Title Deed: T28621/1980 & T74518/2001</p>	<p>Existing Zoning: Erf 5462 – Special Zone Erf 5453 – Open Space Zone 1 Existing land use: Occupied by informal structures Approximate Average Slope: 9.0 % – 12.5 %</p>
<p>2. LOCALITY: SITE 1 ZONE B</p> 	<p>ZONE B</p> 
<p>Assessment: Location: The site is located adjacent to Main Road East of Zone A. 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: 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: <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> 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: As a result of the witness regime of the Western corner of Area 1A, Scientific Aquatic Services (SAS) were appointed by Gofhume 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. 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". 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.</p>	

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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 mountains.

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 ±850 low-cost housing opportunities and no bulk upgrades are therefore required for the first 850 opportunities.

For any development beyond 850 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:



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	<ul style="list-style-type: none"> - 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. <p>b) Link and Internal Services</p> <p>Site T will be supplied by cutting in on the Kleinmond main station – MS Skakekastele 11kV feeder and extending the 11kV network up to the site.</p> <p>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.</p> <p>c) Constraints</p> <p>Both Eskom's 66/22/11kV substation (±10m 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 R50 million and is therefore not deemed financially feasible.</p>
6.	<p>GEOLOGY:</p> <ul style="list-style-type: none"> • 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.	<p>HERITAGE:</p> <p>The National Heritage Resources Act, 1969 (Act No. 25 of 1969) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHR Act (1969), 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>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.</p>
9.	<p>NEED AND DESIRABILITY:</p> <p>Zone B has high desirability for BNG housing as it can cater for up to 111 opportunities on the site.</p>
10.	<p>GENERAL:</p>

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<p>1. SITE 1- ZONE C Description: Portion of Erf 5462, Klairmond Approximate extent : 3.6235 ha Ownership : Overstrand Municipality Title Deed : T28621/1980 & T74518/2001</p>	<p>Existing Zoning : Special Zone Existing land use : Occupied by informal structures. Approximate Average Slope : 13 % to 25 %</p>
<p>2. LOCALITY: SITE 1 ZONE C</p> 	<p>ZONE C</p> 
<p>Assessment : Location: Located north of Proteadorp to the east of Site 1 - Zone B 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: Steep slope but still developable; currently bulk of area covered by informal structures</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: 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. 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: 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. SAS confirmed that a depression wetland is located within Area 1A with an extent of 0.28 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 depression wetland and that this system [wetland] be included within any potential development plans along with suitable mitigation measures".</p>	

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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

Electricala) **Bulk Services**

Sufficient spare capacity is available at Kleinmond 11KV main switching station to support the development of an additional 1050 low-cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.



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	<p>For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.</p> <p>For any development beyond 1750 opportunities the following major bulk upgrades are required:</p> <ul style="list-style-type: none"> - 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. <p>b) Link and Internal Services:</p> <p>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.</p> <p>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.</p> <p>c) Constraints:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
6.	<p>GEOLOGY:</p> <ul style="list-style-type: none"> • Quaternary 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 Foreleader.
7.	<p>HERITAGE:</p> <p>The National Heritage Resources Act, 1969 (Act No. 25 of 1969) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 35 (1) of the NHR Act (1969), 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>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.</p>
9.	<p>NEED AND DESIRABILITY:</p> <p>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.</p>
10.	<p>GENERAL:</p>

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<p>1. SITE 2 Description: Portion of Erf 5462 Kleinmond Approximate extent: 1,9687 ha Ownership: Overstrand Municipality Title Deed: T29021/1980 & T74516/2001</p>	<p>Existing Zoning: Special Zone Existing land use: Partially Occupied by Temporary Structures Approximate Average Slope: 20% - 30%</p>
<p>2. LOCALITY: SITE 2</p> 	
<p>Assessment: Location: Located along the foot of the mountain on the northern boundary of Proteadorp. 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: Fairly steep slopes, but still developable; special measures with retaining walls will be required.</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: 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. 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: 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: Area 2 is located along the foot slopes 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: 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 mountains.

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 water

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 increased.

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.



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6.	GEOLOGY:
	<ul style="list-style-type: none"> • Quartzite (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.
7.	HERITAGE:
	<p>The National Heritage Resources Act, 1969 (Act No. 25 of 1969) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 35 (1) of the NHR Act (1969), a Notice of Intent to Develop (NIC) 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.	COMMUNITY FACILITIES:
	<p>There is a possibility of allowing for a community garden underneath the existing overhead electrical pylons.</p>
9.	NEED AND DESIRABILITY:
	<p>Site 2 has high desirability for BNG or GAP housing in the area.</p>
10.	GENERAL:



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<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 Proteasburg adjacent to the Nemesia Avenue and U Singleton St intersection Accessibility: The site is easily accessible off Nemesia Avenue</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: 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 characterized 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>	

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	<p>d) Foul sewer Services are available adjacent to the site and should have capacity but must be verified with master planners.</p> <p>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.</p>
5.2.	Electrical
	<p>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 increased. 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.</p> <p>b) Link and Internal Services Site 3 will be supplied from an existing miniature substation (MS Nemesin). A new low voltage underground network must be installed to service the individual houses.</p> <p>c) Constraints No electrical constraints were identified.</p>
6.	GEOLOGY:
	<p>Quartzitic (TMG) sandstone at depth. Entire area covered by predominantly orange-brown stiff to very stiff dense clayey SILT-SAND of fillwash origin. Grey-brown organic topsoil layer present in grass-covered areas and partially exposed and eroded vehicle tracks crossing the site. Colluvial gravel expected to be present beneath fillwash horizon. Bedrock unlikely to occur within 1.5m below surface.</p>
7.	HERITAGE:
	<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. 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.</p>
8.	COMMUNITY FACILITIES:
	<p>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.</p>
	NEED AND DESIRABILITY:
	<p>The site has a high need and desirability to cater for BNG or Gap housing and can accommodate up to 22 opportunities.</p>
10.	GENERAL:

<p>1. SITE 4 Description: Portion of Erf 6506, Kleinmond Approximate extent: 0,540 ha Ownership: Overstrand Municipality Title Deed:</p>	<p>Existing Zoning: Open Space Zone 2 Existing land use: Vacant Approximate Average Slope: 3,5 % - 4 %</p>
<p>2. LOCALITY: SITE 4</p> 	
<p>Assessment: Location: The site is located south of Proteadorp adjacent to the Main Road, west of the existing graveyard Accessibility: The site is easily accessible with access off Nemesis Avenue</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: Flat slope and can easily be developed</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 disturbance and trampling, however natural vegetation could be present on site. This should be verified by a Botanical Specialist.</p> <p>4.2 Freshwater: There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual: Area 4 is located in an urban area, with the surrounding properties being characterized 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: 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 (DEADP) in order to confirm the need for a Basic Assessment process to be followed.</p>	

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6.	ENGINEERING SERVICES
5.1	<p>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 stormwater channel adjacent to the main road.</p> <p>c) Water Services are available adjacent to the site and should have capacity but must be verified with master planners.</p> <p>d) Foul sewer Services are available adjacent to the site and should have capacity but must be verified with master planners.</p> <p>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.</p>
5.2	<p>Electrical</p> <p>a) Bulk Services Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ±550 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:</p> <ul style="list-style-type: none"> - The 60/11kV 10MVA Eskom bulk supply transformer at the Eskom substation must be upgraded to a 16MVA 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. <p>b) Link and Internal Services Site 4 will be supplied from an existing miniature substation (MS Nemesla). A new low voltage underground network will be installed to service the individual houses.</p> <p>c) Constraints No electrical constraints were identified.</p>
6.	<p>GEOLOGY:</p> <ul style="list-style-type: none"> • 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.	<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 36 (1) of the NHRRA (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>



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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:

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<p>1. SITE 5 Description: Erf 5462 & 6000, Klairmond Approximate extent: 0,3500 ha Ownership: Overstrand Municipality Title Deed:</p>	<p>Existing Zoning: Erf 5462 – Authority Zone Erf 6000 – Open Space Zone 2 Existing land use: Vacant Approximate Average Slope: 4.3 % – 4.4 %</p>
<p>2. LOCALITY: SITE 5</p> 	
<p>Assessment: Location: The site is located to the east of the cemetery between Main Road and Nemesis Avenue. Accessibility: The site is easily accessible off Nemesis Avenue.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: Relative flat from Nemesis 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: 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: The site supports a wetlands 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: Area 5 is located in an urban area, with the surrounding properties being characterized 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: 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 (DEADP) 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 ±600 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 routing in a new miniature substation on the M5 Nemesia – M5 Heide 11kV feeder.

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


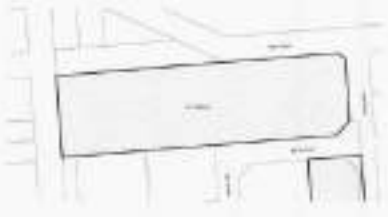
c) Constraints

No electrical constraints were identified.

6.	GEOLOGY:
	<ul style="list-style-type: none"> • Quaternary (TMO) 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.
7.	HERITAGE:
	<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.	COMMUNITY FACILITIES:
	<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>
9.	NEED AND DESIRABILITY:
	<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>
10.	GENERAL:

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<p>1. SITE 6 Description: Erf 6742, Kleinmond Approximate extent : 1.2744 ha Ownership : Overstrand Municipality Title Deed :</p>	<p>Existing Zoning : Authority Zone Existing land use : Municipal Depot Approximate Average Slope : 3.8 % - 4.3 %</p>
<p>2. LOCALITY: SITE 6</p> 	
<p>Assessment : Location: The site is located south of Main Road, wedged between Harbour Road and 13th Street Accessibility: The site is easily accessible and can be accessed off either Harbour Road or 13th Street.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: Relative flat slope; existing municipal depot on 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 6 is located in an urban area; with the surrounding properties being characterized 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: Development of Area 6 will not trigger an EIA application process to be followed.</p>	

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6. 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 1650 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 increased.

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 Dawid – MS Lockhoff 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.

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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 NHRSA (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 8540, Kimbernd Approximate extent : 0.6008 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 neighborhood. 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 characterized 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>	

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6. 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 ±550 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 increased.

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 Smet 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



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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 m ² , 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:

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<p>1. SITE 8 Description: Erfon 6185, 8635, 8637, 8638 and 8639, Kleinmond. Approximate extent: 0,8430 ha Ownership: Private Title Deed:</p>	<p>Existing Zoning: Erf 6185 – Special Zone Erf 8635 – 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: Location: The site is located adjacent to the existing harbour and waterfront to the west and a residential neighborhood to the east. 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 Hengklip 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 characterized 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>	

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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

Accessed 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 1650 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 increased.

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 western 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.

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6.	GEOLOGY: Unknown
7.	HERITAGE: The National Heritage Resources Act, 1969 (Act No. 25 of 1969) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHR Act (1969), 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 m ² , 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:

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<p>1. SITE 9 Description: Erf 5462 & 8562, 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 Golf site and proposed shopping center 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 Hanglip 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 B is located in an urban area, with the surrounding properties being characterized 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 loading 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 increased.

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 Nemesala – MS Heide 11kV feeder.

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



c) Constraints

No electrical constraints were identified.

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6.	<p>GEOLOGY:</p> <ul style="list-style-type: none"> • quartzitic (TMG) sandstone at depth. • No visible outcrops. • Gravely 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.
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 (NIC) 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>This site calls for a public square that can function as a market that links to the future shopping center to the east of the site. The existing sports facilities are to be relocated to another site.</p>
9.	<p>NEED AND DESIRABILITY:</p> <p>The site will offer a mix of RING, GAP and PLUSP 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>
10.	<p>GENERAL:</p>

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<p>1. SITE 10 Description: Remainder Erf 8168, Kleinmond Approximate extent: 1.9042 ha Ownership: The Grail Trust Title Deed:</p>	<p>Existing Zoning: General Business Zone 2 / Special Zone Existing land use: Permanent Structures Approximate Average Slope: 3.4 %</p>
<p>2. LOCALITY: SITE 10</p> 	
<p>Assessment: Location: The site is located north of Main Road on the existing grail site, north of the proposed retail development surrounded by a residential neighborhood. 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: Gentle slope across the site, existing buildings on part of site.</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site would have historically supported the Hareklip 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: There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual: Area 10 is located in an urban area; with the surrounding properties being characterized 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 10 will not trigger an EIA application process to be followed.</p>	

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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 water

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 ±850 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 Lantz – RMU 1 11kV feeder.

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

c) Constraints

No electrical constraints were identified.


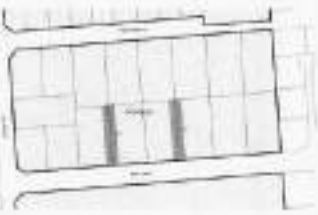
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6.	GEOLOGY:
7.	<p data-bbox="416 439 1203 528">HERITAGE: The National Heritage Resources Act, 1999 (Act No. 25 of 1999) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (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.</p> <p data-bbox="416 562 1203 607">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 data-bbox="416 633 624 656">COMMUNITY FACILITIES:</p> <p data-bbox="416 674 807 696">Allocation of parks and play spaces in-between units</p>
9.	<p data-bbox="416 723 632 745">NEED AND DESIRABILITY:</p> <p data-bbox="416 763 831 786">High Density FLSP containing 2-3 Storey walk up units.</p>
10.	GENERAL:

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LS/762

<p>1. SITE 11 Description: Eriwen 5772 to 5780, Klairmond Approximate extent : 1.584 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 Grial 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 erwen; some erwen already developed.</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site would have historically supported the Hongkip 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 characterized 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>	

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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 increased.

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

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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.


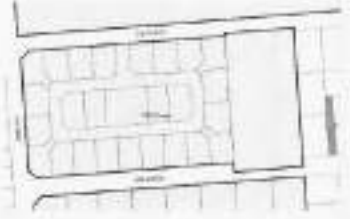
8. COMMUNITY FACILITIES:

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 Description: Erf 4822 and Erven 8014 to 8040, Kleinmond Approximate extent: 1.6462 ha Ownership: Private Title Deed:</p>	<p>Existing Zoning: Erf 4822 – Residential Zone 1 Erf 8014 to 8040 – General Residential Existing land use: Some Vacant / Some Occupied Approximate Average Slope: 2.5 % – 9.3 %</p>
<p>2. LOCALITY: SITE 12</p> 	
<p>Assessment: Location: The site is located north of the Crail site adjacent to Kleinmond Primary School, wedged between 10th and 11th Avenue with 11th Street running along the western periphery of the site. 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: Gradual slope; Private security estate</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site would have historically supported the Hanglip 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: There are no freshwater features mapped at, or near the site.</p> <p>4.3 Visual: Area 12 is located in an urban area, with the surrounding properties being characterized 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: Development of Area 12 will not trigger an EIA application process to be followed.</p>	

4. 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) Line and Internal Services

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

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

c) Constraints



No electrical constraints were identified.

5. GEOLOGY:

Unknown

7. HERITAGE: The National Heritage Resources Act, 1969 (Act No. 25 of 1969) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHRA (1969), 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 m ² , 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:

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<p>1. SITE 13 Description: Rem Erf 4754, Kleinmond Approximate extent: 4.4458 ha Ownership: Private Title Deed: T11234/1667</p>	<p>Existing Zoning: Residential Zone 1 Existing land use: Partly Occupied Approximate Average Slope: 8.4 % - 12.0 %</p>
<p>2. LOCALITY: SITE 13</p> 	
<p>Assessment: 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. 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 Hanglip 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 characterized 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/DFP) in order to confirm the need for a Basic Assessment process to be followed.</p>	

6. ENGINEERING SERVICES

6.1 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 trackball 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.

6.2 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 western edge of the town.

b) Link and Internal Services

Site T3 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:

- Quartzite (TMO) 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.	<p>HERITAGE:</p> <p>The National Heritage Resources Act, 1969 (Act No. 25 of 1969) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 35 (1) of the NHR Act (1969), 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 all facilities</p>
9.	<p>NEED AND DESIRABILITY:</p> <p>Ideal centrally located site; School – Sports Fields and possibly GAP & FLISP UNITS</p>
10.	<p>GENERAL:</p> <p>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>

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<p>1. SITE 14 Description: Rem Erf 5462, 5453 and 5942, Johannesburg Approximate extent : 6,2216 ha Ownership : Overstrand Municipality Title Deed :</p>	<p>Existing Zoning: Erf 5462 – Special Zone Erf 5453 – Open Space Zone 1 Erf 5942 – Open Space Zone 2 Existing land use : Vacant Approximate Average Slope: 2.0 % on flatter portion 15 % on northwestern end</p>
<p>2. LOCALITY: SITE 14</p> 	
<p>Assessment : Location: The site is situated on the northern edge of the town along 13th Avenue and the foot of Palmiet Mountain. Accessibility: The site is easily accessible and can be accessed off 13th Avenue.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: Lower portion adjoining 13th Avenue has gradual slope; disturbed areas on western and northern sides</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site supports the Hanglip 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: 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: 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: 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>	

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5. ENGINEERING SERVICES**5.1 Civil 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 1000 low-cost housing opportunities and no bulk upgrades are therefore required for the first 600 opportunities.

For any development beyond 600 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 16MVA 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.	GEOLOGY:
	<ul style="list-style-type: none"> • Quartzite (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. • Pedogenic horizon exposed at surface near borehole location. • Eastern part of site covered by off-white loose TSMO. • TSMO= Transported Soils of Mixed Origin
7.	HERITAGE:
	<p>The National Heritage Resources Act, 1989 (Act No. 25 of 1989) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 35 (3) of the NHR Act (1989), 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.	COMMUNITY FACILITIES:
	Close to facilities
9.	NEED AND DESIRABILITY:
	Market related frail care, assisted living self-help units; western end: GAP/ units back-to-back with existing housing development
10.	GENERAL:
	Existing services to be dealt with.

5. ENGINEERING SERVICES

5.1 Civil 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 ±550 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 increased.

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 Waterwarkie – 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.

6.	GEOLOGY:
	<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.
7.	HERITAGE:
	<p>The National Heritage Resources Act, 1969 (Act No. 25 of 1969) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHR Act (1969), 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.	COMMUNITY FACILITIES:
	Close to facilities.
9.	NEED AND DESIRABILITY:
	Market related frail care, assisted living self-help units.
10.	GENERAL:

<p>1. SITE 16 Description: Portion B 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 Isaac River north of Heuningklip. Accessibility: The development is to be accessed through Roos Avenue through a gatehouse.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: No comment available</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 used for agricultural purposes and hence largely altered from its natural state.</p> <p>4.2 Freshwater: 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: 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: 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 ±250 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



85/76.2

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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 NHRFA (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 m ² , 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:

EL/762

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<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 Houtingklip, with the R44 running along the southern edge of the site. Accessibility: The site can be accessed through Urshis 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 Authorization 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 master planners. 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 master planners. 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 master planners. 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 60mm² and 70mm² 11kV cables with 95mm² 11kV cables.

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



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:

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7.	<p>HERITAGE:</p> <p>The National Heritage Resources Act, 1969 (Act No. 25 of 1969) legislates the necessity for cultural and heritage impact assessments in areas earmarked for development. In terms of Section 38 (1) of the NHR Act (1969), a Notice of Intent to Develop (NID) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 6 000 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 streets to be developed.</p>
10.	<p>GENERAL:</p>

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<p>1. SITE 18 Description: Erf 5745 and Portion 12 of Farm 593, Klermond Approximate extent: 17.5007 ha Ownership: Private Title Deed:</p>	<p>Existing Zoning: Erf 5745 – Open Space Zone 2 Ph 12 – Agriculture Zone 1 Existing land use: Vacant Approximate Average Slope: 5% - 6%</p>
<p>2. LOCALITY: SITE 18</p> 	
<p>Assessment: Location: The site is located south of the Main Road north of the lagoon and east of existing stables. Accessibility: The site can be accessed off Akasia Avenue, as well as off Main Road.</p>	
<p>3. TOPOGRAPHY AND GENERAL OBSERVATIONS: Gradual slope; large areas disturbed; current farmstead and facilities</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany: The site would have historically supported the Hanglip 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: Almost the entirety of the site is matted as a wetland. The site is considered to be highly sensitive from a freshwater point of view.</p> <p>4.3 Visual: 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 Klermond.</p> <p>4.4 EIA Process to be followed: 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 master planners. 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 master planners. New link services will be required for the development by crossing the main road.
- e) **Roads**
It is proposed that the existing Aukisa 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 1650 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 Steritzia 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.

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a1:

6.	GEOLOGY:
	Sandy material
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 35 (1) of the NHR Act (1999), a Notice of Intent to Develop (NIC) application will be submitted to Heritage Western Cape (HWC) due to the size of the site exceeding 5 000 m ² , 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 19 Description: Rem of Erf 5462, Kleinmond Approximate extent: 34,004 ha Ownership: Overstrand Municipality Title Deed:</p>	<p>Existing Zoning: Open Space Zone 1 Existing land use: Conservation area, vacant Approximate Average Slope: 4.2 % – 5.3 %</p>
<p>2. LOCALITY: SITE 19</p> 	
<p>Assessment: 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. Accessibility: The site can be accessed off OF 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: Gradual slope; current conservation area</p>	
<p>4. ENVIRONMENTAL</p> <p>4.1 Botany:</p> <p>Bergwind Botanical Surveys & Tours cc were appointed by Guillaume Nel Environmental Consultants to conduct the botanical survey of Area 19. The site would have historically supported the Hanglip Sand Fynbos vegetation type. The site is considered highly sensitive from a botanical point of view. The site is located within a nature reserve, being the Kleinmond Coast and Mountain Reserve.</p> <p>Mr McDonald conducted a site inspection in September 2018. It should be noted that a large part of the area had been burnt November 2017 and this influenced the ability to assess the vegetation because it was mostly in the very early stages of regeneration after the fire, for this reason a relatively small portion of the site was covered, as indicated in the detailed report. Various species were identified and differs in the surrounding 'dryland' areas and in the undulations with various wetland species.</p> <p>Area 19 is described as a complex site composed of White sand with a peat wetland running through the center of the site from northwest to southeast. The hydrology is complex and the wetland clearly depends on the surrounding dunes as part of its catchment. The implications of this are more suited to investigation by a freshwater ecologist but from a general ecology perspective. Mr McDonald's view is that the wetland should not be separated from the surrounded terrestrial areas. The ecosystem is an integrated whole. Thus, any changes to the 'dryland' areas surrounding the wetland would have negative implications for the future of the wetland.</p> <p>Mr McDonald's professional opinion is that Area 19 should remain as a protected area as indicated in the Western Cape Biodiversity Spatial Plan and as part of the Kogelberg Biosphere Reserve. Conservation of this area in perpetuity would not only conserve the habitats within Area 19 but would ensure a mountain to sea conservation corridor close to the Palmiet River.</p>	

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5.2	Electrical
	<p>a) Bulk Services</p> <p>Sufficient spare capacity is available at Kleinmond 11kV main switching station to support the development of an additional ±850 low-cost housing opportunities and no bulk upgrades are therefore required for the first 650 opportunities.</p> <p>For any development beyond 650 opportunities up to 1750 opportunities the Eskom Notified Maximum Demand at Kleinmond main switching station must be increase.</p> <p>For any development beyond 1750 opportunities the following major bulk upgrades are required:</p> <ul style="list-style-type: none"> - 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. <p>b) Link and Internal Services</p> <p>Site 19 could be supplied by cutting in on the Kleinmond main station – MS Alheit 11kV feeder and extending the 11kV network up to the site.</p> <p>Internal services (11kV underground cables, miniature substations and low voltage underground networks) must be installed to service the individual houses.</p> <p>c) Constraints</p> <p>No electrical constraints were identified.</p>
6.	<p>GEOLOGY:</p> <ul style="list-style-type: none"> • Quaternic (TMC) sandstone outcrops 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.	<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 30 (1) of the NHR Act (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>N/A</p>
9.	<p>NEED AND DESIRABILITY:</p> <p>The site has the opportunity to develop market related housing along selected edges of the site as well as manufacturing facilities along the southwestern edge linked to the Palmiet Caravan Park. A very sensitive</p>

wetland crosses the site from northwest to southeast and diverse species of plants were recorded. The environmental specialists, however, recommend that this area remains undeveloped as it is an integrated environmental whole, and the 'dryland' areas should not be separated from the wetland.

10. GENERAL:

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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
	GMCC	JAKUPA	CIVIL ENG	ELECTR ENG	PROJ MAN	
1 A - Overhills Site	70.1%	78.1%	70.2%	80.8%	79.2%	75.1%
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%	87.5%	81.5%	76.2%	72.1%	75.3%
Area 3	85.7%	84.6%	88.4%	81.9%	87.5%	85.9%
Area 4	85.7%	87.5%	86.4%	81.9%	78.6%	80.0%
Area 5	85.7%	70.6%	85.7%	78.9%	80.8%	80.3%
Area 6	86.7%	72.5%	84.0%	78.9%	74.0%	79.2%
Area 7	85.7%	87.5%	84.9%	78.9%	87.2%	78.0%
Area 8	82.3%	70.6%	79.6%	77.7%	87.2%	75.5%
Area 9	85.7%	84.6%	89.4%	86.6%	86.7%	85.9%
Area 10	85.7%	75.1%	88.1%	81.1%	75.1%	81.2%
Area 11	85.7%	89.1%	88.3%	77.6%	89.1%	77.6%
Area 12	85.7%	81.1%	88.3%	77.7%	81.1%	74.6%
Area 13	84.2%	80.4%	81.1%	77.7%	82.3%	81.1%
Area 14	75.1%	66.4%	72.8%	73.8%	87.2%	71.0%
Area 15	75.1%	66.8%	75.0%	74.3%	87.8%	71.8%
Area 16	75.8%	63.2%	74.7%	70.2%	83.8%	65.5%
Area 17	75.8%	65.1%	61.1%	62.3%	88.8%	62.0%
Area 18	78.1%	62.1%	55.8%	55.8%	84.3%	69.2%
Area 19	74.0%	60.1%	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 32.5% for civil /infrastructure services and 25.0% for electrical services, respectively, to reflect current estimated costs, as there were substantial price increases towards the end of 2020 and during the first half 2021.

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 impacts of the respective sites on bulk and link services were 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, WSIG and other fund applications 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 INTERNAL CIVIL SERVICES CONSTRUCTION COST ESTIMATES				
Option No.	No. of opportunities	Amount (including VAT)	Amount (including VAT)	Amount (including VAT)
Site 01 (option 1)	259	R 21 691 250.00		
Site 01 (option 2)	388	R 32 495 000.00	R 32 495 000.00	
Site 01 (option 3)	440	R 36 850 000.00		
Site 01 (option 4)	437	R 36 598 750.00		
Site 01 (option 5)	476	R 39 805 000.00		R 39 805 000.00
Site 01 (option 6)	564	R 47 235 000.00		
Site 02 (option 1)	25	R 2 406 250.00		
Site 02 (option 2)	41	R 3 946 250.00	R 3 946 250.00	R 3 946 250.00
Site 03	22	R 1 512 500.00	R 1 512 500.00	R 1 512 500.00
Site 04	30	R 2 062 500.00	R 2 062 500.00	R 2 062 500.00
Site 05	87	R 7 286 250.00	R 7 286 250.00	R 7 286 250.00
Site 09 (option 1)	215			
Site 09 (option 2)	348	R 23 925 000.00	R 23 925 000.00	R 23 925 000.00
Site 14	36	R 3 015 000.00	R 3 015 000.00	R 3 015 000.00
Total for maximum units without relocation of transfer station, but incl relocation O/H powerline	952		R 74 242 500.00	
Total for maximum units with relocation of transfer station (relocation costs not included) and relocation of O/H powerline	1040			R 81 612 500.00
Average estimated cost internal civil services/opportunity	952		R 77 985.82	
Average estimated cost internal civil services/opportunity	1040			R 78 473.56

NOTE: BULK AND LINK SERVICES AND RELOCATION COSTS WASTE TRANSFER STATION EXCLUDED

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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 an underground cable distribution network and new mini-substations and 11kV network was 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 1) 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 Overhead Line poles/connections	Estimated Cost for Connection	Estimated Cost to Relocate 66kV OHL	Estimated Cost to Underground 66kV OHL	Estimated Cost to Remove Existing and Reconnect Substations	Total Estimated Construction Cost
Site 01 (Option 1)	250	R19 380 00	N/A	N/A	N/A	R19 311 000,00
Site 02 (Option 1 - Relocate 66kV OHL)	186	R19 380 00	R1 812 500,00	N/A	N/A	R21 192 500,00
Site 01 (Option 1 - Relocate 66kV OHL with underground cable)	440	R19 380 00	N/A	R12 520 000,00	N/A	R31 900 000,00
Site 01 (Option 4 - Waste Station removed)	407	R19 380 00	N/A	N/A	N/A	R19 400 000,00
Site 01 (Option 5 - Waste Station removed and Relocate 66kV OHL)	476	R19 380 00	R1 812 500,00	N/A	N/A	R21 192 500,00
Site 01 (Option 6 - Waste Station and Cables and Municipal Substations removed)	364	R19 380 00	N/A	N/A	R46 000 000,00	R65 380 000,00
Site 02 (Option 1)	31	R17 260 00	R 118 260,00	N/A	N/A	R17 400,00
Site 2 (Option 2)	41	R17 260 00	R 118 260,00	N/A	N/A	R17 400,00
Site 01	21	R17 260 00	N/A	N/A	N/A	R17 260 000,00
Site 02	31	R17 260 00	N/A	N/A	N/A	R17 260 000,00
Site 03	27	R18 812 50	N/A	N/A	N/A	R18 812 500,00
Site 02 (Option 1)	213	R19 380 00	N/A	N/A	N/A	R19 380 000,00
Site 02 (Option 2)	243	R19 380 00	N/A	N/A	N/A	R19 380 000,00
Site 1a	24	R19 380 00	N/A	N/A	N/A	R19 380 000,00
Total with Site 1 (Option 1), Site 2 (Option 1) and Site 3 (Option 1) Total of both	803					R19 661 500,00
Total with Site 1 (Option 1), Site 2 (Option 1) and Site 3 (Option 1) Total of both	1048					R21 244 000,00

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 eastern 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, Pictsdorp 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 analyzed 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 analyzed and various statistics are provided below. The drawing in Annexure H depicts the expanded Overhills informal area.

More than 600 informal structure rooftops were identified from aerial photography, but during the field survey this was narrowed down to 767 residential structures surveyed and 790 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



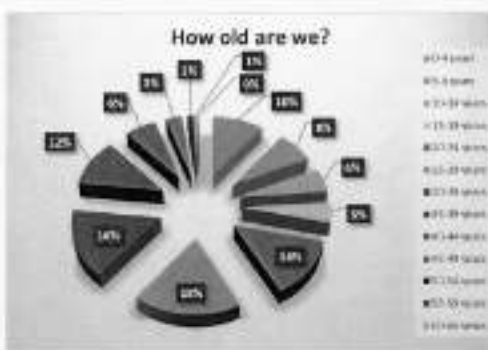
The surveyed population in Overhills totaled to 1687 people of which the gender split is 47% female and 53% male. The age split of the population is as follows.

How old are we?	
Age split of Overhills population	
0-4 years	175
5-9 years	129
10-14 years	87
15-19 years	88
20-24 years	201
25-29 years	308
30-34 years	274
35-39 years	196
40-44 years	106
45-49 years	56
50-54 years	20
55-59 years	7
60-64 years	3
Total	1687

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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 787 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 Municipal 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:

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

Figure B.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	262	457	719

Figure 9.1.1.5: Gender Split of Household Heads

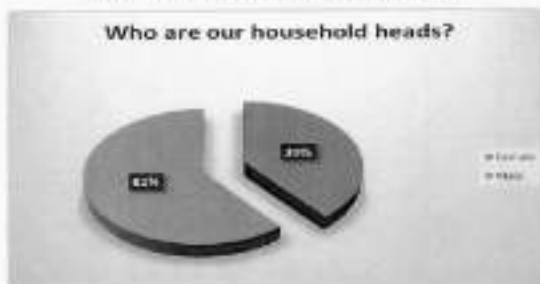


Figure 9.1.1.6: Age Split of Household Heads



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.

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The question on employment status of residents in Overhills revealed that that approximately 30% of the residents are unemployed (responses unemployed or seeking work). The breakdown is summarized as follows:

What is our employment Status?	
Employed	590
Unemployed	355
Seeking work	293
Children/Students	417
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, 30% uses public transport and 9% travel by car.

How do we move?	
Public Transport	277
Travel by Car	97
Walk	519
Unknown	807
Other	47
Total	1687

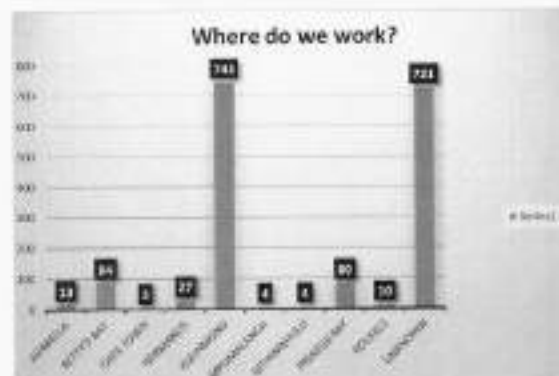
The responses to the question on where people work indicated a very low response and can be summarized as follows. It should however be noted that children/students are included in this data and form part of the "unknown" category. It is further noted that approximately 44% of the residents in Overhills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

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Which area do they work in?		
Work @		
Arabella	13	0.77%
Betty's Bay	84	4.98%
Cape town	3	0.18%
Hermanus	27	1.60%
Kleinmond	741	43.82%
Mpumalanga	4	0.24%
Mthimkhulu	4	0.24%
Pringle Bay	80	4.74%
Rosies	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.

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How long do we take to travel to work?	
less than 15 minutes	460
take 15-29 minutes	393
30-59 minutes	102
Work from home	13
Unknown	721
Total	1687

Figure 9.1.1.8: Travel time to work.

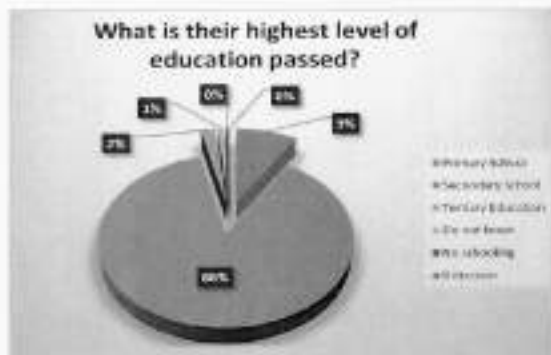


A question was raised on the education levels and responses were tabled below. It should be noted that 20% of the respondents are younger than 19 years and could still be in school.

How long did we attend school?	
What is their highest level of education passed?	
Primary School	145
Secondary School	1478
Tertiary Education	37
Do not know	14
No schooling	7
Unknown	3
Total	1687

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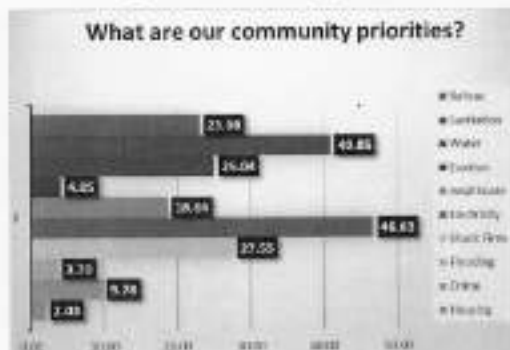
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 Figure 9.1.2.10: Education levels



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 Fees	27.55	462
Electricity	46.63	782
Healthcare	18.66	312
Eviction	4.05	68
Water	25.04	430
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 even 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 VPSU 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 analyzed 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	234
Non Residential	133
Not at home	234
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.

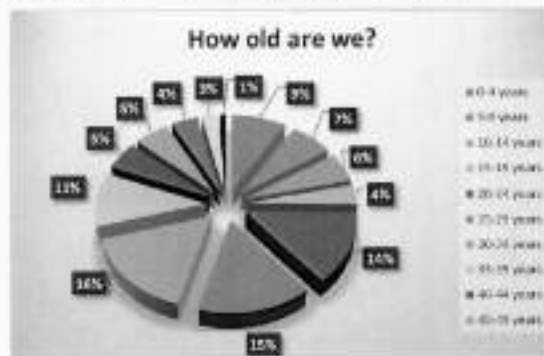
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The total number of people in the sample surveyed were 421 of which the gender split is 48% female and 52% male. The age split of the population is as shown below. The responses indicate that 29% of the residents are younger than 19 years and 61% are in the bracket older than 19 years to 44 years old.

How old are we?	
0-4 years	37
5-9 years	22
10-14 years	34
15-19 years	35
20-24 years	58
25-29 years	61
30-34 years	68
35-39 years	48
40-44 years	23
45-49 years	23
50-54 years	35
55-59 years	11
60-77 years	4
	499
2 with no info	

Figure 2.1.2.2: Age Split of Population in Poppedorp, Proteodorp 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

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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/areas will be required. The survey results are summarized below:

Combined Household Monthly Income	
Above R22 000	2
Above R15 000	12
R7 501-R15 000	12
R3 501-R7 500	40
R 1 500-R3 500	56
R901-R1 500	6
R401-R900	20
R1-R400	16
No Income	40
Total	234

Figure 9.1.2.4: Combined Household Monthly Income

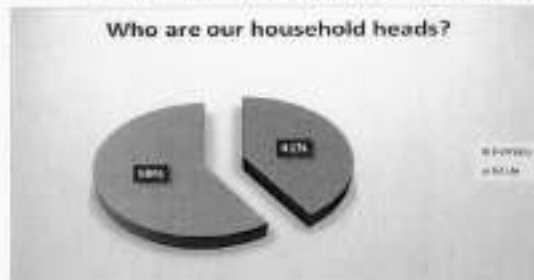


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The total number of households with no income or earning less than R3 500.00 per month is 138 or 68% of the sample.

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 Poppoors, Proteoors and Mountainview

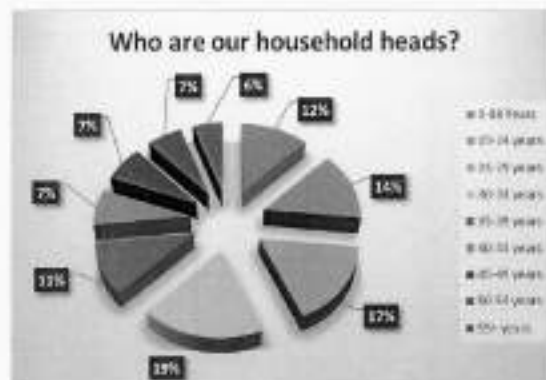


The age of the household heads is summarized below:

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 32% 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, Protekdorp and 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



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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 Rooi-Els, Pringle Bay and Betty's Bay area. The data is summarized below.

Which area do they work in?			
Work @			
Arabella	0.24%	1	1%
Botrivier	0.24%	1	1%
Greyton	0.24%	1	1%
Hermanus	0.24%	1	1%
Kegelberg	0.24%	1	1%
Somerset	0.24%	1	1%
Swartlandam	0.24%	1	1%
Rooi-El	0.48%	2	1%
Betty's Bay	3.33%	14	9%
Pringle Bay	3.89%	16	10%
Kleinmond	29.45%	124	76%
Unknown	61.28%	258	
Total	100%	421	

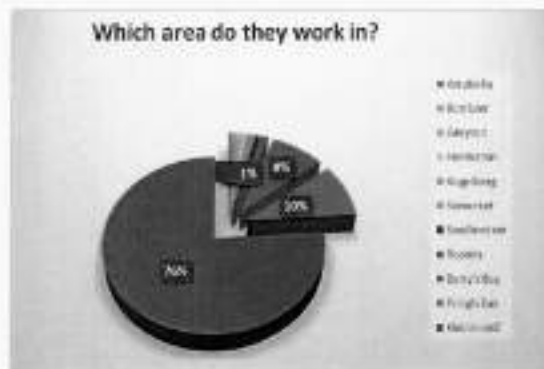
Figure 9.1.2.8: Places of Work (Full sample)



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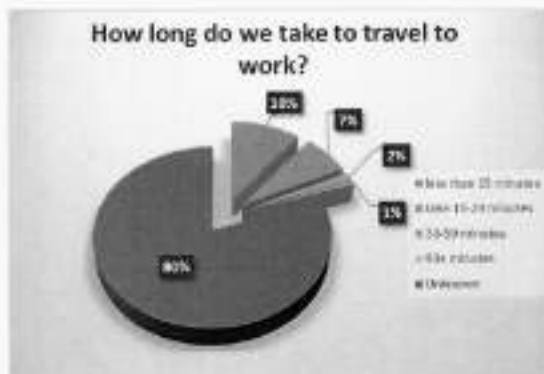
Figure 9.1.2.9: Places of work excluding unknown (unemployed and children/students)



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?	Count
less than 15 minutes	44
take 15-29 minutes	31
30-59 minutes	7
60+ minutes	2
Unknown	337
Total	421

Figure 9.1.2.10: Travel time to work.



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A question was raised on the education levels and responses were tabbed 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	423

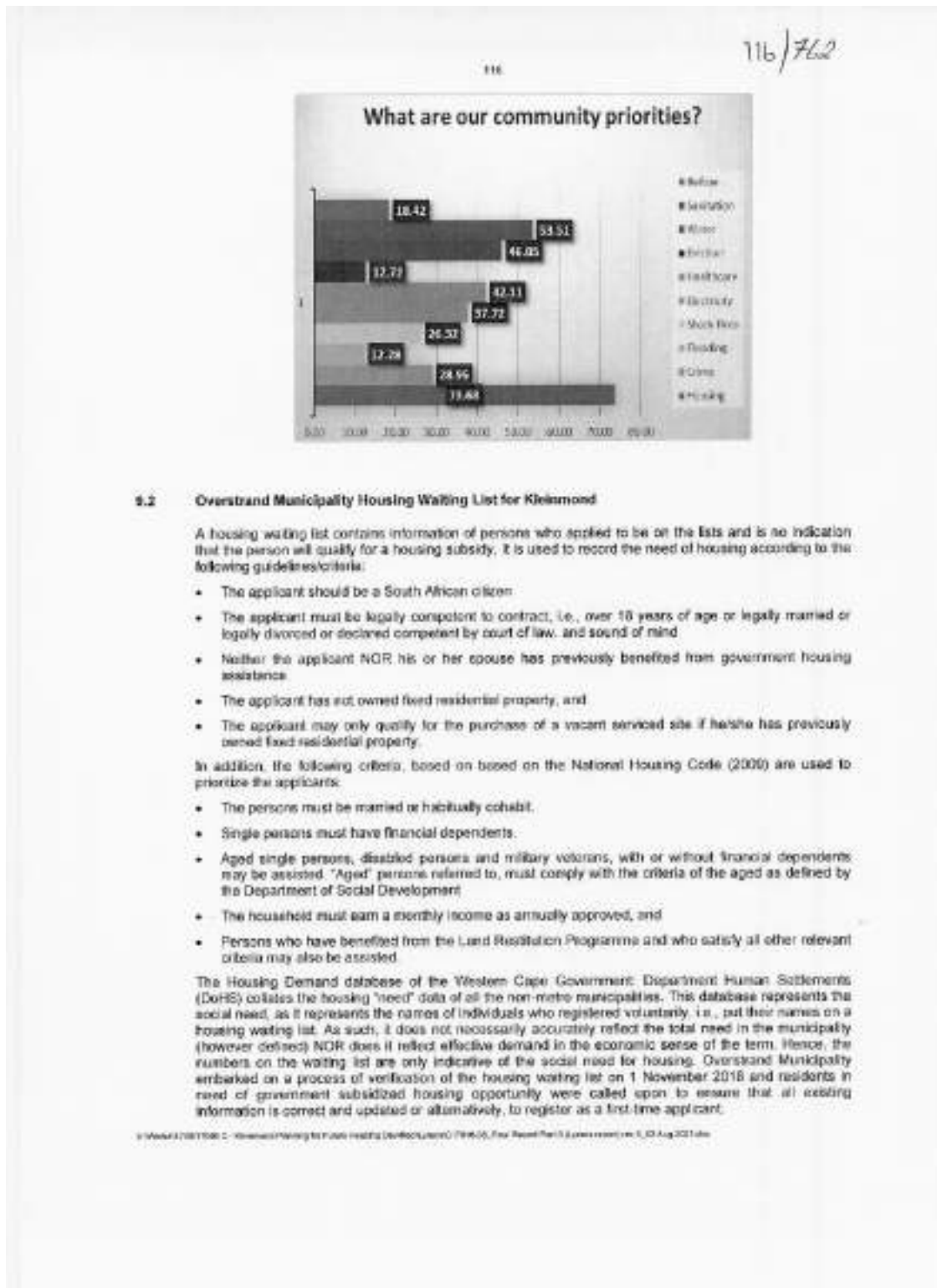
Figure 5.1.2.9: Education levels



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	73.98	166
Crime	38.95	86
Flooding	12.28	28
Shack Firms	26.32	60
Electricity	37.72	85
Healthcare	42.31	96
Eviction	12.72	29
Water	46.05	105
Sanitation	53.31	122
Refuse	38.42	42

Figure 5.1.2.10: Community Priorities



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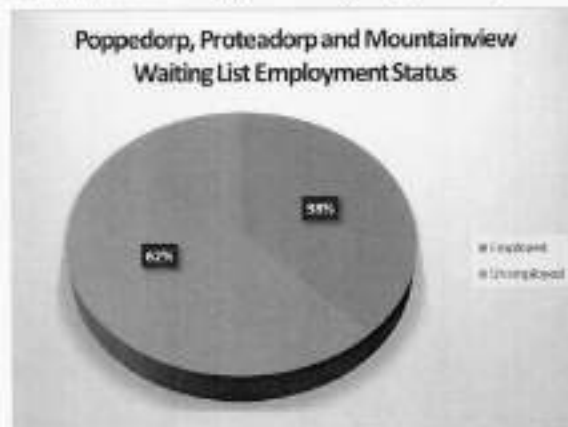
The waiting list provided has not been pre-screened in terms of the qualifying criteria and this must still be done by Overstrand Municipality in conjunction with Western Cape Government: Department Human Settlements. The Overstrand Municipality housing waiting list for Kleinmond indicates 967 applicants of whom 350 are from Overtills, 567 from Poppedorp, Proteadorp and Mountainview, 21 from other areas and 10 with no information. The other areas included amongst others Pyleg's Bay, Betty's Bay, Botriver and Grabouw (as per address provided). The split in the locations of the applicants is 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 analyzed and split between Overtills on the one hand, Poppedorp, Proteadorp and Mountainview and the applicants elsewhere in Kleinmond. These splits in employment 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:



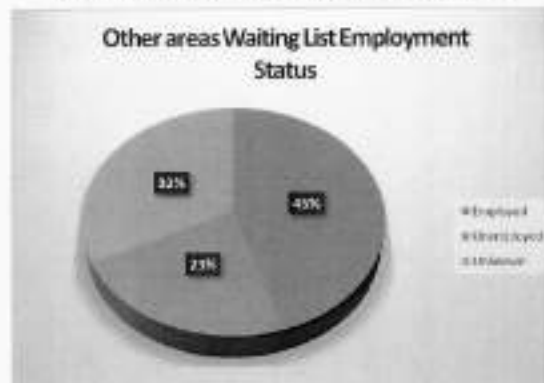
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Figure 9.2.3: Employment Status of Applicants in Overhills:



Figure 9.2.4: Employment Status of Applicants Other areas



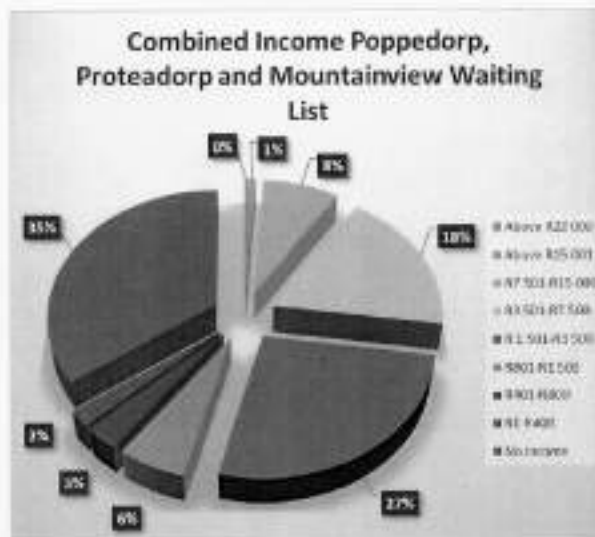
The combined household incomes of applicants were analyzed and are split between the various locations of the applicants, i.e., Poppedorp, Proteadorp and Mountainview on the one hand, Overhills and the Other Areas. In the former approximately 71% of applicants has no income or are earning less than R3 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.

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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:

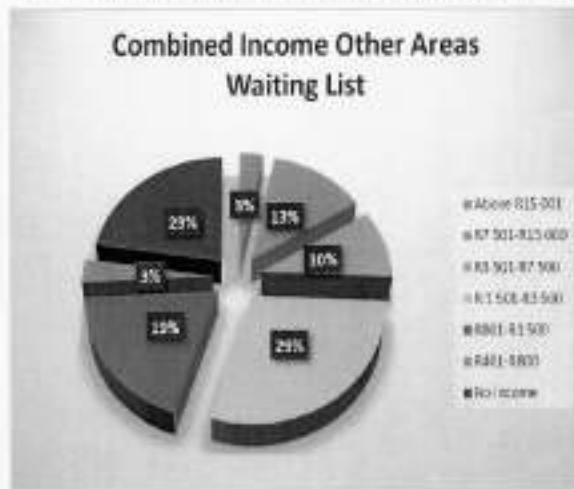


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Figure 9.2.6: Combined Income Applicant Households in Overhills:



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 analyzed 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.

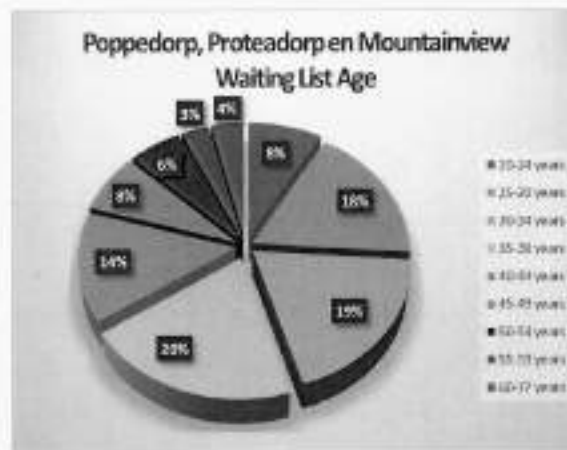
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Table 9.2.2: Age Distribution of Applicants on Waiting List

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	1
50-54 years	34	9	5
55-59 years	18	9	2
60-77 years	21	5	2
Total	667	350	31

Figure 9.2.8: Age distribution Poppedorp, Proteadorp and Mountainview Applicants



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Figure 9.2.9: Age distribution Overhills Applicants



Figure 9.2.10: Age distribution Other Areas Applicants



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9.3 Comparison and integration of VPUU Survey and Waiting List.

9.3.1 Objective

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 site 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 30% was achieved in Poppedorp, Proteodorp 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 list, 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, Proteodorp 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 100 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 100 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, Proteodorp 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, Proteodorp 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 Pingo Bay (1), Groboux (1), Betty's Bay (28) and Bokkies (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 criterion 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:

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

Area	Overhills		Poppadorp, 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%	5.8%	7.5%		12.9%
R3 501-R7 500	9.1%	18.3%	19.6%	18.3%		9.7%
R 1 501-R3 500	21.7%	23.7%	27.5%	25.6%		29.0%
R801-R1 500	9.2%	8.0%	2.0%	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%		22.0%
No income	30.1%	42.3%	19.0%	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)
- 8% - 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 1.5%)
- Approximately 3.0% 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 Poppadorp, Proteadorp and Mountainview:

- 67% - 73% of the applicants fall in the income bracket R0-R3 500 (average 70%)
- 16% - 20% of the applicants fall in the income bracket R3 501-R 7 500 (average 18%)
- 6% - 8% of the applicants fall in the income bracket R7 501-RR15 000 (average 6%)
- 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 average in the various categories is compared to establish the overall age distribution in the different areas.

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The age analysis for Overhills residents indicates 23.7% under 18 years, 52.7% 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, Proteedorp and Mountainview the age analysis in the VPUU sample indicates 25.3% under 18 years, 62.1% 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 20.6% are older than 45 years.

The housing list also included applicants from areas outside Kermond 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 Kermond.

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, Proteedorp and Mountainview		Overhills		Other areas	
	VPUU	Waiting list	VPUU	Waiting list	VPUU	Waiting list
18-45 years	62.1%	79.5	52.7%	84.6%	N/A	61.3%
45-60 years	16.6%	16.8	6.9%	14.0%	N/A	32.3%
Above 60 years	1.3%	3.7	0.4%	1.4%	N/A	6.4%

From the above the following can be deduced:

- 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, Proteedorp and Mountainview.
- There are more mid-aged (45 to 60 years) and senior people (over 60 years) in Poppedorp, Proteedorp 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 47.5% 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, Proteedorp 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.

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

10. PUBLIC OPEN DAYS AND COMMENTS ON REPORT FROM KLEINMOND COMMUNITY

10.1 PSC, Ward and Public Meetings and Public Open Days

The Final Draft Report (Rev 3) was made available for public comment on Overstrand Municipality website in October 2020 and was also advertised in the local papers. Hard copies of the report were available at the office of the Area Manager in Kleinmond and at the Kleinmond Library for members of the public without internet access. It should be noted that the public provided input on the needs and concerns early in the process at public meetings and further progress meetings. Outcomes of the investigations were workshoped with the PSC when specific milestones were reached, whereafter information was also shared at the Ward meetings of Wards 9 and 10. There was also an active debate in the local newspaper and in community forums on the possible solutions to the challenges facing Kleinmond residents and the housing problem.

Due to COVID-19 regulations the proposed Public Open Days scheduled for November 2020 had to be postponed to 2021. The Open Days were again advertised on the Overstrand Municipal Planning Portal website and public were again informed that copies of the documentation were available at the Office of the Area Manager, Kleinmond and at the Kleinmond Library. Refer to the advertisement attached in Annexure K.

Two Public Open Days were held on 24 and 25 February 2021 in the Proteadorp Community Hall and the Kleinmond Town Hall, respectively. The findings in the report were visually displayed and explained by the multi-disciplinary professional team. The public was encouraged to provide comment and response forms were made available and collected at these meetings. Public comment via e-mail, letter or hard copy had to be sent or delivered Overstrand Municipality and the original closing date for the public comment of 06 March 2021 was extended to 19 March 2021.

The comments received from individuals and community forums were all reviewed and recorded, and are included in Annexure L.

Subsequent to the submission of the previous version of the report Final Report (Rev 4) on 21 June 2021, a virtual Project Steering Committee (PSC) meeting was held on 01 July 2021 during which the comments received and the recommendations in the report were discussed. On request the PSC members were provided a further 14 days to submit further comments by 15 July 2021. The only comments received were those of Ward 9 representatives through a submission of Councillor Cohen on 22 July 2021. These comments are included in Annexure L. Where the comments and additional recommendations differed from what was previously submitted by parties, those were incorporated into the Final Report (Rev 5) and hence minor changes were made to paragraphs 10.1, 10.2, 10.3, 11.0 and 12.0.

10.2 General Comments from the Public and Community Forums

The feedback received from the public and the community forums covered a wide spectrum of topics of which not all is a response to the content of the investigation report. However, the input is valuable as it reiterated concerns of Kleinmond residents. The following general observations were gathered from the feedback, and which have a direct influence on how this report was perceived and debated.

- Kleinmond has socio-economic challenges and which, together with cultural differences, create a lot of tension between communities in Kleinmond. Open dialogue on a variety of these issues will have to continue in a transparent way between the Kleinmond communities and the Municipality.
- Confidence and trust levels between the communities, institutions and Overstrand Municipality is at a low and need to be restored.

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- The status quo was challenged by this report and the proposal is a strategy of densification and optimising development on available developable sites in Kleinmond covering a wide spectrum of development proposals. Unfortunately, there is a perception that all sites identified would be developed as low-cost housing sites, while the report clearly indicated appropriate development for the various sites.
- Some responses were in favour of no further development in Kleinmond but no development will not lead to improvement of the current situation. It is however certain that Kleinmond is growing, is reaching its spatial limits, and have started to intrude into inappropriate development areas. Managing the town's growth is a planning problem which will not go away and must be directed head-on through planning for growth.
- The long-standing property owners in Kleinmond, and many of them retirees in Kleinmond, are concerned about the social problems created by the uncontrolled informal settlements and the resultant uncertainties and burdens placed on the taxpayers in Kleinmond.
- The development of land in Betty's Bay and Hangklip-area is still questioned, although this was outside the scope of this report. The socio-economic survey completed by VPUU indicated that there may be a need for some development in Betty's Bay.
- Likewise, accommodating further development on sites outside of Kleinmond, such as Haweton and Botmer, were raised and should be considered. It should also be considered how further development fits into the District Development Model of National Government.
- Despite the open invitations and advertisements to all communities in Kleinmond to attend the public open days, where details of the proposals would be workshopped with the public, the Overhills community did not attend these days.
- The management of the housing application list ("waiting list") was raised as a concern and that the people staying longest in Kleinmond should be assisted first with housing. Management of the housing list was not part of the scope of the investigation and should be addressed going forward.
- There is a limited need for serviced erven for self-built housing in the Proteadorp area. This is addressed in the report.
- The proposed re-development of the existing rugby field in Proteadorp will needs further public participation. It should be noted that, as stated in the report, the acquisition of the privately owned Rem Erf 4754 and the development of the proposed new sport complex on this site, would be a requirement before the existing rugby field could be re-developed.
- The redevelopment and/or relocation of current municipal and Eskom facilities (waste transfer station, municipal services depot/workshops and the Eskom substation and overhead electrical lines) should be further investigated.
- The feasibility, practical implementation and sustainability of the proposals were questioned. Taking due consideration of the current economic situation in the country, province and local area, the impact of COVID-19, limited financial assistance from various sources and the limited tax base, the rollout of the strategy, once accepted, will need to be supported by detailed forward planning, budgets and fund applications.

The housing crisis in Kleinmond is real and presents a significant challenge to both the municipality and all residents, including both new and long-standing residents. People have moved to Kleinmond despite there being no job opportunities (often for retirement purposes). Crime is a social problem and should be addressed through the appropriate channels. It is however certain that Kleinmond is growing and is reaching its spatial limits and have started to intrude into inappropriate development areas. Managing the town's growth is a planning problem which will not go away and must be directed head-on through planning for growth.

Finding appropriate land for a wide range of housing typologies is an urgent problem which this study attempts to address. It does not, however, pretend to hold the answers to the wide range of other problems, including crime, social cohesion, the widespread and deeply entrenched racism or building economic security for its residents. It is however certain that the future of Kleinmond is dependent on finding a pragmatic solution for making room for people regularly settling in the town (both sides of the market) and looking to share the public and environmental amenities of Kleinmond.

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10.3 Specific Comments Relating to Identified Sites.

10.3.1 Site 1

There were no specific comments on the proposed development of Site 1 (Zone A). Residents in Palmiet are however concerned about the movement of people along DF Malherbe Street and associated crime and harassment. The Klainmond Rate Payers Association stated that the transfer station is a vital component in the refuse removal chain and relocation would place a further tax burden on the ratepayer. Ward 9 representatives commented that the waste transfer stations should be relocated to the western side of Palmiet River in an area closer to the existing wastewater treatment works, while the transfer station could be redeveloped as a multi-purpose community facility, perhaps an indoor sport or Township facility and the resultant optimization of land around it.

Site 1 (Zones B and C) are now fully occupied and additional basic services were recently constructed. Re-blocking and upgrading of these areas will now be more of a challenge. The development of Site 1 (Zone A) will be required to assist in this process. The latter is at the entrance of the town and the detail planning should incorporate detailed architectural and landscaping plans. The relocation of the Eskom overhead power line and replacing it with an underground cable for the portions through the urban area should be taken forward. The relocation of the waste transfer station should be investigated further as this will generate additional land for development.

10.3.2 Site 2

Site 2 is a quick win development opportunity but will at least require an environmental assessment as part of the statutory processes.

The residents adjacent to Site 2 raised their concern about low-cost housing to the back of their properties. It should be noted that the site has a steep gradient, and that conventional subsidized low-cost housing would not be appropriate. Consideration should perhaps be given to proper town houses type development, even a security type complex.

There was also a call for more serviced even to be made available for self-built housing and this area could be ideal for this.

Ward 9 representatives indicated that they do not support development of this land due to existing underground services in this area but did not state what services and location of same. It should be further investigated.

10.3.3 Site 3 (Erf 6052)

Site 3 is also a quick win development opportunity.

A concern was raised that too many green areas are taken up by development. The current park, however, is poorly designed and a redevelopment of the place offers not only the opportunity to improve the quality of the park, but also safety by ensuring active frontages facing onto it.

Serviced even could be made available for self-built housing in this area or could be sold as a lot to prospective developers. Ward 9 representatives proposed middle income housing (FIISP and Social Housing) for this site and that the redevelopment of Erf 6295 (opposite the street) should be properly planned to include a play park. Erf 6295 is currently zoned for business and privately owned and hence a play park would not be appropriate here.

The sizes of the residential even should be considered in the detail planning stage.

10.3.4 Site 4 (Portion of Erf 6036)

Site 4 is also a quick win development opportunity and Ward 9 representatives proposed social housing and FIISP model on this site. The opportunities are however limited on this site.

A concern was raised that the site is not appropriate for low-cost housing and that the tower rising main crossing the site is a problem. The area is however under-utilized and not well maintained. The type of housing should be re-considered with architectural input.

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The location of the sewer rising main needs to be taken into consideration in the town planning layout as it can be accommodated in a road reserve. Similarly, consideration should be given to replace the open stormwater channel closest to Main Road with an underground pipe.

10.3.5 Site 5 (Erf 6080 and a Portion of Remainder Erf 5462)

Concerns were raised by residents in JS Maria Street, Palmiet Road, JF Daniel Street and the Kleinmond Nature Conservation Association regarding fears being proposed on this site and that it would result in increased levels of crime in the neighborhood. Comment was made that the density of the proposed development is too high and hence the statement above. The proposal for this site is in fact two to three storey walk-up units in the GAP and FLISP market sector. Building housing is intended to improve the physical and living conditions for those who are living in dire conditions. It is not logical that improving living conditions would necessarily result in worse living conditions. In the development planning stage, the physical site conditions of this site, the detail of how existing services will be dealt with and the final demand for this type of housing will determine an optimal layout and density for this site.

Ward 9 representatives indicated that the community has earmarked this space for "an environmental garden and open space" with benches and outdoor gym and a vegetable garden. This site is however ideally located for the GAP and FLISP market and social housing.

10.3.6 Site 6 (Municipal Depot)

The relocation of the municipal depot was previously investigated. The Kleinmond Rate Payers Association stated that the relocation is not supported as the current facility is centrally located and relocation would compromise service delivery and would lead to additional costs. Ward 9 representatives proposed that this area be redeveloped to include "Protection Services Departments", a Learner- and Driver License Facility and space for Law Enforcement personnel.

The site is centrally located and could also be redeveloped as a beehive small light industrial hub for small business owners for which grant funding could possibly be sourced.

The options of redevelopment and possible relocation should however be further investigated in terms of service delivery and possible combination with the relocation of the waste transfer facility.

10.3.7 Sites 7 and 8 (privately owned)

No specific comments other than statement from Kleinmond Nature Conservation Association that depending on the type of development that the property values along 13th Street and Beach Road could be affected.

10.3.8 Site 9 (Existing sport fields)

The re-development of this area attracted the most comments from residents in Proteodorp, who all opposed re-development. From the responses received, it is evident that the residents do not understand that the re-development can only be pursued if Overstrand Municipality can acquire additional land for the development of new sport fields. A replacement sport complex with better quality amenities and accommodating more sport codes will have to be constructed first. This will ensure that the existing rugby and netball facilities will still be available while the new complex is developed.

It will therefore be crucial that the proposed re-development of the existing sport fields be further workshopped with the Proteodorp community to ensure full understanding of the process and the benefits of an improved multi-disciplinary sport facility. Negotiations with the property owner of Ram Erf 4754 should be taken further following on the initial in-principle discussions.

Ward 9 representatives proposed that the existing sport facilities be upgraded and do not support the redevelopment of this site.

10.3.9 Site 10 (Grass Site)

The only opposing comment received was that from the Kleinmond Nature Conservation Association who stated that the existing Mthimkulu infrastructure should be retained for social and community purposes, such as class rooms, childcare, etc. A mixed use development within which existing facilities can be accommodated was proposed. The intention is to provide GAP housing and rental stock in this mixed use

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development with the planned retail centre next to Main Road. Initial discussions with the Grail Trust indicated their willingness to investigate the proposal further.

10.3.10 Sites 11 and 12 (Privately owned developments)

No opposing responses were received.

10.3.11 Site 13 (Rem Erf 4754)

Mixed comments were received on the development of a high school in Kleinmond on this property. Positive comments included that technical training should be considered and that a more central sport complex would be to the benefit of Kleinmond. The Kleinmond Rate Payers Association is opposed to the development of a high school and the new sport complex on the Rem Erf 4754 as in their opinion property values will be affected. Ward 9 representatives supported the site to be acquired for a school but opposed any form of housing or the relocation of the sport fields to part of this site.

It should be noted that the preferred option on this property is a High School and a sport complex respectively with no housing component attached to it. The land is privately owned and the initial in principle discussions regarding acquisition of this land should be followed up with further meetings with the landowners once the strategy of densification has been accepted by Council. The re-development of the existing sport fields in Proteadorp will be dependent on the new complex being completed first. It is however recommended that the relocation of the sport fields to a new site be further workshopped with the communities.

10.3.12 Site 14 and 15

From the feedback received it is evident that there may be misconception of what is proposed for these areas. Some comments referred to low-cost housing for this area, which is contradictory to what was proposed. The report proposed that consideration be given to GAP and FLISP housing on the already disturbed southwestern end of Area 14 behind the Mountainview housing scheme. This could be accessed via School Street and the upper end of 13th Street.

For the balance of Area 14 and 15 it was proposed that retirement facilities with assisted living, self-catering units, frail care centre and low-density market related residential units be developed adjacent the existing streets. Ward 9 representatives supported the proposals.

10.3.13 Site 16 and 17

No specific opposing comments were received for the proposal that these will be a privately owned market related development once all statutory processes have been followed and approvals obtained.

10.3.14 Site 18

The only comment was received from Kleinmond Nature Conservation Association is that the site is a sensitive area and not suitable for high density development. The recommendation was however that there may be an opportunity for pockets of market related eco-friendly development on this site. The land is privately owned, and due statutory processes will be required if the owner wants to apply for rezoning and development rights.

10.3.15 Site 19

All comments received are opposing development in any form on this portion of land. Area 19 is a proclaimed nature reserve, Kleinmond Mountain and Coastal Nature Reserve, as per the National Environmental Management, Protected Areas Act (NEMPAA). As such the Overstrand Municipality Environmental Management Section (EMS) does not support any housing (or other developments) in this area.

Currently the site is not fully developed as a Nature Reserve and leaves it prone for illegal settlement on the land. It is therefore recommended that Overstrand Municipality engage in discussions with Cape Nature on a way forward to protect the Kleinmond Mountain and Coastal Nature Reserve but also investigate the redevelopment of the Palmiet Caravan Park and Camp Site, and the day camp area.

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11. 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 light 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 spare 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, sport fields, crèche, retirement, assisted living, frail care, childcare, churches, etc.

In analyzing the data from the VPUU survey of the existing informal settlement Overhills and the backyard dwellers it is evident 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 - R5 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 50% of applicants in this bracket would still 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 sites (Sites 2, 3 and 4) would be ideal for this category.

The 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 dependant on Overstrand Municipality acquiring a portion of private land to relocate the existing sport field and to provide land for a high school.

The public feedback and comments received on the report covered a wide spectrum of aspects. Many of these relate to socio-economic concerns, social problems in the broader community (crime, drugs, noise, movement in residential areas, security, etc.), support from SAPS and concerns about the continuing uncontrolled influx of people into Kleinmond. Then there are the issues of confidence and trust between the communities and Overstrand Municipality which should be restored, the further transparent and open dialogue required within the community and between the community, community forums and Overstrand Municipality, and the managing of the housing application list ("waiting list").

The comments submitted relating to the potential development sites are valuable. The need expressed for serviced sites to be made available for self-built houses in Proteodorp was emphasized and is in line with recommendations for sites 2, 3 and 4 in the report. The re-development of the existing sport fields in Proteodorp triggered wide opposing reaction. It was however evident that the there was not a proper

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understanding of the fact that the sport fields cannot be re-developed if the alternative sport complex on land to be acquired has not been completed. It will therefore be essential that the negotiations with the private landowner of Rem Erf 4754 be continued and that the potential re-development of the existing sport fields and the proposal for the new sport complex be workshopped with the broader community. The re-development of the existing sport field site could contribute 20% to 30% of the total developable housing opportunities on identified land and would be best suited to address the housing need of long-standing residents in Proteadorp.

It was evident from comments received that there is a perception that all identified parcels of land were earmarked for low-cost housing, and this is completely contradictory to the proposals in the report. For example, it was proposed that consideration be given to GAP and FLISP housing on the already disturbed southwestern end of Area 14 behind the Mountainview housing scheme. For the balance of Area 14 (adjacent and along 13th Avenue) and Area 15 Adjacent and along 15th Avenue) it was proposed that retirement facilities with assisted living, self-catering units, frail care facility and low-density market related residential units be developed adjacent the existing streets.

The development of Area 15 along DF Malherbe Street is not recommended. This area is a proclaimed nature reserve, Kleinmond Mountain and Coastal Nature Reserve, as per the National Environmental Management: Protected Areas Act (NEM: PAA). As such the Overstrand Municipality Environmental Management Section (EMS) and environmental specialists do not support any housing (or other developments) in this area. The area is not fully developed as a nature reserve, and it is recommended that Overstrand Municipality and the environmental forums engage with Cape Nature and DEADP on the way forward with this nature reserve to unlock its full potential. The redevelopment of the Patriot Caravan Camp Site and the existing day camp area should be further investigated.

As part of the densification strategy, it will be required that the zoning scheme be reconsidered along proposed development zones, such as the Main Road, a portion of the Patriot 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.

12. 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) Council needs to take an in-principle decision whether the strategy of densification and integration in Kleinmond will be followed, and the decision needs to be communicated with the community in Kleinmond and develop the strategy for the rollout.
- b) Consider and debate with the community leaders effective measures to control and manage the influx of new residents.
- c) If densification is accepted, Council needs to follow-up and meet again with the owner of Rem Erf 4754 to discuss the acquisition of this property for the high school and the sport complex, and to unlock the re-development of the existing rugby and netball courts and other facilities on Erf 5462 & 8582, Kleinmond.
- d) Engage with the Sport Clubs and community representatives on the potential new sport complex and the re-development on the site of the existing sport fields in Proteadorp.
- e) Engage with Western Cape Government, Department Sport and Recreation regarding the potential new sport complex and funding thereof.
- f) Engage with the Western Cape Government, Department Education and relevant role players from the community regarding the establishment of a High School / Technical School in Kleinmond and the procurement of the land for the school.
- g) The development of the remainder of Erf 8168 needs to be further explored with The Grail Trust.
- h) Prioritize the development of serviced sites on the quick win sites in Proteadorp (Sites 2, 3 and 4) and make available to qualifying residents from Proteadorp for self-built housing.

- ii) Concurrently with h) above, start the statutory processes for the development of Site 1 Zone A, Site 5, Site 8 and the southwestern end of Site 14.
- jj) Review the level of and provision of basic services provision and electricity to the current informal settlement area.
- kk) Engage with and start the process of fund applications to Western Cape Government: Department Human Settlements.
- ll) The management of the housing application list ("waiting list") to be reviewed and communicate the status to the applicants/potential beneficiaries. Expedite the pre-screening of the list.
- mm) Investigate the need for further housing opportunities in Betty's Bay as the study revealed that there is a relatively small percentage of residents from Proteodorp that would prefer to relocate to the Betty's Bay/Hangklip area.
- nn) We believe that direct communication with the community structures in Richmond will be essential going forward and Council should reconsider at the first opportunity how this will be dealt with over and above the Ward Committee readings. Direct and transparent dialogue will be required, and the various community forums need to be involved in a more structured and representative manner.

13. CLOSURE

The investigation revealed that approximately 2300 possible development opportunities over the full spectrum of residential development, housing and community needs could potentially be realized. Various sites will require various statutory processes. Furthermore, Sites 2, 3, 4, 5 and southwestern end of Site 14 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 20 to 30% of these 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, Proteodorp and Mountainview earn less than R3 500 per month and could potentially qualify for the full housing subsidy.

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, frail care, etc.

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

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ANNEXURE A
DRAFT TERMS OF REFERENCE

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Draft Terms of Reference (TOR)

Re-evaluate Overhills UISP and Identify suitable land in Kleinmond to address housing backlog

1. BACKGROUND

During 2010 and 2011, 410 subsidised houses were constructed for qualifying beneficiaries from the Kleinmond area. The beneficiaries were sourced from the waiting list for Kleinmond and included both backyard dwellers and families from the Overhills informal settlement. This development only accommodated a portion of the families in need of housing opportunities and Kleinmond therefore still remains with a housing backlog as there are still a great number of backyard dwellers as well as families remaining in the informal settlement.

During 2012 an application was submitted to DaHS to undertake planning of another housing project in Kleinmond, which was for the upgrading of the Overhills informal settlement, specifically targeting those families remaining in the informal settlement. Approval was issued for planning of 378 sites, in terms of the number of people in the informal settlement at that time. An Environmental Due Diligence Investigation and a Geotechnical Investigation was undertaken as part of the planning process and will be further discussed under Section 2. The recommendations from these studies were that due to the environmental- and geotechnical constraints on the site and the high costs of the proposed mitigating measures, the project should be abandoned [These reports are available on request from the Municipality].

As a result of the need to upgrade the conditions in the informal settlement as well as to address the housing need for the backyard dwellers the Department of Human Settlements (DHS) was approached by the Overstrand Municipality to provide assistance with regard to identifying suitable land for housing development in Kleinmond.

2. PROBLEM STATEMENT

2.1) Existing Overhills informal Settlement

According to the IDP (Fourth Review of 2012/2017 Cycle dated 25 May 2016) there are approximately 379 informal dwellings in the Overhills informal settlement. The area covered by the informal settlement is approximately 2.2 ha and it is densely populated.

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The above-mentioned Environmental Due Diligence Investigation and a Geotechnical Investigation was undertaken as part of the planning and both these investigations identified the site as being sensitive in terms of environmental considerations as well as stormwater and groundwater drainage from the site. The development of the site will therefore require certain engineering solutions, including terracing, groundwater drainage systems and certain construction / foundation solutions.

Taking all these constraints into consideration as well as the size of the informal settlement (+/-2.2ha) it was also evident that not all the families currently residing there could be accommodated once the area was formalised. Hence, two alternative areas, namely "Site 1 and 2", measuring approximately 2.4 ha and located adjacent to the existing informal settlement were investigated (See attached locality plan). But both the above-mentioned studies indicated that the identified portions had the same constraints as the existing informal settlement. In terms of the outcome of the investigations, the specialists recommended that the project be abandoned due to the environmental and geotechnical constraints of the sites and the mitigations required and that an alternative area be identified to accommodate the informal area.

2.2] Proteadorp/Poppedorp - backyards - size and problems

The current waiting list for Kleinmond contains a total of approximately 428 families / households. The demand of these families in terms of the type of housing required is unclear. There is no real data available showing in which housing programme, these families can be categorised under, such as BNG, FUSP or GAP.

A Socio-Economic Study for the broader Overstrand area is being undertaken by DaHS in conjunction with the Municipality, appointing the PRT, Aurecon. The information gathered during this study should be sourced to determine the need/demand of these backyard dwellers and better understand their challenges, in respect to sanitation, health etc. This will enable the Municipality to not merely address the housing need in the greater Kleinmond, but also, where relevant focus on improving the living conditions of those residing in backyards.

3. PURPOSE OF THE PROJECT

To holistically address the housing demand for Kleinmond by:

- Identifying suitably located land to accommodate both overflow residents from this informal area as well as backyard dwellers and persons registered on the waiting list, and
- Re-assessing the existing Overhills informal area to determine the development potential of that area.

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4. APPROACH

4.1) Assessment of real backlog:

Information to determine the real backlog must be obtained from the socio-economic study that is currently been undertaken. This should give a better understanding of the need of not only Overhills and Proteodorp in terms of rental, IJSP, BNG, FIJSP and GAP and also provide solutions to address the sustainable housing need in the broader area.

Assessment of need in terms of upgrading/suitably located land – current and future

- An evaluation of the existing Overhills Informal area to determine the development potential of that portion to what extent the existing informal dwellers can be accommodated in the existing area and what the maximum allowable density would be if it was upgraded.
- The informal settlement forms part of Overstrand Growth Management Strategy, where proposals are made with regard to the upgrading and development of this settlement. These proposals need to be re-evaluated, as the proposals at the time did not consider upgrading possibilities, but rather focussed on formal development.
- All the previously compiled studies, relevant planning documentation as well as any other additional information (e.g. the Environmental Due Diligence Report (April 2014) and Geotechnical Assessment (February 2014), will have to be re-evaluated to determine the way forward. A list of documents is included in this TOR and is available from the Municipality. In terms of this review, it is proposed that the services of an expert in the field of Upgrading of Informal Settlements be sourced as this will purely be an evaluation of the existing situation and proposals on upgrading of the settlement.
- In terms of identifying suitably located land, all land possible for development should be evaluated under specific categories such as conservation value, environmental sensitivity, goal of densification strategy, cost of bulk services, etc.
- The Spatial Development Framework, Growth Management Strategy, Environmental Management Frameworks as well as any other relevant planning documentation and policies will have to be evaluated and considered. This also includes aligning to the Provincial Informal Settlement Support Plan (IJSP) which is currently been developed. The Environmental Management Framework should speak to not only the physical development footprint of structures, but also take into account the long term extended footprint caused by natural human behaviour. Sensitive biodiversity areas must be considered for the long term impact on human migration.
- Should a portion of the existing informal area be suitable for development, proposals will also have to be made to accommodate the rest of the families as the existing area will not be able to accommodate all of them.

4.2) Environmental assessment of proposed land

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- An Environmental expert will have to re-evaluate the environmental implications of all the previous proposals made thus far.
- New alternatives for land to develop will also have to be identified and environmental assessments will also have to be done on the new identified alternatives.
- The Environmental expert will have to assess what other studies will be required in terms of the Environmental and other Legislation.

4.3) Assessment of Bulk services -civil and electrical

- The existing services available in the informal settlement should be assessed and determined what bulk services is required should the informal settlement be upgraded. The informal settlement was electrified during the 2015/2016 financial year by the Municipality. This must be taken into account once proposals for upgrading are made and designs should be done incorporating the existing infrastructure, as far as possible.
- All proposals and considerations for the sites identified must take into account the existing services, what is available and what will have to be provided in terms of bulk infrastructure and electricity.

4.4) Assessment of Stakeholder Engagement

- Due to the nature and sensitive location of the identified sites community engagement will form a critical component in the land identification process. Various levels of engagement may be required during this feasibility study, which should be communicated to all interested and /or affected groups to allow an opportunity to stakeholders to provide inputs.

5. DELIVERABLES

The assessment will comprise of two components as reflected below. These findings must be consolidated into one report with recommendations to holistically address the housing backlog in Kainmond.

Deliverable 1: Evaluate all identified sites as per the attached locality plans to identify suitably located land to accommodate backyard dwellers and overflow from informal areas:

Activity	Work to be Performed
Environmental Management Services	<p>Prepare a high-level Screening Report that describes the environmental and heritage resources that may be affected by proposed development comprising of the following components:</p> <ul style="list-style-type: none"> • The environmental constraints & limitations that may have relevance to the project. This must include a map clearly depicting "developable" vs "non-developable areas from an environmental scan perspective. • Identify legislative requirements for development rights and clarify the various authorisations that may be required before development commences, as well as the processes to be followed to obtain the
Responsible Person:	

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<p>Environmental Planner</p>	<p>necessary authorisation.</p> <ul style="list-style-type: none"> • Arrange pre-application meetings with DEADP, Cape Nature and other relevant role players. • Prepare and submit a pre-application checklist to DEADP as this may also guide the outcome of the assessment. • Undertake a comparative assessment of all sites investigated to highlight "pros and cons" from a development perspective. • The report must be concluded with recommendations on the way forward from an environmental management perspective. • Where relevant, collate and review all relevant studies undertaken.
<p>Geo-technical services</p> <p>Responsible Person: Geo-Technical Expert</p>	<ul style="list-style-type: none"> • Undertake a preliminary desktop geo-technical assessment and determine any flooding risks. • Undertake a comparative assessment of all sites investigated to ultimately highlight "pros and cons" from a development perspective. • Where relevant, collate and review recent studies undertaken.
<p>Bulk and Internal Services Analysis</p> <p>Responsible Person: CIV/Electrical Engineer</p>	<ul style="list-style-type: none"> • Assess and report on available bulk engineering services i.e. roads, access, storm water, water, waste water treatment, electricity and preliminary costs for upgrades to meet the anticipated demand after development and determine the impact downstream. • Identify link services and determine financial implication associated with providing such services • Evaluate the sites in accordance with bulk services planning (master planning) • Where relevant, collate and review recent studies undertaken.
<p>Planning Analysis</p> <p>Responsible Person: Town Planner & Urban Designer</p>	<ul style="list-style-type: none"> • Property Characteristics: Determine and verify land ownership, extent, zoning, servitudes, title deed restrictions, etc. • Discuss the planning context in relation to SDF, Overstrand Growth Management Strategy (OGMS), IDP, as well as other relevant planning documentation and policies. • Discuss the spatial relation between the sites and socio-economic amenities by determining the distance and access to the various sites and public transport. • Undertake a high-level visual impact assessment with recommendations, taking into consideration proposals from the OGMS. • Consider relevant proposals in the Environmental and Heritage Overlay Zones for the affected areas. • Incorporate findings from the socio-economic study to provide a clear picture of current and future housing needs for Kleinmond to guide possible housing typologies that can be considered. • Prepare a high level bubble diagrams to reflect the main road hierarchy and potential land use. • Due to the character of the area and the location of the sites to be assessed, a town planner with urban design expertise is recommended to undertake this task. It will be important to promote the integration of mixed land use and typologies that fits in best with the surrounding area. • Inputs from the afore-mentioned disciplines must be considered by the town planner to guide the conceptual diagram. • Where relevant, collate and review recent studies undertaken.

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Deliverable 2: Re-evaluate the existing Overhills Informal Settlement and recommend an upgrading plan to enable the municipality to proceed with a project application:

In order to determine the development potential of the existing informal area and the maximum allowable density, the following actions have been identified to assist the municipality to take the project forward:

- Determination of developable areas – the outcome of the environmental due diligence and geotechnical investigations should be spatially represented on GIS to show the preliminary developable and non-developable areas in order to highlight constraints and depict the various development options, including any other encumbrances such as servitudes etc.;
- High level assessment of the availability of bulk services;
- All previous studies and reports must be re-assessed as the focus has changed from the provision of full services and top structures to prioritising in-situ and incremental upgrading;
- Assessment of development constraints and opportunities which includes:
 - Interim options i.e. improving existing conditions;
 - Options for upgrading;
 - Improved service delivery;
 - Human settlement options; and
 - Financing options.
- Compile a report depicting the results of all work done as well as plans in support of the result. This must also include a final series of plans depicting the various development options with a recommendation, analysis and motivation on a preferred development options.
- Despite reviewing existing policies and planning documentation, the baseline information from the Rapid Appraisal Process and the Informal Settlement Support Plan (ISSP) must also be interrogated to guide the assessment.

Deliverable 3: Final Report

The findings from deliverable 1 and 2 must be consolidated into a draft report. It must propose innovative upgrading options that will unlock the Overhills informal area and optimise the remaining developable portion. Furthermore the report must indicate which land parcel/s is the most suitable for mixed-use development and recommend future actions required by the Municipality to take matter forward. This town level approach vs planning projects in isolation may demonstrate to the affected community that the Municipality does not only prioritise the upgrading of informal areas, but also acknowledges the housing need of the broader community.

The summarized proposal must be communicated to all stakeholders to sensitise them of the outcome to allow opportunity to interested and affected parties to provide inputs for future consideration and to acquire a level of acceptance.

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4. TIMEFRAMES AND REPORTING

- The oversight of the process will be jointly between the Municipality and DHS.
- At least two (2) progress meetings will need to be held between Service Provider, Municipality and DHS. Other organs of state such as DEADP may also need to be pulled in, as and when required.
- Report on full programme with milestones and process which must be agreed to by all parties.
- Progress report as agreed.
- The Service Provider will be responsible for underlining all administrative work with respect to the project. This will include preparations for any meetings, preparing agenda's, minute taking, and other related logistical arrangements (such as catering and securing of venues).
- The Service Provider will also be expected to distribute progress reports to the DHS: Municipal Planning and the Overstrand Municipality.

7. PAYMENTS

- The Service Provider must submit invoices with evidence of work completed to the Municipality as per project plan subject to achievement of the relevant milestones and sign off by team.
- Reports to be jointly reviewed by both the Municipality and Province. If deliverables are met as outlined in "Section 5", the Municipality can claim payment from Province as per the Memorandum of Agreement and conditions included in IPW milestones.

8. DATE OF COMPLETION

The final deliverables must be delivered within 6 months of appointment.

9. GENERAL CONDITIONS

Service Provider should work closely with the Overstrand Municipality, particularly the Housing, Town Planning, Technical Services and the project team must be approved by the Municipality.

It will be important that the expertise appointed understand the human settlement environment, including human settlement policy and planning within the Western Cape.

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10. PROPOSAL / BID STRUCTURE

Service providers are to include the following in their bid / proposal:

- CVs of team members and identification of project leader
- Relevant previous experience, including two contactable references
- Demonstrated understanding of the motivation and project objective
- Clear methodology and proposed approach to the assessment
- Project plan/programme with time frames and level of effort at each stage of the project, with clear milestones and deliverables
- Budget with payment schedule indicating of man-hours and detailed costing (hourly rates etc.) in accordance to the milestones and deliverables

11. LIST OF ATTACHMENTS

The following documentation is available during the assessment process and can be acquired from the Municipality:

- Status Report by Gibb containing the Revised Environmental Due Diligence Report for the Proposed Formalisation of the Existing Kleinmond Informal Settlement, Overstrand Municipal District. Prepared by Withers Environmental Consultants, 09 April 2014
- Overstrand Phase 1 Geotechnical Investigation undertaken by Messrs 7 Sea Geosciences, February 2014
- Overstrand Integrated Development Plan 2015/2014 Review

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**ANNEXURE B
LIST OF AVAILABLE BASELINE DOCUMENTS**

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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 East 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 T 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)

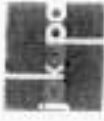
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ANNEXURE C
STATUS QUO REPORTS

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

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ANNEXURE C1
URBAN DESIGN CONTEXTUALISING REPORT



KLEINMOND HOUSING INVESTIGATION

CONTEXTUAL ANALYSIS DOCUMENT
DECEMBER 2017



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Comisión de Estudios de la Zona Costera

El Comodoro Municipal



Carretera Interamericana, San José, Costa Rica

San José, Costa Rica
Teléfono: 2222-1111
Fax: 2222-1111

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Provincia de

OVERSTRAND



Overstrand Municipal

Horizonte Marino del Sur
Avenida 1ra, Turismal 7300

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- 2. Solving the problem and overruling influence

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- 2. Some Concepts
- 3. Golfers
- 4. Golf and Civilization
- 5. The Golf Road
- 6. Landscape and Nature
- 7. Golf in Nature
- 8. Working Landscape: Process and Planning
- 9. Landmarks of Evolution: Golf Course and Related Communities
- 10. Transition
- 11. Golf Parks

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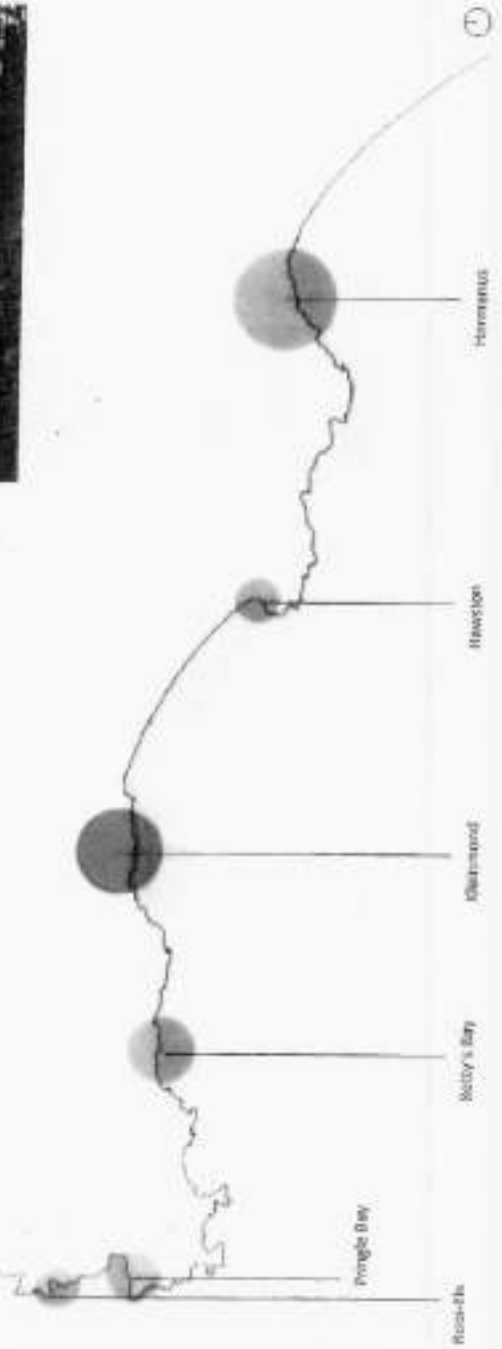
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A. INTRODUCTION

Sturmond is located along the west coast of the Western Cape within the Overstrand Municipality, about 12km from Sedge Bay and 32km from Storms. The town functions as a low density residential area with the majority of dwellings used as holiday or retirement homes. It also serves as the higher order commercial and service centre for the surrounding small towns of Rooi Els, Pletje Bay and Sedge Bay towards the west of the town.

Sturmond is a predominantly quiet town with residential dwellings for retirement and holiday homes with a large sixty middle-high income residents. An informal settlement exists to the north-west boundary of the town. The SPA, linking Sturmond to its neighbouring coastal towns, runs down as it reaches the town and forms a major link along the coast. A golf course exists to the north east of the town with a number of gated residential estates and upmarket housing developments.



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1. OUR BRIEF

We see our method being driven by the high-level process over two phases as described in the draft terms of reference documents. The first phase focuses on developing a rationale for intervention in the broader development strategy for the town, the subsequent identification of development opportunities and the testing thereof. One of the ideas tested in this phase would be the Council informed settlement which will be done in more detail than the rest. Phase two is then seen as the phase for statutory approvals processes and the set of tasks for project implementation.

2. DEFINING THE PROBLEM + OVERBIDDING PHILOSOPHY

The process of developing the proposition herein is based on a method of engagement with the pragmatic concerns of the client and negotiating ways in which to bring urban design logic to the table. The process by nature requires trade-offs and will not represent a monolithic representation of the "urban ideal" which does transpire through, is a plan that's more readily implemented with urban design principles ingrained into its reasoning. Our work challenges the perception that urban design is a purist exercise or that its only for the public realm.

A further notion supported in the development of this framework is that it represents a robust set of simple principles that allows for reinterpretation over time. It is not static nor a fixed view of what the development should be in 20 years' time but is intended to allow for many hands to shape its changing nature as socio-political, economic drivers and pragmatic needs shift. The time allocation for completing this task was challenging and the method of determining the urban form is by its nature not collaborative. The principles therefore require interpretation by the rest of the team adding layers to give the plan deeper meaning in its context (time and space). The final proposition was driven by the commercial realities of the client which requires the design to be pragmatic, achievable and financially feasible.

B. READING THE CONTEXT

1. **APPROACH** Urban

Discovered in December 1944, which links it to its neighboring coastal towns through natural landscapes of indigenous coastal fynbos and mountainous regions. The town is located between a rocky coastal feature, the Fynbos River Lagoon to the west, the Sogabing Nature Reserve to the north, the Sogabing Lagoon and Fynbos River Lagoon to the east and the Atlantic Ocean to the south.

The town forms an urban area that falls from the mountain slopes in the coastal plains. These natural elements form the foundation for the structure of the town and its spaces. The shape of the mountains overtops the urban edge and the rocky coastal edge creates a predominantly fine-grained urban form. The built environment responds to the steep and rocky terrain, manipulating the natural landscape of the area. The Fynbos River Lagoon to the west and Sogabing Lagoon to the east are significant geographical elements.

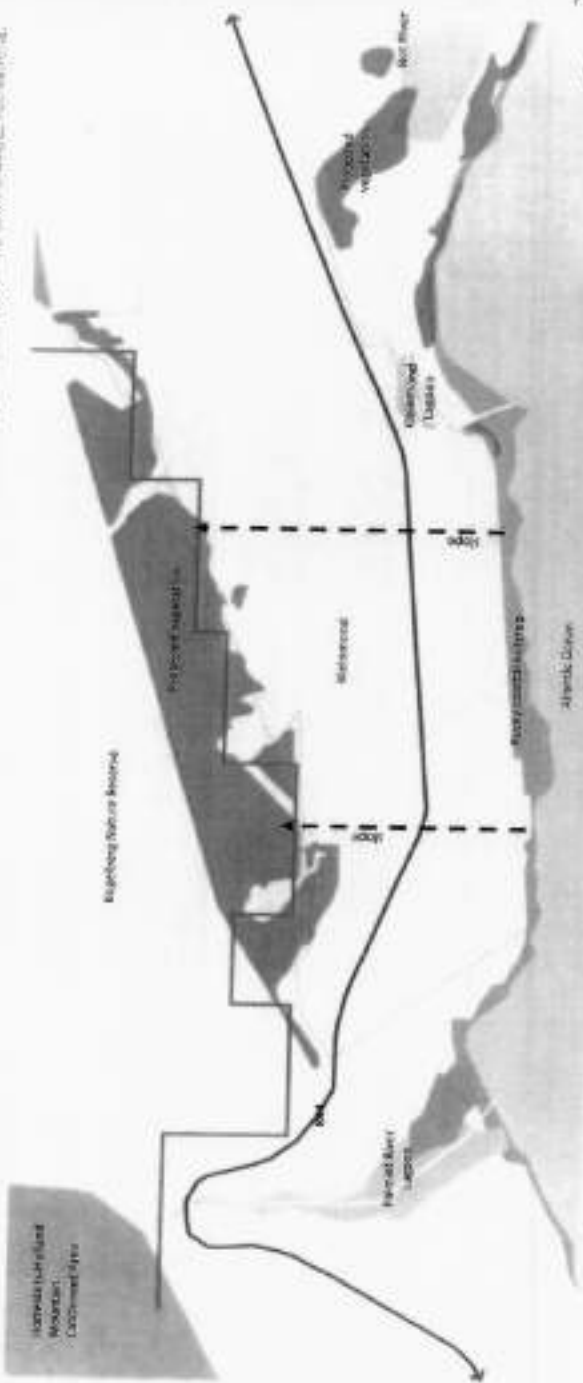


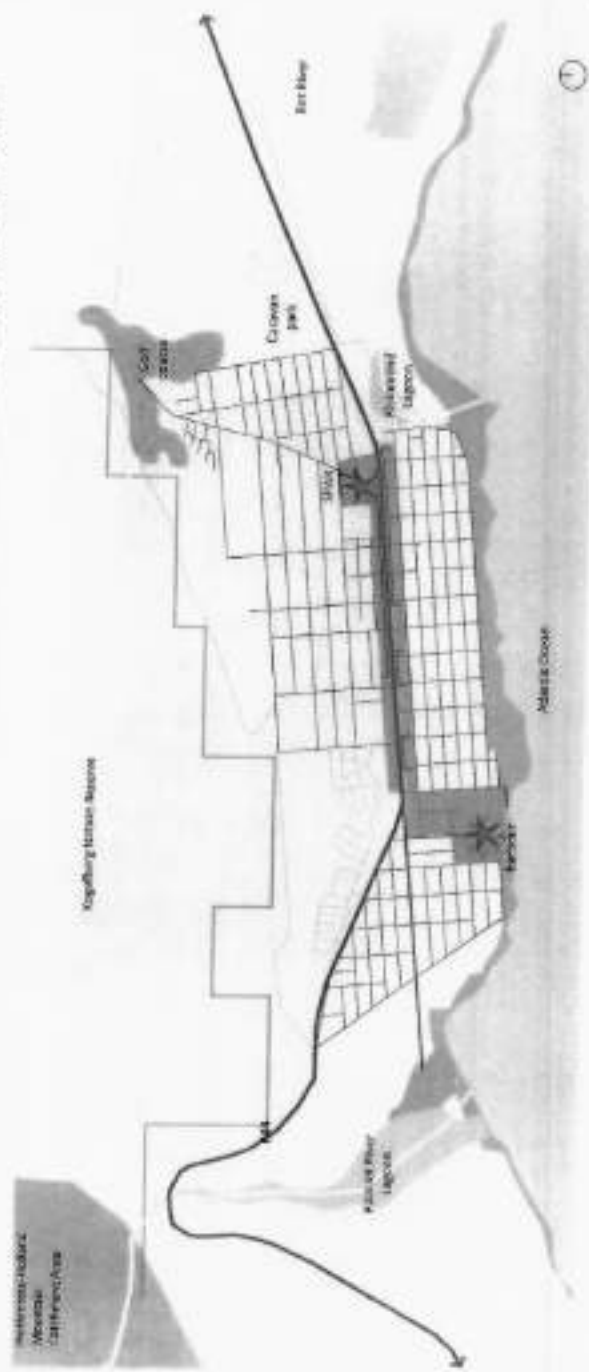
Figure 1.1: Site plan of the town of Sogabing, showing the natural landscape and the built environment.

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5. Town Structure

The town is situated in a linear fashion, nestled between the mountain and the sea and along a grid structure, yet towards the mountain and down towards the coast, lines are not straight through the middle of the town, consists of a ribbon of contemporary retail and service functions for local residents. The town is characterised by a regular grid pattern, linear mostly in the middle-high income regions of the town, and is distinctly separated from the low-income residents from the town, living in an area characterised by a disorganised grid pattern towards the east side of the town. The main road in the centre of the town has some activity on the ground floor, surrounding in an irregular building line on the east, which shows local traffic on the main road. The original town industrial area and highway area on the coast has been transitioning into a tourist area, but it is more vibrant with great quality landscaping well-kept. A golf course exists between the built settlement, and the mountain offering a buffer on the urban edge.



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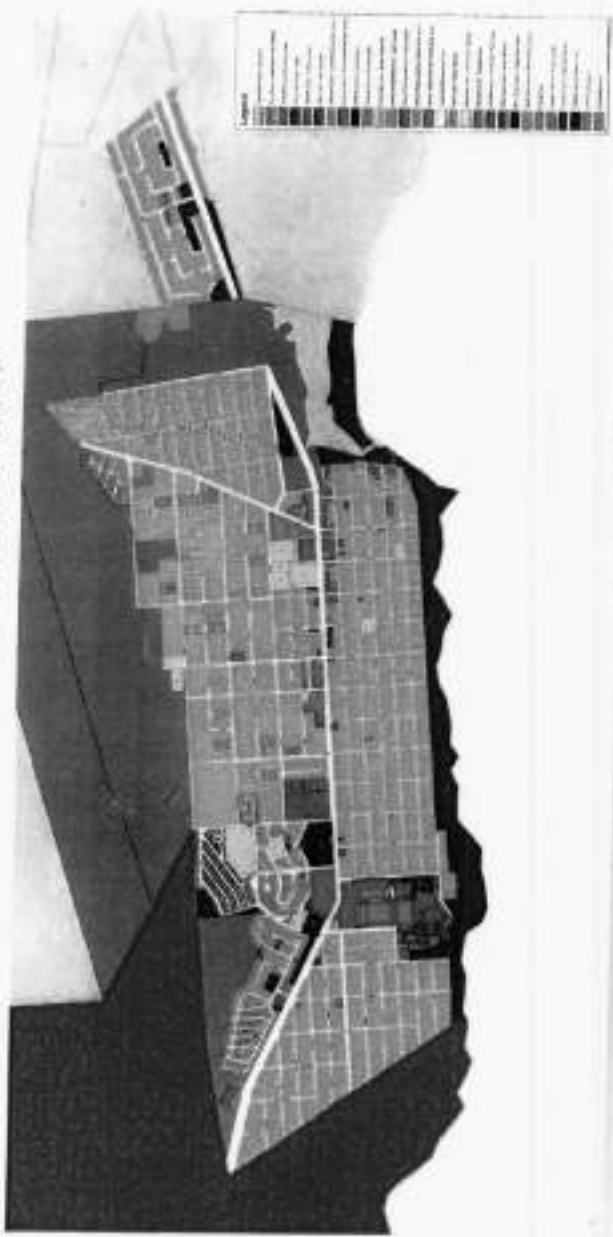
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6 Land Use

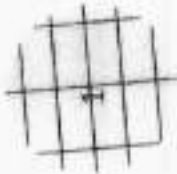
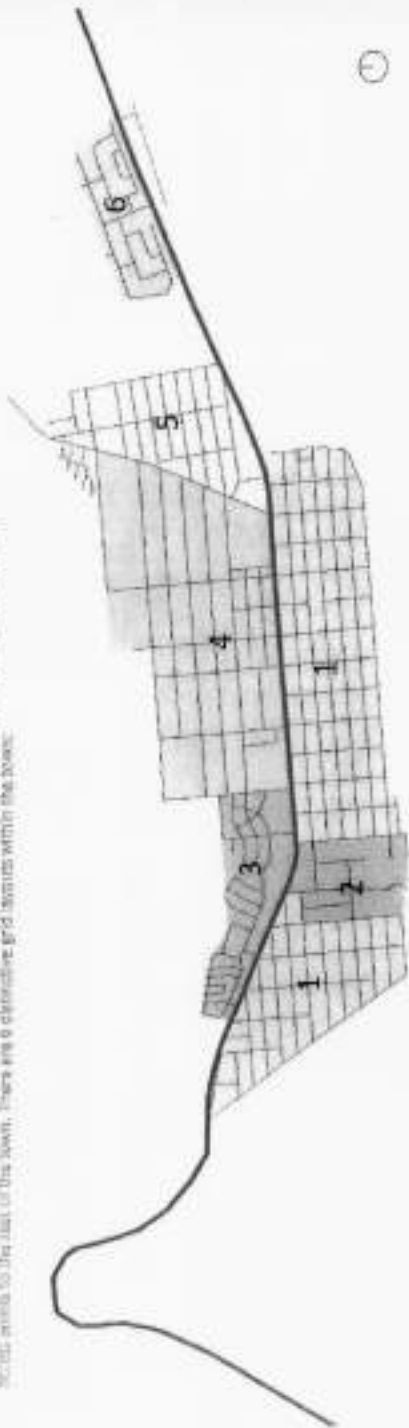
The zoning map for Glenora clearly illustrates that it is predominantly a residential town with some mixed uses along the Main Road and towards the harbour. The majority of the residential areas are laid out in a radial and concentric, whereas the newer middle-income residential neighbourhoods in the north western edge of the city are laid out in a grid pattern.

The main road is mostly residential, with most of its mixed use activity towards the western edge of the town. The northern edge of the built urban fabric is bound by a "Special Zone" (green area) to prevent urban creep into the protected mountain vegetation. The "Special Zone" spreads towards the Main Road on the western edge of the town, accommodating a caravan park, and surrounding a newly developed neighbourhood to the far western periphery.



4. Grids and Corridors

This variety of the settlement is characterized by a regular rectangular grid system of slightly varying sizes that enable permeability and logical movement across most of the town. The new areas of the town, also known to most of the city's economic activities, are designed along a differently organized and unregular grid structure that allows better access points to the rest of the town. There are 6 alternative grid layouts within the town:



1. Regular rectangular grid



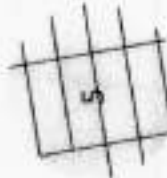
2. Irregular rectangular grid



3. Convoluted irregular street layout



4. Long rectangular grid



5. Long narrow rectangular grid



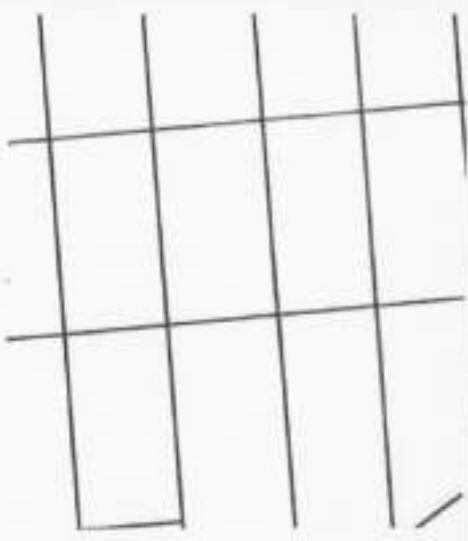
6. Irregular, independent street layout

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6. West rectangular grid

This plan recognizes grids in the north-south direction and to the south of the Main Road (towards the creek) indicates permeability from the main road to the streets which captivate an view to the mountains and the sea. The grid predominantly functions as a fine-grained, medium income residential area. The large and double storey homes are well defined within an individual and rectangular lot with high green border areas and streets facing the street. This area is characterized by neat homes facing the street with one side intersecting, jagged corners and a narrow interface with the street. Most streets lack a fronted pavement area, which contributes to the countryside suburban character of the area.



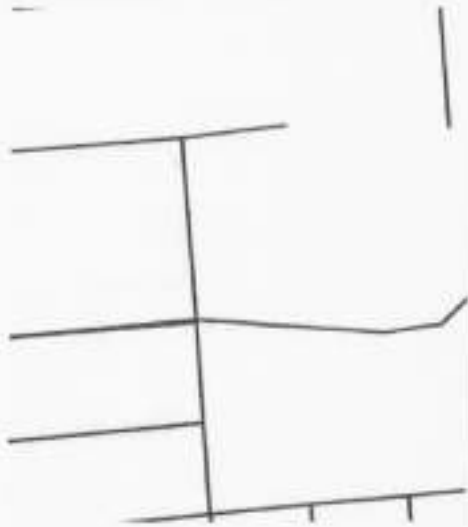
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READING THE CONTEXT

6. Integrate industrial grid

The regular industrial grid connects the ADA to the harbor through a lower gridded grid system that accommodates single stories, warehouses and light industrial functions. The matter of the street location is more than that of the residential area. Initial storefronts face the streets with large shop fronts and vehicular entrances. The wide street sidewalks function as parking spaces with little activity given to the pedestrian.

The location of city area transitions from light industrial to a high multi-story coastal destination towards the harbor. It creates vast large amounts of investment has gone into upgrading the pedestrian walkways with tactile paving, trees and seating elements. In restaurants and retail opportunities with some residential buildings along the coast in an attempt to create a vibrant high at the harbor.



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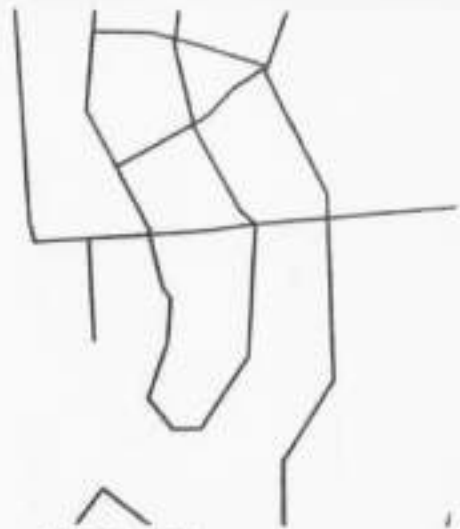
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5. Uncompleted irregular street layout

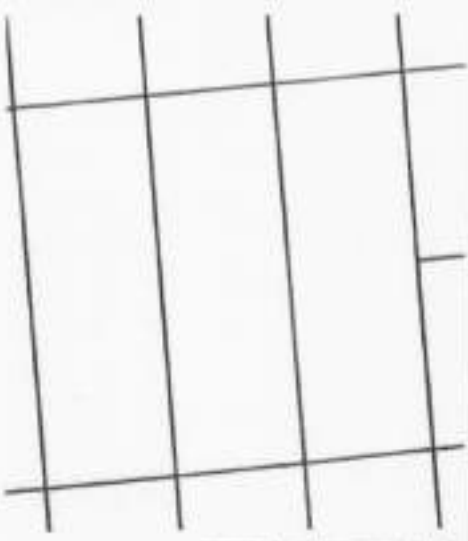
This residential street layout is the north western boundary of Richmond. It is distinctly separate from the rest of the town in its layout, it seems an remnant of the logical grid system of Richmond and has very limited access to the rest of the town. The inefficient, winding layout has resulted in irregular lot sizes, shapes and orientation and the area is significantly less desirable. The area consists of largely low-income residents, with irregularly distributed, usually tenanted, small, single storey houses and apartments, many of which are in poor condition with corrugated roof sheeting and many have added informal backyard dwellings on site made of corrugated sheeting. There is a fairly new high housing development to the north of this area and a rapid decline in the lot sizes which has been caused by an informal settlement.



READING RESOURCES

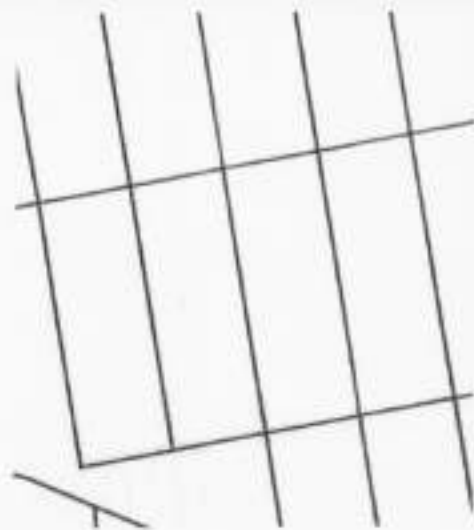
4. Lumpy-irregular grid

This irregular grid on the north of the main road towards the mountain is characterized by long, narrow blocks with larger lot sizes that accommodate a middle-high income residential neighborhood with large gardens and a lower density of dwelling units. The area has distinctly grass, neat and suburban with a low density of high-quality, the street pavements are well dressed and the houses face the street with either a side porch and/or balcony since it is showing the private garden to connect out to the street edge. There is a diversity of mature trees on either side of the streets and good views up towards the mountains and down towards the coast.



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ESCAPING THE CONCRETE



4. Long, narrow rectangular grids

The neighborhood blocks in this area are long, narrow and oriented at an angle to the typical dominant grid. It shows the typical X-shaped grid along Broadway Road, which runs diagonally from the Main Road to the northeast and southeast. It shows the two streets, higher income neighborhood on the west. The area consists of a fine-grained, single-double street residential development which is nestled between a residential neighborhood to the west, a golf course and retirement village to the north, a capture park to the east and sports precinct to the south.



Photo credit: www.flickr.com/photos/12110108@N00/1040011101/



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Photo credit: www.flickr.com/photos/12110108@N00/1040011101/

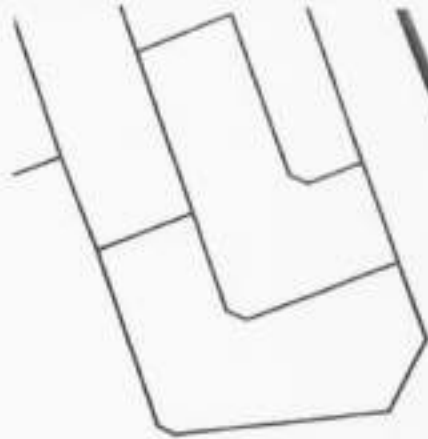
REDACTED

5. Proposed Subdivisions Street Layout

The neighbourhood is situated front the larger town by the carnival park. The grid pattern is typical of the area with a major road and a minor grid to house or existing streets. Suburban less permeability with access for movement. The neighbourhood is explored by mainly single storey residential housing of 100-150m² with generous and surrounding front gardens.



The existing layout with single storey residential houses and surrounding front gardens.



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Existing residential layout with surrounding front gardens.



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3. The Main Road



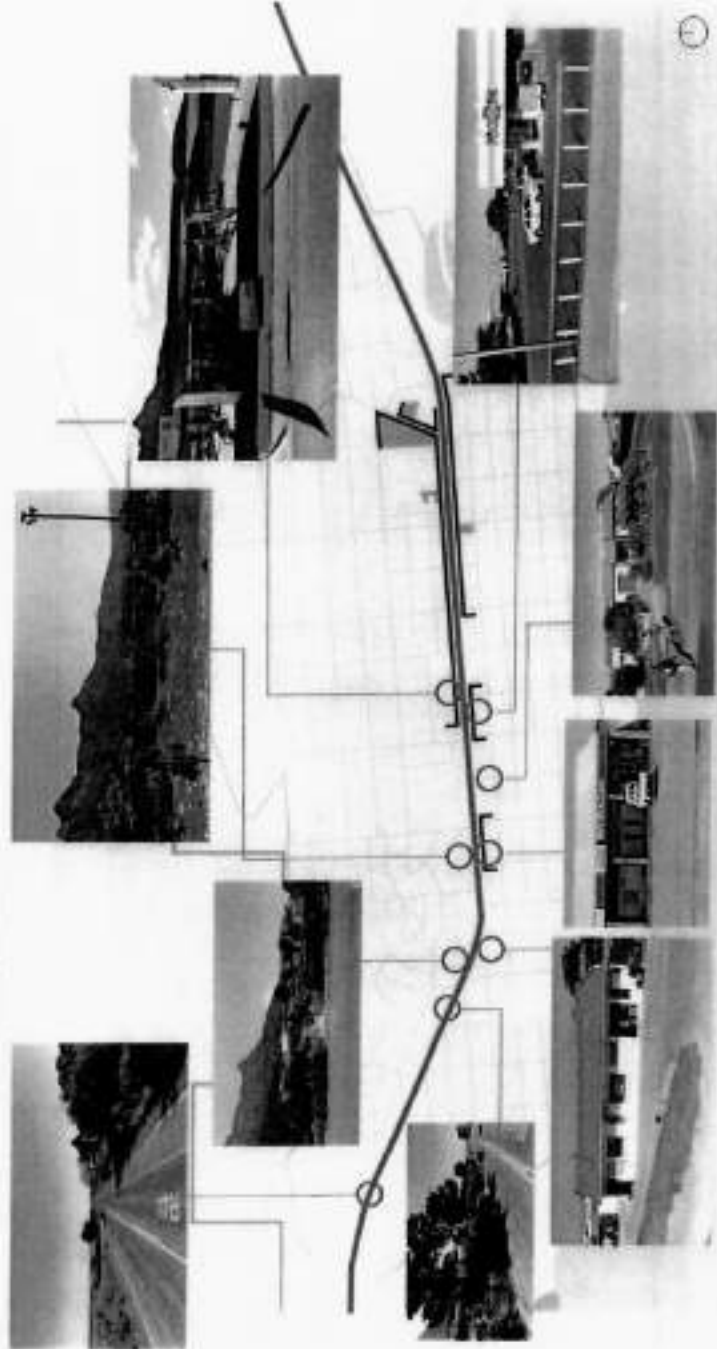
The 344 scenic route links multiple small towns along the coast along a winding road that is comfortably located near designed within its context between the mountain and the sea. The road connects multiple small, seaside towns, passing through the edge of the town at Skermond. The M44 running past the town, leading us to Skermond indicates a stretch of return, dominating, scenic drive access, unobscured by the natural weathered rocks. The mountain used to build the retaining edges of the road. This unique expanse of landscape of towns and towns is suddenly morphed into a coastline main trail as it runs through Skermond. The Main Road takes on the form of a feature between two nearby mountains. It follows commercial, retail and recreation use with no fixed form or logic that clearly defines the main road.



REASONS TO GO SOUTH

6. The Water Road

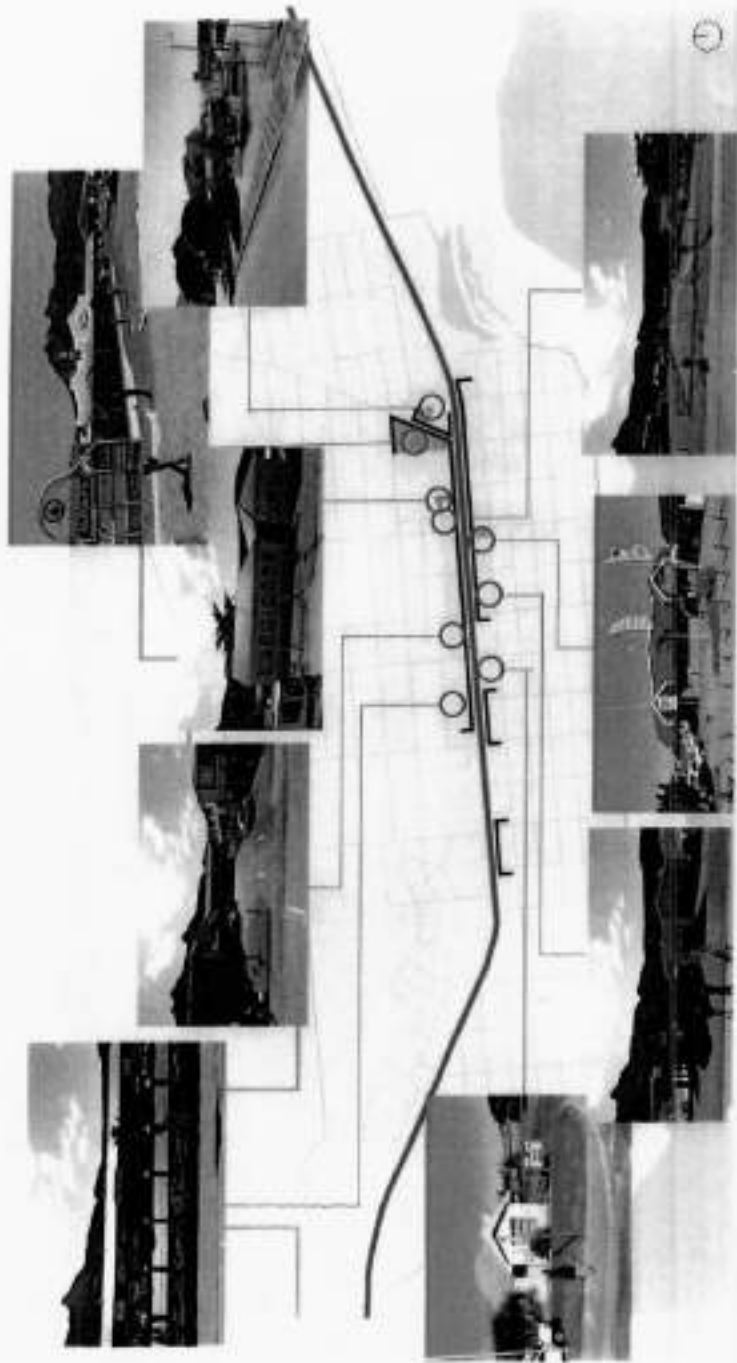
The main road through the town is relatively well defined and easily accessible from most parts of the town grid heading off it towards the mountains or the coast. This road includes a mix of uses such as residential, services, and retail.



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READING THE CONCEPT

1. The Outer Road



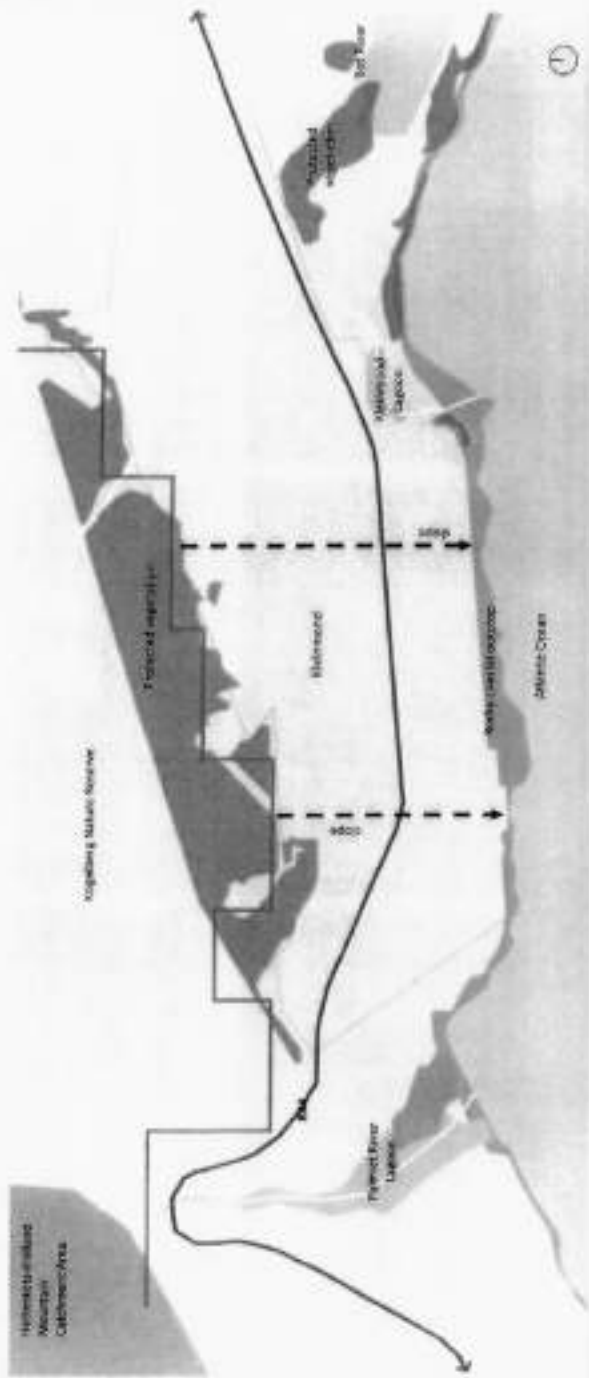
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A. Landforms and Features

The entire watershed is the most prominent structural element of the basin. The bathymetry is marked between four major relief elements: the mountain, the coast and the water divide, the lake and the sea. The shape of the land from the mountain to the ocean forms the physical form which determines the land, water and the atmosphere.



READING THE COMBAT

6. Landscape and future

Entrance to the city



Protected Nature



Built cooperative



View with ridge



Built Centre



Typical built landscape



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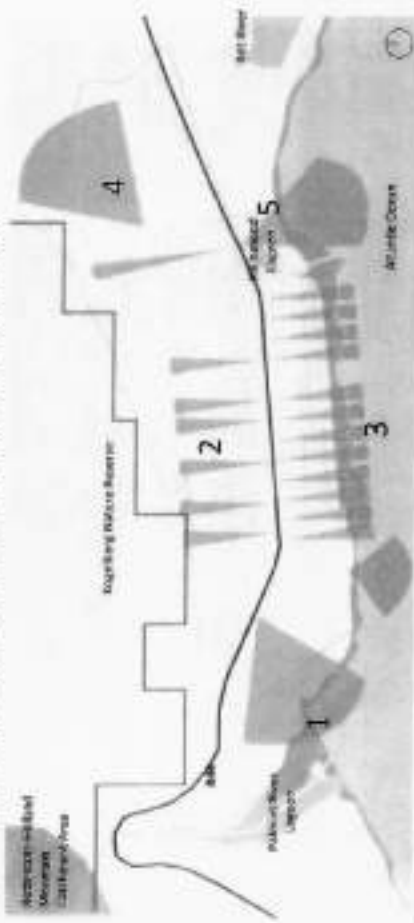
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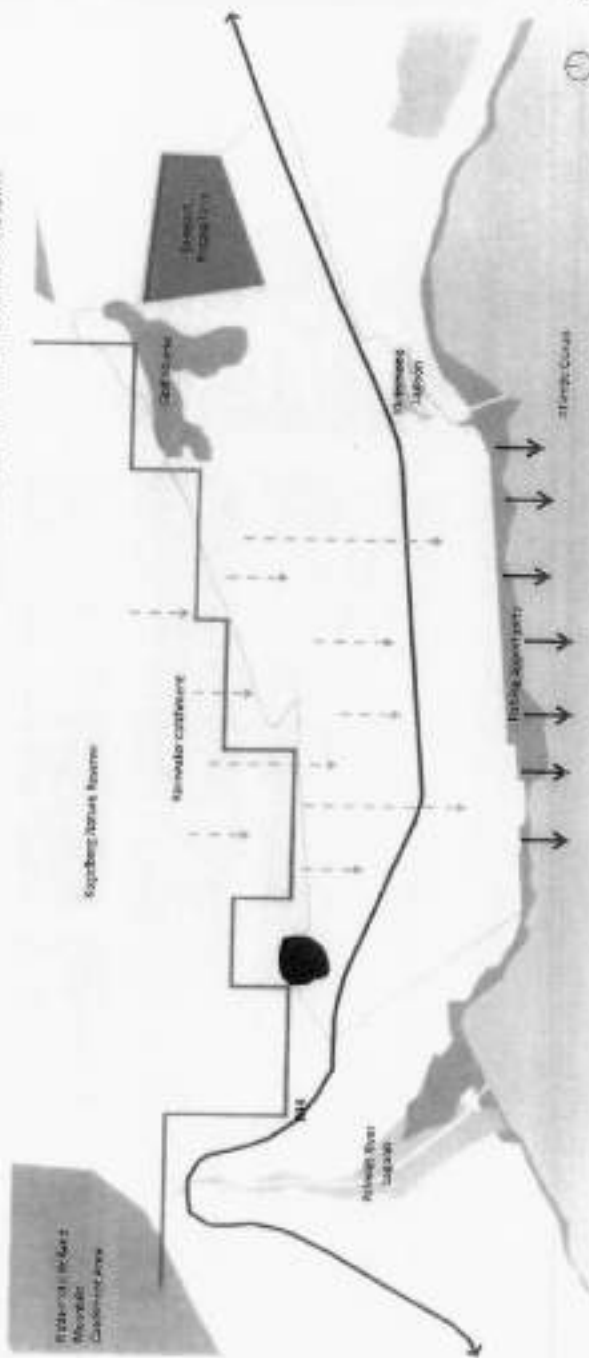
REASONING THE COURSE

2. **Identify the Regions**
 Identify physical features and close proximity of roads to identify the most valuable assets. The close of the road from the mountain to the coast, together with the north-south grid layout, established on these sites from almost any point within the town.



4. Working conditions: Promotes and explains

The natural terraces in use of Guatemala's most volcanic regions, some of these have been productive as a source of livelihood for the town for over 300 years, making them the cradle of the most historic form of productive landscape. Although on the decline in recent years, the establishment of this town has its origins in taking of the land coast. The Lamaca people farm to the north east of the town in another form of productive landscape adding back to the origins of the town and its first formal land parcel. The empty surface of the town from the slopes of the mountain to the ocean forms a rainwater catchment area for freshwater accessible to the town.



Sustainable Rainwater | Confronting | 2008 | 100%

READING THE ECOSYSTEM

5. Landscape of Exclusion: Self-Organized and Shared Communities

When the early economic settlers in Kuzmenko tried to reorganize the space configurations with their own set of control, they of "the other" and "we" groups are to emerge from the settlement and have clearly defined "right" and "left" neighborhoods. Identified on a map as "right" and "left" neighborhoods, identified on a map as "right" and "left" neighborhoods. Neighborhoods of varying economic status have few roads or roads between them and access from the poor neighborhood to the north west of town was significantly lower within of access (being it to the main road). This is apparent when consulting it to the numerous roads leading to their neighborhoods to each other and access to the town. This is emphasized by a landscape of exclusion apparent within the town characterized by informal settlements, separate urban forms, limited social and economic opportunities.

As increasing numbers of poor in Kuzmenko, sought as the form of a pattern of boundaries with well defined, separation of functions, neighborhoods, roads and spatial elements. In addition to this, a landscape of control is taking hold of parts of Kuzmenko, established by the separation of functions and neighborhoods with informal access points and roads, as well as an increasing number of gated communities.

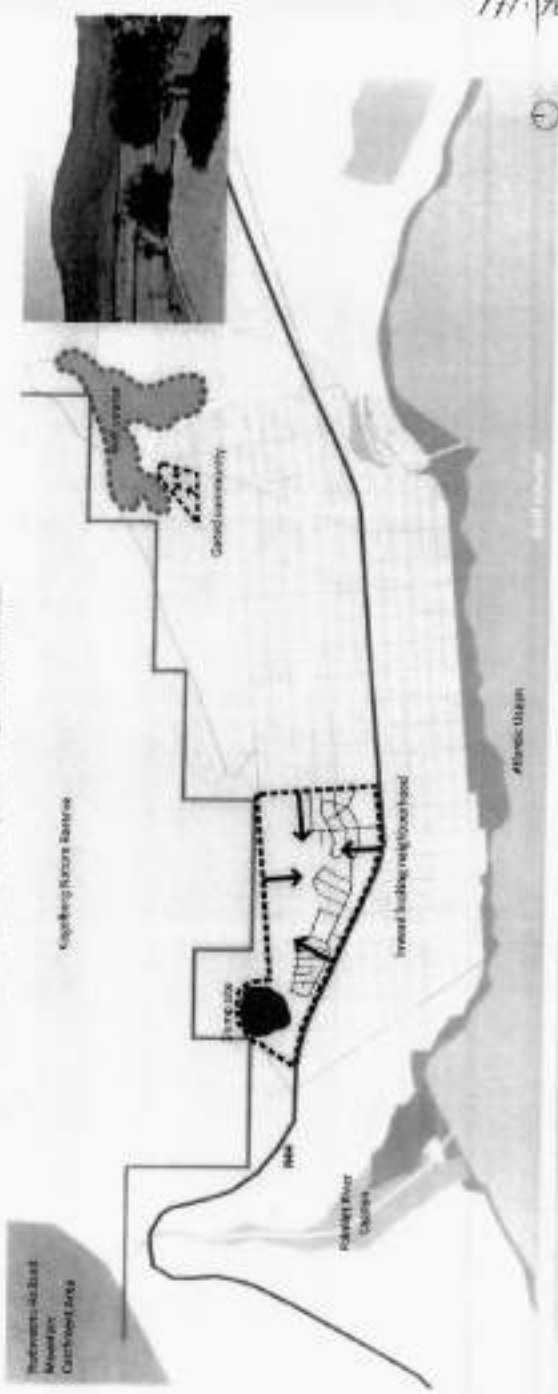


Figure 10. Landscape of Exclusion: Self-Organized and Shared Communities

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MAINTENANCE

6. List of Facilities Golf Course and Golf Committee

Clubhouse



High walls with electric fencing



Practice benching



Ultraviolet Storage



High walls with lighting and inventory



Ultraviolet fencing



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10. Transition

Montreal has been slowly densifying over time, the majority of the densification is across the centre of the town which includes the high income neighbourhoods. Since 1970 the north of the main coast where residential plots were originally large to accommodate small buildings. In recent years, as multi-scale farming within the limits of Montreal's suburbs, these plots have been subdivided and sold to the private sector, densifying the neighbourhood with more middle-high income families in some of the most well located parts of town. There is potential for this could densification to have an impact on income integration across the town, by bringing middle income people across the affordable housing spectrum to the centre of town.



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Самые лучшие маршруты в разных странах, которые вы можете увидеть на своем пути, включая все виды животных, птиц, насекомых, рептилий, амфибий, млекопитающих, птиц и рыб. Вы увидите все виды животных, птиц, насекомых, рептилий, амфибий, млекопитающих, птиц и рыб. Вы увидите все виды животных, птиц, насекомых, рептилий, амфибий, млекопитающих, птиц и рыб.

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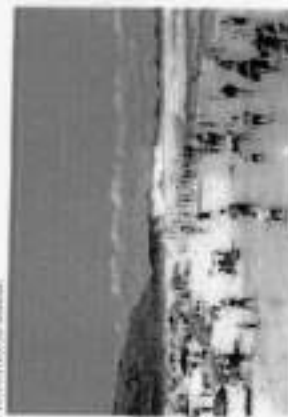
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ANNEXURE C2
ENVIRONMENTAL DRAFT DUE DILIGENCE REPORT

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**ENVIRONMENTAL DUE DILIGENCE TO INFORM THE
KLEINMOND HOUSING SITES AND OVERHILLS
UPGRADES, KLEINMOND, WESTERN CAPE.**

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Date: 28 September 2018

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1. ENVIRONMENTAL DUE DILIGENCE

This due diligence was undertaken to determine the applicability of the investigation into Kleinmond housing sites and Overhills upgrades in terms of the Environmental Impact Assessment Regulations (GN R. No. 983, GN R. No. 984 and GN R. No. 985 [4 Dec 2014, as Amended 07 April 2017]) under the National Environmental Management Act, 1986 (Act No. 107 of 1986) (NEMA), which replaced the 2010 Regulations (GN R No. 543, GN R No. 544, GN R No. 545 and GN R. No. 546) on the 8th of December 2014.

Kleinmond is currently experiencing a tremendous housing shortage which has resulted in increased pressure from the Kleinmond community. The Overstrand Municipality and Provincial Department of Human Settlements are in the process of investigating possible locations for further housing sites in order to increase the housing and related infrastructure supply in Kleinmond.

The following sites were identified during the investigation process and hence all the identified sites will be taken into account in this report. Please refer to Table 1 below for the property description of the identified areas.

Table 1 Property Description of the Identified Areas In Kleinmond

Identified Area	Property Number	Location	Size
Area 1	Re/Erf 5482 & Erf 5453	Located to the West of the existing Overhills Informal Settlement, to the North of the R44 (Main Road), Kleinmond	8.860 Ha
Area 2	Re/Erf 5462	Located along the footlopes of the Palmiet mountain; to the West of the new Protea Dorp residential housing area.	1.401 Ha
Area 3	Erf 6892	Located approximately 60 metres North of Main Road.	0.435 Ha
Area 4	Erf 6936	Located directly North of the R44 (Main Road).	0.666 Ha
Area 5	Re/Erf 5482 & Erf 6099	Located directly North of the R44 (Main Road).	0.538 Ha
Area 6	Erf 6742	Located directly South of the R44 (Main Road).	1.291 Ha
Area 7	Erf 8640	Located to the South of the R44 (Main Road); in the Kleinmond Industrial Area.	0.557 Ha
Area 8	Erf 8188, 8638, 8637, 8638, and 8639	Located to the East of the Kleinmond Industrial Area.	0.843 Ha

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Area 9	Re/Erf 5462 and Erf 6562	Existing Sport Field located to the North of the R44 (Main Road).	2.476 Ha
Area 10	Erf 6168	Property located to the North of R44 (Main Road).	2.788 Ha
Area 11	Erf 5772; 5773; 5774; 5775; 5776; 5777; 5778; and 5780.	Property located to the North of Area 10; North of the R44 (Main Road).	0.777 Ha
Area 12	Erf 8022; 8014; 8015; 8018; 8017; 8016; 8019; 8020; 8021; 8022; 8023; 8024; 8025; 8028; 8027; 8026; 8029; 8030; 8031; 8032; 8033; 8034; 8035; 8036; 8037; 8038; 8039 and 8040.	Property located to the North of Area 11; North of the R44 (Main Road).	1.782 Ha
Area 13	Re/Erf 4754	Property located to the North of Area 12; North of the R44 (Main Road).	4.447 Ha
Area 14	Re/Erf 5482	Property located along the footslopes of the Palmiet Mountain; located to the North of 13 th Avenue.	8.067 Ha
Area 15	Re/Erf 5482	Property located along the footslopes of the Palmiet Mountain; located to the West of 15 th Avenue.	2.899 Ha
Area 16	Portion 8 of Farm 563	Property located to the East of the Kleinmond golf course.	35.80 Ha
Area 17	Re/Portion 10 of Farm 563	Property located to the East of the entrance to Kleinmond; North of the R44 (Main Road).	8.735 Ha
Area 18	Portion 12 of Farm 563	Property located along the East of Kleinmond; South of the R44 (Main Road).	16.815 Ha
Area 19	Re/Farm 562	Property located to West of Kleinmond; South of the R44 (Main Road).	31.152 Ha
Area 20	Servitude on Re/Erf 5482	Area refers to registered servitude in the existing Overhills area.	0.457 Ha

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The aim of this Due Diligence is to assess the environmental constraints and viability of the identified sites in order for the housing and infrastructure backlog to be addressed in Kleinmond, as well as:

assess the environmental law related, statutory processes required, in order to ensure lawful commencement of construction activities on the mentioned sites. This due diligence is a broad scaled overview of the proposed development site from a biophysical perspective.

1.1 Proposed Kleinmond Housing Due Diligence

The proposed developments and the subsequent possible need for assessments were screened by GNEC in terms of the following legislation:

- The Environmental Impact Assessment Regulations (GN R. No. 983, GN R. No. 984 and GN R. No. 985 (4 Dec. 2014, as amended on 07 April 2017)) under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), which replaced the 2010 Regulations (GN R. No. 543, GN R. No. 544, GN R. No. 545 and GN R. No. 546) on the 8th of December 2014;
- National Heritage Resources Act, 1999 (Act No. 25 of 1999);
- National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003);
- National Veld and Forest Fire Act, 101 (Act No. 101 of 1998);
- National Water Act, 1998 (Act No. 36 of 1998);
- Mountain Catchment Areas Act, 1970 (Act No. 63 of 1970); and the
- Protected species – Provincial Ordinances.

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Guillotine Net
APPLICATIONAL EXPERTISE

1.2 Important Definitions to consider:

For this due diligence, it is important to understand some of the definitions (in terms of NEMA and other relevant legislation) in order to better understand the applicability of the legislation on this property development situation.

Expansion is defined by NEMA as follows:

"**Expansion**" means the modification, extension, alteration or upgrading of a facility, structure or infrastructure at which an activity takes place in such a manner that the capacity of the facility or the footprint of the activity is increased.

Development is defined by NEMA as follows:

"**Development**" means the building, erection, construction or establishment of a facility, structure or infrastructure, including associated earthworks or borrow pits, that is necessary for the undertaking of a listed or specified activity, including any associated post development monitoring, but excludes any modification, alteration or expansion of such a facility, structure or infrastructure, including associated earthworks or borrow pits, and excluding the redevelopment of the same facility in the same location, with the same capacity and footprint.

Development footprint is by NEMA as follows:

"**Development footprint**" means any evidence of physical alteration as a result of the undertaking of any activity.

Agri-industrial is defined by NEMA as follows:

"**Agri-industrial**" means an undertaking involving the beneficiation of agricultural produce.

Industrial complex is defined by NEMA as follows:

"**Industrial complex**" means an area used or zoned for industrial purposes, including bulk storage, manufacturing, processing or packaging purposes.

A watercourse is defined by NEMA as follows:

"**Watercourse**" means –

- (a) a river or spring;
- (b) a natural channel or depression in which water flows regularly or intermittently;
- (c) a wellpit, lake or dam into which, or from which, water flows; and
- (d) any collection of water which the Minister may, by notice in the Gazette, declare to be a watercourse as defined in the National Water Act, 1998 (Act No. 36 of 1998) and a reference to a watercourse includes, where relevant, its bed and banks;

A "wetland" means land which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is periodically covered with shallow water, and which land in normal circumstances supports or would support vegetation typically adapted to life in saturated soil.

Indigenous vegetation is defined by NEMA as follows:

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"Indigenous vegetation" refers to vegetation consisting of indigenous plant species' occurring naturally in an area, regardless of the level of alien infestation and where the topsoil has not been widely disturbed during the preceding ten years.

1.3 Environmental Impact Assessment Process

It should be noted that the NEMA allows for two (2) different EIA processes. These processes are discussed below and the process flow for these assessments are indicated in Figure 1 and Figure 2 below.

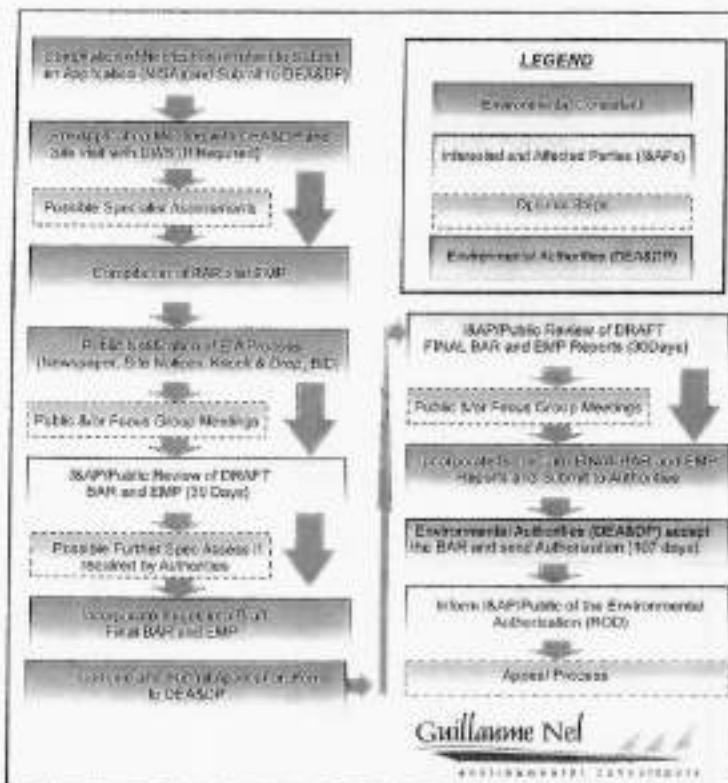


Figure 1 The Basic Assessment Process

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This process will have to be followed if activities in terms of the Environmental Impact Assessment Regulations GN R. No. 983 and GN R. No. 985 under NEMA are triggered by a proposed development.

The time period for these assessments can be between 6 and 9 months (depending on specialist assessments, the availability of bulk services for the proposed development, possible public and/or December holidays during the process as well as possible delays due to review periods of the Reports by the authorities).

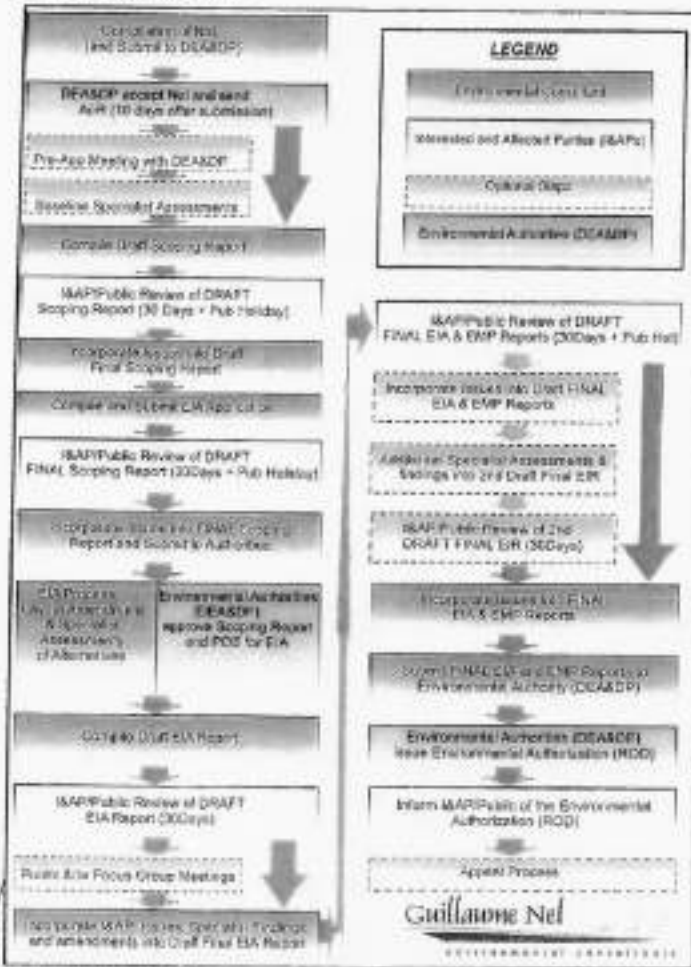


Figure 2 The Full EIA Process

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This process will have to be followed should activities in terms of the Environmental Impact Assessment Regulations, G.N.R. No. 984 under NEMA be triggered.

The time period for these assessments can be between 12 and 18 months (depending on specialist assessments, the availability of bulk services for the proposed development, possible public and/or December holidays during the process as well as possible delays due to review periods of the Reports by the authorities).

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2. ASSESSMENT OF THE IDENTIFIED SITES

In this due diligence, projects where:

Assessments and authorizations is still required, will be highlighted in red;

Areas where no additional authorizations will be required, will be listed in blue;

Areas where additional authorizations may be required, subject to additional information, will be listed in orange.

The identified areas one and two are investigations into possibly expanding the current Overhills informal settlements, while the remaining alternatives are investigations into new development locations.

Initially, twenty land parcels have been identified by the project team as possible areas where development can take place. The twenty land parcels have been identified for different land use purposes; hence this due diligence assesses development in a general sense and does not specify specific land uses per identified land parcel.

It should be noted that the identified Area 20 refers to the current electrical servitude registered in the identified Area 1 land parcel. Hence, the assessment of Area 20 will be similar to the assessment of Area 1. Please refer to Section 2.1 to 2.7 below for the assessment of Areas 1 and 19.

Please refer to Figure 3 below for the twenty (20) land parcels as identified by the project team.

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Figure 3 Identified Areas 1 to 20 proposed for future development, Kletsmoos

2.1 Environmental Assessment of the Sites

2.1.1 Location

Kleinmond is a coastal town situated within the Overberg region of the Western Cape. Kleinmond is located approximately 110 kilometres from Cape Town, located in a south eastern direction. Hermanus is located approximately 35 kilometres to the East of Kleinmond, with Betty's Bay located roughly 11 kilometres to the West of Kleinmond. Kleinmond falls within the jurisdiction of the Overstrand Municipality.

Please refer to Figure 4 below for the Locality Map of Kleinmond.

2.1.2 Topography

Kleinmond is surrounded by the Palmiet Mountain Range to the North, and the Atlantic Ocean to the South. This has resulted in a natural slope across the town, from North (high point) to South (low point). Sections of Kleinmond located along the Northern outskirts of town are characterised by very steep slopes.

Please refer to Figure 5 below for the Topographical Map of Kleinmond.

2.1.3 Underlying Geology

The soils along the northern roadways of Kleinmond, along the Palmiet Mountain Range, are characterised as the t085 land type. The soils are furthermore characterised by miscellaneous land classes being very rocky with little or no soils. Furthermore, the geology is quartzitic sandstone of the Peninsula Formation and of the Goudini and Skunweberg Formation, separated by shale of the Cedarberg Formation, Table Mountain Group (Cape Farm Mepper, 2016).

The vast majority of Kleinmond is characterised by the Gb4 land type, including soils with a diagnostic krikhunic horizon, predominantly shallow (Houwhoek form). The geology is colluvial and alluvial sand (Cape Farm Mepper, 2016).

Lastly, a small portion to the West of Kleinmond is characterised by the Mb 27 land type. The soils are predominantly grey regic sands. The geology consist of recent coastal sand and dunes with slight occurrence along the coast of shale of the Bokkeveld Group and sandstone of the Peninsula Formation, Table Mountain Group (Cape Farm Mepper, 2016).

Please refer to Figure 6 below for the geology map of Kleinmond.

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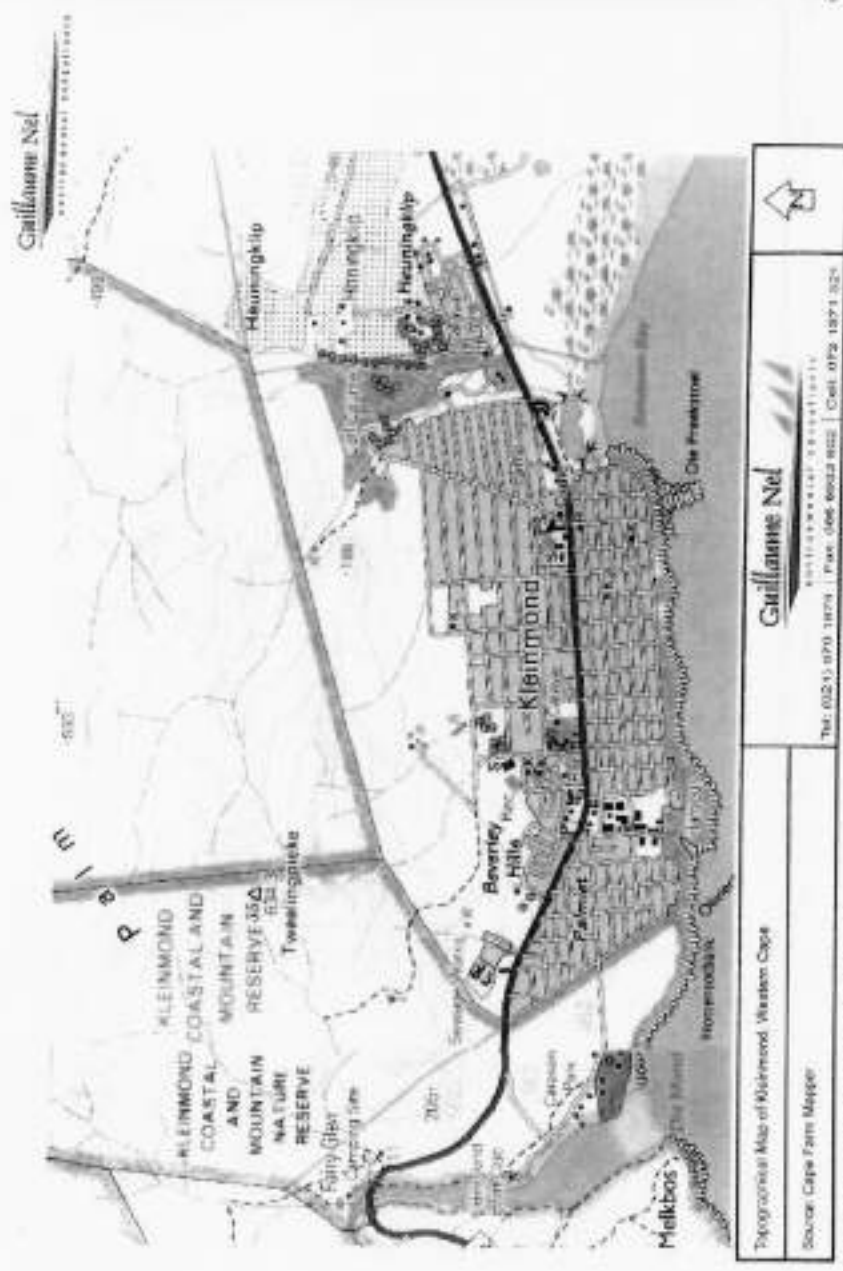
Locality Map of Kleinmond, Western Cape Made by Cape Town Mappers	 The (0011) 870 1876 - Fax (06) 8900 802 - Cell (072) 3827 3821	
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Figure 4 Locality Map of Kleinmond



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Topographical Map of Kleinmond, Western Cape
 Source: Cape Farm Mapper

Guillemes Nel
 0215 070 1878 | Fax: 021 6022 822 | Cell: 072 1871 324



Figure 5 Topographical Map of Kleinmond

19/7/2

Gaillanne Nef
PROFESSIONAL GEOLOGIST



Soils & Geology (ENPAT) Map of Klammond, Western Cape
Klammond: Cape Farm Klammond

Gaillanne Nef
PROFESSIONAL GEOLOGIST
1961 (2014) 8510 1874 Fax: 0818 0033 800 Cell: 072 1371 261

North arrow icon

Figure 6 Soils & Geology (ENPAT) Map of Klammond



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2.1.4 Conservation

The vegetation along the northern reaches of Kleinmond is characterised as Kogelberg Sandstone Fynbos (FFs11). The vegetation type is species rich and grows on high mountains with steep to gentle slopes, and undulating plains and hills of varied aspect. The conservation status of Kogelberg Sandstone Fynbos is Critically Endangered. Large sections of the vegetation type is conserved in the Hottentots Holland and Groenlandberg Nature Reserves and especially in the Kogelberg Biosphere Reserve (including the Kleinmond Coast and Mountain Reserves and the Kogelberg Nature Reserve) (Mucina and Rutherford, 2006).

The vast majority of Kleinmond is covered in the Hangklip Sand Fynbos (FF06) vegetation type. The vegetation type predominantly grows on sand dunes and sandy bottomlands supporting moderately tall, dense ericoid shrubland. The conservation status of Hangklip Sand Fynbos is Vulnerable, with roughly 20 % conserved in the Table Mountain National Park and Kogelberg Nature Reserve. The vegetation type has been disturbed between Pringle Bay and Hermanus, due to, amongst other factors, the construction of sawmills, golf courses, and graveyards (Mucina & Rutherford, 2006).

A small band of Western Coastal Shale Band Vegetation (FFb2) covers the north western section of the Palmiet Mountain Range. The vegetation type is a narrow 80 – 200 meter linear feature, which is smooth and flat in profile compared to the surrounding areas. The band supports diverse mesoterraced and fynbos shrubland. The conservation status of the vegetation type is Least Threatened and the conservation target of 30 % has been reached due to statutory and local authority reserves (Mucina and Rutherford, 2006).

The vegetation type that occurs along the western boundary of Kleinmond is characterised as Cape Lowland Freshwater Wetlands (AZ1). The vegetation occurs predominantly on flats and landscape depressions with extensive tall reeds of *Phragmites australis* and *Typha capensis*. The vegetation is found in temporarily or permanently flooded wetlands, sedge/marsh and rush-beds as well as macrophytic vegetation embedded in permanent water bodies. The conservation target of the vegetation type is 24 %, with 14 % statutorily conserved in National Parks, including the Cape Peninsula and Agulhas National Parks (Mucina and Rutherford, 2006).

Ouvberg Dune Strandveld (FE7) vegetation type is also found along the western section of Kleinmond. The vegetation type is found on scattered patches from Pletziels to the Cape Infants at the mouth of the Breede River. The conservation status of the vegetation type is Least Threatened with a conservation target of 30%. Roughly 30 % is statutorily conserved in the De Hoop, Water Bay and De Mond Nature Reserves (Mucina and Rutherford, 2006).

Lastly, Cape Seashore Vegetation (AZd3) vegetation type is found along the western coast line of Kleinmond. The vegetation type predominantly occurs along beaches, coastal dunes, dune slacks and coastal cliffs of open grassy, herbaceous and also dwarf shrubby vegetation. The conservation status of the vegetation type is Least Threatened with a conservation status of 20%. The vegetation type is statutorily conserved in the West Coast, Peninsula, Agulhas and various smaller National Parks (Mucina and Rutherford).

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Please refer to Figure 7 below for the vegetation type map of Kleinmond.

2.1.4.1 Critical Biodiversity Area

Due to the sensitive nature of the vegetation surrounding Kleinmond, cognisance should be taken regarding the Critical Biodiversity Areas surrounding the town.

Please refer to Figure 8 below for the Critical Biodiversity Areas Map of Kleinmond.

2.1.4.2 Kogelberg Biosphere Reserve

Biosphere reserves can be described as "areas of terrestrial and coastal ecosystem that are internationally recognised within the framework of the United Nations Education, Scientific and Cultural Organisation's (UNESCO's) Man and Biosphere programme" (Kogelberg Biosphere Reserve, 2013). The aim of the Kogelberg Biosphere Reserve (KBR) is therefore to investigate more sustainable use of natural resources, such as sustainable fishing, plant harvesting, sewerage alternatives, and many more. The KBR covers an extensive area amounting to 100 000 Hectares. The KBR hosts the most complex biodiversity in the world, with 1 800 different plant species found in the KBR (Kogelberg Biosphere Reserve, 2017).

The entirety of Kleinmond is located within the Kogelberg Biosphere Reserve; furthermore Kogelberg Nature Reserve also borders Kleinmond and hence the boundary of the Kogelberg Nature Reserve should be taken into account.

Please refer to Figure 9 below for a map of the Kogelberg Biosphere Reserve.

2.1.4.3 Botanical Specialist Study

Bergwind Botanical Surveys & Tours (cc) were appointed by Guillaume Nel Environmental Consultants (GNEC) in order to conduct a botanical survey of the identified Areas 2, 14, 15, and 19 in Kleinmond. GNEC is still awaiting the formal botanical survey report, and the below summary is based on the response received from Dr McDonald both verbally and electronically (via e-mail).

Dr Dave McDonald, botanical specialist, conducted a site visit of the identified Area 2. He confirmed that the area supports the Kogelberg Sandstone Fynbos vegetation type. Dr McDonald noted rare species in the area, but also confirmed that the area has been subject to a lot of disturbance and invasion by Australian myrtle (*Leptospermum laevigatum*). It is Dr McDonald's opinion that a limited amount of development can take place in this area, but not higher than the 70 meter above mean sea level contour.

Dr McDonald conducted an extensive site visit of Areas 14 and 15. He confirmed that the vegetation type present in Areas 14 and 15 are Kogelberg Sandstone Fynbos (Critically Endangered) and Hanglip Sandstone Fynbos (Endangered) and that a transition between the vegetation types exist. Transition zones (also referred to as ecotones) are areas where a high diversity of plant species are present and hence supports important ecological processes. Dr

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McDonald noted that the vegetation at Areas 14 and 15 are very sensitive and of very high conservation value. Areas 14 and 15 are mapped as Critical Biodiversity Areas.

Lastly, Dr McDonald conducted a site visit of the identified Area 19. Dr McDonald confirmed that Area 19 supports undisturbed Hanglip Sand Fynbos vegetation type, with a wetland present across the property in a North-West to South-East direction. Dr McDonald indicated that Area 19, from an ecological point of view, is highly sensitive and not suitable for development.

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Vegetation Map of Kleinmond, Western Cape		 AGRICULTURAL INFORMATION Tel: 022 871 8770 8878 Fax: 022 8600 8002 Email: info@griffiths.net	
Source: Cape Farm Mapper			

Figure 7 Vegetation Map of Kleinmond



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Critical Biodiversity Areas Map of Klarinck, Western Cape	 <p>Girifanme Nel SUSTAINABLE DEVELOPMENT Tel: 021 870 1870 Fax: 021 870 1870 Cell: 021 870 3211</p>	
<p>Senior: Cassi Fynn-McCoy</p>		

Figure 8 Critical Biodiversity Areas Map of Klarinck

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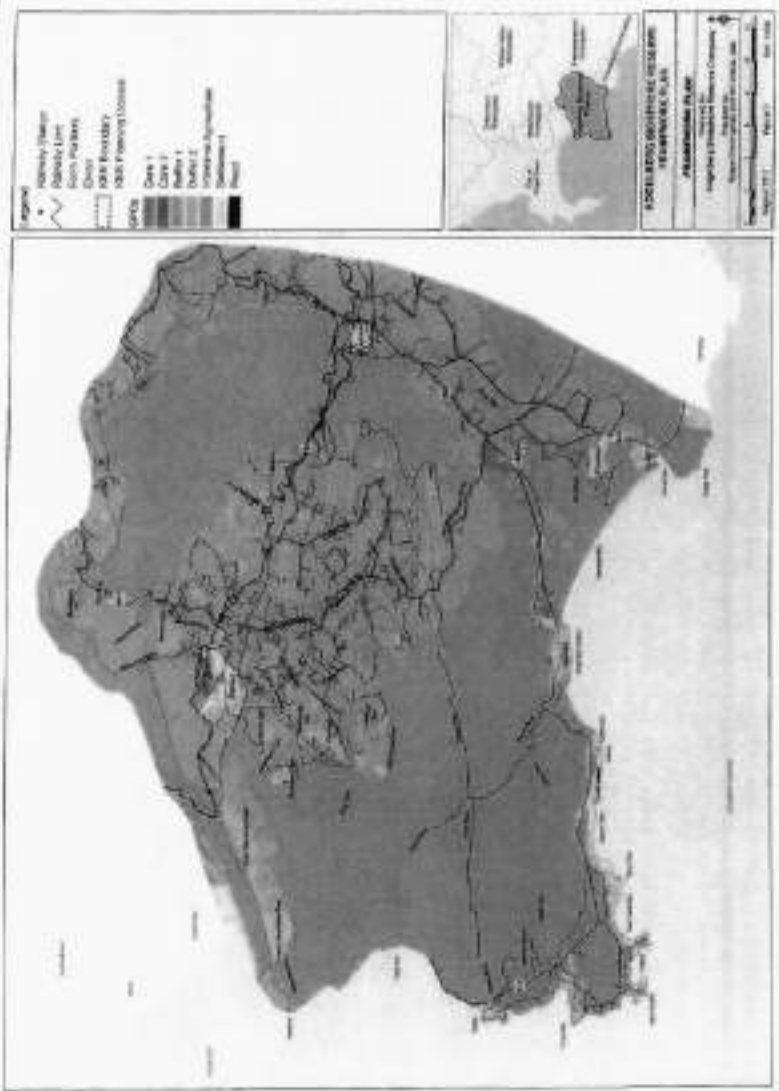


Figure 3 Map of Kogelberg Biosphere Reserve (KBR, 2011)

2.1.5 Freshwater Resources

Numerous water sources surround Kleinmond. Firstly, the Atlantic Ocean is the southern boundary of Kleinmond. Furthermore, the Palmiet River is located to the West of Kleinmond, and is categorised as a stream of order 2. Furthermore, numerous wetlands are scattered across Kleinmond and the constraints of these wetlands should be taken into account.

Please refer to Figure 12 below for the Freshwater Resources Map of Kleinmond.

2.1.5.3 Freshwater Specialist Study

As a result of the witness regime of the Western corner of Area 1A and 1B, Scientific Aquatic Services (SAS) were appointed by Guillaume Nel Environmental Consultants (GNEC) to conduct a freshwater constraints analysis for the identified Areas 1 and 1B in Kleinmond.

SAS confirmed that a depression wetland is located within the south western portion of Area 1 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 Area 1. Illegal dumping of building rubble and general waste was also noted within the northern portion of Area 1A. An excavated channel was furthermore identified along the northern portion of Area 1A. 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".

Please refer to Figure 10 below for the constraints and opportunities map of the identified Area 1A. Development of Area 1 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.

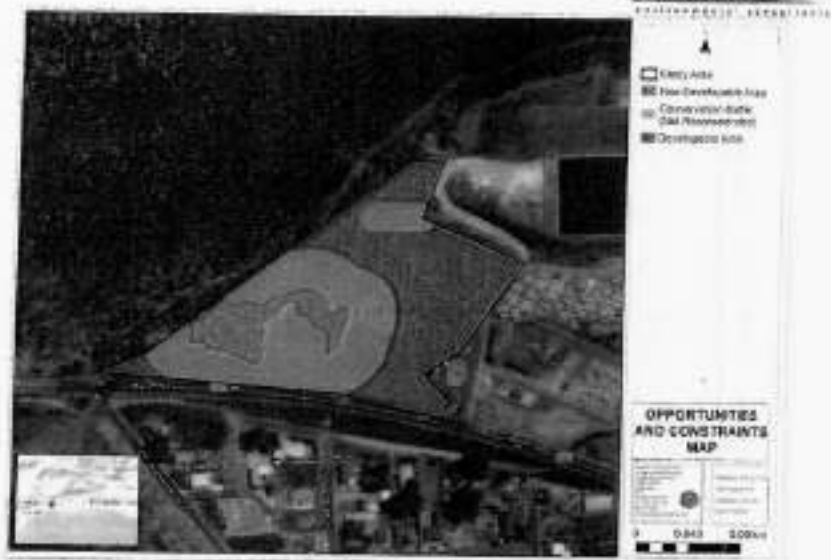


Figure 10 Freshwater Map indicating the sensitive areas of Area 1A located West of the Waste Transfer Station, Kleinmond (Marais, 2018)

SAS also conducted the freshwater constraints analysis for the identified Area 1B, amounting to approximately 33 hectares. SAS confirmed the presence of a large humic-based Unchanneled 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 1B), 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 fairly saved from a freshwater resource management and conservation due to the high ecological importance and sensitivity as well as the ecosystem provision of the Unchanneled Valley Bottom Peat Wetland".

Please refer to Figure 11 below for the constraints and opportunities map of the identified Area 1B. The green areas may be considered as developable areas in the future. However, the red sections should be avoided so far as practically possible.



Figure 11 Freshwater Map indicating the sensitive areas of Area 18, Kleinmond (Marsik, 2018)

2.5.5.2 Previous Authorisation – Heuningklip Farm

During 2007, application was made for a residential development on Portion 8 of Farm 563, Heuningklip, the identified Area 18, located along the Eastern boundary of Kleinmond. Due to the wetness of the property, a Freshwater Impact Assessment was conducted as part of the application. The results of the Freshwater Impact Assessment was the following:

"Much of Heuningklip Farm can be classified as "wetland", as defined in the Water Act (No. 36 of 1998). The quality of wetland habitat varies across the site, depending on the extent of soil and vegetation modification that has occurred" (Snaddon, 2007: 4).

"Two rivers / streams were included in (the) assessment. A small, probably season stream enters the study area at its north-western corner, from where it flows in an easterly direction before crossing the site in a southerly direction" (Snaddon, 2007: 4).

"A perennial, typical foothill river forms the western boundary of the study area" (Snaddon, 2007: 4).

The conclusion of the Freshwater Impact Assessment conducted by Snaddon (2007) were as follows:

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Gullkane Nil
CONSULTING ENGINEERS

"In terms of conservation importance, the perennial river is considered to be of **high conservation importance**. Similarly, the seasonal stream is also accorded **high conservation importance**. Both of these riverine systems must be conserved, and a suitable buffer, recommended to be of least 30 m for the river, and 20 m for the stream (less where it becomes a furrow) from the top of both banks, should be established and conserved. These areas are not suitable for development. Both the river and the stream are important in terms of the provision of ecological corridors for the movement of flora and fauna up and down the slopes of the Palmietberg, and even down into the coastal areas. The preservation of these systems and their riparian buffer zones will conserve and possibly improve this function. The wetlands located on the property vary in terms of conservation importance, influenced largely by the extent of soil modification. The type of wetland characteristic of the study area – acid oxide, ecologically sensitive, generally seasonal wetlands dominated by plants such as *Beetula* spp. – is of great regional importance, due to the uniqueness of such habitats, and also their threatened status. Several such wetlands were found on site – wetlands 1, 5 and 6 – and were thus found to be of **high conservation importance**. These areas are not suitable for development, and the wetlands should be protected by buffers of at least 30m".

Portion 5 of Farm Heuningklip No. 563, amount to 35.8 Ha in size. In 2007, the total developable area for the residential development that was proposed in 2007 amounted to 13.8 Ha. Therefore, the environmental constraints of Area 16, especially pertaining to freshwater resources, should be taken into account.

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<p>Water Resources Map of Kleinmond</p>	<p>Source: Cape Farm Mapper</p>

Figure 12 Freshwater Resources Map of Kleinmond



2.1.6 Agricultural Potential

The identified areas are mostly unsuitable for agricultural purposes due to firstly, some of the sites being environmentally sensitive, and secondly due to a number of the sites being located within the urban edge of Kleinmond. Therefore, Areas 16, 17 and 18 are the only sites which are used for agricultural purposes. However, Area 16 is located within the urban edge of Kleinmond and is therefore earmarked for development. Furthermore, Area 17 is currently utilised as a grazing area for game, while Area 18 is not currently being utilised for agricultural purposes.

It is therefore clear that development of Areas 16, 17 and 18 will not result in a significant loss of agricultural resource; and will not have an impact on the agricultural potential of the area.

2.1.7 Environmental Conditions Conclusion

As discussed in Section 2 of this report, Kleinmond is surrounded by various sensitive ecosystems pertaining to critical biodiversity areas, as well as freshwater resources. These environmental constraints should be taken into account for all future residential (and related) developments in Kleinmond. It is GNEC's opinion that the results of the botanical and freshwater specialist surveys be adhered to. The boundaries of the Kogelberg Nature Reserve and Kleinmond Coast and Mountain Reserve should also be taken into account.

2.2 Environmental Impact Assessment Regulations

The Table below indicates whether or not development on the identified Areas 1 to 10 will have to undergo an EIA Process. Should an EIA be required, the possible listed activities will be discussed in the tables below.

2.2.1 National Environmental Management Act, 1988 (Act No. 107 of 1988)

The listed activities in terms of the National Environmental Management Act, 1988 (Act No. 107 of 1988) were reviewed in order to determine whether the proposed operations will trigger any activities listed in terms of GN R. No. 903 (Listing Notice 1); GN R. No. 984 (Listing Notice 2); and GN R. No. 985 (Listing Notice 3); of December 2014 (as amended on 07 April 2017).

The type of development on the property will influence the listed activities that will be triggered in terms of the National Environmental Management Act, 1988 (Act 107 of 1988). The below listed activities are therefore a collection of possible activities that may be triggered through development of the sites.

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Table 2 Possible Listed Activities according to GN R. No. 083 (Listing Notice 1)

Act	Description	Relevance to this development	Possibility of Trigger and Possible Process
9	<p>The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water—</p> <p>(i) with an internal diameter of 0.36 metres or more; or</p> <p>(ii) with a peak throughput of 120 litres per second or more;</p> <p>excluding where:</p> <p>(a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or</p> <p>(b) where such development will occur within an urban area.</p>	<p>Any development of infrastructure for the transportation of water and storm water (according to the specified thresholds) located within the identified Areas 1 to 10 will however not trigger this listed activity should the property be located within the urban area of Kleinmared.</p> <p>This activity may therefore be triggered by the development of the areas located outside of the urban area, being the following areas:</p> <ul style="list-style-type: none"> • 14 • 17 • 18 • 19 	Possible Trigger
10	<p>The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes—</p> <p>(i) with an internal diameter of 0.36 metres or more; or</p> <p>(ii) with a peak throughput of 120 litres per second or more;</p> <p>excluding where:</p> <p>(a) such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or</p> <p>(b) where such development will occur within an urban area.</p>	<p>Any development of infrastructure for the transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes (according to the specified thresholds) located within the identified Areas 1 to 20 will not trigger this listed activity should the property be located within the urban area of Kleinmared.</p> <p>This activity may therefore be triggered by the development of the areas located outside of the urban area, being the following areas:</p> <ul style="list-style-type: none"> • 14 • 17 • 18 • 19 	Possible Trigger

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12	The development of-	Any development of	Possible Trigger
	<p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs -</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback exists, within 10 metres of a watercourse, measured from the edge of a watercourse; -</p> <p>including -</p> <p>(i) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbor;</p> <p>(ii) where such development activities are related to the development of a port or harbor, in which case activity 26 in Listing Notice 2 of 2014 applies;</p>	<p>infrastructure with a physical footprint of 100 square metres or more, located within a watercourse, or within 30 metres of a watercourse, taking place within the identified Area 1 to 20 will not trigger this listed activity should the property be located within the urban area of Glenwood.</p> <p>This activity may therefore be triggered by the development of the areas located outside of the urban area, being the following areas:</p> <ul style="list-style-type: none"> • 14 • 17 	<p>Possible Trigger - Area 16</p> <p>Triggered - Area 17, 18 and 19</p>
	<p>(iii) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</p> <p>(iv) where such development occurs within an urban area;</p> <p>(v) where such development occurs within existing roads, road reserves or railway line reserves; or</p> <p>(vi) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared;</p>	<ul style="list-style-type: none"> • 18 • 19 	

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19	<p>The filling or depositing of any material of more than 10 cubic metres etc. or the dredging, excavation, removal or moving of such material, unless such activity is necessary for the maintenance of a watercourse -</p> <p>but excluding where such filling, depositing, dredging, excavation, removal or moving -</p> <ul style="list-style-type: none"> (i) will occur behind a development setback; (ii) is for maintenance purposes undertaken in accordance with a maintenance management plan; (iii) falls within the ambit of activity 21 of this Notice, in which case that activity applies; (iv) occurs within existing ports or harbours that will not increase the development footprint; or (v) where such development is related to the development of a port or harbor, in which case activity 26 in Listing Notice 2 of 2014 applies. 	<p>The presence of weirs and overland flow across the identified areas, results in this activity being triggered. Hence, a Basic Assessment application process should be followed in order for development, regardless of the type of the development, to lawfully commence on the following sites:</p> <ul style="list-style-type: none"> • 1 • 2 • 8 • 13 • 14 • 15 • 16 • 17 • 18 • 19 	Triggered
22	<p>The clearance of an area of 1 hectare or more, but less than 10 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for -</p> <ul style="list-style-type: none"> (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan. 	<p>The presence of natural vegetation surrounding identified areas, results in this activity being triggered. Hence, a Basic Assessment application process should be followed in order for development, regardless of the type of the development, to lawfully commence on the following sites:</p> <ul style="list-style-type: none"> • 1 • 2 • 14 • 15 • 17 • 18 • 19 	Triggered

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45	<p>The expansion of infrastructure for the bulk transportation of water or storm water where the existing infrastructure –</p> <p>(i) has an internal diameter of 3.26 metres or more; or</p> <p>(ii) has a peak throughput of 120 litres per second or more; and</p> <p>(iii) where the facility or infrastructure is expanded by more than 1 000 metres in length; or</p> <p>(iv) where the throughput capacity of the facility or infrastructure will be increased by 10% or more;</p> <p>including where such expansion –</p> <p>(a) relates to transportation of water or storm water within a road reserve or railway line reserve; or</p> <p>(b) will occur within an urban area.</p>	<p>Any expansion of infrastructure for the bulk transportation of water and storm water (according to the specified thresholds) located within the identified Areas 1 to 19 will not trigger this listed activity should the property be located within the urban area of Kilmornd.</p> <p>This activity may therefore be triggered by the development of the areas located outside of the urban area, being the following areas:</p> <ul style="list-style-type: none"> • 14 • 17 • 18 • 19 	Possible Trigger
46	<p>The expansion and related operation of infrastructure for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes where the existing infrastructure –</p> <p>(i) has an internal diameter of 0.30 metres or more; or</p> <p>(ii) has a peak throughput of 120 litres per second or more; and</p> <p>(iii) where the facility or infrastructure is expanded by more than 1 000 metres in length; or</p> <p>(iv) where the throughput capacity of the facility or infrastructure will be increased by 10% or more;</p> <p>including where such expansion –</p> <p>(a) relates to the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes within a road reserve or railway line reserve; or</p> <p>(b) will occur within an urban area.</p>	<p>Any expansion of infrastructure for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes (according to the specified thresholds) located within the identified Areas 1 to 19 will not trigger this listed activity should the property be located within the urban area of Kilmornd.</p> <p>This activity may therefore be triggered by the development of the areas located outside of the urban area, being the following areas:</p> <ul style="list-style-type: none"> • 14 • 17 • 18 • 19 	Possible Trigger

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Table 3 Possible Listed Activities according to GN R. No. 984 (Listing Notice 2)

Act	Description	Relevance to this development	Possibility of Trigger and Possible Process
15	The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for- (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	This activity will be triggered should indigenous vegetation of an area of 20 hectares or more be cleared. Area 19 amounts to a total of 31,152 Ha. Therefore, a full EIA process will have to be followed should indigenous vegetation exceeding 20 hectares in extent be removed from Area 19.	Possible Trigger

Table 4 Possible Listed Activities according to GN R. No. 985 (Listing Notice 3)

Act	Description	Relevance to this development	Possibility of Trigger and Possible Process
12	The clearance of an area of 100 square metres or more of indigenous vegetation, except where such clearance of indigenous vegetation is required for maintenance purposes in accordance with a maintenance management plan. L. Western Cape L. Within any critically endangered or endangered ecosystem listed in terms of section 57 of the NEMBA, or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment (NSBA); L. Within critical biodiversity areas identified in biological plans; L. Within the littoral reserve zone or 100 metres inland from high water mark of the sea in an extensive littoral zone, whichever distance is the greater, including where such removal will occur within the development setback line on areas in urban areas; L. On land where, at the time of its coming into effect of this Act, or thereafter, such land was varied type status, conservation or had an equivalent zoning; or L. On land designated for protection or conservation pursuant to an Environmental Management Framework adopted in the provincial statute, or a Spatial Development Framework adopted by the MEC or Minister.	The sensitivity of Kleinmond's biophysical environment has been noted. Critical Biodiversity Areas (CBAs) surround the town on all sides. Therefore development of the following sites may trigger this activity: <ul style="list-style-type: none"> • 1 • 2 • 14 • 15 • 17 • 18 • 19 	Possible Trigger

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14	<p>The development of –</p> <p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 50 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 10 square metres or more.</p> <p>where such development occurs –</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback has been adopted, within 30 metres of a watercourse, measured from the edge of a watercourse.</p> <p>including the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.</p> <p>1. Western Cape</p> <p>i. Outside urban areas:</p> <p>(a) A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>(b) National Protected Areas Expressions Strategy Focus areas;</p> <p>(c) World Heritage Sites;</p> <p>(d) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</p> <p>(e) Sites or areas listed in terms of an international convention;</p> <p>(f) Critical biodiversity areas or ecosystem services areas as identified in systematic biodiversity plans adopted by the competent authority or in biogeographical plans;</p> <p>(g) Core zones in biosphere reserves; or</p> <p>(h) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined.</p>	<p>Any development of infrastructure with a physical footprint of 50 square metres or more, located within a watercourse, or within 30 metres of a watercourse, taking place within the urban area of Kleinmond will not trigger this activity. However, development of the following also may trigger this activity:</p> <ul style="list-style-type: none"> • 16 • 17 • 18 • 19 	Possible Triggers
15	<p>The transformation of land bigger than 1 000 square metres in size from residential, retail, commercial, industrial or institutional use, where such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.</p> <p>1. Western Cape</p> <p>i. Outside urban areas:</p> <p>ii. Inside urban areas:</p> <p>(a) Areas zoned for conservation and/or equivalent zoning, on or after 02 August 2010;</p> <p>(b) A protected area identified in terms of NEMPAA, excluding conservancies; or</p> <p>(c) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority.</p>	<p>Kleinmond is known for the nature conservation areas surrounding town. Therefore, development of area 14 (Special Zone) and area 19 (Open Space Zone 1: Nature Reserve) located outside of the urban area will trigger this activity.</p>	Triggered

2.2.1.1 EIA Regulations Conclusion (2014 EIA Regulations)

It is GNEC's professional opinion that development of the following identified areas will result in listed activities being triggered in terms of Listing Notice 1 (GN Reg. No. 983) and Listing Notice 3 (GN Reg. No. 985) which will therefore require a Basic Assessment Process to be followed. The sites include Areas 1; 2; 8; 14; 15; 16; 17; and 18. Furthermore, the development of Area 19 may trigger activity 15 in terms of Listing Notice 2 (GN Reg. No. 984) in which case a full EIA process will have to be followed. However, should the development of Area 19 not result in more than 20 hectares of indigenous vegetation to be removed, development of Area 19 will trigger activities in terms of Listing Notice 1 (GN Reg. No. 983) and Listing Notice 3 (GN Reg. No. 985) which will therefore require a Basic Assessment Process to be followed. Lastly, development of the following areas may possibly trigger activities in terms of Listing Notice 1 or 3 based on the proposed development, as well as the interpretation of the Department of Environmental Affairs and Development Planning (DEA&DP). It is therefore recommended that an Applicability Checklist be submitted to DEA&DP to determine whether development of Areas 4; 5 and 13 will trigger any listed activities.

A Basic Assessment will take approximately 12 months to complete, should the necessary consent from the Heritage Western Cape (HWC), the Department of Water and Sanitation (DWS) and the Overstrand Municipality be obtained. Furthermore, a Full EIA process will take approximately 16 months to complete, should the necessary consent from the abovementioned State Departments be obtained.

2.2 National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003)

The purpose of this act is to provide for the protection and conservation of ecologically viable areas representative of South Africa's Biological diversity and its natural landscapes and seascapes; for the establishment of a national register of all national, provincial and local protected areas; for the management of those areas in accordance with the national norms and standards; for intergovernmental co-operation and public consultation in matters concerning protected areas.

According to the NEMPAA, 2003, the system of protected areas in South Africa consist of the following kinds of protected areas:

- a) special nature reserves, nature reserves (including wilderness areas) and protected environments;
- b) world heritage sites;
- c) specially protected forest areas, forest nature reserves and forest wilderness areas declared in terms of the National Forests Act, 1998 (Act No. 84 of 1998); and
- e) mountain catchment areas declared in terms of the Mountain Catchment Areas Act, 1970 (Act No. 63 of 1970).

It should be noted that the Kleinmond Coast and Mountain Nature Reserve, the Hottentots-Holland Mountain Catchment Area; and the Kogelberg Nature Reserve borders Kleinmond to the West, North-West and North respectively. The abovementioned natural areas are registered in

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terms of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) as protected areas.

The identified Area 15 is located within the Kainmond Coast and Mountain Nature Reserve. Hence, the section of the property proposed for development should be de-proclaimed as a nature reserve in terms of the NEMPAA, 2003. The de-proclamation process is stipulated in the NEMPAA as follows:

- "24 (1) A declaration under section 23(1) may only be withdrawn –*
- a) in the case of a declaration by the Minister, by resolution of the National Assembly;*
 - b) in the case of a declaration by an MEC, by resolution of the legislature of the relevant province; or*
 - c) in terms of subsection (2).*
- (2) If the Minister or MEC, or the other party to an agreement, withdraws from an agreement referred to in section 23(3), the Minister or MEC must withdraw the notice in terms of which the land in question was declared a nature reserve or part of an existing nature reserve."*

Please refer to Figure 15 below for the boundaries of the nature protected surrounding Kainmond.



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Figure 13 Kleinmond Protected Areas in terms of the NEMPAA, 2003 (Act No. 57 of 2003)

2.3 National Veld and Forest Fire Act, 1998 (Act No. 101 of 1998)

The purpose of this act is to combat veld and forest fires throughout the republic of South Africa.

Special focus on Sections:

- Formation of Fire protection associations
- Duties of fire protection associations
- Fire Danger Ratings
- Duty to prepare and maintain fire breaks
- Requirements of fire breaks
- Actions to fight Fire

No activity is triggered by the proposed development.

2.4 National Water Act, 1998 (Act No. 36 of 1998)

The National Water Act guides the management of water in South Africa as a common resource. The Act aims to regulate the use of water and activities, which may impact on water resources through the categorization of listed water uses encompassing water extraction, flow attenuation within catchments as well as the potential contamination of water resources, where DWS is the administering body in this regard. The aim is to ensure that the nation's water resources are protected, used, developed, conserved, managed and controlled in ways which take into account amongst other factors:

- (a) Meeting the basic needs of present and future generations;
- (b) Promoting equitable access to water;
- (c) Facilitating social and economic development;
- (f) Providing for the growing demand of water use;
- (g) Protecting aquatic and associated ecosystems and their biological diversity;
- (h) Reducing and preventing the pollution and degradation of water resources;
- (i) Promoting dam safety; and
- (k) Managing floods and droughts.

Due to the presence of freshwater resources at numerous identified areas, application will have to be made to the Department of Water and Sanitation in terms of Section 21 e and f of the National Water Act (Act No. 36 of 1998) for the following identified areas:

- Area 1;
- Area 8;
- Area 14;
- Area 15;
- Area 16;
- Area 17;
- Area 18; and
- Area 19

Please refer to Table 5 below for a description of the Water Uses for which application will have to be made for a Water Use Authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998)

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Table 5 Description of Water Uses for which application will be made for a General Authorisation in terms of the National Water Act [Act 36 of 1998]

	Description of Water Use
Section 21 (c)	Impeding or diverting the flow of water in a watercourse;
Section 21 (f)	Altering the bed, banks, course or characteristics of a watercourse.

Additionally, development of the following areas may result in a Water Use Authorisation to be required in terms of the National Water Act, 1998 (Act No. 36 of 1998). These include **areas 2, 5 and 13**. It is however unclear at this stage whether a Water Use Authorisation is required for the specified areas due to the interpretation of the NWA by the Department of Water and Sanitation (DWS) varying from time to time. It is therefore recommended that the DWS be consulted regarding whether a Water Use Authorisation is required for the development of areas 2, 5 and 13.

2.5 Mountain Catchment Areas Act, 1970 (Act No. 63 of 1970)

The purpose of the Mountain Catchment Areas Act is to provide for the conservation, use, management and control of land situated in mountain catchment areas, and to provide for matters incidental thereto.

No activity is triggered by the proposed development.

2.6 Protected species – Provincial Ordinances

Provincial ordinances were developed to protect particular plant species within specific provinces. The protection of these species is enforced through permitting requirements associated with provincial lists of protected species. Permits are administered by the Provincial Departments of Environmental Affairs.

No activity is triggered by the proposed development.

2.7 National Heritage Resources Act, 1989 (Act No. 25 of 1989)

The National Heritage Resources Act legislates the necessity for cultural and heritage impact assessment in areas earmarked for development, which exceed 0,5 ha. The Act makes provision for the potential destruction to existing sites, pending the archaeologist's recommendations through permitting procedures. Permits are administered by the South African Heritage Resources Agency (SAHRA).

In terms of Section 38 (1) of the NHRA (1989), the following activities may be triggered by the development.

Table 6: Listed Activities according to the NHRA

CATEGORY OF DEVELOPMENT (Section 38 (1))	Triggered
1. Construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier over 300m in length	Possible
2. Construction of a bridge or similar structure exceeding 50 m in length	No
3. Any development or activity that will change the character of a site-	
a) exceeding 5 000 m ² in extent	Yes
b) involving three or more existing areas or subdivisions thereof	No

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c) Involving three or more trust or division trusts which have been consolidated within the past five years.	No
4. Rezoning of a site exceeding 10 000 m ²	No

Any development on the property exceeding 5 000 m² will require an application to be submitted to Heritage Western Cape in terms of Section 38 of the NHRA. Furthermore, the possible construction of linear infrastructure over 300 metres in length may also be triggered, and will be included in the application should it be triggered. It is possible that HWC may request that a Heritage Impact Assessment, as well as a Visual Impact Assessment be conducted. This will be determined after the submission of the NID to HWC.

Development of the following sites will require an NID to be submitted to HWC due to the size of the site exceeding 5 000 m²:



- Area 1;
- Area 2;
- Area 4;
- Area 5;
- Area 6;
- Area 7;
- Area 8;
- Area 9;
- Area 10;
- Area 11;
- Area 12;
- Area 13;
- Area 14;
- Area 15;
- Area 16;
- Area 17;
- Area 18; and
- Area 19.

Furthermore, should the development of Area 3 result in the construction of linear infrastructure with a length exceeding 300 metres, then a NID application should also be submitted to HWC before development of area 3 commences.

3. Summary of Identified Area



The results of this Due Diligence are summarised in Table 7 below. The aim of the summary is to list whether development of the respective sites will result in an application process to be followed in terms of the National Environmental Management Act, 1988; the National Water Act, 1998; and the National Heritage Resources Act, 1999.

Table 7 Summary of Identified Areas



Identified Area	Graphic Representation	NEMA, 1988	NWA, 1998	NHRA, 1999
1		Basic Assessment Required	Due to the presence of freshwater sources on site, a Water Use Authorisation should be obtained before construction may commence on site.	NID to be submitted to HNC due to the size of the site exceeding 5000 m ² .
2		Basic Assessment Required	Due to the presence of freshwater sources in close proximity to the site, the DWS should be consulted in order to determine whether a Water Use Authorisation should be obtained.	NID to be submitted to HNC due to the size of the site exceeding 5000 m ² .

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<p>3</p>		<p>No Environmental Authorisation required.</p>	<p>No Water Use Authorisation required.</p>	<p>A NID should be submitted to HWC if development of Area 3 results in the construction of linear infrastructure exceeding 300 metres in length.</p>
<p>4</p>		<p>Development of Area 4 may trigger an EIA application process to be followed due to the possible presence of the sensitive Hangslip Sand Fynbos vegetation type. It is recommended that an Applicability Checklist be submitted to DEASDP to determine the need for a Basic Assessment process to be followed.</p>	<p>No Water Use Authorisation required.</p>	<p>NID to be submitted to HWC due to the size of the site exceeding 5000 m².</p>

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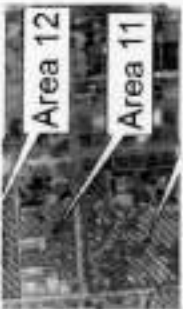

<p>5</p>		<p>Development of Area 4 may trigger an EIA application process to be followed due to the possible presence of the sensitive Hingkip Sane Fyrbos vegetation type. It is recommended that an Applicability Checklist be submitted to DE&DP to determine the need for a Basic Assessment process to be followed.</p>	<p>Due to the presence of freshwater sources in close proximity to the site, the DWS should be consulted in order to determine whether a Water Use Authorisation should be obtained.</p>	<p>NID to be submitted to HWV, due to the size of the site exceeding 3000 m².</p>
<p>6</p>		<p>No Environmental Authorisation required.</p>	<p>No Water Use Authorisation required.</p>	<p>NID to be submitted to HWV, due to the size of the site exceeding 5000 m².</p>

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7		<p>No Environmental Authorization required.</p>	<p>No Water Use Authorization required.</p>	<p>NID to be submitted to HWIC, due to the size of the site exceeding 5000 m².</p>
8		<p>Basic Assessment Required.</p>	<p>Due to the presence of freshwater sources on site, a Water Use Authorization should be obtained before construction may commence on site.</p>	<p>NID to be submitted to HWIC, due to the size of the site exceeding 5000 m².</p>
9		<p>No Environmental Authorization required.</p>	<p>No Water Use Authorization required.</p>	<p>NID to be submitted to HWIC, due to the size of the site exceeding 5000 m².</p>

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10		No Environmental Authorisation required.	No Water Use Authorisation required.	NID to be submitted to HWC, due to the size of the site exceeding 5000 m ² .
11		No Environmental Authorisation required.	No Water Use Authorisation required.	NID to be submitted to HWC, due to the size of the site exceeding 5000 m ² .
12		No Environmental Authorisation required.	No Water Use Authorisation required.	NID to be submitted to HWC, due to the size of the site exceeding 5000 m ² .

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<p>13</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 DEWADP to determine the need for a Basic Assessment process to be followed.</p>	<p>Due to the presence of freshwater sources in close proximity to the site, the DWS should be consulted in order to determine whether a Water Use Authorization should be obtained.</p>	<p>NED to be submitted to HWC, due to the size of the site exceeding 5000 m².</p>
<p>14</p>		<p>Basic Assessment Required</p>	<p>Due to the presence of freshwater sources on site, a Water Use Authorization should be obtained before construction may commence on site. The wetness regime was confirmed by Dr Dave McDonald with the presence of wetland related vegetation species.</p>	<p>NED to be submitted to HWC, due to the size of the site exceeding 5000 m².</p>

15		Basic Assessment Required	<p>Due to the presence of freshwater sources on site, a Water Use Authorisation should be obtained before construction may commence on site.</p> <p>The wetness regime was confirmed by Dr Dave McDonald with the presence of wetland related vegetation species.</p>	<p>NID to be submitted to HWC, due to the size of the site exceeding 5000 m².</p>
16		Basic Assessment Required	<p>Due to the presence of freshwater sources on site, a Water Use Authorisation should be obtained before construction may commence on site.</p>	<p>NID to be submitted to HWC, due to the size of the site exceeding 5000 m².</p>
17		Basic Assessment Required	<p>Due to the presence of freshwater sources on site, a Water Use Authorisation should be obtained before construction may commence on site.</p>	<p>NID to be submitted to HWC, due to the size of the site exceeding 5000 m².</p>

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18		Basic Assessment Required	Due to the presence of freshwater sources on site, a Water Use Authorisation should be obtained before construction may commence on site.	NID to be submitted to HWC, due to the size of the site exceeding 5000 m ² .
19		Basic Assessment or Full EIA process required depending on the area to be developed.	Due to the presence of freshwater sources on site, a Water Use Authorisation should be obtained before construction may commence on site.	NID to be submitted to HWC, due to the size of the site exceeding 5000 m ² .

4. Conclusion and Recommendations

Kleinmond is known for its natural attributes, with large portions of the town being earmarked for nature conservation purposes. Furthermore, Kleinmond is located within the Kogelberg Biosphere Reserve (KBR) which is classified as a UNESCO World Heritage Site. Despite the sensitive natural environment, Kleinmond has been subject to growth with an increased number of people permanently residing in town. The local infrastructure has not been able to successfully accommodate the growing number of residents and as a result investigations were made into sites where potential future developments can take place.

Guillaume Nel Environmental Consultants (GNEC) have been appointed in order to conduct a due diligence investigation into the biophysical constraints of the identified sites for future development in Kleinmond.

It is anticipated that the development of the following sites (regardless of the type of development) will result in an Environmental Impact Assessment (EIA) (Basic Assessment) process to be followed in terms of the EIA Regulations. These sites include identified areas 1; 2; 8; 14; 15; 16; 17; 18 and 19. It should however be noted that development of Area 19 may trigger a Full EIA process to be followed, should the development result in more than 20 hectares of indigenous vegetation to be cleared. Additionally, it is recommended that an Applicability Checklist be submitted to the DEA&DP in order to determine whether a Basic Assessment process should be followed for the development of identified areas 4; 5; and 13.

Application should also be made to the Department of Water and Sanitation (DWS) in terms of the National Water Act (Act 36 of 1956) for a Water Use Authorisation before the development of the identified areas 1; 8; 14; 15; 16; 17; 18 and 19 commences. Furthermore, due to the presence of freshwater sources in close proximity to the sites, the DWS should be consulted in order to determine whether a Water Use Authorisation should be obtained for the identified areas 2; 5; and 13.

In addition to the above, an application in terms of Section 38 of the National Heritage Resources Act will also be triggered by the development of the sites should the development be larger than 5 000 m² in size; the site be rezoned (exceeding 10 000 m²) or linear infrastructure be constructed (exceeding 300 metres in length). There is therefore a high possibility that Heritage Western Cape (HWC) will request a Heritage Impact Assessment and Visual Impact Assessment to be conducted once the scope of the development has been determined.

GNEC cannot foresee any other possible constraints at this stage.

Please do not hesitate to contact me should you require any additional information or should you wish to discuss the matter.

Yours sincerely,

Carina Nel
For GNEC

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**ANNEXURE C3
ENGINEERING STATUS QUO REPORT**

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REPORT DETAILS :

Lyness Reference No: C17046
Client: Overstrand Municipality
Report prepared by: H Leng / T Potgieter
Client representative: R Kuchar / B Low
Keywords: Klairmond : investigation into housing sites

Revision record and date:

Date	Revision	Status	Format	Issued to:
12 December 2017	1	For reporting	Soft Copy	R Kuchar / B Low

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This report was prepared for the Client based on information obtained from the Client including budget amounts, information relating to the number of structures and number of people residing in the informal settlements and related information as part of the project.

Lyness, its members and staff accept no responsibility for:

- Correctness of the information provided.
- Any matters outside the agreed scope of work.

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6 STATUS QUO OF TRAFFIC PATTERNS.....	2
7 STATUS QUO OF ELECTRICAL INFRASTRUCTURE.....	2
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- APPENDIX A : LAYOUT PLAN OF BULK WATER INFRASTRUCTURE
- APPENDIX B : LAYOUT OF SEWER RETICULATION AND FUTURE UPGRADES
- APPENDIX C : EXISTING 11 KV NETWORK
- APPENDIX D : ESKOM 66KV SERVITUDE

1 BACKGROUND AND INTRODUCTION

Neil Lyners & Associates (RF)(Pty) Ltd was appointed by Overstrand Municipality for the investigation into vacant land in and around Kleinmond for current and future housing needs. The investigation also focused on the upgrading of the Overhills informal settlement.

2 SCOPE OF WORK

The scope of this report is focussing on the current and future civil and electrical engineering services which includes the following:

- Availability of potable water;
- Capacities of the sewer reticulation;
- Storm water run-off and constraints; and
- Traffic patterns and impact of future developments.
- Availability of electricity and electricity networks

3 STATUS QUO OF WATER

Water sources

The main source of the water for Kleinmond is the Palmiet River. A fountain and a borehole located 300m from each other, are used as additional sources. Raw water from the Palmiet River, the fountain and borehole is treated at the Kleinmond Water Treatment Plant (WTP).

Distribution system

Raw water is pumped via a 0,6km x 200mm diameter pipeline from the Palmiet River diversion weir to the Palmiet Booster pump station. From the Palmiet booster pump station to the Kleinmond WTP raw water is transferred along a 4,0km x 250mm diameter rising pipeline. Maximum transfer capacity is limited by the pump station capacity which at present is in the order of 57 l/s (5 800 k/day if operated 24 hours per day).

Additionally, raw water is pumped via 482m x 110mm diameter pipeline from a borehole to the Kleinmond WTP. Maximum transfer capacity is in the order of 12 l/s (1 037 k/day) over 24 hours.

Another source of raw water is pumped via a 0,4km x 110 mm diameter pipeline from the fountain to the Protestrand reservoirs in Kleinmond. Maximum transfer capacity of the pump is in the order of 25 l/s (2 160 k/day), whereas the maximum yield from the source is in the order of 160 k/day (1,82 l/s) over 24 hours.

The water distribution system in the Kleinmond region is operated as a single pressure zone supplied from the 3,6Ml, 2,3 Ml and 2,3 Ml reservoirs.

Master planning

Proposed distribution zones

New distribution zones are proposed to improve pressures in the low lying areas new booster pumping zones are proposed for the higher lying future developments.

Proposed future systems and required works

The existing Kleinmond water distribution system has insufficient capacity within the current urban edge to supply the future water demands for the fully occupied scenario and the additional future development areas.

New distribution pipelines are required when future developments are developed with a few distribution pipelines also required to reinforce the water supply within the Kleinmond distribution networks.

Bulk System

The existing bulk water supply system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas.

Reservoirs

A new 1,5 Ml reservoir is proposed for the future to augment reservoir storage for Kleinmond when the AADD for Kleinmond exceeds 4 000k/d.

A schematic layout of the water infrastructure is included in Annexure A.

4 STATUS QUO OF SEWER

Drainage area, demand and sewer flows

The present fully occupied annual average daily demand (AADD), for the existing Kleinmond system that contributes to the domestic sewer flow (excluding areas serviced by septic tanks) is $\pm 1\ 615\ \text{k/d}$, which includes unaccounted-for-water (UAW).

The PDDWF for the Kleinmond system is estimated at $\pm 1\ 182\ \text{k/d}$, or roughly 65% of the AADD. Approximately 78% of this is a direct contribution from connections to the sewerage system, and the other 22% is contributed by groundwater infiltration.

Master planning

The boundaries of the existing drainage areas in Kleinmond are increased to accommodate proposed future developments and existing unserviced areas that fall within these drainage areas.

A few existing outfall sewers require upgrading by replacement with larger sized future sewers.

The upgrading of the Kleinmond PS no. 4 is proposed when the existing pump station reaches capacity and new outfall sewers are proposed to accommodate future development areas and to service the existing unserviced areas in Kleinmond (see Annexure B).

5 STATUS QUO OF STORM WATER

The steep topography to the north of the town makes development difficult and contributes to erosion of properties to the south of the town. The town has limited overland run-off channels and storm water retentions which deposits in the sea south of the town.

The Overfalls informal settlement is located against the steep slope north of the town and further extension of the settlement is limited.

An independent service provider is currently busy with the storm water master planning of the town.

6 STATUS QUO OF TRAFFIC PATTERNS

Overstrand Municipality has done a Transport and Traffic Impact Assessment study of the current infrastructure within the urban edge of the town. The information of the study must be obtained and re-assessed once new developments are identified.

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7 STATUS QUD OF ELECTRICAL INFRASTRUCTURE

Bulk Services

The Kleinmond area is fed from an Eskom 66kV overhead line running north of town along the foot of the mountain. (See attached drawing). This line is situated in a 22m servitude registered in favour of Eskom, which must be noted in future development planning.

Although this Eskom line is quite old, the condition thereof is such that there is still sufficient spare capacity available in this 66kV line for at least another 100MVA future growth.

The bulk supply point for Kleinmond town is from a 66/11kV substation situated at the entrance to town on the western side, next to the R44 Main Road. Additional capacity is also available in this step-down substation for future growth, but capacity can also be created by installing an additional transformer and switchgear.

Current Supply

The current Notified Maximum Demand (NMD) registered with Eskom for Kleinmond Town is 7 000kVA.

A steady decline has been experienced over the last few years, mainly due to higher electricity prices, penetration of energy saving equipment and devices, and the effect of solar PV and water heaters.

The current maximum demand used is around 5 000kVA, which means a surplus capacity of 2 000kVA available for normal growth and new development. (To see this in context, the 2 000kVA is adequate to electrify for example around 800 low cost houses).

Future additional load requirements beyond the available 2 000kVA will be based on an application to be submitted to Eskom for increase in the NMD. Current cost for such NMD increase is approximately R2 000kVA.

Internal 11kV Services

From the intake point at the Eskom 66/11kV substation mentioned above, 2 x 11kV underground cable feeders supply a municipal 11kV switching station, situated next to the Eskom substation. From this municipal switching station four (4) 11kV feeders supply electricity to miniature substations throughout town, from which low voltage networks supply all individual consumers.

These 4 feeders are interconnected at several positions on the network to be able to use them as ring feeds, with the ability then to transfer load in between the different sections of the networks. As such security and quality of supply is kept at an acceptable level.

Most of the 11kV networks consist of underground cables, with only small sections on the northern side of town which are overhead lines.

Depending on the location and size of any new development, these existing 11kV networks can be extended/upgraded/strengthened or replaced to suit the specific requirements. In extreme cases where large new developments might be a reality and, which will mean a significant increase in load, new feeder line(s) might be necessary to install from the municipal switching station, with associated upgrading inside this switching station.

Long term master planning

Master planning on the electrical network in Kleinmond is currently been done by other consultants with completion date thereof due shortly. The outcomes of this masterplan will be used to make informed decisions on the future new developments, i.e. as far as size (kVA) and location is concerned.

8 CONCLUSION

There is sufficient water for the current town within the urban edge with pipeline upgrades, configuration of distribution zones and booster pumping stations required for future high lying developments.

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The main sewer pumping station (PS4) must be upgraded when the capacity of the pumping station is reached and further outfall sewers must be upgraded or new outfalls sewers be constructed to deal with the future demand created by new developments.

The traffic assessment of the town together with the storm water master plan must be assessed once new development are identified.

8 RECOMMENDATION

The following is recommended:

- 8.1 That storm water masterplan be completed by other appointed consultant and be made available.
- 8.2 That the Transport and Traffic Impact Assessment of the town be made available to all parties associated with the investigation.
- 8.3 The water and sewer capacities be confirmed by modelling of the networks once new developments are identified.

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APPENDIX A:
LAYOUT PLAN OF BULK WATER INFRASTRUCTURE



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Layout plan of bulk water infrastructure



ATLANTIC OCEAN

Reticulation



Consulting Engineers & Project Managers

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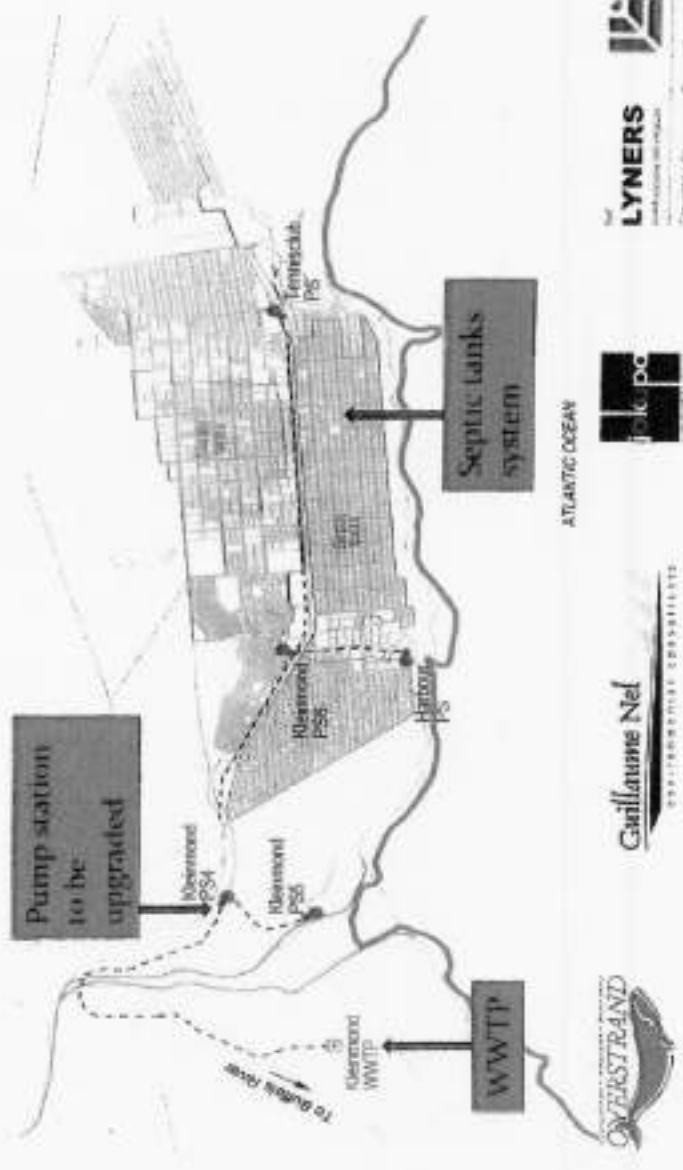
APPENDIX B :
LAYOUT OF SEWER RETICULATION AND FUTURE UPGRADES



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Layout of sewer reticulation and future upgrades



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**APPENDIX C :
EXISTING 66 KV NETWORK**

Annexure C: Existing 11kV Network



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**APPENDIX D :
ESKOM 66KV SERVITUDE**



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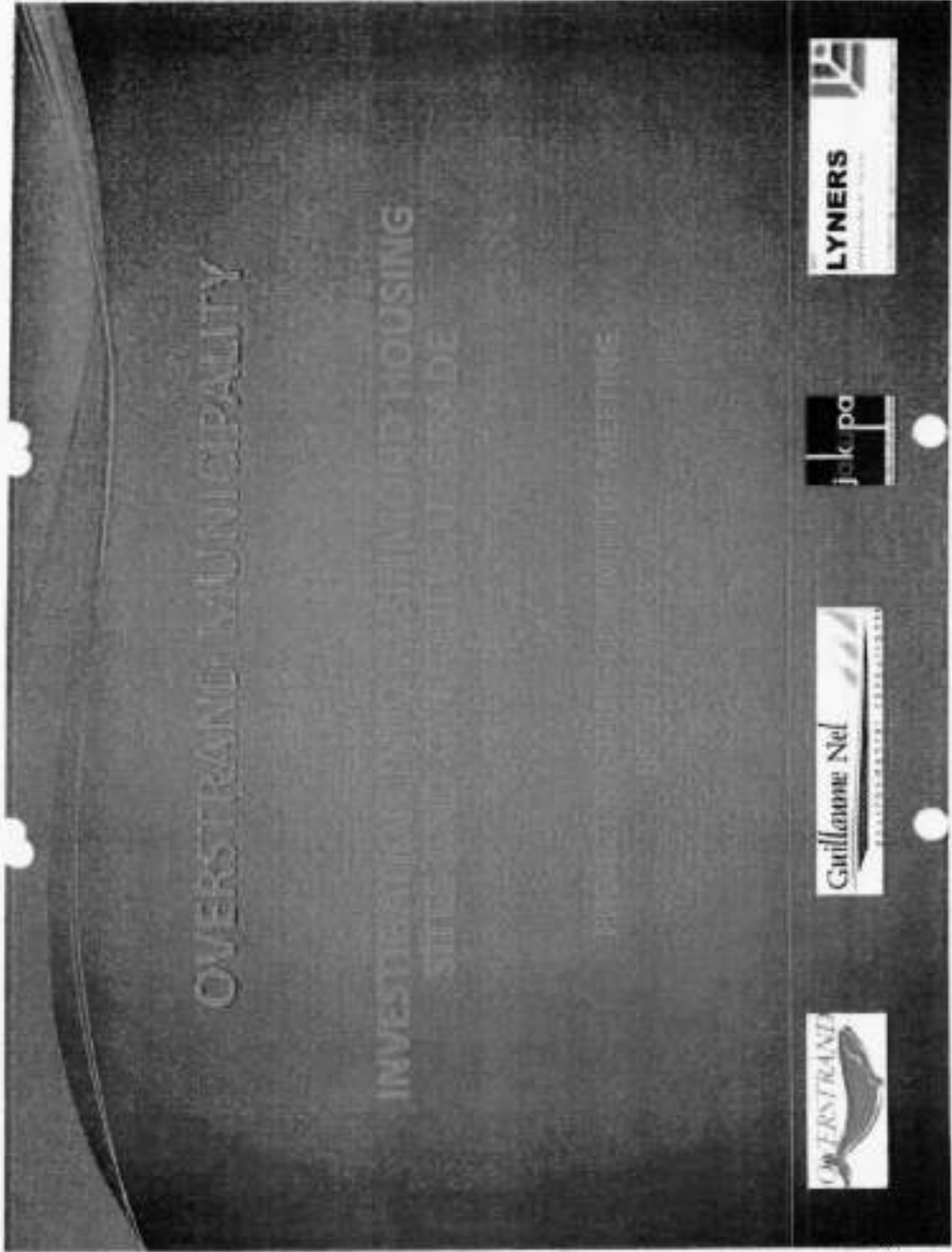
Annexure D: Eskom 66kV servitude (22m) on northern side of town



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ANNEXURE C4
PRESENTATION TO PSC MEETING, 05 DECEMBER 2017

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Welcome and attendance

- Ward representatives
- Western Cape Government: Department Human Settlements representative(s)
- Overstrand Municipality officials
- Professionals

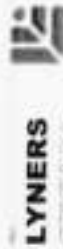
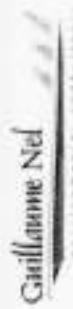


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Agenda

- Welcome
- Attendance and introductions
- Purpose of the meeting
- Scope work and work methodology
- Available baseline reports
- Status quo
 - Environmental
 - Urban design, town planning, land ownership and vacant land
 - Civil Engineering infrastructure
 - Electrical Engineering infrastructure
 - Geotechnical
- Future development needs
- Developing criteria for selecting sites
- Public participation process
- Way forward and timelines
- General
- Closure

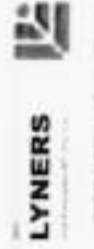
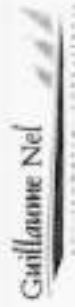


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Purpose of meeting

- First Project Steering Committee to discuss:
 - Scope of the work
 - Work methodology
 - Current status of development and planning
 - Public participation
 - Way forward

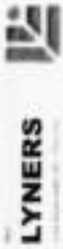
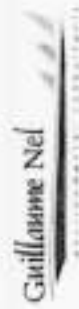


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Scope of Work and Methodology

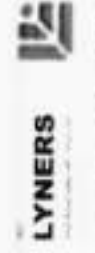
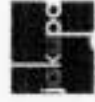
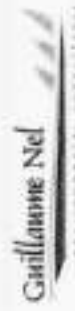
- **Scope:**
 - Investigate all vacant land in and around Kleinmond for full spectrum of current and future housing needs
 - Investigate Overhills upgrading options
- **Methodology**
 - Holistic approach – Start at town level and work down to specific sites
 - Previous baseline studies and strategic documents inform current status
 - Urban edge not a fixed for current study as SDF planned to be revised in 2018/2019
 - Existing studies reviewed and status quo prepared



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Scope of Work and Methodology (continue)

- Methodology (continue):
 - Develop criteria for the selection of sites
 - Refine status quo report
 - Presentation at open house meeting with public to:
 - Inform public on process
 - Get input from public
 - Get buy in to solve the housing needs of Kleinmond
 - Review all constraints and opportunities
 - Screening sites for various uses at hand of criteria, constraints and opportunities, including Overhills
 - Prepare high level report on findings
 - Follow-up PSC meeting to discuss findings

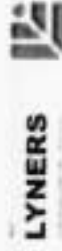




Scope of Work and Methodology (continue)

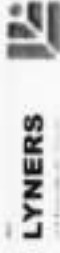
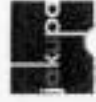
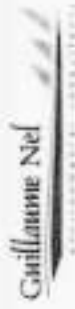
- Methodology (continue):
 - Narrow down on number of sites and opportunities for Overhills upgrades
 - Impact analysis and cost estimate for the selected sites and Overhills upgrades
 - Prepare report on final findings
 - PSC meeting to discuss findings
 - Refine report
 - Open house public meeting with exhibits of work and findings
 - Refine report and discuss with PSC
 - Final report
 - Close-out

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Available baseline reports

- All strategic documents made available, amongst others:
 - Spatial Development Framework for Kleinmond
 - Spatial Growth Management Strategy
 - Study into Needs and Demands of Affordable Housing in Overstrand (including socio-economic study)
 - Overstrand Zoning Scheme Report
- Ecology and conservation area maps
- Previous studies of identified housing sites
- Master plans of engineering services
- Existing land ownership



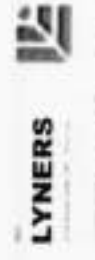
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Status quo reports

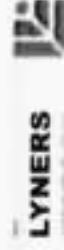
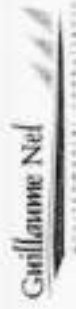
- Environmental
- Urban Design
- Civil Engineering
- Electrical Engineering
- Geology





Environmental Constraints

- Meeting with various Environmental Departments, including:
 - CapeNature
 - Kogelberg Biosphere Reserve
 - Overstrand Municipality (Environmental Department)
- Kleinmond enclosed by Atlantic Ocean to South and Palmiet Mountain Range to North.
 - Majority of Kleinmond is covered by Hangklip Sand Fynbos (Vulnerable vegetation type)
 - Northern reaches are covered by Kogelberg Sandstone Fynbos (Least Threatened vegetation type)
 - Remnants of other vegetation types occur, but it is not expected to be impacted upon



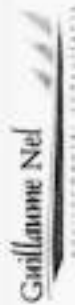
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Environmental Constraints (continue)

- Numerous freshwater sources surrounding Kleinmond; with Palmiet River located to the West of Kleinmond
- Numerous wetlands mapped across Kleinmond
- Previous study for housing development on Portion 8 of Farm 563 classified extensive areas of property as wetland with two streams also present (CapeNature)
- Environmental impacts can be mitigated, should the need arise
- Kogelberg Biosphere Reserve (KBR) borders the Northern reaches of Kleinmond and should not be encroached on
- EIA process to be followed to be determined when site alternatives have been identified

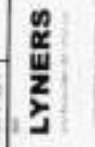
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<p>Overstrand SOUTH AFRICA</p>	<p>Guillaume Nel COMMUNITY DEVELOPMENT 1111 GARDEN STREET, WOODVILLE TEL: (021) 885 1874 Fax: (021) 883 802 Cell: 082 1871 184</p>	<p>Guillaume Nel COMMUNITY DEVELOPMENT 1111 GARDEN STREET, WOODVILLE TEL: (021) 885 1874 Fax: (021) 883 802 Cell: 082 1871 184</p>
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Water Resources Map of KwaZulu-Natal
 Source: Cape Farm Mapper

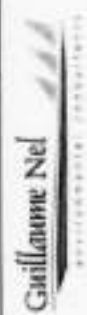
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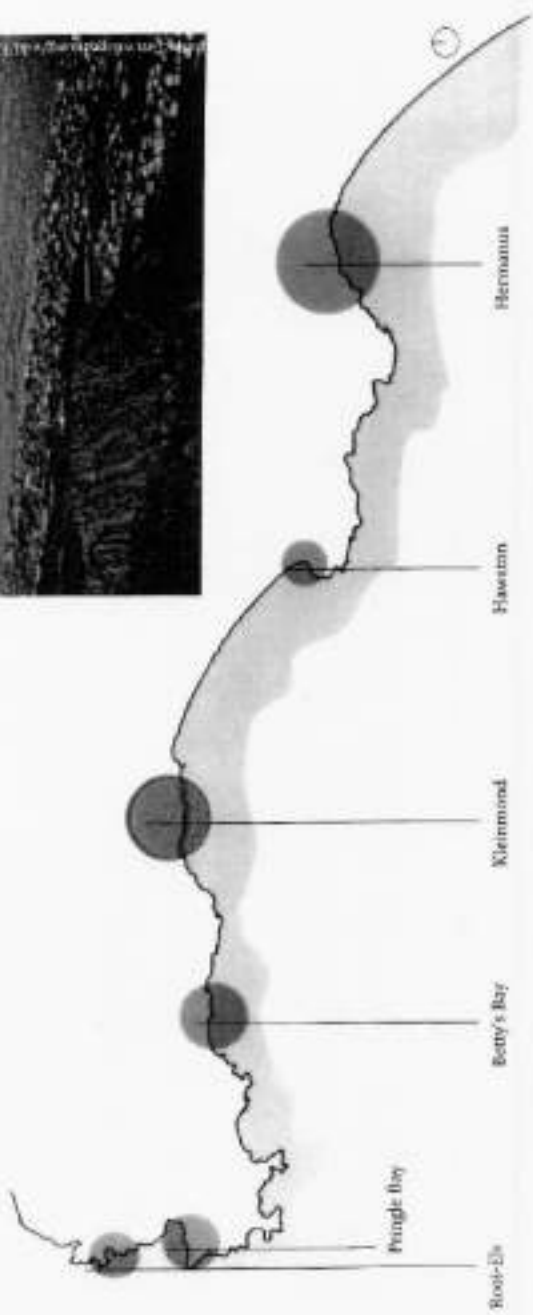
Gaillanne Nel
 WATER RESOURCES CONSULTANTS

LYNERS
 WATER RESOURCES CONSULTANTS

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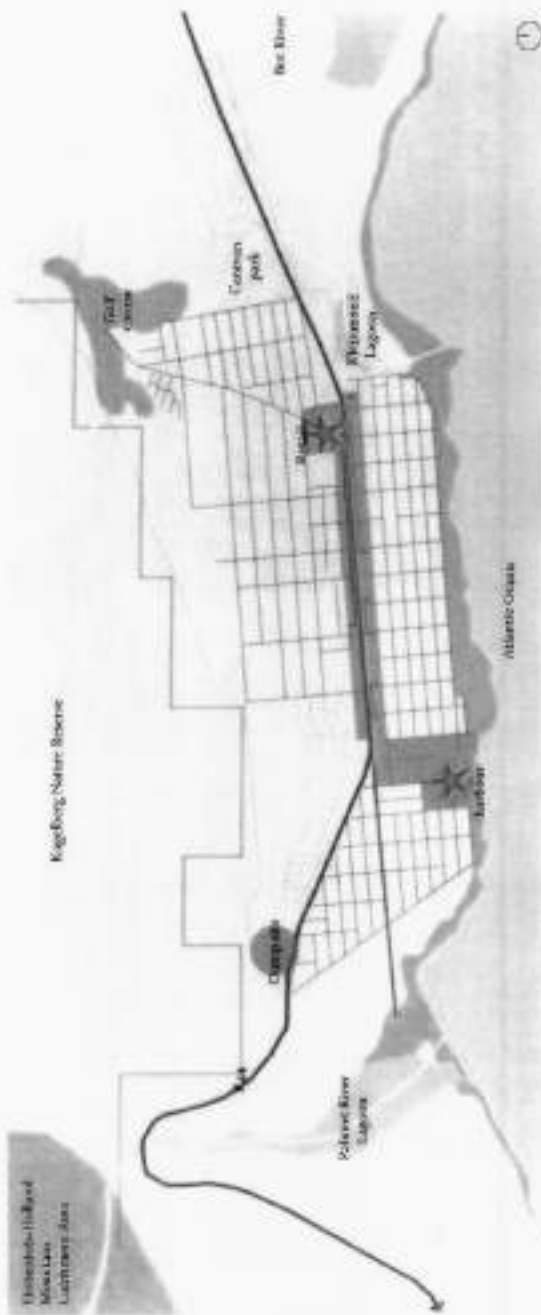
Gaillanne Nel
 ARCHITECTURAL CONSULTANTS



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Town Structure



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Land Use



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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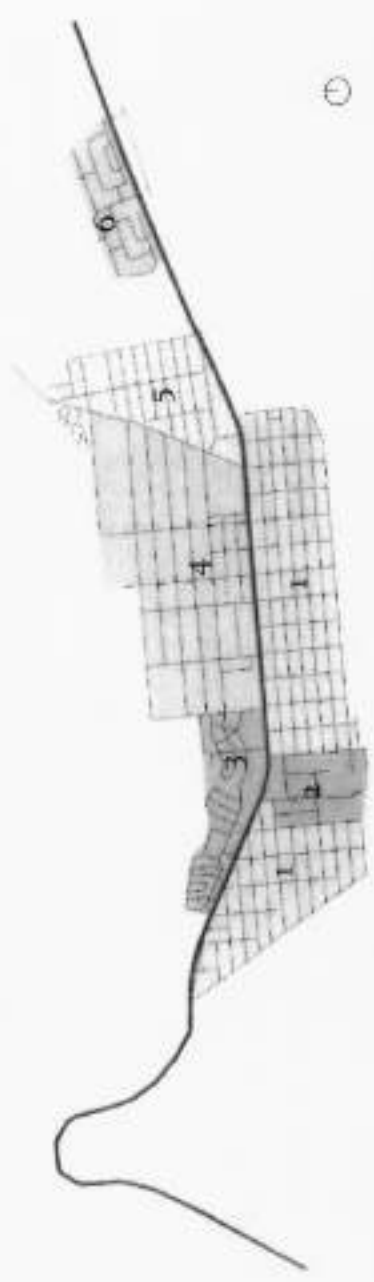


Guillaume Nel



OVERSTRAND

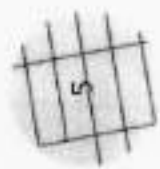
Grids and Convolution



①



6. Irregular, independent street layout



5. Long, narrow rectangular grid



4. Long rectangular grid



3. Concentric irregular street layout



2. Irregular blocks



1. Basic rectangular grid



LYNERS
ARCHITECTS & PLANNERS



Gaillanne Nel
KONSTRUKSI DAN ARSITEKTUR



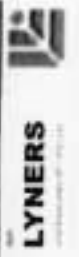
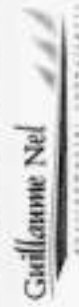
Q59/762



1. Short rectangular grid



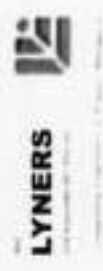
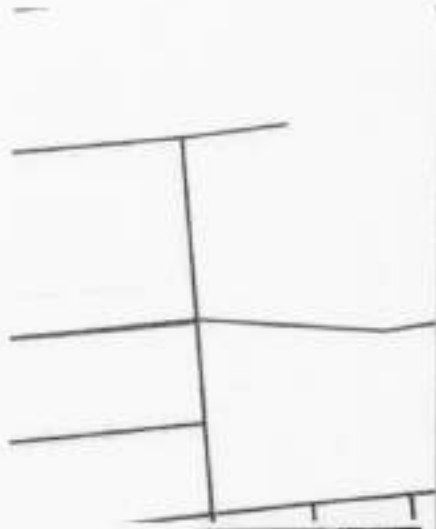
Typical single-family dwelling with large trees
and palm trees (see plan)



260/762

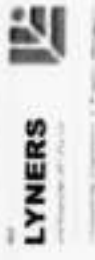
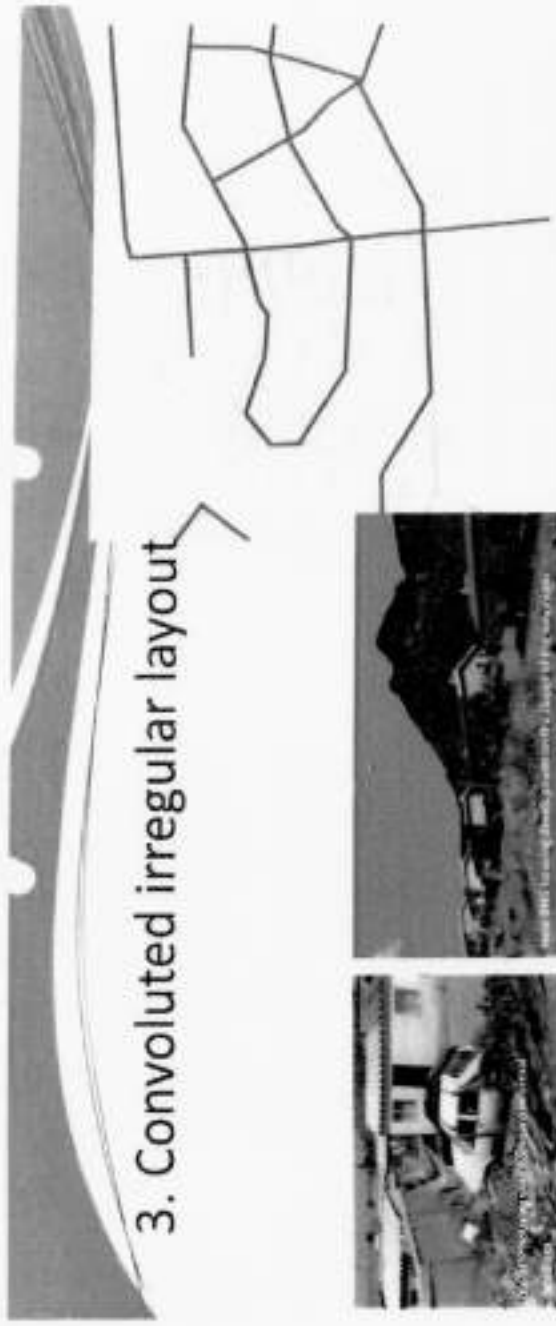


2. Irregular industrial grid



Q6/762

3. Convoluted irregular layout



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4. Long rectangular grid



LYNERS
 LYNERS GROUP



Guillanone Nel
 GUILLANONE NEL



OVERSTRAND

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5. Long, narrow rectangular grid

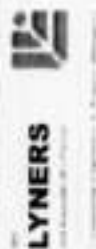


Typical image showing residential forms with spreading from a grid

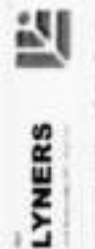
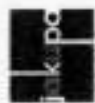
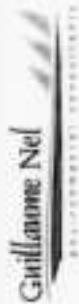


264/762

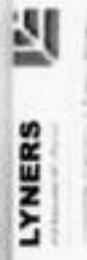
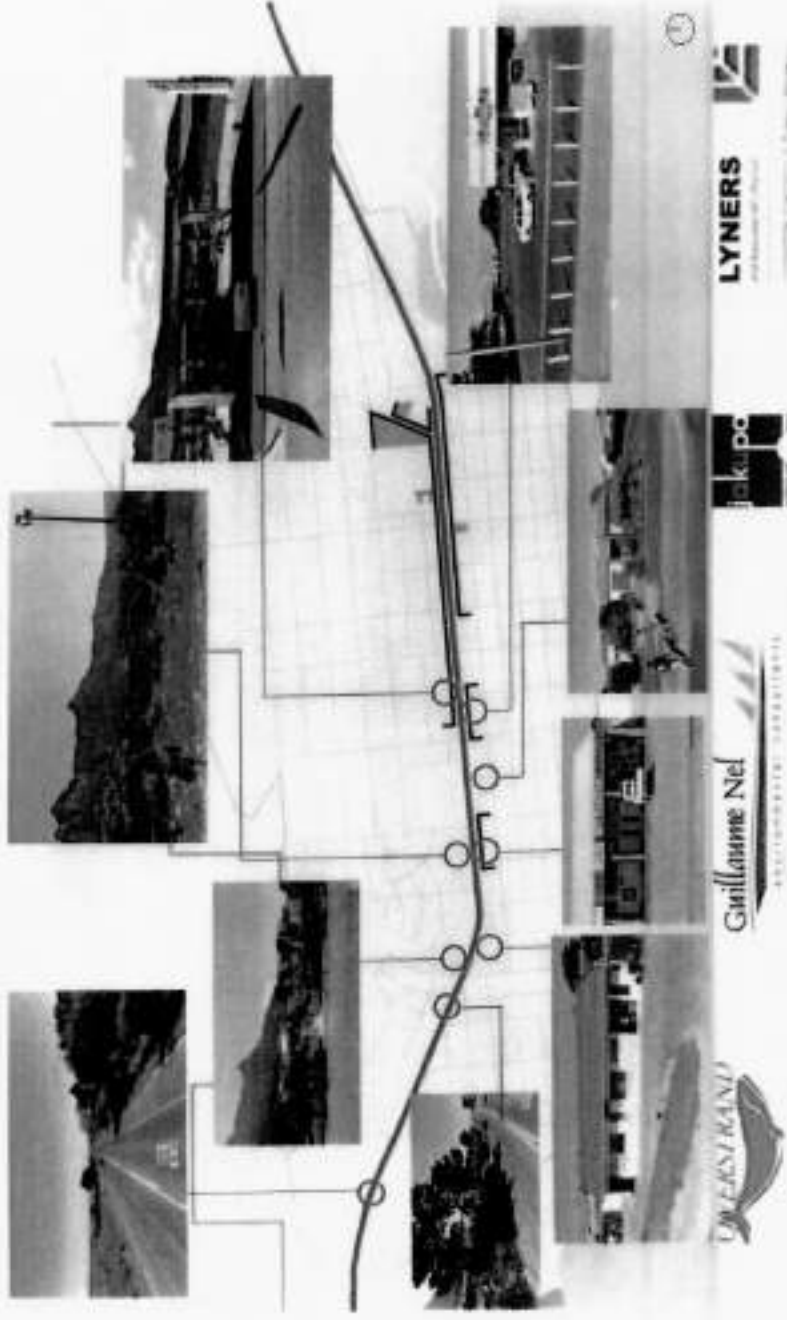
6. Irregular, labyrinthine layout



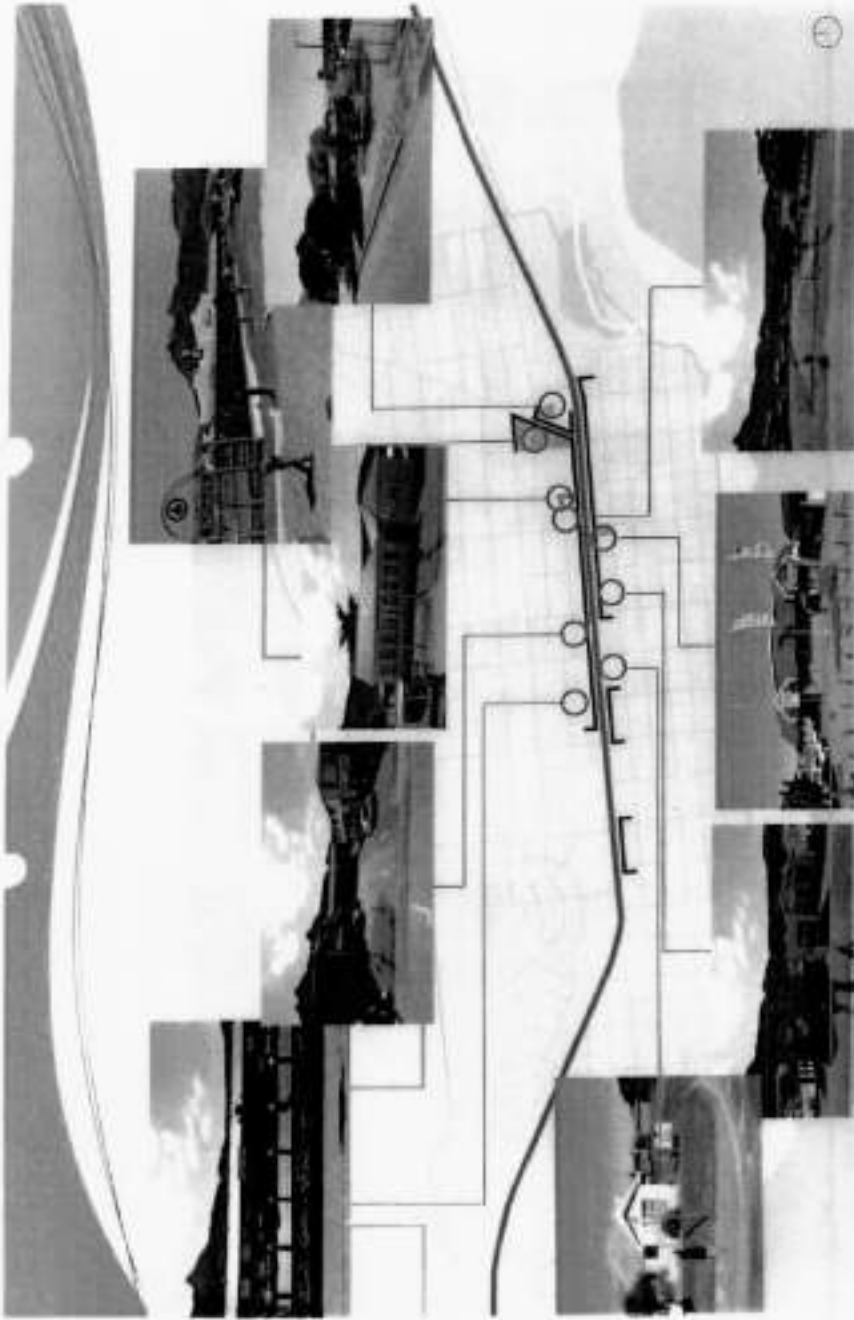
265/762



266/762



267/762



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Lyners & Partners B.V.



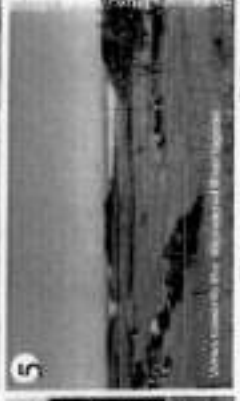
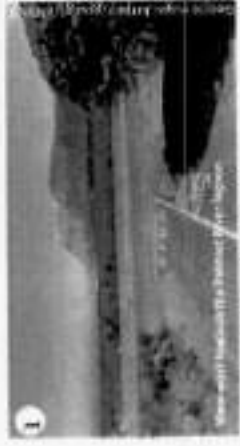
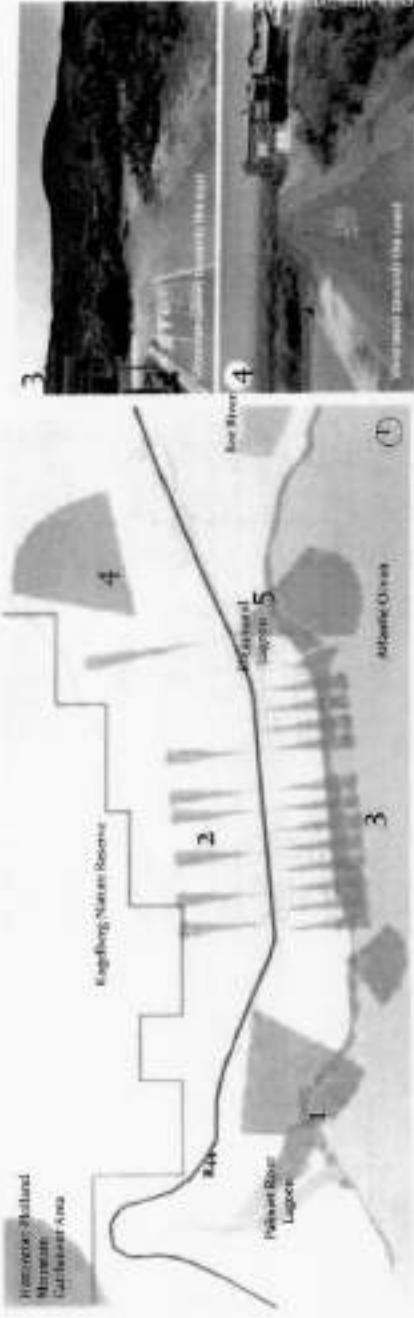
Guillanne Nel
RECHTOERSTEL / ARCHITECTEN



268 / 762



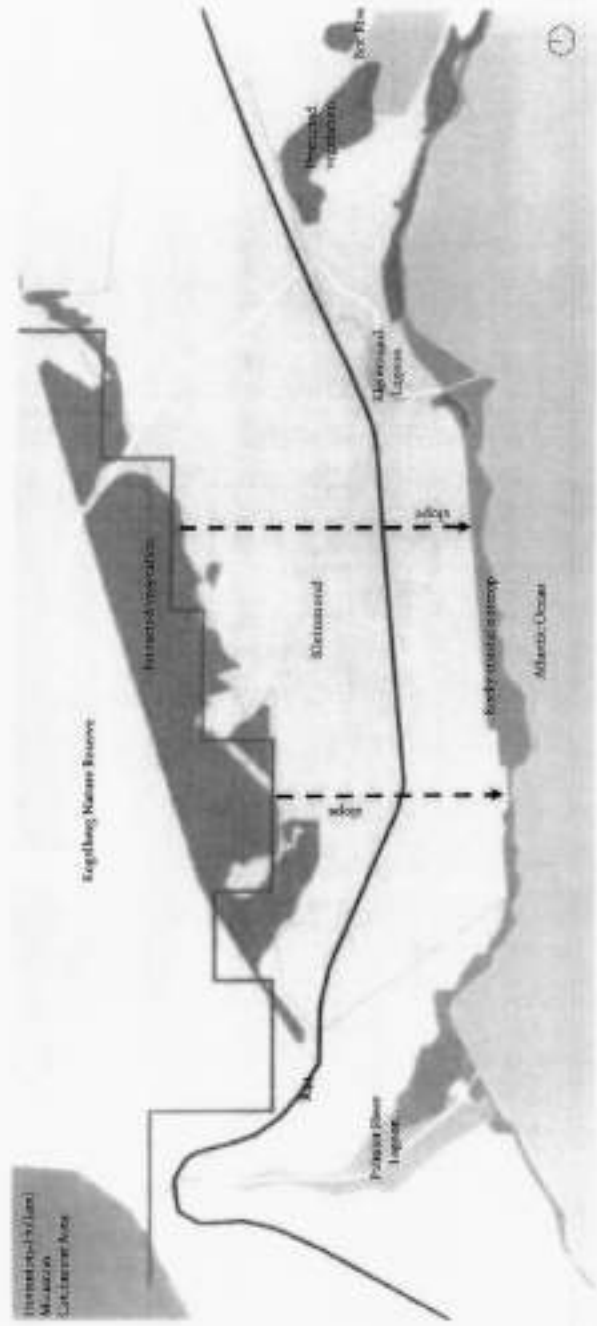
Views to Nature



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Landscape: City + Nature



270/762

Landscape: City + Nature



Entrance from R44 to town



Protected Nature



Built coastline



North built edge



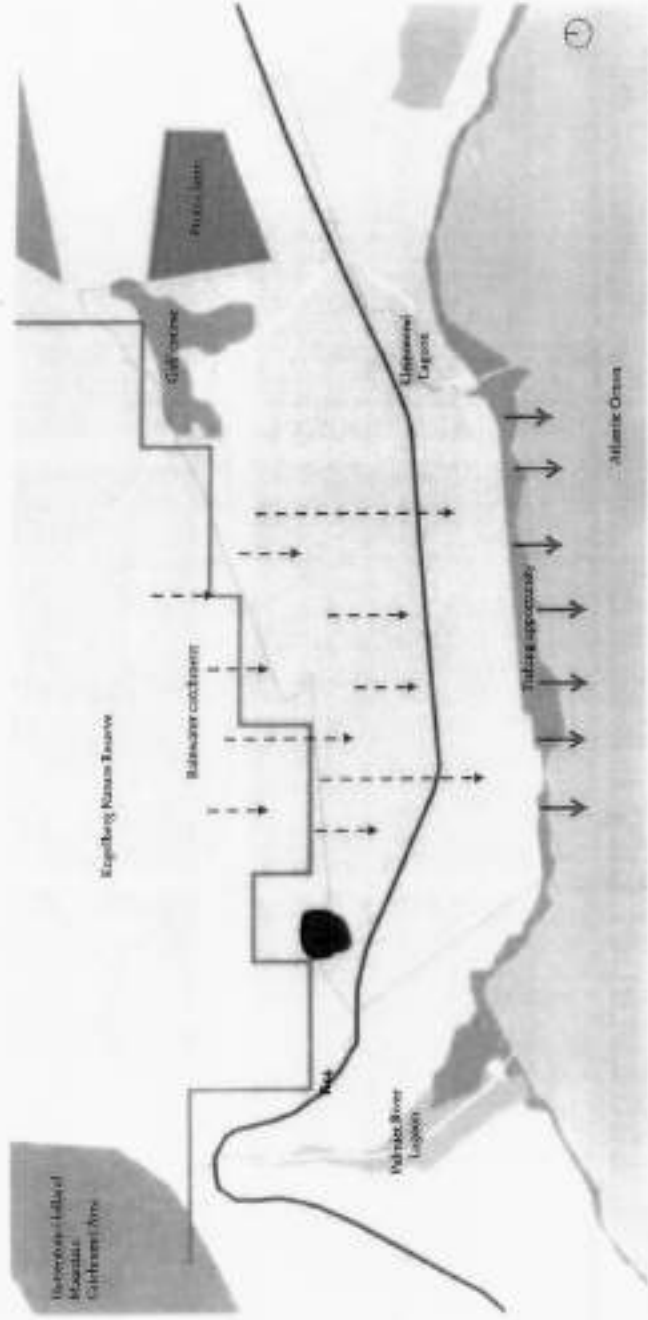
Golf Course



Typical built landscape



Working Landscape: Proteas + Fishing



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Department of
Agriculture
and Forestry

Kaptein van der Merwe

Balsam catchment

Saltwater catchment

Net

Valks River
Lagoon

Lippenswei
Lagoon

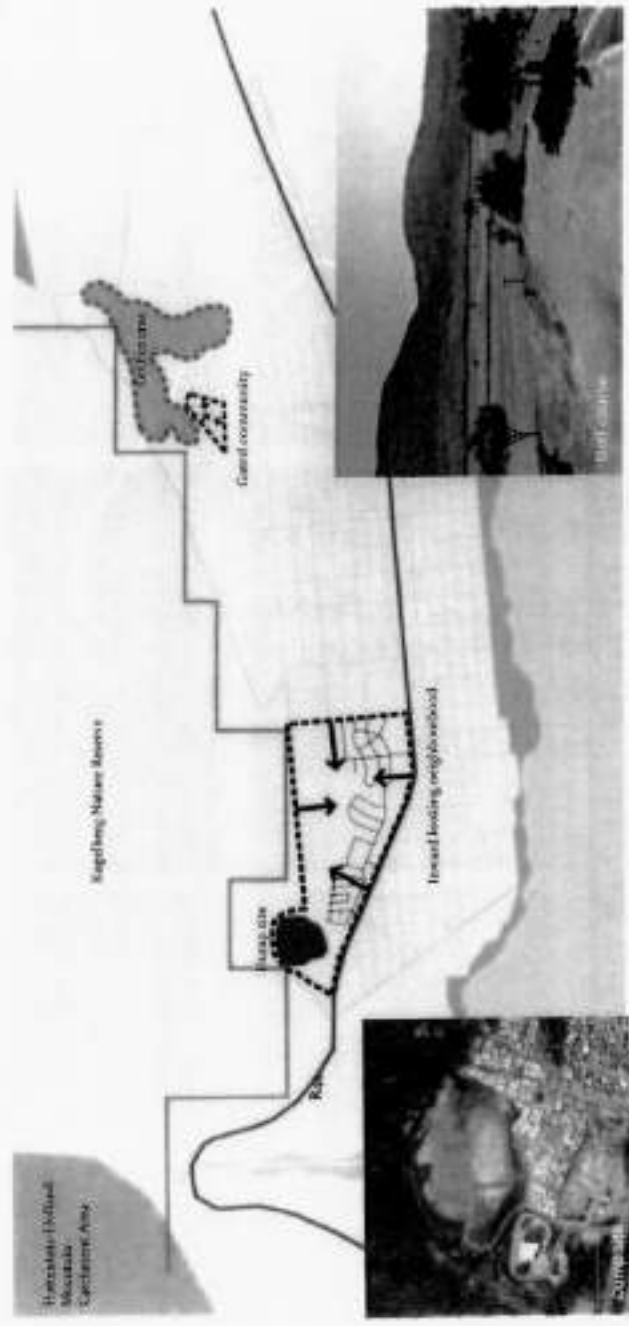
Fishing opportunities

Atlantic Ocean



212/762

Landscape of Exclusion: Golf course + Dump site



LYNERS
LANDSCAPE ARCHITECTURE



273/762

Landscape of Fear: Shift to Introversion

Gated Estates



High walls with electric fencing



Palisade fencing



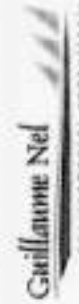
Vibrocete fencing



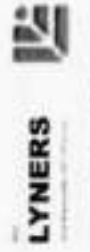
High with fencing and greenery



Vibrocete fencing



Q714 / A62



2715/762



Great places

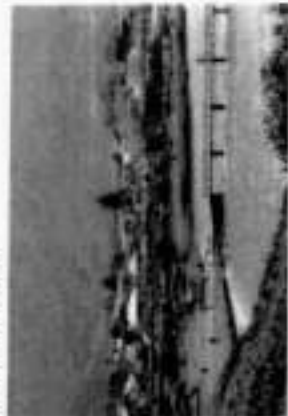
Palmiet River lagoon



Protected Nature



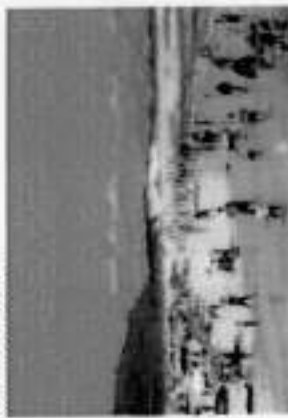
Kleinmond Lagoon



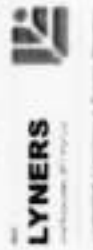
Coastal Walkway



Kleinmond Beach



New harbour

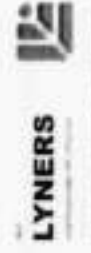


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Civil Engineering

- Water (Current):
 - Main supply from Palmett River diversion weir, pumped to Kleinmond Water Treatment Works (WTW)
 - Single pressure zone supply from 3 reservoirs located at the WTW with a combined storage capacity of 8,1Mℓ
 - Current system has sufficient capacity





Civil Engineering (continue)

- Water (Future):
 - Distribution zones to be implemented
 - New booster pumping station for high lying developments
 - New 1,5M€ reservoir
 - Upgrading of certain network pipelines depending on developments densities and locations



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218/762

Civil Engineering (continue)



OVERSTRAND

Guillamine Nel

Jok.p.c

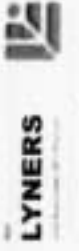
LYNERS

019/762



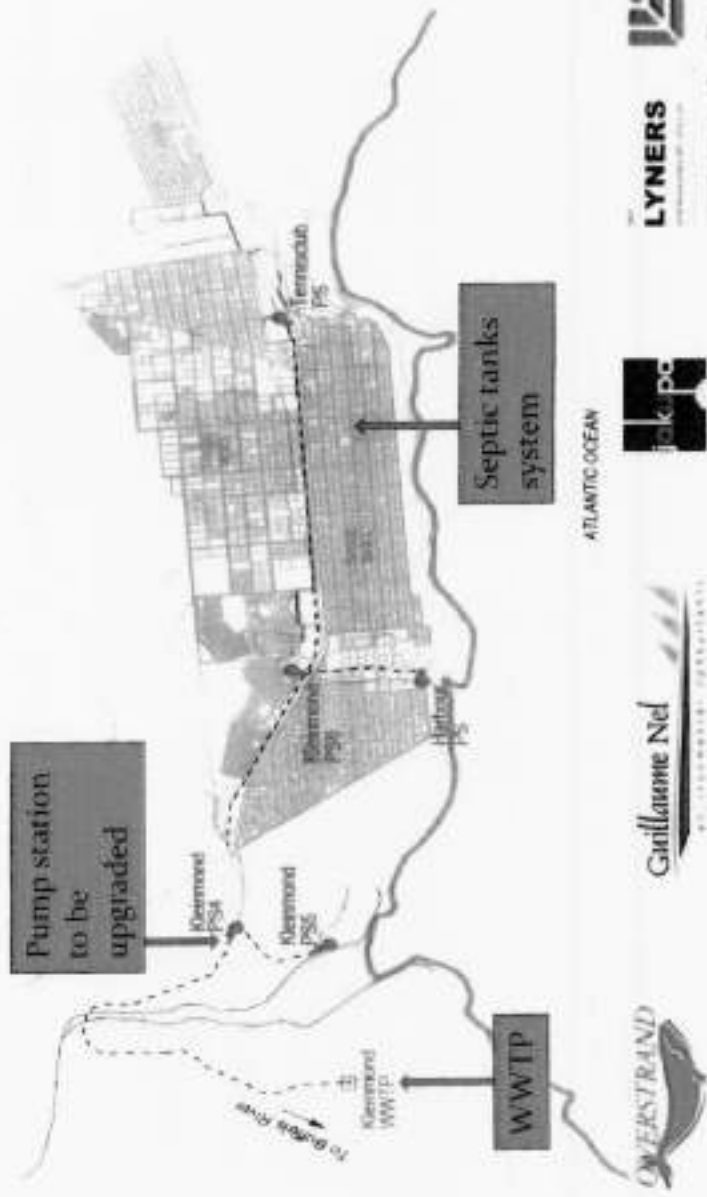
Civil Engineering (continue)

- Sewer:
 - Existing 2Mℓ/day Waste Water Treatment Works (WWTW)
 - Current network has sufficient capacity to deal with current inflow
 - Southern part of town has septic tanks
 - Main pumping station (PS4) to be upgraded when capacity has been reached
 - Certain outfall sewer sizes to be increased
 - New outfall sewers to be constructed for future developments



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Civil Engineering (continue)



Pump station to be upgraded

Septic tanks system

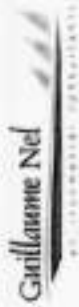
WWTP



LYNERS



ATLANTIC OCEAN



Guillaume Nel



OVERSTRAND

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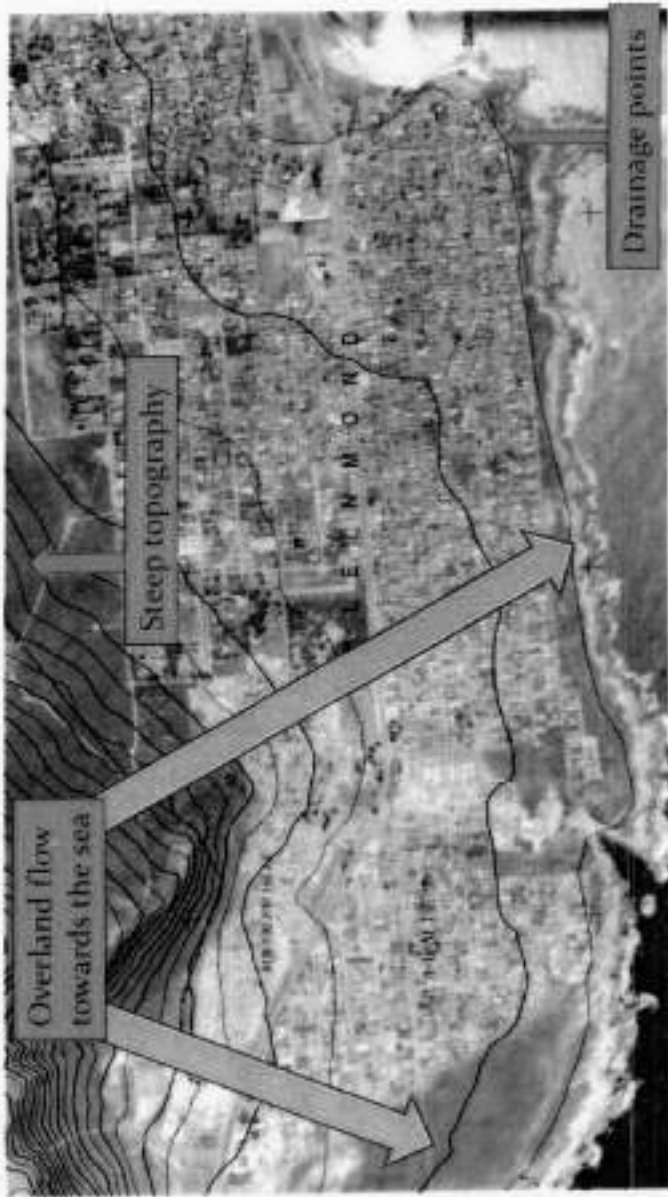
Civil Engineering (continue)

- Storm water:
 - Steep topography to the north of the town causes erosion of land/properties to the south
 - Predominantly north to south overland flow
 - Dedicated run-offs in road reserves which drains to the sea



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Civil Engineering (continue)



OVERSTRAND

Guillaume Nel
REALIZABLE. CONSISTENT.

Jokipoo

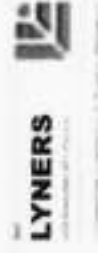
LYNERS

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Electrical Engineering

- Kleinmond is fed from Eskom 66/11kV Substation
- Intake point situated on Eastern side of town next to the R44 Main Road
- Current Notified Maximum Demand (NMD) registered with Eskom: 7 000kVA
- Maximum Demand : 5 000kVA
- Adequate capacity in the Eskom 66kV Network and step-down substation to increase NMD if needed.



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Electrical Engineering(continue)

- Existing bulk electricity network consisting of four (4) interconnected 11kV feeder, mainly underground, with only small section on northern side of town that is overhead.
- Internal networks can be upgraded/strengthened as necessary, depending on locality and size of new development.
- All internal 11kV networks can be relocated/replaced as necessary.

OVERSTRAND

Guillaume Nel

JOKUPC

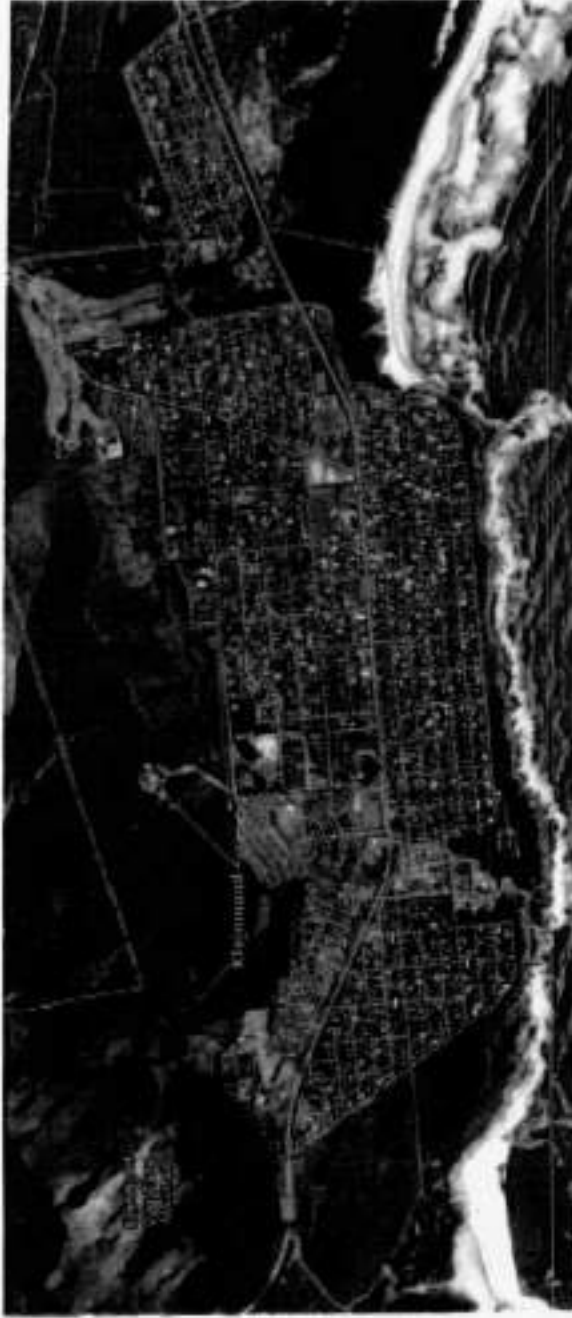
LYNERS

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Electrical Engineering(continue)

Existing 11kV Network



LYNERS
Engineering & Construction



Gaiffaume Net
INDUSTRIAL CONSTRUCTION

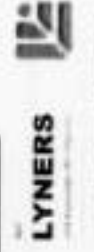
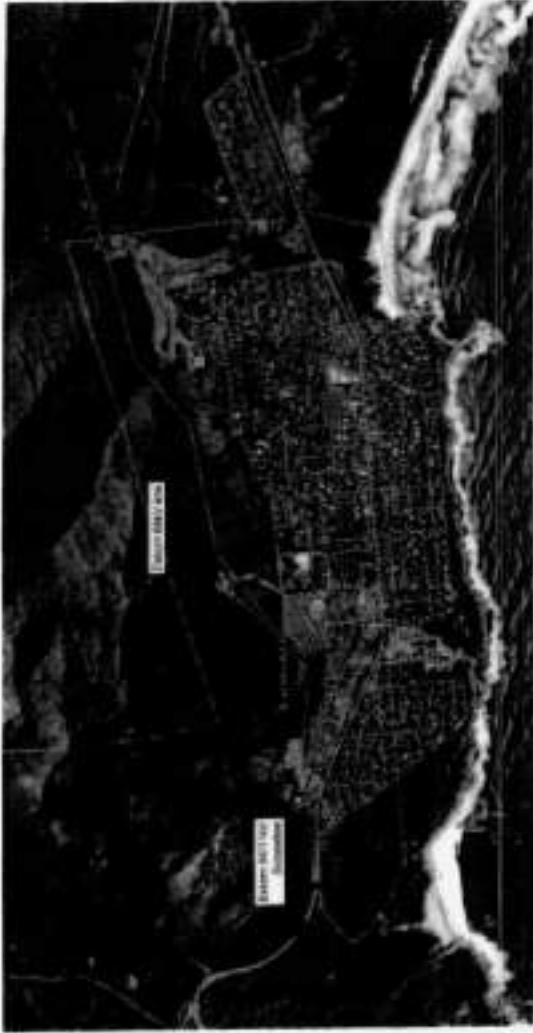


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Electrical Engineering(continue)

- Eskom 66kV servitude (22m) on northern side of town, must be accommodated.

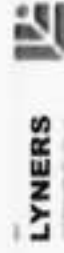
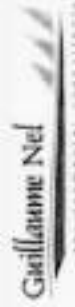


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Geotechnical

- Soils along the **northern reaches** of Kleinmond, along the Palmiet Mountain Range, are characterised as Ic85 land type
- Characterised by miscellaneous land classes, very rocky with little or no soils
- The geology is quartzitic sandstone of the Peninsula Formation and of the Goudini and Skurweberg Formation, separated by shale of the Cedarberg Formation, Table Mountain Group.
- Talus gravel occur on the southern slopes
- Majority of **Kleinmond** is characterised by the Gb4 land type
- The geology is colluvial and alluvial sand



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Geotechnical (continue)

- Small portion to the **West of Kleinmond** is characterised by the Hb 27 land type
- Soils are predominantly grey regic sands
- Geology consists of recent coastal sand and dunes with slight occurrence along the coast of shale of the Bokkeveld Group and sandstone of the Peninsula Formation, Table Mountain Group

(Reference: Cape Farm Mapper, 2016)

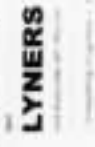


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Geotechnical (continue)



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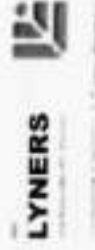
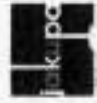


1290/762



Future development needs

- Industrial
- Residential which includes GAP housing and affordable housing
- Retail
- Community facilities
- Recreation
- Improving main corridors in Kleinmond



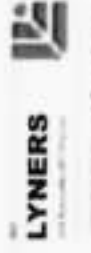
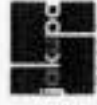
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Developing criteria for selecting sites

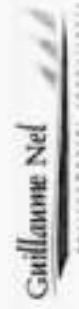
Some criteria, not in specific order:

- Natural features
- Scenic routes in, through and around Kleinmond
- Environmental constraints and opportunities
- Infrastructure capacities and costs
- Geology
- Integrating communities
- Quick wins
- To be expanded and weighted



Public participation process

- Ward Councils
 - Represented on PSC
 - Feedback to Ward Council members and residents in ward
 - Provide input for PSC meetings
- General Public Meetings
 - First public meeting to inform and to get initial input
 - Second public meeting to exhibit and answer questions on one-to-one basis
- PSC
 - Mandate of PSC to be clarified
 - Professional team reports to PSC
 - PSC workshop proposals with professional team
 - PSC decisions to progress to next level of study
 - PSC signs off on final report



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Way forward and timelines

- Prof team to refine the status quo reports
- Advertise for public meeting early Jan 2018
- Public meeting evening of 24 or 25 Jan 2018
- Next PSC meeting end-Feb 2018



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Thank You



We are observing what you are doing!

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**ANNEXURE D
NEEDS AND CONCERNS**

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PROJECT: C17046: INVESTIGATION INTO AVAILABLE DEVELOPABLE LAND
IN KLEINMOND

ISSUES AND CONCERNS RAISED AND PUBLIC INPUT AFTER MEETINGS AT
PUBLIC MEETINGS OF 15 MARCH 2018 AND 19 APRIL 2018

	ISSUES/CONCERNS RAISED	15/03/2018	19/04/2018
1	The public raised questions whether alternate areas for low cost housing outside of Kleinmond such as Betty's Bay, Pringle Bay, Fisherhaven and Bot River has been considered and requested the consultants' brief should include this	•	•
2	Concern is being raised over high unemployment and more people moving to the area	•	•
3	There is a perception of Kleinmond becoming unsafe, thus high walls are being built	•	
4	Questions raised about economic studies being done on impact of low cost housing in the area	•	
5	Question raised enquiring as to whether all communities in the town were invited and whether 'everyone' is being considered	•	
6	Statement: The community needs to work together	•	•
7	Question: Is the municipality able to handle management of growth?	•	
8	The public holds the natural and built character of Kleinmond in high regard and wants to maintain it, specifically preventing Kleinmond from developing into a town resembling Hermanus	•	
9	Statement: The natural environment must be protected	•	
10	Request: Plan must not change the character of the town (Hermanus was used as a good example)	•	
11	Request: Make project information readily available	•	
12	Concern was raised that consultants were not residing in Kleinmond;	•	•
13	Concern was raised that existing low-cost housing was not being maintained	•	
14	A social development strategy should be included as part of this work	•	
15	Do neighbouring towns also need to grow?	•	
16	There is a problem of subsidized houses are being rented to non-beneficiaries;	•	
17	A recommendation was made to build a commercial fishing harbour	•	•
18	Concern that municipality did not arrange transport for Overhills and Protea communities to attend the meeting; next meeting should be held at Proteadorp	•	

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	ISSUES/CONCERNS RAISED	15/03/2018	19/04/2018
19	Better public facilities (clinic, medical assistance for old aged, <i>fuel care</i>).	•	•
20	Improve tourism attractions/facilities	•	•
21	Better facilities for police/ closer to communities	•	•
22	Need for a high school in Kilmord	•	•
23	Need for proper sport fields / complex	•	•
24	Property values should not be affected	•	
25	Rental housing stock should also be considered	•	•
25	Maintenance of existing low-cost housing an issue	•	•
27	Densification of area rather than urban sprawl	•	
28	Better living conditions / housing for backyarders essential	•	•
29	Need for a cemetery	•	•
30	Need for industrial development and job creation	•	•
31	Overhills overcrowded and urgency of resolving the housing need, ultimatum of 40 days set, winter lies ahead		•
32	There is no "mail" in Kilmord		•
33	Perception that waiting list administration is not up to standard; some people waiting for housing for more than 25 years		•
34	Land and approvals being provided for high-end holiday homes in Betty's Bay and land for affordable housing takes ages		•
35	Integration of neighbourhoods required, still separate neighbourhoods		•
36	Municipality's representatives to be more visible		•
37	Impression that Municipality is being run "from outside"		•
38	Professional team should be provided opportunity to identify land and develop the design		•
39	Court notices served by Overstrand Mun (for services not paid??) to be resolved between community and Municipality		•
40	Refer to letter from Kilmord Rate Payers Association handed over at the meeting on 15 March 2018	•	
41	Refer to letter from Kilmord Mountain Avenue Association dated 25 January to Municipal Manager		
42	Refer to letter from Kilmord Community Forum (past meeting of 19 April 2018) dated 07 May 2018		•

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ANNEXURE E**SPECIALIST REPORTS**

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

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**ANNEXURE E1
URBAN DESIGN**

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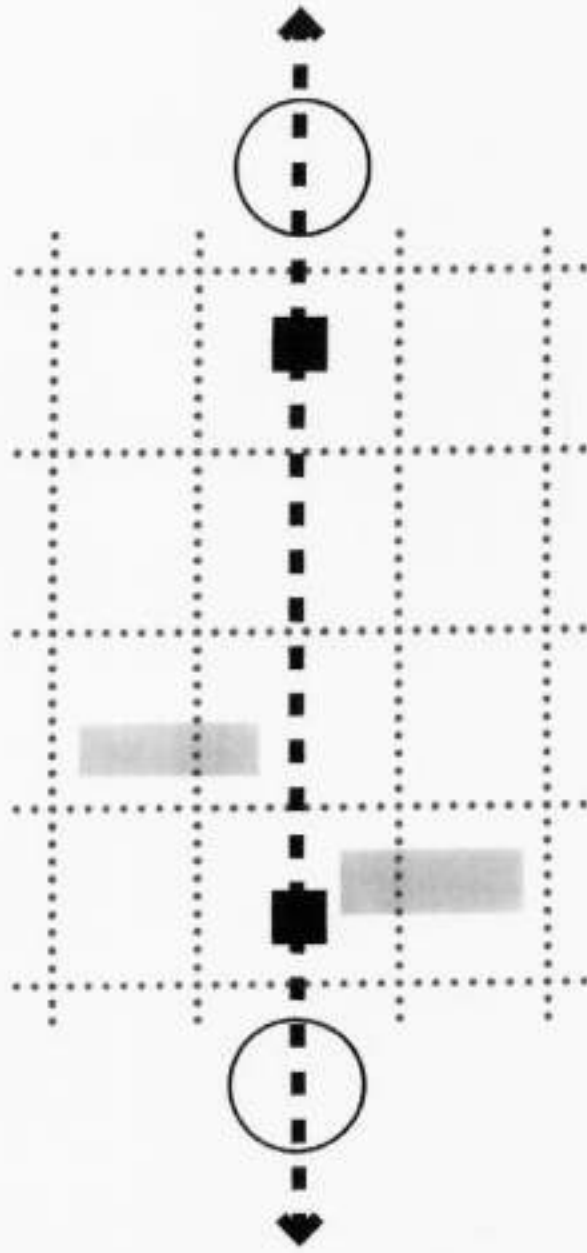
KLEINMOND CONCEPTUAL LAYOUTS

For the TOWN OF KLEINMOND, MASSACHUSETTS
20 September 2018



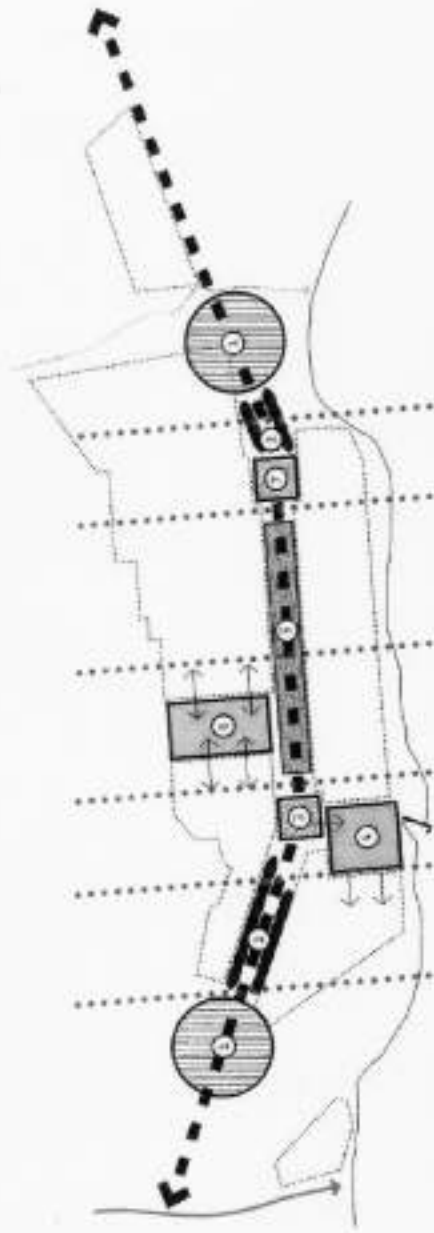
Density Strategy

Defining the spatial structure of Kleinmond



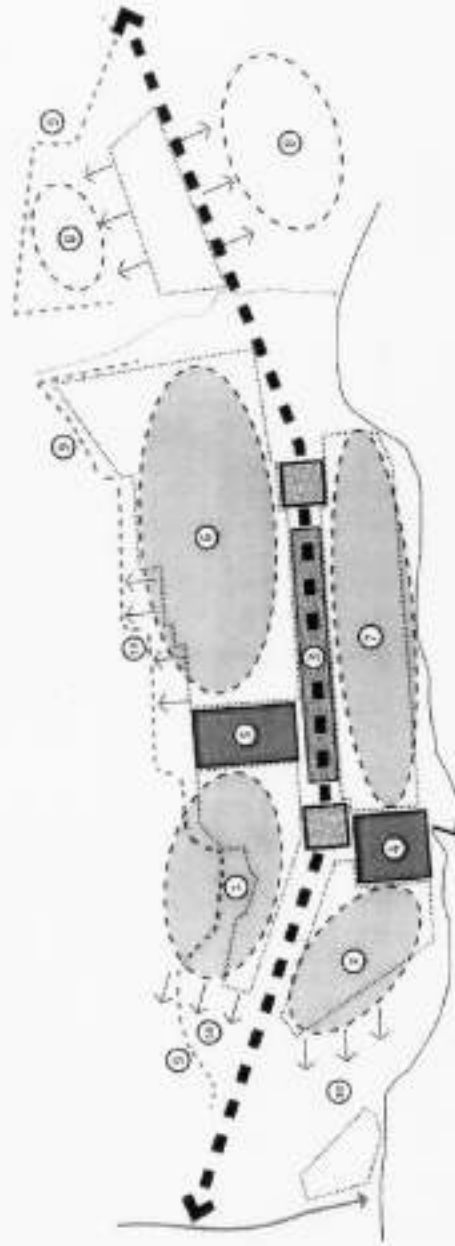
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Proposed Spatial Structure



- ① Establish network with landscape form
- ② Linkages in network of road
- ③ Develop future's with emphasis on public function
- ④ Identify hierarchical relationship with various use requirements
- ⑤ Show hierarchy with 1-3 (high) middle use needs/potential
- ⑥ Transition zone with public function and 234 housing
- ⑦ Possible structure of this node

Making Room For Housing



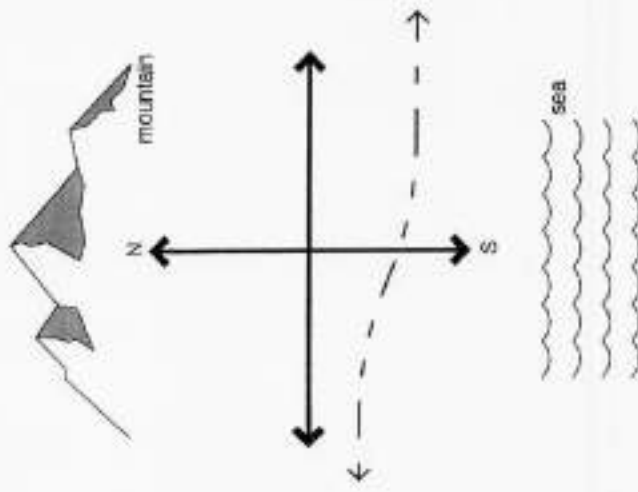
- 303/762
- ① Increase block of mass
 - ② Allow more than single dwelling footprint
 - ③ Establish a Main Road (High Street)
 - ④ Include residential function in high-traffic areas
 - ⑤ To replace cars with transit, increase housing density
 - ⑥ Allow new structure (single housing) to be denser
 - ⑦ Allow more than single dwelling footprint
 - ⑧ Impact positive urban environment
 - ⑨ Line of environmental development (not to be oversteered)
 - ⑩ Outgoing existing public

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Urban Design Principles

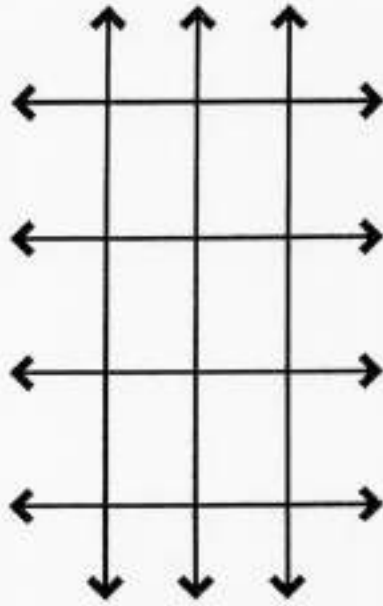
Strong Axis

North South Axis with views to the mountain and the sea



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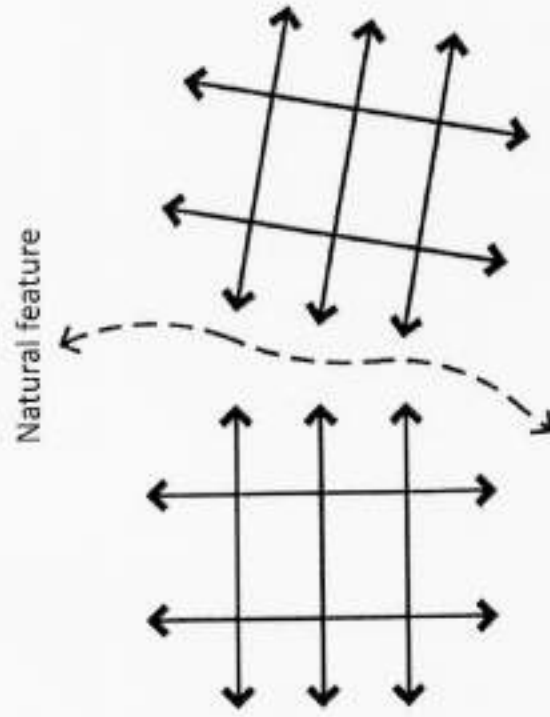
Rigid Grid System



A grid system shall be incorporated into all new developments in order to follow the original grid of the town.

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Grid Shift

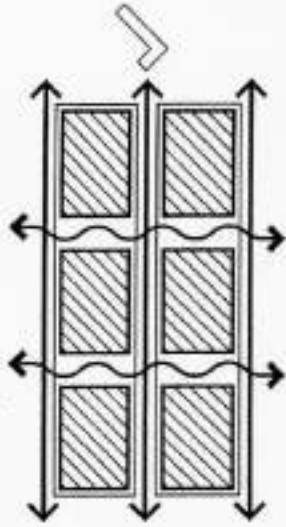


In the event of a 'grid shift', natural or landscaped corridors shall be created which will separate the respected grids. This is to prevent any odd shaped arven which cannot cater for subsidised and GAP housing, whilst maximising natural green lungs within the neighbourhood.

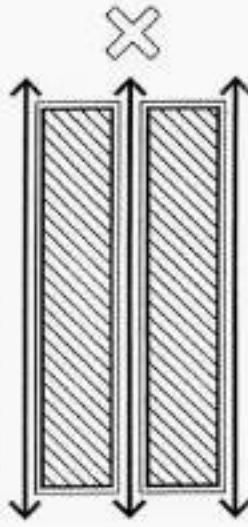
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Walkability

Permeable urban footprint, maximizes walkability for user



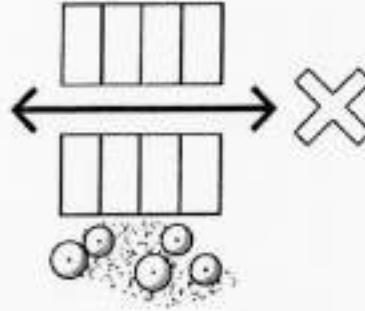
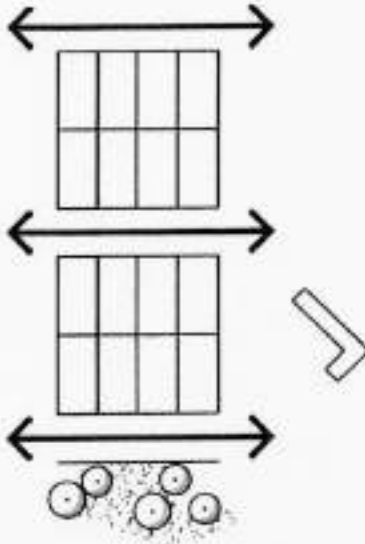
Impermeable urban footprint creates poor walkable environments



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Stand Placement

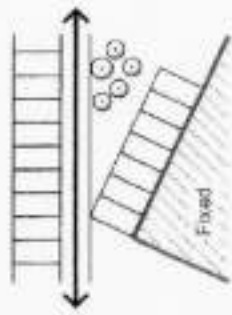
Stands to live onto the street or onto natural landscapes creating natural surveillance



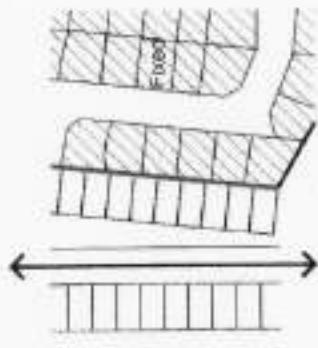
Stands turning their backs to natural environments create unsafe and polluted zones behind adjacent neighbourhoods.

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Hard Fix vs Soft Fix



Sub Station Facilities



Adjacent Properties

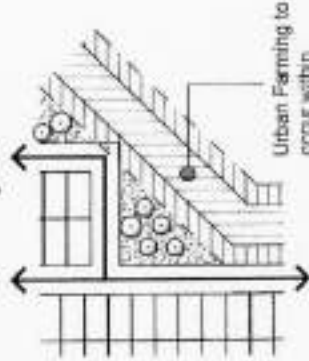


In the event where the new development boarders existing developments or infrastructure, proposed erven shall be positioned hard up to existing developments/infrastructure. This is done to prevent any crime and pollution zones behind new and existing homes.

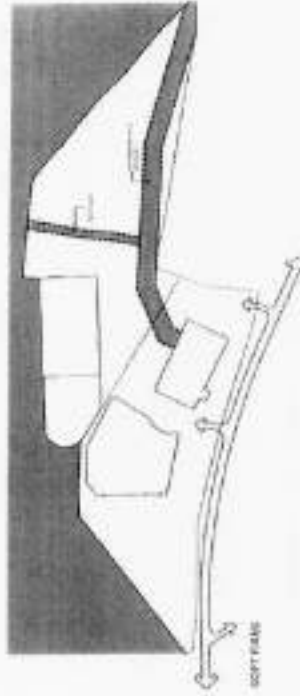
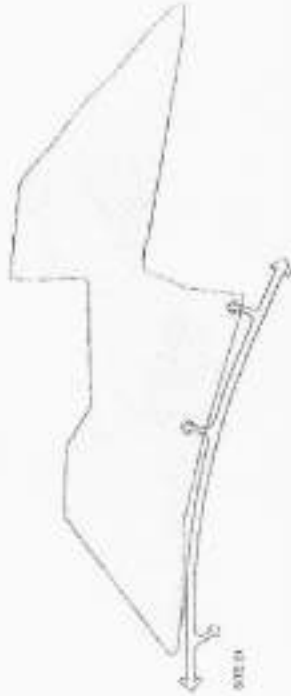
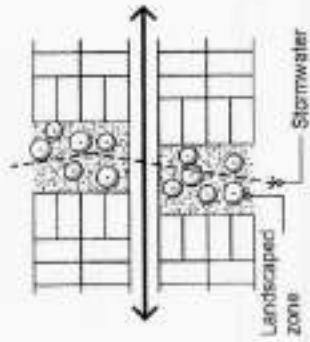
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Hard Fix vs Soft Fix

units living out towards the overhead servitude's which function as landscaped areas/suburban farming zones:



units living onto stormwater servitude

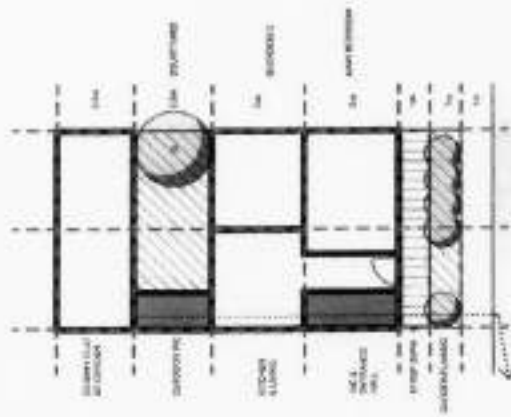


Soft fixes occur when erven face onto servitudes such as electrical overhead or storm water servitudes and nature reserves. The intention is to create landscaped zones within these servitudes and with erven facing these green zones and nature reserves, natural surveillance is created creating clean and safe environments.

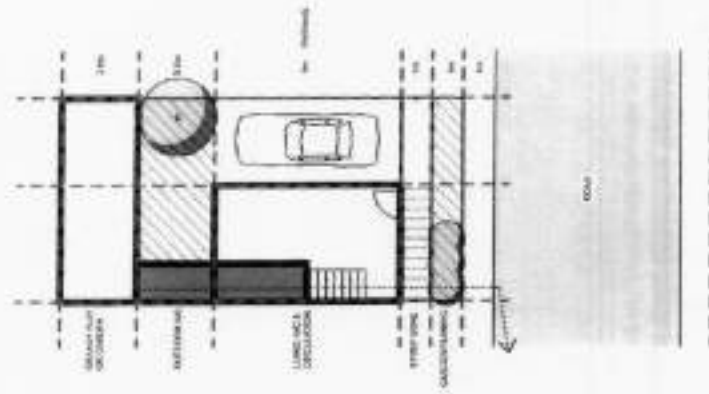
6.5x13 Unit Typology

The 6.5x13m erf allows for either a 2 bed 1 bath simplex unit or a 2 bed 1 bath duplex unit with parking within the property.

UNIT TYPE 01



UNIT TYPE 02 (Duplex)

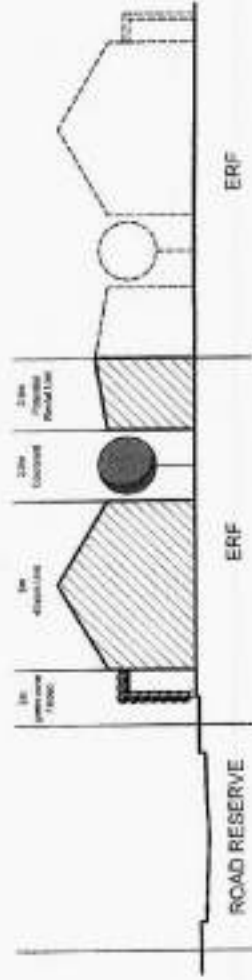
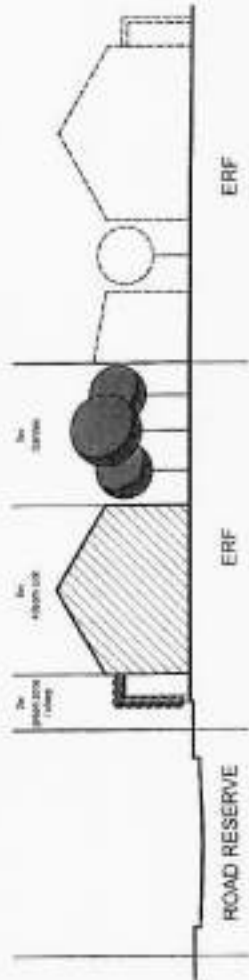


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3/2/762

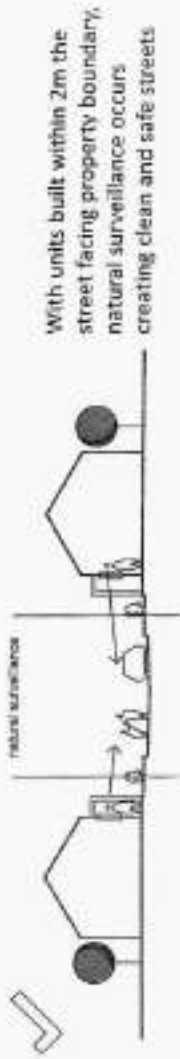
Unit Placement

Units are placed within 2m the street facing property boundary to allow for sufficient space behind the home to cater for future back yard units, allowing for additional income to the homeowners.

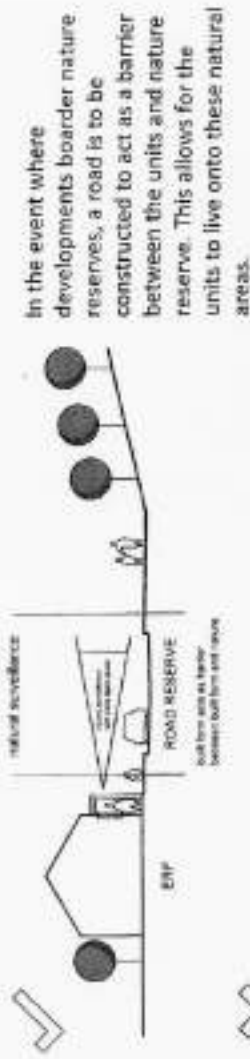


313/762

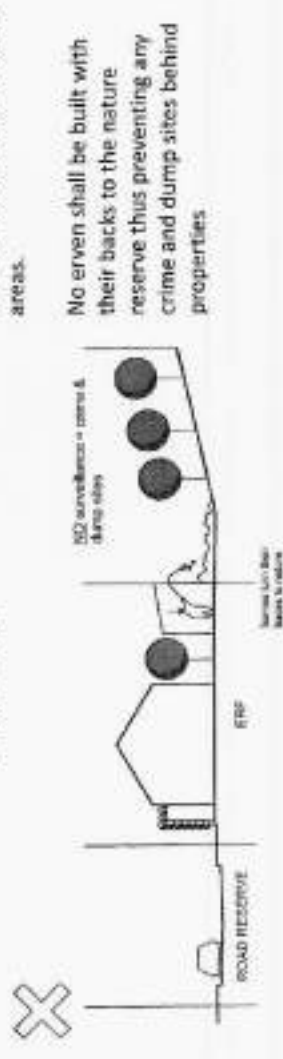
Surveillance & Security



With units built within 2m the street facing property boundary, natural surveillance occurs creating clean and safe streets



In the event where developments border nature reserves, a road is to be constructed to act as a barrier between the units and nature reserve. This allows for the units to live onto these natural areas.

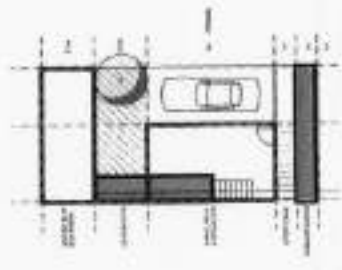
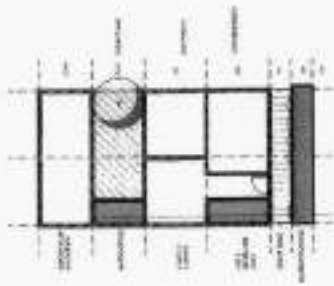


No erven shall be built with their backs to the nature reserve thus preventing any crime and dump sites behind properties

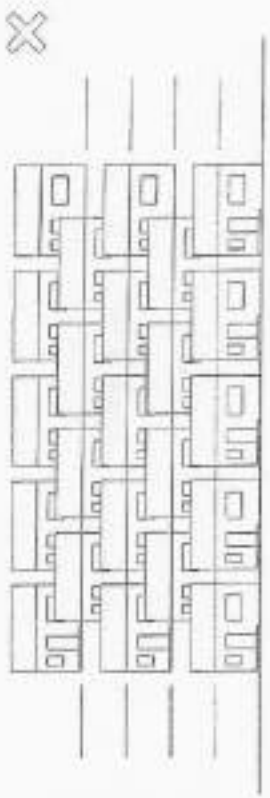
NO surveillance - crime & dump sites
Service lot/Shop
Backs to nature

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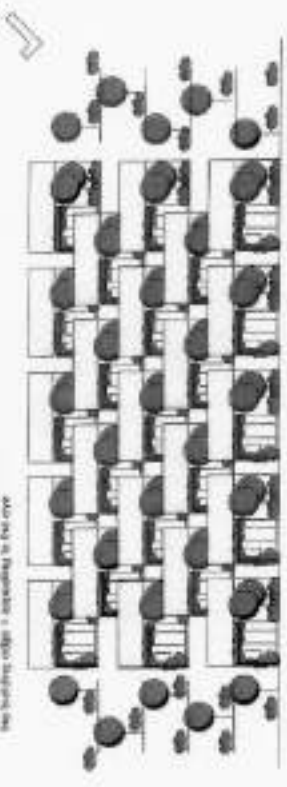
Soft Edges



Hard Edge - (small environment) - appears



Softening the Building Edge through planting trees and landscaping the building edge - (appealing to the eye)



Continuation of Nature and Man Made along the slopes of the mountains - Buildings disappear in the trees and foliage

In order to prevent to prevent hard surfaces along the ridge of the Palmiet mountains, softening the street facing property edges can create continuous landscaping which extends up into the nature reserve.

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Development Opportunities

The professional team has identified 19 sites which can address the housing shortage in Klemmmond



- ① mixed-use, SUE (UEP) development
- ② mixed-use, SUE (UEP) development
- ③ mixed-use, SUE (UEP) development
- ④ mixed-use, SUE (UEP) development
- ⑤ mixed-use, SUE (UEP) development
- ⑥ mixed-use, SUE (UEP) development
- ⑦ mixed-use, SUE (UEP) development
- ⑧ mixed-use, SUE (UEP) development
- ⑨ mixed-use, SUE (UEP) development
- ⑩ mixed-use, SUE (UEP) development
- ⑪ mixed-use, SUE (UEP) development
- ⑫ mixed-use, SUE (UEP) development
- ⑬ mixed-use, SUE (UEP) development
- ⑭ mixed-use, SUE (UEP) development
- ⑮ mixed-use, SUE (UEP) development
- ⑯ mixed-use, SUE (UEP) development
- ⑰ mixed-use, SUE (UEP) development
- ⑱ mixed-use, SUE (UEP) development

Professional Development Group

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Site One

Overhills Development (Option 01)



© 2010 [unreadable]

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Site One
Overhills Development (Option 02)

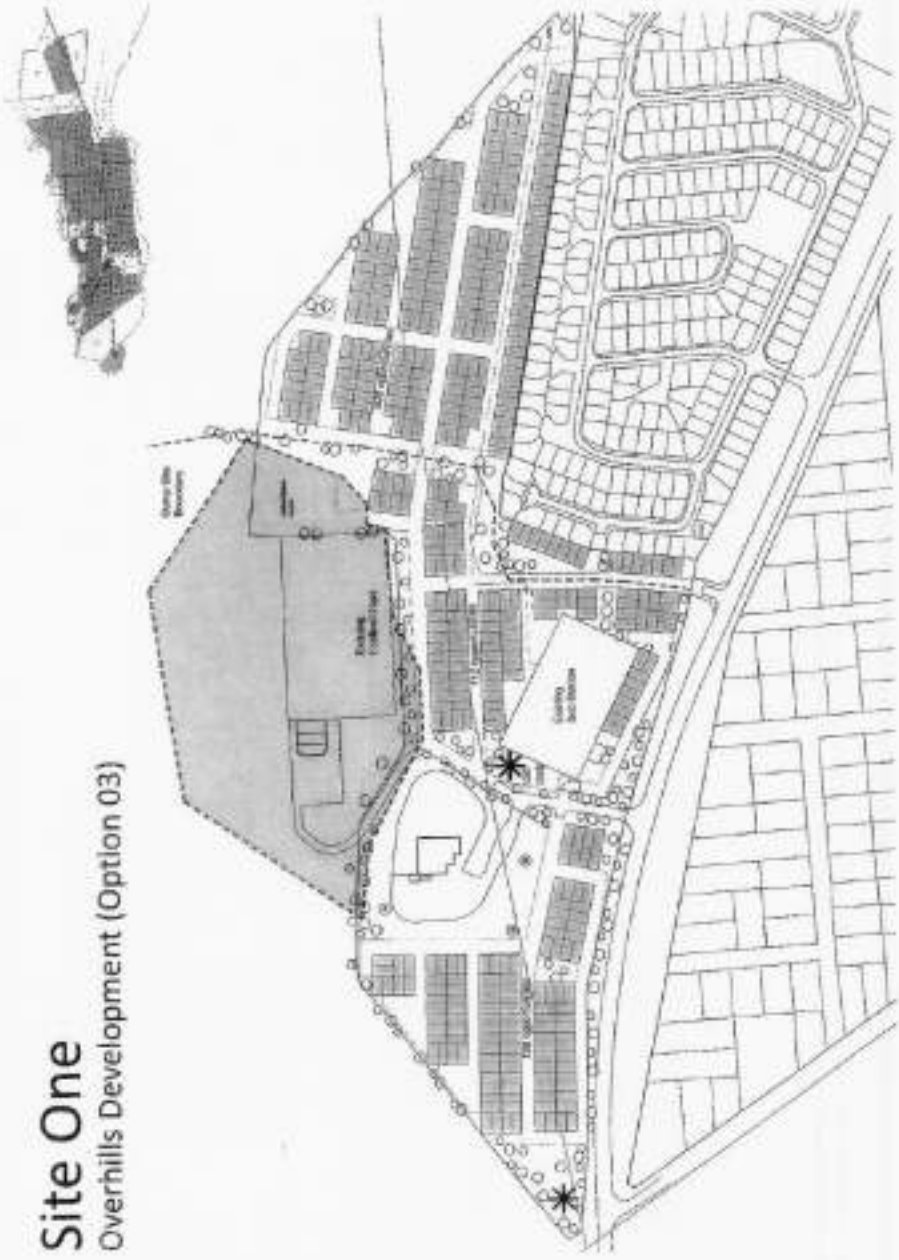


100 1/4" = 1' = 0.001"

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Site One

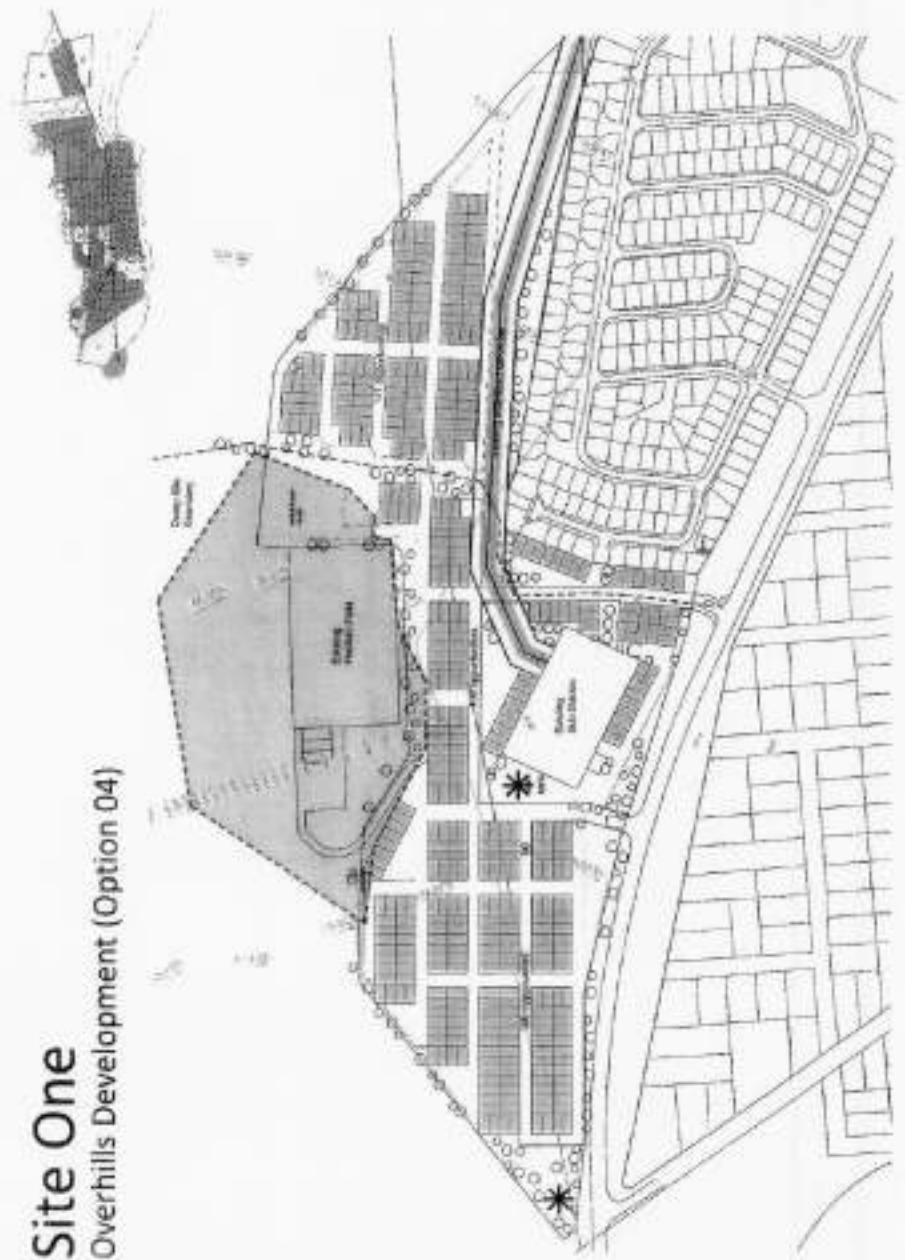
Overhills Development (Option 03)



4/11/2009/10/11/09

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Site One
Overhills Development (Option 04)



041 10/20/2010

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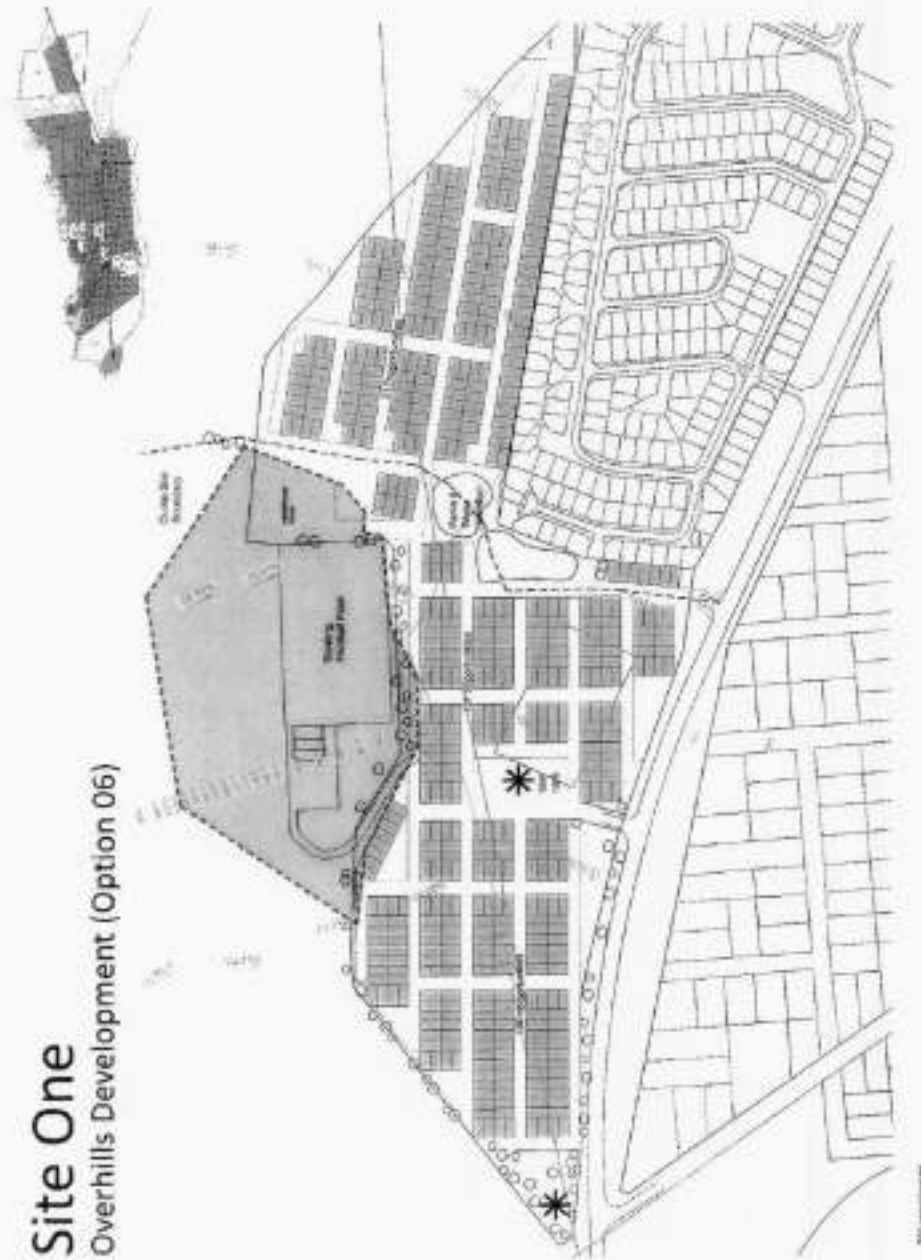
Site One
Overhills Development (Option 05)



© 2011 [unreadable]

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Site One
Overhills Development (Option 06)



Site Plan

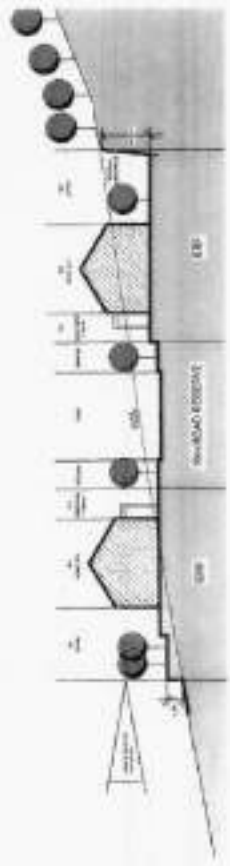
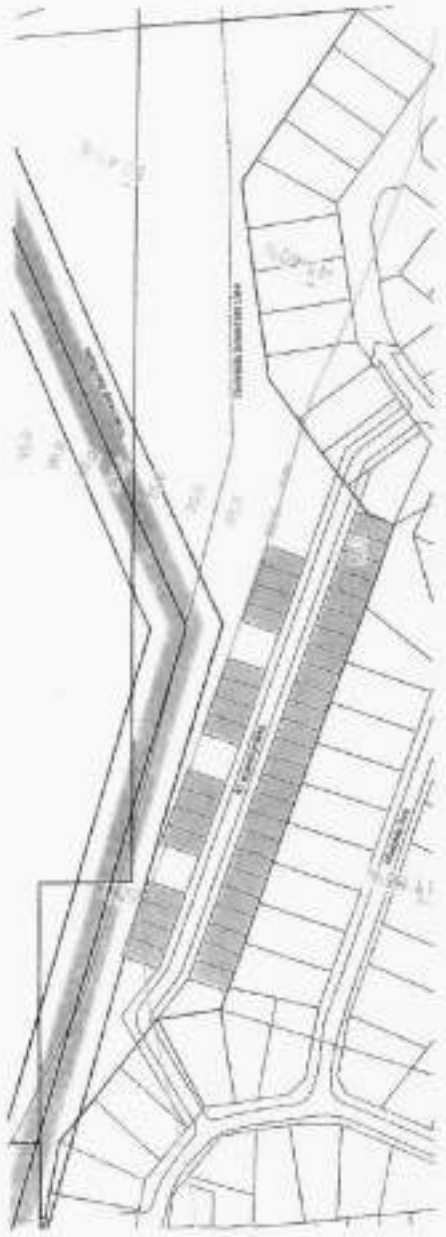
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Site Two
(Option 01)



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Site Two
(Option 02)



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Site Three

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Site Four

326-762



Site Five

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Site Six



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Richmond - potential unlocking of housing opportunities
 estimated number of housing opportunities
 28 September 2022

site	description	size	type of housing	density/ha	no. units
one	entire site - 1000 parking, residential		intermed MG, Social, FURP	44	159
two	Urban residential site		1.11 - detached houses		
three	medium density residential (1st, 2nd, 3rd)		intermed MG, FURP, 1st, 2nd, 3rd	18	25
four	medium density residential (1st, 2nd, 3rd)		intermed MG, FURP, 1st, 2nd, 3rd	25	22
five	medium density residential (1st, 2nd, 3rd)		intermed MG, FURP, 1st, 2nd, 3rd	45	40
six	medium density residential (1st, 2nd, 3rd)		1.1 - FURP, 1st, 2nd, 3rd	27	27
seven	medium density residential (1st, 2nd, 3rd)		1.1 - market, FURP, 1st, 2nd, 3rd	40	38
eight	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	60	48
nine	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	60	106
ten	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	26	110
eleven	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	60	144
twelve	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	5	5
thirteen	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	40	102
fourteen	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	11	80
fifteen	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	10	144.5
sixteen	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	30	48.5
seventeen	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	30	121.5
eighteen	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	30	320
nineteen	medium density residential (1st, 2nd, 3rd)		1.1 - market 2-4 storey, workshop	30	48.48
total		201,278	average density/ha	48.2	2507

2507 potential social units
 1177 in municipal/public owned sites
 1330 on private land

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Site Seven



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Site Eight



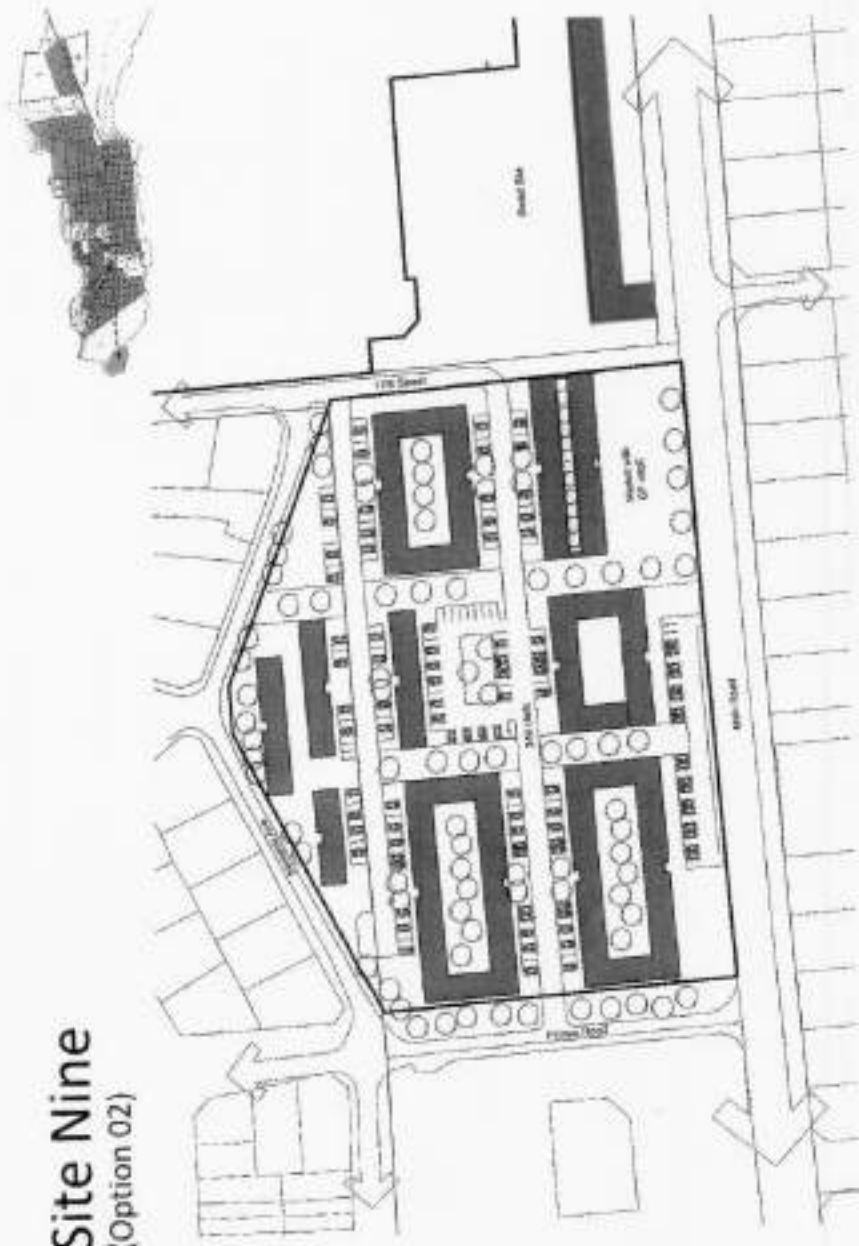
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Site Nine (Option 01)



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Site Nine
(Option 02)



549 units

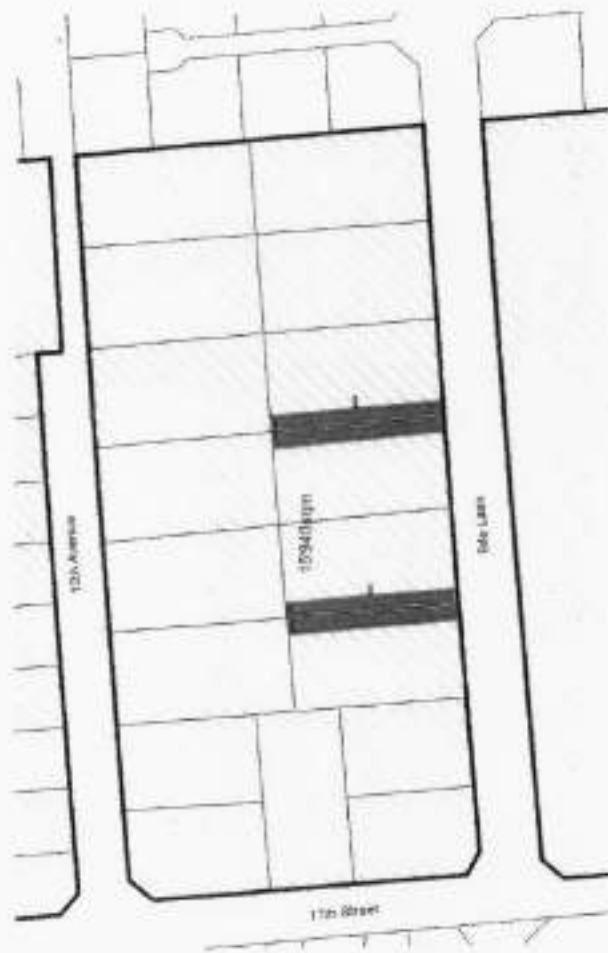
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Site Ten

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Site Eleven



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Site Twelve



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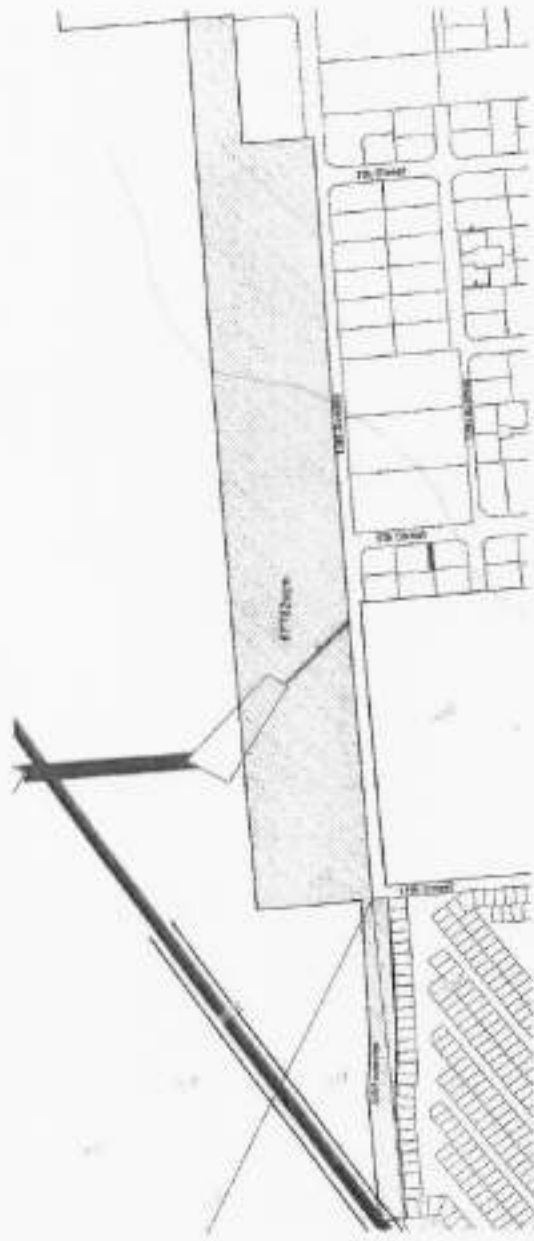
Site Thirteen

Gap housing, Sports Fields & High School



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Site Fourteen



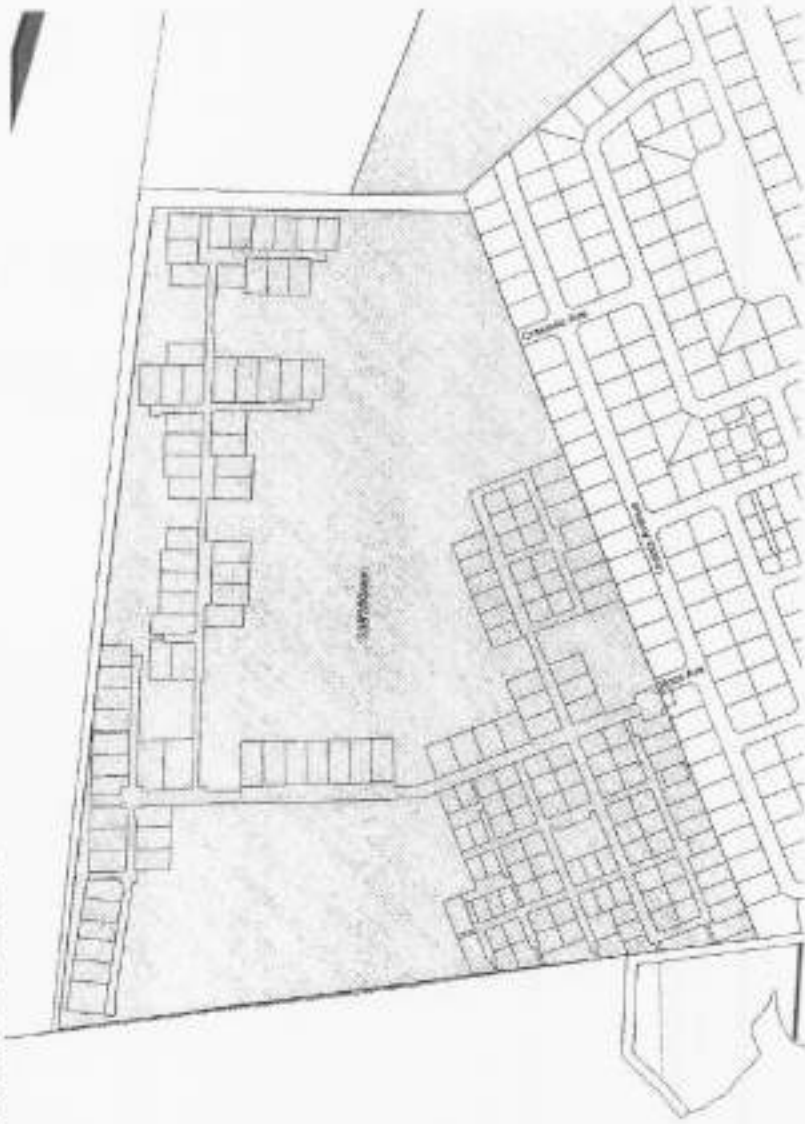
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Site Fifteen



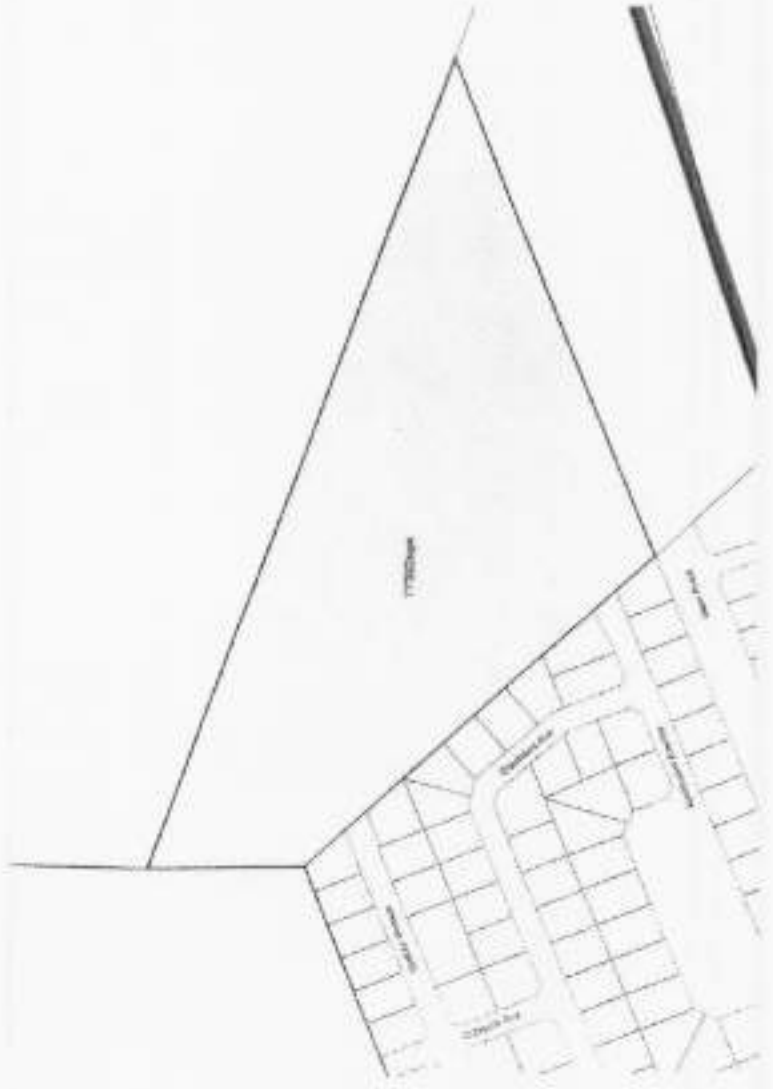
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Site Sixteen
Proposed private development



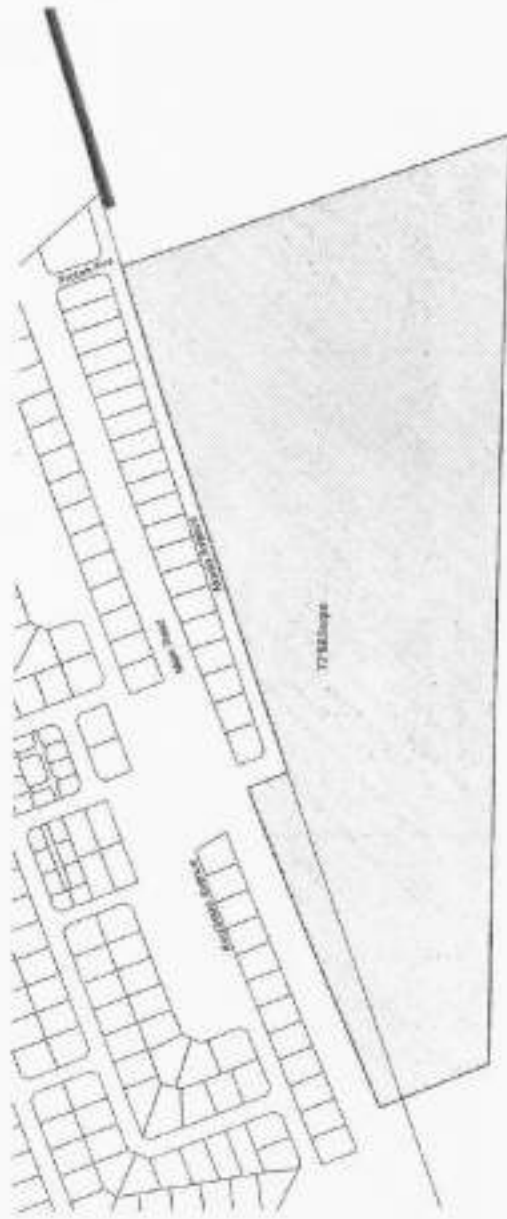
Site Seventeen

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Site Eighteen



342) 762

Site Nineteen



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**ENVIRONMENTAL DUE DILIGENCE TO INFORM THE
KLEINMOND HOUSING SITES AND OVERHILLS
UPGRADES, KLEINMOND, WESTERN CAPE.**

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environmental consultants

Date: 1 December 2017

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LIST OF ABBREVIATIONS

DEA&DP	-	Department of Environmental Affairs and Development
DWS	-	Department of Water and Sanitation
EIA	-	Environmental Impact Assessment
EAP	-	Environmental Assessment Practitioner
EMP	-	Environmental Management Plan
HIA	-	Heritage Impact Assessment
HWC	-	Heritage Western Cape
I&APs	-	Interested and Affected Parties
NEMA	-	National Environmental Management Act, 1998 (Act No. 107)
NHRA	-	National Heritage Resources Act, 1999 (Act No. 25 of 1999)
PP	-	Public Participation
GNEC	-	Guillaume Nel Environmental Consultants

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ENVIRONMENTAL DUE DILIGENCE FOR THE PROPOSED KLEINMOND HOUSING SITES AND OVERHILLS UPGRADES, KLEINMOND.

This due diligence was undertaken to determine the applicability of the proposed investigation into Kleinmond housing sites and Overhills upgrades in terms of the Environmental Impact Assessment Regulations (GN R. No. 327, GN R. No. 328 and GN R. No. 324 (4 Dec 2014, as Amended 07 April 2017)) under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), which replaced the 2010 Regulations (GN R. No. 543, GN R. No. 544, GN R. No. 545 and GN R. No. 546) on the 8th of December 2014.

Kleinmond is currently experiencing a tremendous housing shortage which has resulted in increasing pressure from the local community for housing. The Overstrand Municipality and Provincial Department of Human Settlements are in the process of investigating possible locations for further housing sites in order to increase the housing supply in Kleinmond.

The aim of this Due Diligence is to assess the environmental constraints of Kleinmond in order for the housing backlog to be addressed; as well as assess the environmental law related, and statutory processes required, in order to ensure lawful commencement of construction activities on the mentioned sites.

The proposed developments and the need for possible assessments was screened by GNEC in terms of the following legislation:

- Environmental Impact Assessment Regulations (GN R. No. 324, GN R. No. 325, GN R. No. 326 and GN R. No. 327 [7 April 2017]) which replaced the previous regulations (GN R. No. 543, GN R. No. 544, GN R. No. 545 and GN R. No. 546 [18 June 2010]) under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), which replaced the previous regulations (GN R. No. 385 and R. No. 386 [21 April 2006]) on the 2nd of August 2010. National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) (Two Possible Process can be followed depending on the activities triggered. These two processes (Basic Assessment and Full EIA) are explained in Figures 1 and 2 below;
- National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003)
- National Veld and Forest Fire Act, 101 (Act No. 101 of 1998)
- National Water Act, 1998 (Act No. 36 of 1998)
- Mountain Catchment Areas Act, 1970 (Act No. 63 of 1970)
- Protected species – Provincial Ordinances
- National Heritage Resources Act, 1996 (Act No. 25 of 1996)

It should be noted that the NEMA allows for two (2) different EIA processes. These processes are discussed below and the process flow for these assessments are indicated in FIGURE 1 and FIGURE 2 below.

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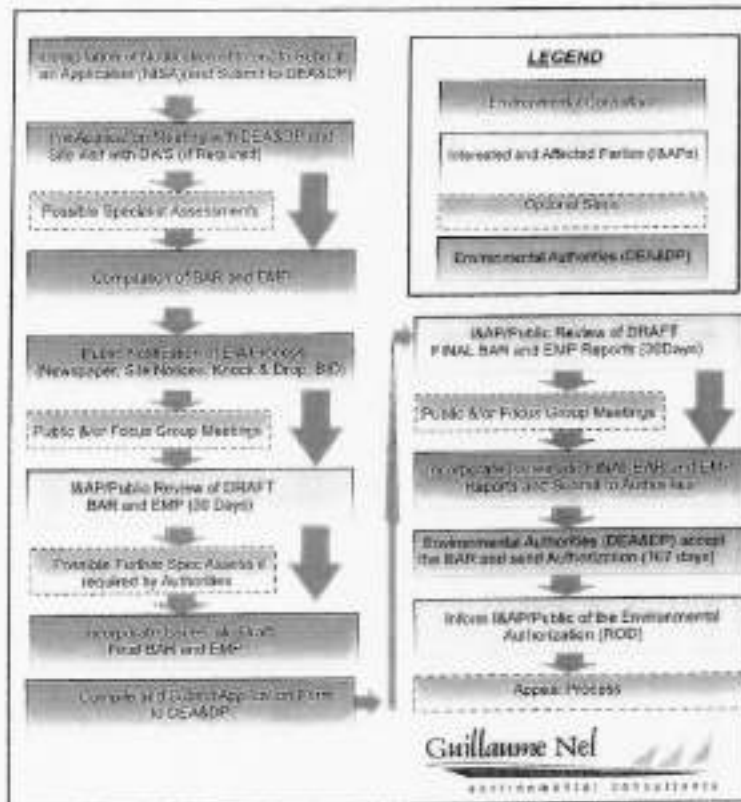


FIGURE 1. THE BASIC ASSESSMENT PROCESS

This process will have to be followed if activities in terms of the Environmental Impact Assessment Regulations GN R. No. 327 and GN R. No. 328 under NEMA are triggered by a proposed development.

The time period for these assessments can be between 6 and 9 months (depending on specialist assessments, the availability of bulk services for the proposed development, possible public and/or December holidays during the process as well as possible delays due to review periods of the Reports by the authorities).

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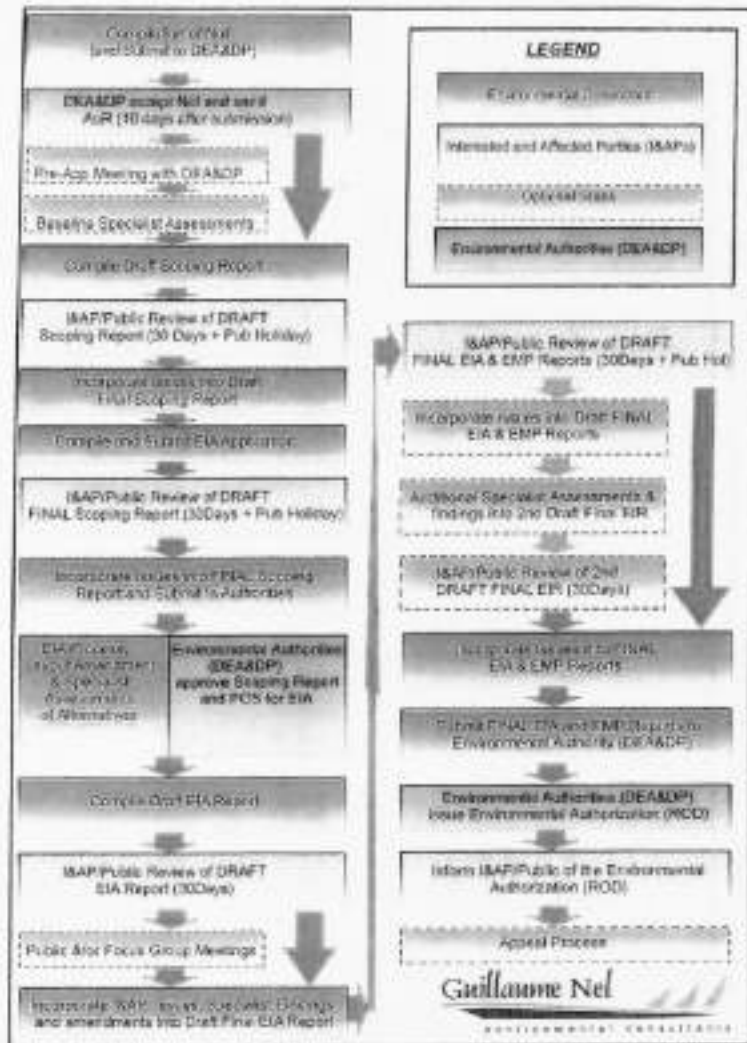


FIGURE 2: THE FULL EIA PROCESS

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This process will have to be followed should activities in terms of the Environmental Impact Assessment Regulations (N.R. No. 325) under NEMA be triggered. The time period for these assessments can be between 12 and 16 months (depending on specialist assessments, the availability of bulk services for the proposed development, possible public and/or December holidays during the process as well as possible delays due to review periods of the Reports by the authorities).

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1. ENVIRONMENTAL ASSESSMENT OF KLEINMOND

1.1 Introduction

In order to obtain input regarding the proposed development from various environmental departments, GNEC facilitated a meeting with the following stakeholders on the 14th of November 2017, at the Kleinmond Administrative Building:

- Rhett Smart with CapeNature
- Rupert Koopman with CapeNature
- Steve Geldenhuys with CapeNature
- Lied de Villiers with Overstrand Municipality (Environmental)
- Taron Dry with Overstrand Municipality (Environmental)
- Michael du Toit with Kogelberg Biosphere Reserve
- Gullburns Nel (GNEC)
- Eucnell Visagie (GNEC)
- Carina Nel (GNEC)

The aim of the meeting was to consult the stakeholders regarding environmental no-go areas in order to ensure sensitive ecosystems are not impacted on. What resulted was a brainstorming workshop where possible sites for development were identified and other options presented to the team were dismissed due to the sensitivity of the areas. In summary, the stakeholders mentioned development to the East of Kleinmond (towards Palmiet Nature Reserve) as a no-go area.

1.2 Location

Kleinmond is a coastal town situated within the Overberg region of the Western Cape. Kleinmond is located approximately 110 kilometres from Cape Town, in an eastern direction. Hermanus is located approximately 25 kilometres to the East of Kleinmond, with Betty's Bay located roughly 11 kilometres to the West of Kleinmond. Kleinmond falls within the jurisdiction of the Overstrand Municipality.

Please refer to Figure 3 below for the Locality Map of Kleinmond.

45 Fabrik Street
Paarl

Tel: 021 870 8774

P.O. Box 2032 Paarl 7501

Cell: 072 1971 821

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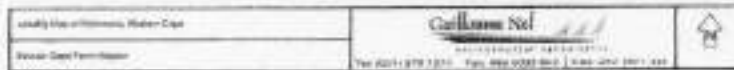


Figure 3 LOCALITY MAP OF KLEINMOND

1.3 Topography

Kleinmond is surrounded by the Pekaia Mountain Range to the North, and Atlantic Ocean to the South. This has resulted in a natural slope across the town, from North to South. Sections of Kleinmond located along the Northern outskirts of town is characterized by very steep slopes.

Please refer to Figure 4 below for the Topographical Map of Kleinmond.



Figure 4: TOPOGRAPHICAL MAP OF KLEINMOND

1.4 Underlying Geology

The soils along the northern reaches of Kleinmond, along the Palmiet Mountain Range, are characterised as Ic65 land type. The soils are furthermore characterised by miscellaneous land classes, very rocky with little or no soils. Furthermore, the geology is quartzitic sandstone of the Peninsula Formation and of the Goudkies and Skurweberg Formation, separated by shale of the Cedarberg Formation, Table Mountain Group. Talus gravel occur on the southern slopes (Cape Farm Mapper, 2016).

The vast majority of Kleinmond is characterised by the Gb1 land type, including soils with a diagnostic ferruginous horizon, predominantly shallow (Houwhoek form). The geology is colluvial and alluvial sand (Cape Farm Mapper, 2016).

Lastly, a small portion to the West of Kleinmond is characterised by the Hb 27 land type. The soils are predominantly grey regic sands. The geology consist of recent coastal sand and dunes with slight occurrence along the coast of shale of the Bokkeveld Group and sandstone of the Peninsula Formation, Table Mountain Group (Cape Farm Mapper, 2016).

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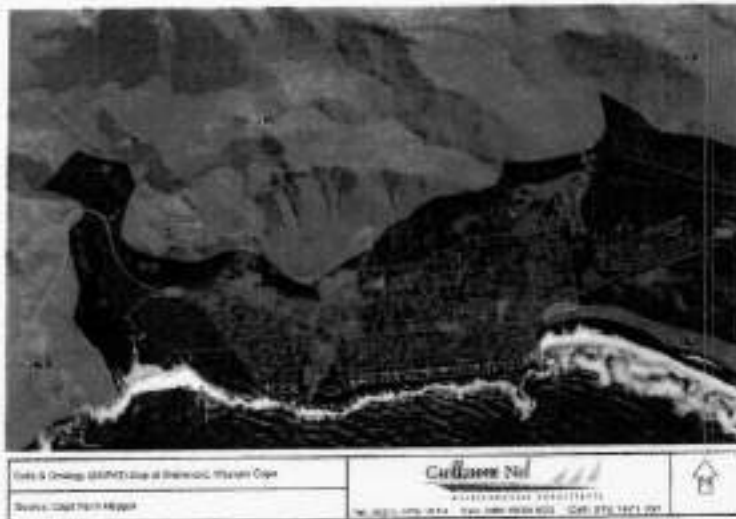


Figure 5: SOILS & GEOLOGY (ENPHZ) MAP OF KLEINMOND

1.5 Conservation

The vegetation along the northern slopes of Kleinmond is characterised as Kogelberg Sandstone Fynbos (FFs11). The vegetation type is species rich and grows on high mountains with steep to gentle slopes, and undulating plains and hills of varied aspect. The conservation status of Kogelberg Sandstone Fynbos is Least Threatened, with roughly 50 % of the vegetation type conserved in the Hottentots Holland and Groenlandberg Nature Reserves and especially in the Kogelberg Biosphere Reserve (Cape Farm Mapper, 2016).

The vast majority of Kleinmond is covered in the Hangklip Sand Fynbos (FFs6) vegetation type. The vegetation type predominantly grows on sand dunes and sandy bottomlands supporting moderately tall, dense ericoid shrubland. The conservation status of Hangklip Sand Fynbos is Vulnerable, with roughly 20 % conserved in the Table Mountain National Park and Kogelberg Biosphere Reserve. The vegetation type has been disturbed between Pringle Bay and Hamanot, due to, amongst other factors, the construction of sewage farms, golf courses, and graveyards (Cape Farm Mapper, 2016).

A small band of Western Coastal Shale Sand Vegetation (FFs2) covers the north western section of the Palmiet Mountain Range. The vegetation type is a narrow 80 – 200 meter linear feature, which is smooth and flat in profile compared to the surrounding areas. The band supports diverse

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renosterveld and fynbos shrubland. The conservation status of the vegetation type is Least Threatened and the conservation target of 30 % has been reached due to statutory and local authority reserves (Cape Farm Mapper, 2016).

The vegetation type that occurs along the western boundary of Kleinmond is characterised as Cape Lowland Freshwater Wetlands (AZ11). This vegetation occurs predominantly on flats and landscape depressions with extensive tall reeds of *Phragmites australis* and *Typha capensis*. The vegetation is found in temporarily or permanently flooded reedlands, aedgelands and rush-beds as well as macrophytic vegetation embodied in permanent water bodies. The conservation target of the vegetation type is 24 %, with 14 % statutorily conserved in National Parks, including the Cape Peninsula and Agulhas National Parks (Cape Farm Mapper, 2016).

Oorbagg Dune Strandveld (P57) vegetation type is also found along the western section of Kleinmond. The vegetation type is found on scattered patches from Rooiels to the Cape Infanta at the mouth of the Swede River. The conservation status of the vegetation type is Least Threatened with a conservation target of 36%. Roughly 30 % is statutorily conserved in the De Hoop, Walker Bay and De Mond Nature Reserves.

Lastly, Cape Seashore Vegetation (AZ63) vegetation type is found along the western coast line of Kleinmond. The vegetation type predominantly occurs along beaches, coastal dunes, dune stacks and coastal cliffs of open grassy, herbaceous and also dwarf-shrubby vegetation. The conservation status of the vegetation type is Least Threatened with a conservation status of 20%. The vegetation type is statutorily conserved in the West Coast, Peninsula, Agulhas and various smaller National Parks (Cape Farm Mapper, 2016).

Please refer to Figure 6 below for the vegetation type map of Kleinmond.

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Figure 6: VEGETATION MAP OF KLEINMOND

2.5.1 Critical Biodiversity Area

Due to the sensitive nature of the vegetation surrounding Kleinmond, cognisance should be taken about the Critical Biodiversity Areas surrounding the town.

Please refer to Figure 7 below for the Critical Biodiversity Map of Kleinmond.

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Figure 7: CRITICAL BIODIVERSITY AREAS MAP OF KLEINMOND

1.5.2 Kogelberg Biosphere Reserve:

Biosphere reserves can be described as 'areas of terrestrial and coastal ecosystem that are internationally recognised within the framework of the United Nations Education, Scientific and Cultural Organisation's (UNESCO's) Man and Biosphere programme' (Kogelberg Biosphere Reserve, 2013). The aim of the Kogelberg Biosphere Reserve (KBR) is therefore to investigate more sustainable use of natural resources, such as sustainable fishing, plant harvesting, sewerage alternatives, and many more. The KBR covers an extensive area amounting to 100 000 Hectares. The KBR hosts the most complex biodiversity in the world, with 1 380 different plant species found in the KBR (Kogelberg Biosphere Reserve, 2017).

The Kogelberg Biosphere Reserve also borders Kleinmond and hence the boundary of the Kogelberg Biosphere Reserve should be taken into account to ensure that the KBR is not encroached by residential developments.

Please refer to Figure 8 below for a map of the Kogelberg Biosphere Reserve.

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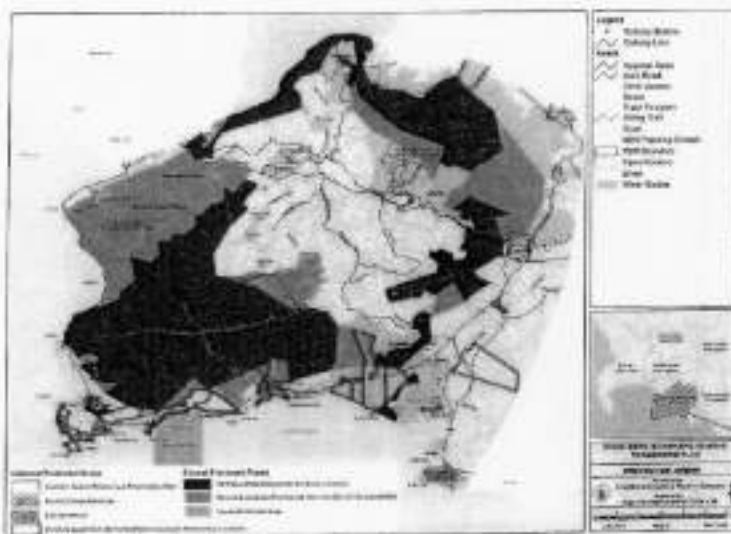


Figure 8: MAP OF KOGELBERG BIOSPHERE RESERVE (KER, 2010)

1.5 Water Resources

Numerous water resources surround Kleinmond. Firstly, the Atlantic Ocean is the southern boundary of Kleinmond. Furthermore, the Palmiet River is located to the West of Kleinmond, and is categorised as a stream order 2. Furthermore, numerous wetlands are scattered across Kleinmond and the constraints of these wetlands should be taken into account.

Please refer to Figure 9 below for the Water Resources Map of Kleinmond.

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Figure 9: WATER RESOURCES MAP OF KLEINMOND

During 2007, application was made for a residential development on Portion B of Farm 563, Heuningklip, located along the Eastern boundary of Kleinmond. Due to the wetness of the property, a Freshwater Impact Assessment was conducted as part of the application. The results of the Freshwater Impact Assessment was the following:

"Much of Heuningklip Farm can be classified as 'wetland', as defined in the Water Act (No. 36 of 1998). The quality of wetland habitat varies across the site, depending on the extent of soil and vegetation modification that has occurred" (Snaddon, 2007: 4).

"Two rivers / streams were included in [the] assessment. A small, probably seasonal stream enters the study area of its north-eastern corner, from where it flows in an easterly direction before crossing the site in a southerly direction" (Snaddon, 2007: 4).

"A perennial, typical South river forms the western boundary of the study area" (Snaddon, 2007: 4).

The conclusion of the Freshwater Impact Assessment conducted by Snaddon (2007) was the following:

"In terms of conservation importance, the perennial river is considered to be of high conservation importance. Similarly, the seasonal stream is also accorded high conservation importance."

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Both of these riverine systems must be conserved, and a suitable buffer, recommended to be at least 30 m for the river, and 20 m for the stream (less where it becomes a narrow) from the top of both banks, should be established and conserved. These areas are not suitable for development. Both the river and the stream are important in terms of the provision of ecological corridors for the movement of flora and fauna up and down the slopes of the Palmietberge, and even down into the coastal areas. The preservation of these systems and their riparian buffer zones will conserve and possibly improve this function. The wetlands located on the property vary in terms of conservation importance, influenced largely by the extent of soil modification. The type of wetland characteristic of the study area – acid soils, ecologically sensitive, generally seasonal wetlands dominated by plants such as *Barzasia* spp. – is of great regional importance, due to the uniqueness of such habitats, and also their threatened status. Several such wetlands were found on site – wetlands 1, 5 and 6 – and were thus found to be of high conservation importance. These areas are not suitable for development, and the wetlands should be protected by buffers of at least 30m².

Portion 9 of Farm Heuningklip No. 563, amount to 35.8 Ha in size. In 2007, the total developable area for the residential development that was proposed in 2007 amounted to 13.9 Ha. Therefore, the environmental constraints, especially pertaining to freshwater resources, should be taken into account.

1.7 Environmental Conditions Conclusion

As discussed in Section 1 of this report, Kleinmond is surrounded by various sensitive ecosystems pertaining to critical biodiversity areas, as well as freshwater resources. These environmental constraints should be taken into account for all future residential developments in Kleinmond. It is recommended by GNEC that a future Botanical Assessment and Freshwater Impact Assessment be conducted, should the preferred site alternative contain sensitive botanical or freshwater resources. The boundaries of the Kogelberg Biosphere Reserve should also be taken into account in order to ensure that the proposed residential development does not encroach into the Kogelberg Biosphere Reserve.

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1.8 EIA Regulations

A broad scale overview of the possible EIA Regulations that can be triggered by a proposed residential development in Richmond will be discussed in this section of the report. It should however be noted that not all activities listed in this section will be triggered by the proposed development, but is merely a list of potential activities that can be triggered.

The Table below indicates whether or not the proposed farm will have to undergo an EIA Process. It further indicates whether an Environmental Authorization (EA (previously ROD)) is already in place. Should an EIA be required, the possible listed activities will be discussed in the tables below.

Table 1: EIA Process Requirements

EIA Process Required	YES	NO
If Yes above, the following process is to be followed for the proposed development:	Basic Assessment	Full EIA Process
If NO - Reason for not having to undertake an EIA Process	EA (ROD) in place	No EIA Reg. Triggers
Other Authorizations Required	Herbicide Western Cape	Dept Water Affairs
	YES	YES

Note: The "interim urban edge" as defined in the Western Cape Provincial Spatial development Framework, 2009 (WCPSDF) has been adopted as an urban edge in terms of Listing Notice 1, 2 and 3. In terms of the WCPSDF, the interim urban edge means "the current extent of the urban development (including serviced erven and erven for which rezoning approvals have been granted. Therefore, erven that were either already lawfully developed as urban development or were already rezoned or lawfully serviced prior to the DEADP approval of 2012, are regarded as being within the urban area in terms of the 2010 EIA regulations.

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Table 2 Possible Listed activities according to GW R, No 327 (Listing Notice 2)

Act	Description	Relevance to this development	Possibility of Trigger and Possible Process
3	<p>The development of infrastructure exceeding 3000 metres in length for the bulk transportation of water or storm water-</p> <p>(i) with an internal diameter of 0.36 metres or more; or</p> <p>(ii) with a peak throughput of 120 litres per second or more;</p> <p>including where-</p> <p>(a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or</p> <p>(b) where such development will occur within an urban area.</p>	Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.	Possible Trigger Basic Assessment
10	<p>The development and routine operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes-</p> <p>(i) with an internal diameter of 0.36 metres or more; or</p> <p>(ii) with a peak throughput of 120 litres per second or more;</p> <p>including where-</p> <p>(a) such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or</p> <p>(b) where such development will occur within an urban area.</p>	Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.	Possible Trigger Basic Assessment
12	<p>The development of-</p> <p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more.</p> <p>where such development occurs-</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback exists, within 32 metres of a watercourse.</p>	Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.	Possible Trigger Basic Assessment

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	measured from the edge of a watercourse - excluding: (ak) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bh) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; (jc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies; (jd) where such development occurs within an urban area; (je) where such development occurs within existing roads, road reserves or railway line reserves; or (f) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.		
19	The milling or depositing of any material of more than 15 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a water; but excluding where such milling, depositing, dredging, excavation, removal or moving: (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 of this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.	Possible Trigger Based Assessment
24	The development of a road - (j) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 357 of 2006 or activity 11 in Government Notice 545 of 2012; or	Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.	Possible Trigger Based Assessment

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	(f) with a reserve wider than 13,3 meters, or where no reserve exists where the road is wider than 8 metres, but excluding a road: (i) which is identified and included in activity 27 in Listing Notice 2 of 2014; (ii) where the entire road falls within an urban edge; or which is 1 kilometre or shorter.		
27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for: (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.	Possible Trigger Not Assessment
28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.	Possible Trigger Not Assessment

Table 3 Possible Listed activities according to GN R. No 325 (Listing Notice 2)

Act	Description	Relevance to this development	Possibility of Trigger and Possible Process
	The proposed development will not trigger any listed activities in terms of GN R. No. 325.	NA	No Trigger

Table 4 Possible Listed activities according to GN R. No 324 (Listing Notice 3)

Act	Description	Relevance to this development	Possibility of Trigger and Possible Process
4	The development of a road wider than 8 metres with a reserve less than 13,3 metres: i. Western Cape Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; iii. Areas containing indigenous vegetation.	Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.	Possible Trigger Not Assessment

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	<p>(b) Areas on the ordinary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or</p> <p>A. Inside urban areas;</p> <p>(c) Areas zoned for conservation use; or</p> <p>(d) Areas designated for occupation use in Spatial Development Frameworks adopted by the competent authority.</p>		
12	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>A. Western Cape</p> <p>i. Within any critically endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</p> <p>ii. Within critical biodiversity areas identified in bioregional plans;</p> <p>B. Within the littoral active zone or 100 metres from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line or over an urban area;</p> <p>C. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or</p> <p>D. On land designated for protection in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.</p>	<p>Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.</p>	<p>Triggered Does Not Occur</p>
14	<p>The development of -</p> <p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 10 square metres or more,</p> <p>where such development occurs -</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p>	<p>Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.</p>	<p>Triggered Does Not Occur</p>

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	<p>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p>excluding the development of infrastructure or structures within existing ponds or harbours that will not increase the development footprint of the pond or harbour.</p> <p>1. Western Cape 1. Outside urban areas</p> <p>(aa) A protected area identified in terms of NEM:PA, excluding conservancies; (ab) National Protected Area Expansion Strategy Focus area; (ac) World Heritage Sites; (ad) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; (ae) Sites or areas listed in terms of an international convention; (f) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; (g) Core areas in biosphere reserves; or (h) Areas at the ordinary side of the development setback line or in an ordinary functional zone where no such setback line has been determined.</p>		
15	<p>The transformation of land bigger than 3000 square metres in size to residential, retail, commercial, industrial or institutional use, where such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.</p> <p>1. Western Cape i. Outside urban areas; or ii. Inside urban areas; (aa) Areas zoned for conservation use or equivalent zoning, on or after 02 August 2010; (ab) A protected area identified in terms of NEM:PA, excluding conservancies; or (ac) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority.</p>	<p>Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.</p>	<p>15-0000 - Trigger 15-0000 - 15-0000</p>
18	<p>The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre.</p> <p>1. Western Cape i. Areas zoned for use as public open space or equivalent zoning;</p>	<p>Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be</p>	<p>18-0000 - Trigger 18-0000 - 18-0000</p>

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	<p>i. All areas outside urban areas:</p> <p>(ai) Areas containing indigenous vegetation;</p> <p>(bi) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or</p> <p>ii. Recreation areas:</p> <p>(ai) Areas zoned for conservation use; or</p> <p>(bi) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.</p>	triggered by the proposed development.	
23	<p>The expansion of:</p> <p>(i) dams or weirs where the dam or weir is expanded by 10 square metres or more; or</p> <p>(ii) infrastructures or structures where the physical footprint is expanded by 10 square metres or more;</p> <p>where such expansion occurs –</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback adopted in the prescribed manner; or</p> <p>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p>excluding the expansion of infrastructures or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.</p> <p>Western Cape</p> <p>i. Outside urban areas:</p> <p>(aa) A protected area identified in terms of NEMPAA, including conservancies;</p> <p>(ab) National Protected Area Expansion Strategy Focus areas;</p> <p>(ac) World Heritage Sites;</p> <p>(ad) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</p> <p>(ae) Sites or areas listed in terms of an international convention;</p> <p>(f) Critical biodiversity areas or accretion/terrace areas as identified in systematic biodiversity plans adopted by the competent authority or in functional plans;</p> <p>(gg) Core areas in biotope reserves; or</p> <p>(hh) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined.</p>	Due to a number of uncertainties regarding the location of the proposed development, it is uncertain whether this activity will be triggered by the proposed development.	First the trigger must be assessed.

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1.8.7 EIA Regulations Conclusion

The proposed development is currently in the scoping phase. Hence, specific sites proposed as alternatives have not been specified at this point in time. Therefore, it is unclear which listed activities in terms of the National Environmental Management Act (Act 107 of 1998) will be triggered by the proposed development. However, Table 2, 3 and 4 include possible listed activities in terms of NEMA (Act 107 of 1998).

1.9 National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003)

The purpose of this act is to provide for the protection and conservation of ecologically viable areas representative of South Africa's Biological diversity and its natural landscapes and seascapes; for the establishment of a national register of all national, provincial and local protected areas; for the management of those areas in accordance with the national norms and standards; for intergovernmental co-operation and public consultation in matters concerning protected areas;

The proposed activities do not trigger any activities as stated in this legislation.

1.10 National Veld and Forest Fire Act, 1991 (Act No. 101 of 1998)

The purpose of this act is to combat veld and forest fires throughout the republic of South Africa.

Special focus on Sections:

- Formation of Fire protection associations
- Duties of fire protection associations
- Fire Danger Ratings
- Duty to prepare and maintain fire breaks
- Requirements of fire breaks
- Actions to light Fire

The proposed activities do not trigger any activities as stated in this legislation.

1.11 National Water Act (Act No. 36 of 1998)

Due to the location of the dams on site and the lack of water rights, National Water Act, 1998 (Act No. 36 of 1998) has to be considered.

The National Water Act guides the management of water in South Africa as a common resource. The Act aims to regulate the use of water and activities, which may impact on water resources through the categorisation of 'listed water users' encompassing water extraction, flow attenuation within catchments as well as the potential contamination of water resources, where DWA is the administering body in this regard. The Act is to ensure that the nation's water resources are protected, used, developed, conserved, managed and controlled in ways which take into account amongst other factors:

- (a) Meeting the basic needs of present and future generations
- (b) Promoting equitable access to water
- (c) Facilitating social and economic development
- (d) Providing for the growing demand of water use;
- (e) Protecting aquatic and associated ecosystems and their biological diversity
- (f) Reducing and preventing the pollution and degradation of water resources
- (g) Promoting dam safety; and
- (h) Managing floods and droughts.

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Depending on the location of the proposed development, the proposed development may trigger an activity in terms of the National Water Act (Act 36 of 1998).

1.12 Mountain Catchment Areas Act, 1970 (Act No. 63 of 1970)

The purpose of the Mountain Catchment Areas Act is to provide for the conservation, use, management and control of land situated in mountain catchment areas, and to provide for matters incidental thereto.

The proposed activities do not trigger any activities as listed in this legislation.

1.13 Protected species – Provincial Ordinances

Provincial ordinances were developed to protect particular plant species within specific provinces. The protection of these species is enforced through permitting requirements associated with provincial lists of protected species. Permits are administered by the Provincial Departments of Environmental Affairs.

The proposed activities do not trigger any activities as listed in this legislation.

1.14 National Heritage Resources Act, 1999 (Act No. 25 of 1999)

The National Heritage Resources Act legislates the necessity for cultural and heritage impact assessment in areas earmarked for development, which exceed 0,5 ha. The Act makes provision for the potential destruction to existing sites, pending the archaeologist's recommendations through permitting procedures. Permits are administered by the South African Heritage Resources Agency (SAHRA).

Please note once site alternatives have been stipulated, the triggered activities in terms of the National Heritage Resources Act (Act No. 25 of 1999) can be accurately determined. As for the point in time, the below table indicates possible listed activities in terms of the SAHRA.

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Table 5: Listed Activities according to the AIRBA

CATEGORY OF DEVELOPMENT (Section 38 (1))	Triggered
1. Construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier over 300m in length	Yes
2. Construction of a bridge or similar structure exceeding 50 m in length	No
3. Any development or activity that will change the character of a site-	
a) exceeding 5 000 m ² in extent	Yes
b) involving three or more existing erven or subdivisions thereof	Yes
c) involving three or more erven or divisions thereof which have been consolidated within the past five years	Yes
4. Re-zoning of a site exceeding 10 000 m ²	Yes

Authorisation from Heritage Western Cape (HWC) should be applied for due to the size of the proposed development.

1.15 Possible Other Constraints

Due to the fact that the proposed development is still in the scoping phase, there are a lot of uncertainty. Hence this report takes cognisance of the Kleinmond in general and does not provide site specific information.

1.16 Possible Specialist Assessments Required during the EIA process

- Geotechnical Assessment
- Freshwater Impact Assessment
- Botanical Assessment
- Visual Impact Assessment
- Heritage Impact Assessment
- Engineering Studies (Traffic Impact, Civil Services, Storm water investigations)

1.17 Conclusion

Kleinmond is currently experiencing a tremendous housing backlog which has resulted in unrest in the local community. However, Kleinmond has limited space available for future development with environmental constraints experienced on all borders of town. Environmental constraints are mostly experienced in terms of botanical and freshwater sensitivity. Furthermore, the Kogelberg Biosphere Reserve's boundaries should be taken into account in order to ensure that the boundaries of the KBR is not encroached. It is recommended by GMEC that a future Botanical Assessment and Freshwater Impact Assessment be conducted, should the preferred site alternative contain sensitive botanical or freshwater resources.

This report was compiled from a broad scale view of Kleinmond and hence it is recommended that a more detailed, site specific report be compiled once site alternatives have been proposed.

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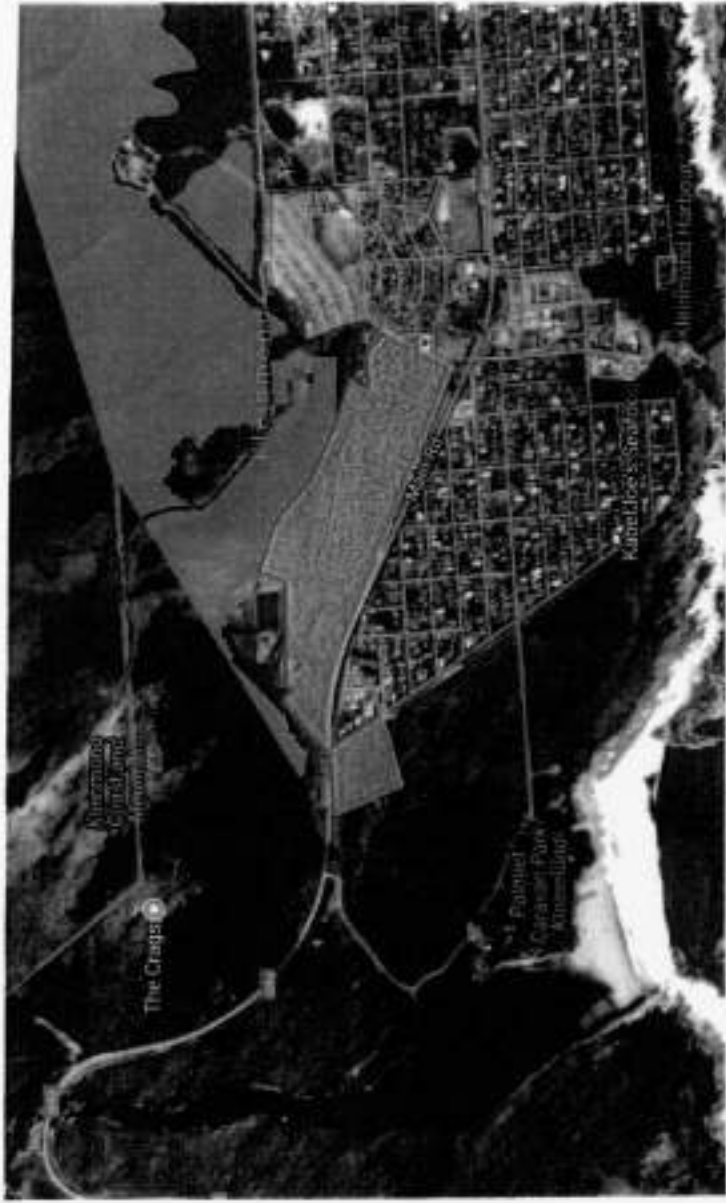
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Addendum A
Maps

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Critical Biodiversity Areas Map - Western Section of Kleinmond	 <p>07310899310 / 0883114111 Tel: 022 33 879 1824 Fax: 022 8035 802 Cell: 072 1671 321</p>	
Source: Cape Fairs Mapper		

Figure 10: CRITICAL BIODIVERSITY AREAS MAP-WESTERN SECTION OF KLEINMOND

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<p>Water Resources Map - Western Section of Kleinmond</p> <p>Source: Cape Farm Mapper</p>	<p>Gaillienne Nel</p> <p>CONSULTANTS</p> <p>TEL: 021 870 4834 FAX: 021 870 4822 Cell: 072 1571 387</p>	
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Figure 11: WATER RESOURCES MAP - WESTERN SECTION OF KLEINMOND

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Critical Biodiversity Areas Map - Middle Section of Klemmmond	 <small>UNIVERSITEIT SOGAATJESDE</small> <small>Tel: 0531 870 7878 Fax: 0531 800 852 Cell: 072 1871 321</small>
Source: Cape Farm Mapper	

Figure 13: CRITICAL BIODIVERSITY AREAS MAP - MIDDLE SECTION OF KLEMMMOND

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Water Resources Map - Middle Section of Kleinmond
 Source: Cape Farm Mapper

Figure 13: WATER RESOURCES MAP - MIDDLE SECTION OF KLEINMOND

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<p>Critical Biodiversity Areas Map - Eastern Section of Kullinmond Source: Cape Farm Mapper</p>	<p>Gullinnee Net <small>ESTABLISHED 1998</small> Tel: (021) 070 4074 Fax: 0800 0000 800 Call 072 1871 321</p>	<p></p>
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Figure 16: CRITICAL BIODIVERSITY AREAS MAP - EASTERN SECTION OF KULLINMOND

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Water Resources Map - Eastern Section of Bloemfontein		
Source: Cape Farm Mapper	<small>THE GOVT OF THE FREE STATE DEPARTMENT OF ENVIRONMENTAL AFFAIRS TEL: (051) 870 1874 FAX: 051 8633 888 E-MAIL: 051 870 1874 324</small>	

Figure 18: WATER RESOURCES MAP - EASTERN SECTION OF BLOEMFONTEIN

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**FRESHWATER CONSTRAINTS ANALYSIS FOR AREA 19
FOR THE PROPOSED OVERSTRAND MUNICIPALITY
HOUSING DEVELOPMENT, KLEINMOND, WESTERN CAPE**

Prepared for

Guillaume Nel Environmental Consultants

August 2018

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Report Reference: SAS 218130 (2)
Date: August 2018

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SAS210130 – Area TP

August 2016

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SAS2/0130 – Area 15

August 2018

GLOSSARY OF TERMS

Catchment:	The area where water is collected by the natural landscape, where all rain and run-off water ultimately flows into a river, wetland, lake, and ocean or contributes to the groundwater system.
Delineation (of a wetland):	To determine the boundary of a wetland based on soil, vegetation and/or hydrological indicators.
Ecoregion:	An ecoregion is a "recurring pattern of ecosystems associated with characteristic combinations of soil and landform that characterise that region".
Estuary:	Partially enclosed coastal body of brackish water with one or more rivers or streams flowing into it, and with a free connection to the open sea.
Facultative species:	Species usually found in wetlands (70%-99% of occurrences) but occasionally found in non-wetland areas.
Hydromorphic soil:	A soil that in its undrained condition is saturated or flooded long enough to develop anaerobic conditions favouring the growth and regeneration of hydrophytic vegetation (vegetation adapted to living in anaerobic soils).
Indigenous vegetation:	Vegetation occurring naturally within a defined area.
Obligate species:	Species almost always found in wetlands (>99% of occurrences).
Peat Soils	An accumulation of partially decayed vegetation or organic matter. It is unique to wetland areas called peatlands, bogs, mires, moors, or muskegs. The peatland ecosystem is the most efficient carbon sink on the planet because peatland plants capture CO ₂ naturally released from the peat, maintaining an equilibrium.
Seasonal zone of wetness:	The zone of a wetland that lies between the Temporary and Permanent zones and is characterised by saturation from three to ten months of the year, with a 50cm of the surface.
Temporary zone of wetness:	The outer zone of a wetland characterised by saturation within 50cm of the surface for less than three months of the year.
Watercourse:	In terms of the definition contained within the National Water Act, 1996 (Act 36 of 1996) a watercourse means: <ul style="list-style-type: none"> • A river or spring; • A natural channel which water flows regularly or intermittently; • A wetland, dam or lake into which, or from which, water flows; and • Any collection of water which the Minister may, by notice in the Gazette, declare to be a watercourse; and a reference to a watercourse includes, where relevant, its bed and banks.
Wetland:	"Land which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is periodically covered with shallow water, and which under normal circumstances supports or would support vegetation typically adapted to life in saturated soil."
Wetland Vegetation (Wet/Veg) type:	Broad groupings of wetland vegetation, reflecting differences in regional context, such as geology, climate, and soils, which may in turn have an influence on the ecological characteristics and functioning of wetlands.



384/760

1. INTRODUCTION

In July 2018 Scientific Aquatic Services (SAS) were requested to undertake a field verification as a pre-feasibility for potential development on Area 19 for the Overstrand Municipality, in order to assess the current housing shortage within Kleinmond, Western Cape, hereafter referred to as the "study area". The study area is located to the south of the R44 (Main Road), just west of the town of Kleinmond. The Ocean borders the site to the south and the Palmiet Estuary is located approximately 100 m to the south west (Figure 1 and Figure 2).

In order to identify all freshwater resources that may potentially be impacted by any future proposed development, a 500m "zone of investigation" around the study area, in accordance with Regulation 500 of 2016 as it relates to the National Water Act, 1998 (Act 36 of 1998) (NWA), was used as a guide in which to assess possible sensitivities of the receiving environment. This area – i.e. the 500m zone of investigation around the study area – was assessed using desktop methods only and will henceforth be referred to as the "Investigation Area".

A desktop study was compiled with all relevant information as presented by SANBI's Biodiversity Geographic Information Systems (BGIS) website (<http://bgis.sanbi.com>) as well as the National Freshwater Ecosystem Priority Areas (NFEPA) database, followed by a delineation, using desktop methods that include the use of available digital satellite imagery, of all the freshwater resources situated within the study area as well as the investigation area. Following this, a field verification assessment was undertaken to ground truth the results.

1.2 Assumptions and Limitations

- The freshwater resource delineations as presented in this report were undertaken using various desktop methods including the use of topographic maps, historical and current digital satellite imagery and aerial photographs. Delineations were ground-truthed at selected points of interest as dense vegetation cover made access challenging in some areas. The delineations presented within this report are regarded as a best estimate of the boundaries based on the site conditions present, as observed during a single site assessment undertaken in August 2018 and was undertaken as a rapid assessment for planning purposes and the delineations and assessment undertaken are not definitive. The results obtained are, however, considered sufficiently accurate to allow planning and decision making to take place;
- All freshwater resources identified within the investigation area, as per the desktop databases were included as part of this assessment, however, these resources were not ground-truthed nor were they delineated. This constraints analysis considered the study area only.
- Global Positioning System (GPS) technology is inherently somewhat inaccurate and some inaccuracies due to the use of handheld GPS instrumentation may occur, however, the delineations as provided in this report are deemed appropriately accurate to fulfil the authorisation requirements;
- Freshwater resources and terrestrial zones create transitional areas where an ecotone is formed as vegetation species change from terrestrial to obligate/facultative species. Within this transition zone, some variation of opinion on the freshwater resource boundaries may occur. However, if the DWAF (2008) method is followed, all assessors should get largely similar results; and
- With ecology being dynamic and complex, certain aspects (some of which may be important) may have been overlooked. However, the delineations as provided in this report are deemed appropriately accurate to provide guidance for any future development plans.



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August 2018

B45215130 - Area 13

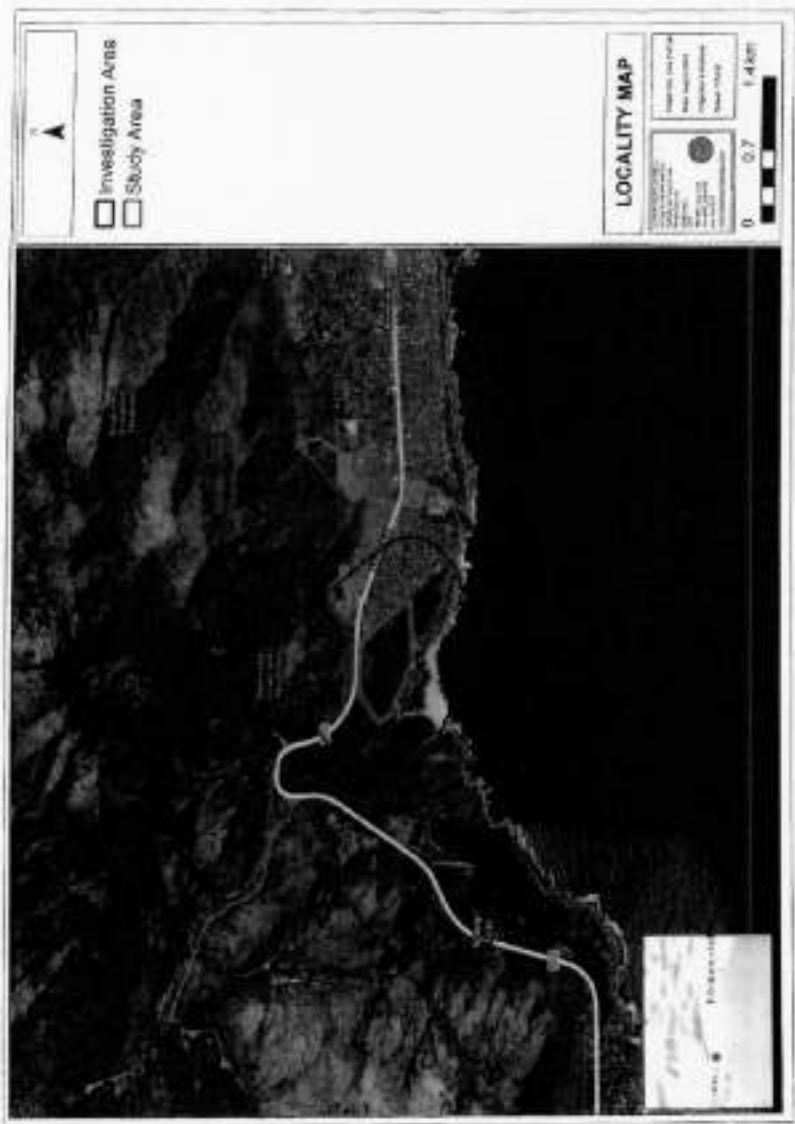


Figure 1: Digital satellite image depicting the study area in relation to the surrounding areas.



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August 2018

SAS218130 - Area 75

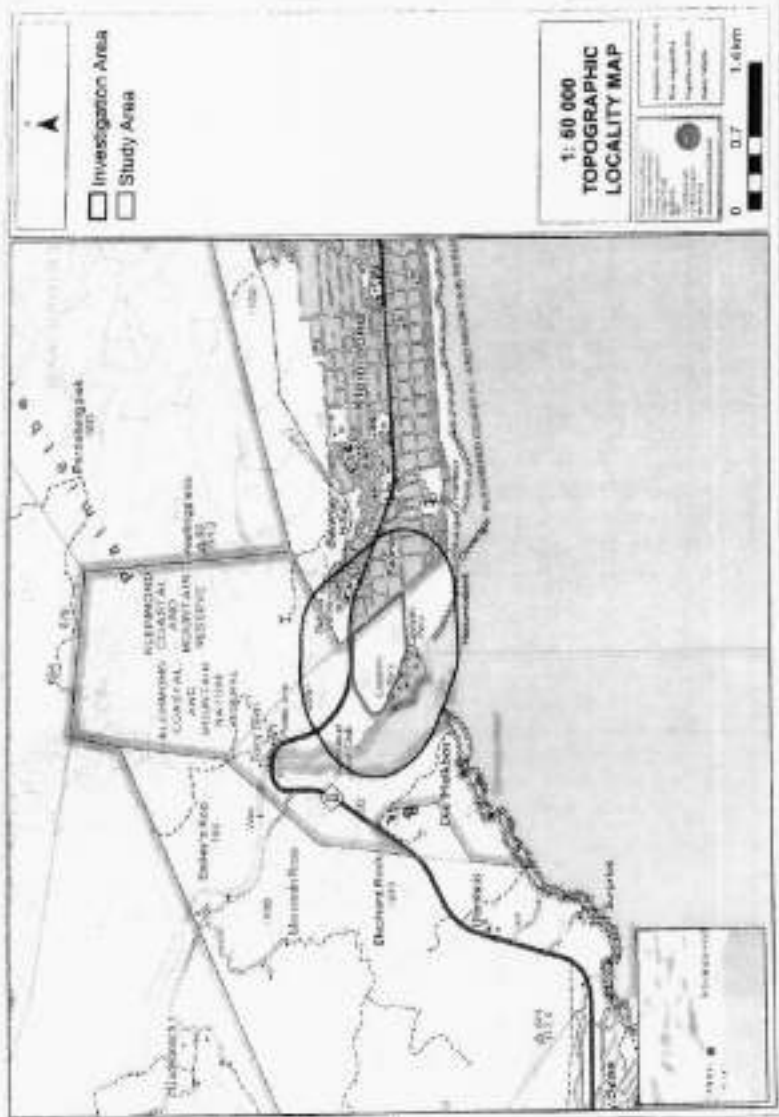


Figure 2: Location of the study area depicted on a 1:50 000 topographical map. In relation to surrounding areas.



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2. RESULTS

2.1. Desktop Findings

The following table contains data accessed as part of the desktop assessment and presented as a "dashboard style" report below (Table 1). It is important to note that although all data sources used provide useful and often verifiable, high quality data, the various databases used do not always provide an entirely accurate indication of the subject property's actual site characteristics at the scale required to inform the environmental authorisation and/or water use authorisation processes; however, this information is considered to be useful as background information to the study. This data was therefore used as a guideline to inform the assessment and to focus on areas and aspects of increased conservation importance during the site-specific field verification survey.



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August 2018

545219130 - Area 19

Table 1: Desktop data relating to the characteristics of the wetlands associated with the study area.

Acacia-ecotone and sub-vegetation in which the study area is located		Detail of the study area in terms of the National Freshwater Ecosystem Priority Area (NFEPA) (2011) database	
Geography	Southern Fynbos Mountains	FFPA CODE	The majority of the study area is located within a sub-quaternary wetland currently defined as a FFEPA wetland. River FFEPA achieve biodiversity targets for river ecosystems and freshwater fish species (important for the Sandstone capensis (SD) and were identified in rivers that are currently in a good condition (A or B-ecological category). Although the FFEPA status applies to the actual river reach, the surrounding land and smaller stream networks need to be managed in a way that maintains the condition of the river reach.
Location	Beeg		
Ownership	Majority within (40%), eastern portion in (24%)		
WMA	Beesde		
subWMA	Overbank/Inlet		
Consistent characteristics of the South Western Coastal Wet Ecosystem Level II (19.64) (Meylans et al., 2007)			
Dominant primary terrain morphology	Plains, low relief, undulating hills		
Dominant primary vegetation types	South and South-west coast renosterweld, Dune Thicket, Fynbos coast renosterweld		
Altitude (m a.s.l.)	0 to 150		
MAP (m ²)	58 to 100		
Coefficient of Variation (% of MAP)	<20 to 50		
Pool fill concentration index	30 to 50		
Rainfall seasonality	Wet		
Mean annual temp. (°C)	16 to 26		
Winter temperature (°C)	4 to 16		
Summer temperature (°C)	15 to 28		
Median annual recorded insect (m ²)	>26		
Ecological Status of the most ground sub-quaternary reach (DWS, 2014)			
Sub-quaternary reach	5400 – 9999 (Palmet River)		
Proximity to study area	Transfers western portion of the study area		
Assessed by expert?	Yes		
SES Category Median	B (Largely natural)		
Mean EI Class	High		
Mean ES Class	Very High		
Stream Order	2		
Default Ecological Class (based on median PES and highest EI or ES reach)	A (Very High)		
<p>CRS = Critical Reach Priority Areas; DD = Data Deficit; DWS = Department of Water and Sanitation; ES = Ecological Suitability; ESA = Ecological Support Area; m.a.s.l. = Meters Above Mean Sea Level; MAP = Mean Annual Precipitation; NFEPA = National Freshwater Ecosystem Priority Area; PES = Present Ecological Status; WMA = Water Management Area</p>			



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August 2019

3AS218150 - Area 19

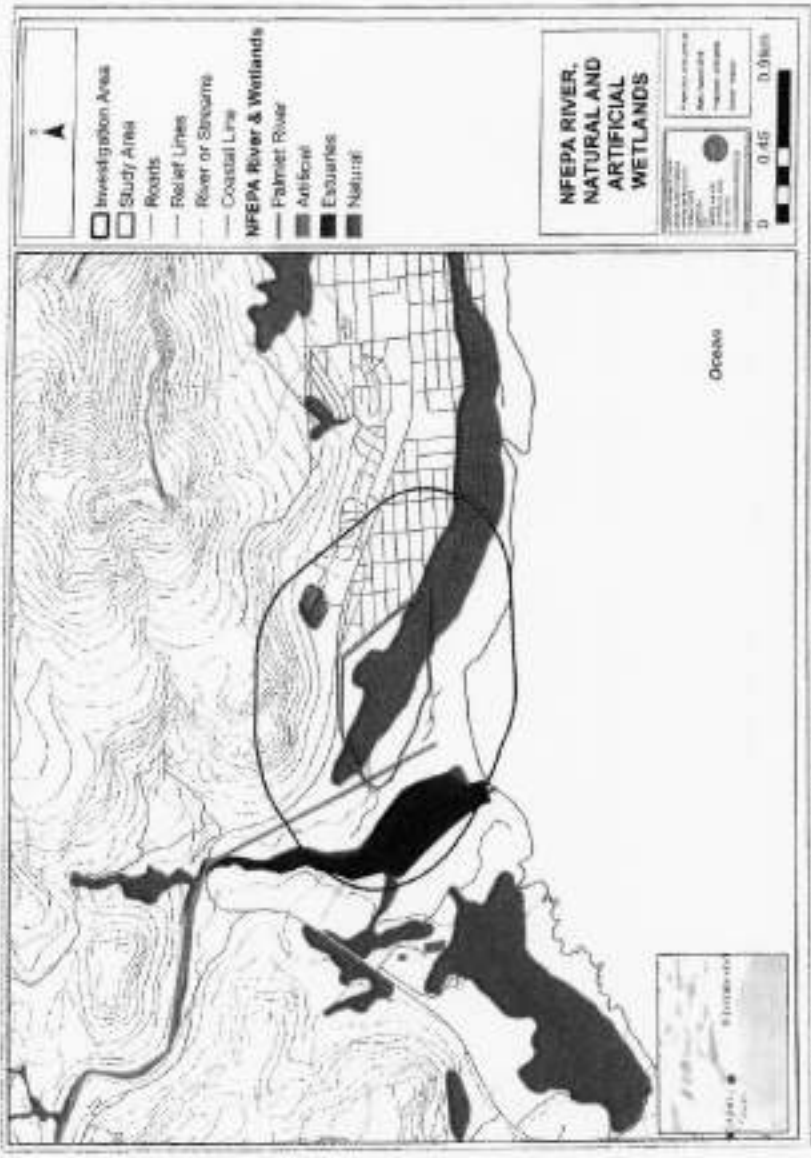


Figure 3: NFEPA Rivers and Wetlands within the study area and investigation zone according to the NFEPA database (2011).

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August 2016

043210130 - Area 19

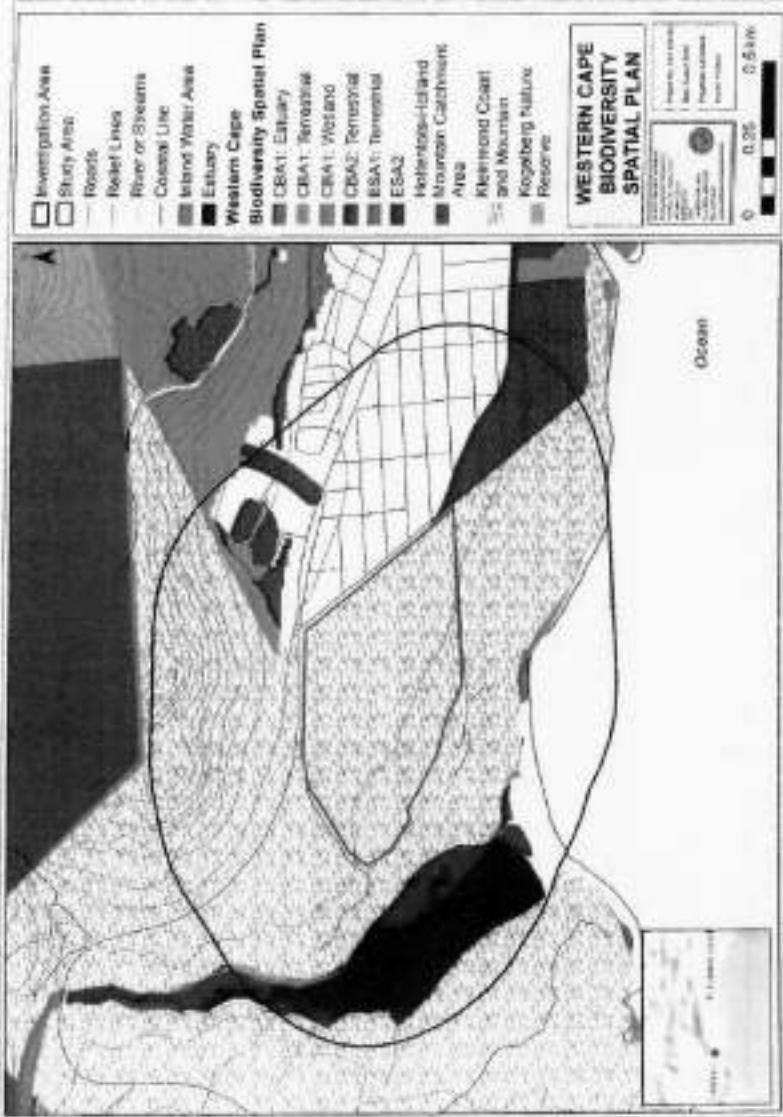


Figure 4: Wetland and Terrestrial CBA and ESAs according to the Western Cape Biodiversity Spatial Plan (2017). The study area falls within the Richmond Coast and Mountain Nature Reserve



2.2. Site Verification Results

A site visit was undertaken on the 2nd of August 2018, during which the presence of any areas representing wetland characteristics as defined by the DWAF (2008) or watercourses as defined by the National Water Act, 1998 (Act 36 of 1998) were identified. The following indicators assist in determining the presence of a watercourse within the study area:

- Terrain units are used to determine in which parts of the landscape a watercourse (including wetlands) was most likely to occur.
- Obligate and facultative wetland species such as *Typha capensis* or *Phragmites australis* could be used in conjunction with terrain units as well as the point where a distinct change in the vegetation composition was observed in order to determine the various wetland boundaries. Obligate species are almost always found in a freshwater feature (>90% of occurrences) while facultative species are usually found in a freshwater feature (76%-99% of occurrences) but are also occasionally found in areas not associated with wetlands or rivers and often in areas of disturbance.
- Surface water and/or saturated soils can be used to determine if there is a permanent zone and to define the outer boundaries (temporary zone) of the wetland; and
- Soil form indicators are used to determine the presence of soils that are associated with prolonged and frequent saturation and a fluctuating water table within 60 cm of the land surface.

It should be noted that in order for an area to be identified as a wetland, at least two (2) of the above indicators should be present (*Pars Comm Prof. F. Elery*).

3. KEY OBSERVATIONS

1. The study area is approximately 33 hectares in extent and is located just south of the R44 in the west of the town of Klerksdorp. The study area is located on a fairly uniform slope, with an average slope ranging between 1, 3% and 0, 3% with a south eastern aspect, towards the ocean.
2. A large humic-based Unchanneled Valley Bottom Wetland was identified covering most of the study area with an extent of 36 hectares. The wetland can be defined as a peat wetland and was predominantly dominated by *Typha capensis* in the north western regions with the central and southern regions being dominated by largely indigenous fynbos vegetation from the Restionaceae family (Figure 5). Although not formally assessed, the wetland appears to be in a largely natural State (Present Ecological State Category A/E).



Figure 5: (Left) Unchanneled Valley Bottom Peat Wetland within the study area (Right) *Typha capensis* identified in the northern region of the wetland.

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SAS218130 - Area #9

August 2018

3. The soil profile was investigated with the use of a hand auger in order to determine the outer boundary of the Unchannelled Valley Bottom Peat Wetland. It was noted that the entire system is made up of a thick layer (approximately 60 cm) of peat soils. Peat soils are formed from partially decomposed plant material under anaerobic water saturated conditions. Surface water and saturated soils were observed within the north western region of the system (Figure 6).



Figure 6: (Left) Peat soils observed within the site (Right) Saturated peat soils indicative of wetland conditions.

4. Peatlands are known for their ability to mitigate global climatic impacts through their capacity to store carbon and are also known to be biodiversity hotspots and home to various endangered species. Peat soils act as a sponge and a natural filter, making it highly effective in removing sediment, pollutants and pathogens. It should be noted that there are international initiatives in place to preserve remaining peatlands, not only to protect the local biodiversity and the ecosystem services they provide but also for the critical part they play in global climate regulation (WRC, 2010).

Based on the above, Figure 7 below provides a constraints analysis for future development. The following are applicable:

- Red – This area is the delineated Unchannelled Valley Bottom Peat Wetland and is considered as a "No-go Area" and should be avoided.
- Orange – This area falls within the 32m zone of regulation in accordance with the National Environmental Management Act, 1998 (Act 107 of 1998) and is also considered to be an appropriate conservation buffer for the Unchannelled Valley Bottom Peat Wetland. Development is not recommended within this extent from the wetland due to the ecological importance and sensitivity of the wetland.
- Green – These areas are considered developable from a freshwater resource management and conservation point of view.



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August 2018

045208120 - Area 19



Figure 7: Development Opportunities and Constraints Map of the study area to be considered for future development. The conservation buffer was clipped to the right in line with the existing road and residential area.



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4. CONCLUSION

Based on the findings of the study, the following is recommended:

1. Given the findings of this investigation, it is noted that the study area is within close proximity to the sensitive Palmiet Estuary and an extensive Unchannelled Valley Bottom Peat Wetland is located within the study area. Peatlands are known for their ability to mitigate global climatic impacts through their capacity to store carbon and are also known to be biodiversity hotspots and home to various endangered species. This wetland was delineated and is considered a No-go area for future development.
2. A 32m zone of regulation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) was implemented around the Unchannelled Valley Bottom Peat Wetland and deemed to be an appropriate conservation buffer for the ecological importance and sensitive wetland system. Development is not recommended within this extent from the wetland. In line with this, limited area remaining that could be considered for development.
3. Due to the protection status of the study area, which falls within the Kleinmond Coast and Mountain Nature Reserve as well as the largely natural state of the wetland (located within the critically endangered Southwest Sand Fynbos Wetland Vegetation type) within the site, it is the opinion of the freshwater specialist that this site is considered to be fatally flawed from a freshwater resource management and conservation perspective due to the high ecological importance and sensitivity as well as the ecosystem provision for the Unchannelled Valley Bottom Peat Wetland (although not formally assessed). It is recommended that this site remain a protected area and not be developed in future.

We trust we have interpreted your requirements correctly. Please do not hesitate to contact us if there are aspects of this document that you would like to discuss further.

Yours Faithfully,

Digital Documentation Not Signed for Security Purposes

Kim Morals
Pr. Sci. No. 117132117

Co-Author (Desktop Background Information): Sanyo Erwee
Reviewed by: Stephan van Staden (Pr. Sci. No.)



5. REFERENCES

- Department of Water Affairs and Forestry (DWAF).** 2005. Final draft: A practical field procedure for identification and delineation of wetlands and Riparian areas.
- Department of Water Affairs and Forestry (DWAF).** 2008. Updated Manual for the Identification and Delineation of Wetlands and Riparian Areas, prepared by M. Roubicek, A. L. Borchardt, J. MacKenzie and D. Hoare. Report no. X. Stream Flow Reduction Activities, Department of Water Affairs and Forestry, Pretoria, South Africa.
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396/762

**FRESHWATER CONSTRAINTS ANALYSIS FOR AREA 1
FOR THE PROPOSED OVERSTRAND MUNICIPALITY
HOUSING DEVELOPMENT, KLEINMOND, WESTERN CAPE**

Prepared for

Guillaume Nel Environmental Consultants

August 2018

Prepared by: Scientific Aquatic Services
Report authors: K. Marais (Pr. Sci. Nat)
S. Erwee
Report reviewer: S. van Staden (Pr. Sci. Nat)
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S45 2/8130 – Area 1

August 2015

GLOSSARY OF TERMS

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399/762

1. INTRODUCTION

In July 2018 Scientific Aquatic Services (SAS) were requested to undertake a field verification as a pre-feasibility for potential development on Area 1 for the Overstrand Municipality, in order to assess the current housing shortage within Kleinmond, Western Cape, hereafter referred to as the 'study area'. The study area is located to the north of the R44 (Main Road), just west of the town of Kleinmond. The Ocean is approximately 500m to the south and the Palmiet Estuary is located approximately 750 m to the south west (Figure 1 and Figure 2).

In order to identify all freshwater resources that may potentially be impacted by any future proposed development, a 500m 'zone of investigation' around the study area, in accordance with Regulation 509 of 2018 as it relates to the National Water Act, 1998 (Act 36 of 1998) (NWA), was used as a guide in which to assess possible sensitivities of the receiving environment. This area – i.e. the 500m zone of investigation around the study area – was assessed using desktop methods only and will henceforth be referred to as the 'Investigation Area'.

A desktop study was compiled with all relevant information as presented by SANBI's Biodiversity Geographic Information Systems (BGIS) website (<http://bgis.sanbi.org>) as well as the National Freshwater Ecosystem Priority Areas (NFEPA) database, followed by a delineation, using desktop methods that include the use of available digital satellite imagery, of all the freshwater resources situated within the study area as well as the investigation area. Following this, a field verification assessment was undertaken to ground truth the results.

1.2 Assumptions and Limitations

- The freshwater resource delineations as presented in this report were undertaken using various desktop methods including the use of topographic maps, historical and current digital satellite imagery and aerial photographs. The ground-truthing and delineation of the freshwater resource boundaries and the assessment thereof, are confined to a single site visit undertaken in August 2018 of the study area and was undertaken as a rapid assessment for planning purposes and the delineations and assessment undertaken are not definitive. All freshwater resources identified within the investigation area, as per the desktop databases were included as part of this assessment, however, these resources were not ground-truthed nor were they delineated. This constraint analysis considered the study area only.
- Global Positioning System (GPS) technology is inherently somewhat inaccurate and some inaccuracies due to the use of handheld GPS instrumentation may occur, however, the delineations as provided in this report are deemed appropriately accurate to fulfil the authorisation requirements.
- Freshwater resources and terrestrial zones create transitional areas where an ecotone is formed as vegetation species change from terrestrial to obligate/facultative species. Within this transition zone, some variation of opinion on the freshwater resource boundaries may occur. However, if the DWAF (2008) method is followed, all assessors should get largely similar results; and
- With ecology being dynamic and complex, certain aspects (some of which may be important) may have been overlooked. However, the delineations as provided in this report are deemed appropriately accurate to provide guidance for any future development plans.



400/760

August 2010

S&S 2/01/30 - Area 1

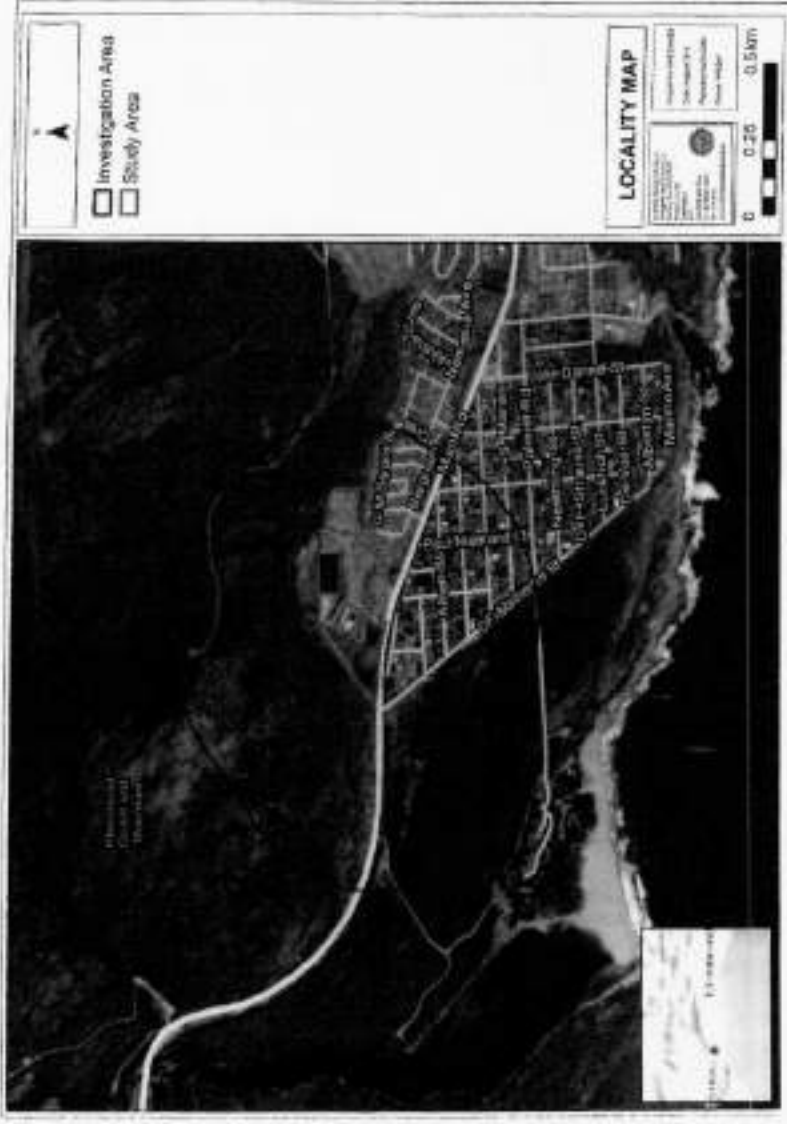


Figure 1: Digital satellite image depicting the study area in relation to the surrounding areas.

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August 2018

SAS 218130 - Area 1

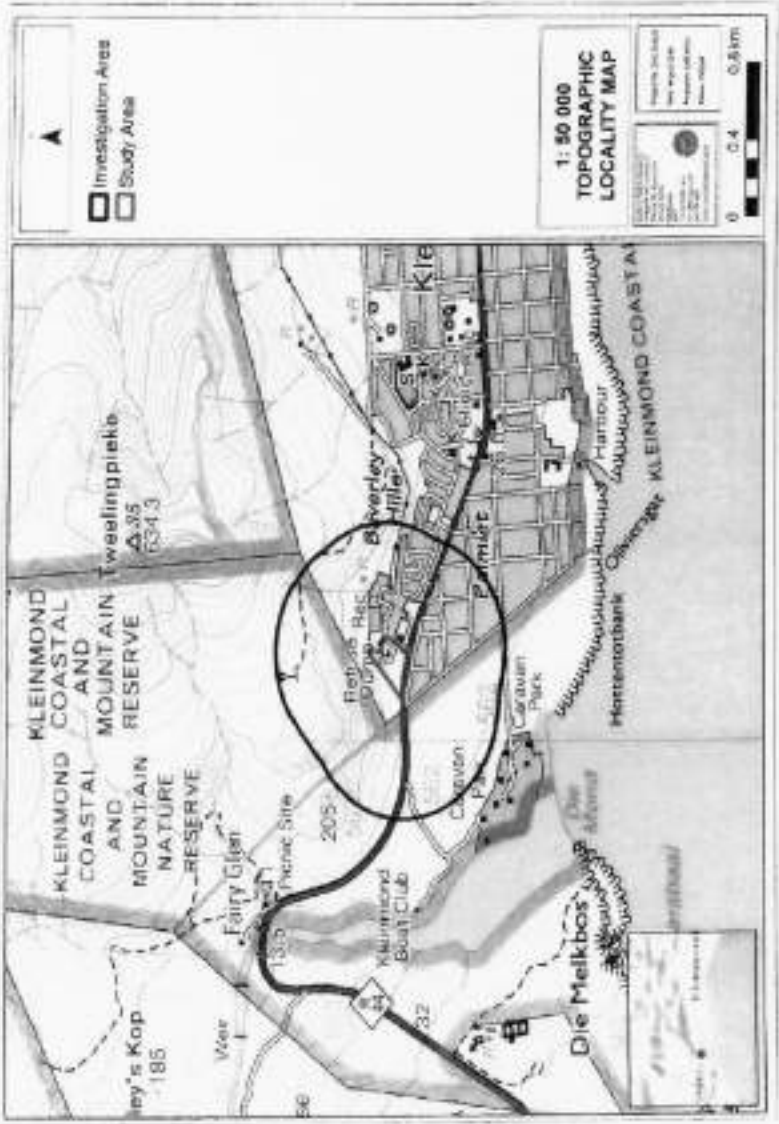


Figure 2: Location of the study area depicted on a 1:50 000 topographical map, in relation to surrounding areas.



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2. RESULTS

2.1. Desktop Findings

The following table contains data accessed as part of the desktop assessment and presented as a "dashboard style" report below (Table 1). It is important to note that although all data sources used provide useful and often verifiable, high quality data, the various databases used do not always provide an entirely accurate indication of the subject property's actual site characteristics at the scale required to inform the environmental authorisation and/or water use authorisation processes, however, this information is considered to be useful as background information to the study. This data was therefore used as a guideline to inform the assessment and to focus on areas and aspects of increased conservation importance during the site-specific field verification survey.



Table 1: Desktop data relating to the characteristics of the wetlands associated with the study area.

Aquatic ecoregion and sub-region in which the study area is located		Detail of the study area in terms of the National Freshwater Ecosystems Priority Area (NFEPA) (2011) database	
Ecoregion	Southern Filled Mountains	FEPACODE	
Sub-region	Range		
Watershed	Western portion (MCO, eastern portion (G40)		
WMA	Freeze		
subWMA	Overberg River		
General characteristics of the South Western Coastal Belt Ecoregion Level II (1904)			
(Meyers et al., 2009)			
Dominant primary vegetation	Plains low relief, undulating hills	NFEPA	
Dominant primary vegetation types	South and South-west coast veldtype, Cune	Wetlands	
Altitude (m a.m.s.l.)	Thicket, West coast reedveld		
MAP (mm)	0 to 300		
Coefficient of Variation (% of MAP)	500 to 1000		
Rainfall concentration index	<20 to 50		
Rainfall seasonality	30 to 90		
Mean annual temp. (°C)	Winter		
Winter temperature (July)	16 to 28		
Summer temperature (Feb)	4 to 18		
Median annual streamflow (m ³ /s)	10 to 20		
	>250		
Ecological Status of the most proximal sub-quaternary reach (DWS, 2014)			
Sub-quaternary reach	G40 - (984) (Palmd River)		
Proximity to study area	Approximately 6km southwest of the study area		
Assessed by expert?	Yes		
PES Category (Median)	B (1 largely natural)		
Mean EI Class	High		
Mean ES Class	Very High		
Stream Order	2		
Default Ecological Class (Based on median PES and highest EI or ES reach)	A (Very High)		

According to the NFEPA Database a natural undisturbed valley bottom wetland with associated improvements are situated in the northern portion of the study area. The unimproved valley bottom wetland is considered mostly to critically modified but classified as a FEP-A wetland. Additionally, a natural wetland feature is situated approximately 13km to the south west of the study area.

The study area is situated within the South-west Sand Fykes, considered by Mtono et al (2014) to be 'Critically Endangered'.

The Palmd River is situated approximately 6km southwest of the study area. According to the NFEPA Database this river is considered natural and unimproved or largely natural (Class AB) NFEPA river, while the PES 1999 data classified the river as moderately modified (Class C).

Importance of the study area according to the Western Cape Biodiversity Spatial Plan (WCBSPP, 2017)

According to the WCBSPP (2017) the study area is situated within the Overstrand Local Municipality. The study area consists of Aquatic (Wetland) Category 1 and Terrestrial Category 2 Critical Biodiversity Areas (CBAs), and Category 2 Ecological Support Areas (ESA). Aquatic CBAs are areas in a natural condition that are required to meet biodiversity targets for species, ecosystems, ecological processes and infrastructure. CBA 1 areas need to be maintained in a natural or near natural state with no further loss of natural habitat. Furthermore, degraded areas should be rehabilitated and only low-impact, biodiversity sensitive land uses are appropriate. ESAs are areas that are not essential for meeting biodiversity targets; however, they play an important role in supporting the functioning of protected areas / CBAs and are often vital for delivering ecosystem services. ESA 2 areas are considered to be severely degraded or have no natural cover remaining and therefore require restoration where feasible.



CBAs = Critical Biodiversity Areas; DWS = Data Deficit; DWS = Department of Water and Sanitation; EI = Ecological Integrity; ESA = Ecological Support Area; m.a.s.l. = Mean Above Mean Sea Level; MAP = Mean Annual Precipitation; NFEPA = National Freshwater Ecosystems Priority Area; PES = Present Ecological State; WMA = Water Management Area

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SAS 218100 - Area 7

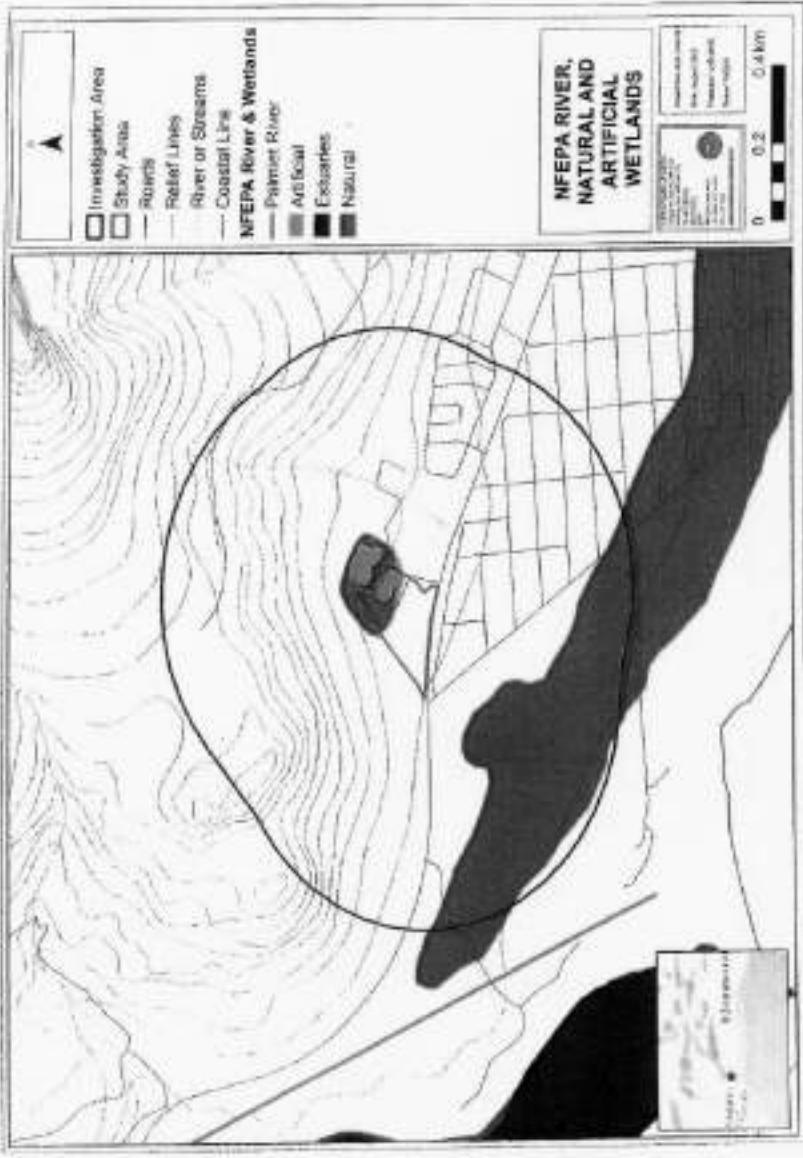


Figure 3: NFEPA Rivers and Wetlands within the study area and Investigation zone according to the NFEPA database (2011).

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August 2019

SAS 218131 - A000 1

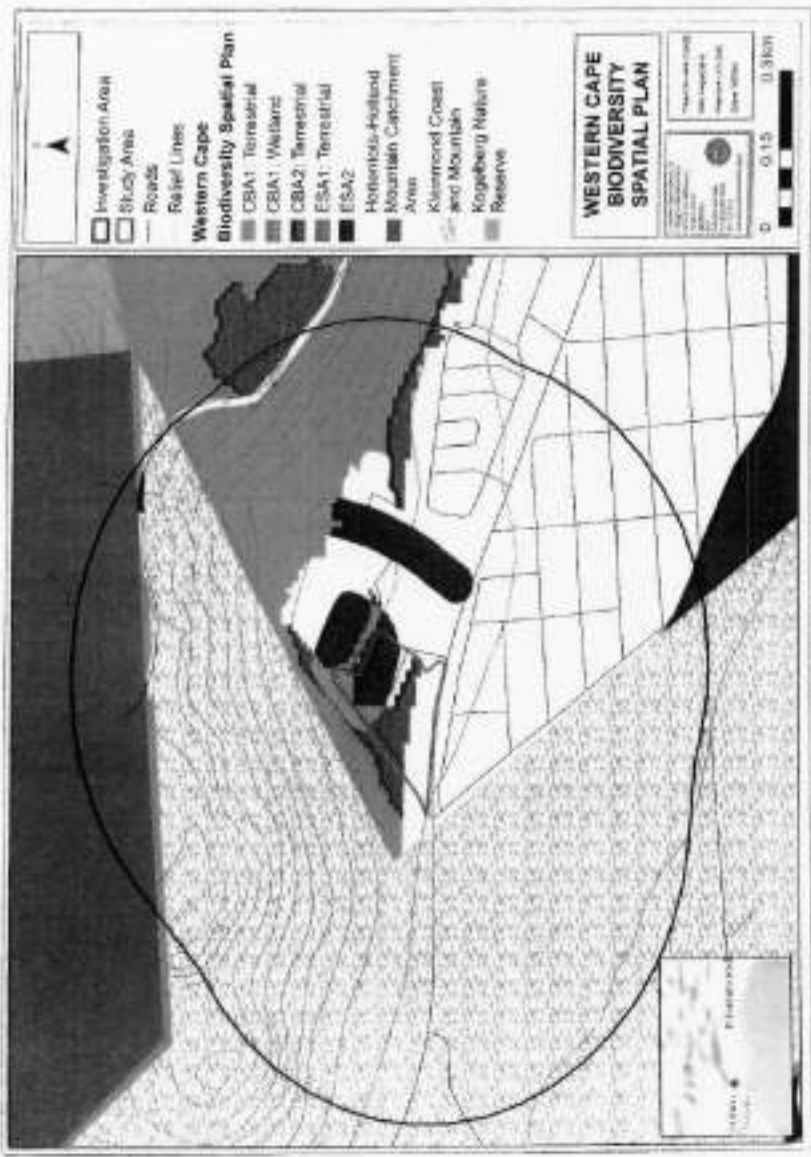


Figure 4: Wetland and Terrestrial CBA and ESAs according to the Western Cape Biodiversity Spatial Plan (2017).

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2.2. Site Verification Results

A site visit was undertaken on the 2nd of August 2018, during which the presence of any areas representing with wetland characteristics as defined by the DWAF (2008) or watercourses as defined by the National Water Act, 1998 (Act 36 of 1998) were identified. The following indicators assist in determining the presence of a watercourse within the study area:

- Terrain units are used to determine in which parts of the landscape a watercourse (including wetlands) was most likely to occur;
- Obligate and facultative wetland species such as *Typha capensis*, *Cyperus texilis* or *Phragmites australis* could be used in conjunction with terrain units as well as the point where a distinct change in the vegetation composition was observed in order to determine the various wetland boundaries. Obligate species are almost always found in a freshwater feature (>95% of occurrences) while facultative species are usually found in a freshwater feature (75%-99% of occurrences) but are also occasionally found in areas not associated with wetlands or rivers and often in areas of disturbance;
- Surface water and/or saturated soils can be used to determine if there is a permanent zone and to define the outer boundaries (temporary zone) of the wetland; and
- Soil form indicators are used to determine the presence of soils that are associated with prolonged and frequent submersion and a fluctuating water table within 50 cm of the land surface.

It should be noted that in order for an area to be identified as a wetland, at least two (2) of the above indicators should be present [Para. Dorem Prof. F. Eloff].

3. KEY OBSERVATIONS

1. The study area is approximately 2,06 hectares in extent and is located just north of the R44 to the west of the town of Heinsburg. The study area is located at the base of the Hottentots-Holland Mountain range with an average slope ranging between 12,3% and 1,3% with a southern aspect, towards the ocean.
2. A Depression Wetland was identified within the south western portion of the study area with an extent of 0,38 hectares. The depression wetland was predominantly dominated by *Ficinia nodosa*, *Ficinia elatior*, *Paspalum urvillei* and *Cyperus texilis*. Various common invasive plant species such as *Lupinus angustifolius*, *Pennisetum clandestinum* and *Pennisetum clandestinum* were noted to dominate the study area.



Figure 5: (Left) Depression Wetland within the study Area (Right) *Ficinia nodosa* and various common weeds (including *Lupinus angustifolius*) identified within the wetland.



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SAS 248150 – Area 1

August 2018

3. Although not formally assessed, the wetland appears to be in a largely degraded state (Present Ecological State Category D), likely as a result of edge effects associated with the waste disposal sorting facility and associated infrastructure located within the eastern portion of the study area. Furthermore, illegal dumping of building rubble and general waste was noted within the northern portion of the site. An excavated channel was identified along the northern portion of the study area, associated with the roads constructed as part of the waste disposal sorting facility; however, did not appear to link to the lower reaches of the study area.



Figure 6: (Left) Waste disposal sorting facility located within the eastern portion of the site; (Right) Excavated channel which has been stabilised by means of a gabion wall, located to the north of the sorting facility.

4. The soil profile was investigated with the use of a hand auger in order to determine the outer boundary of the depression wetland. Clayey and soil saturation were observed at various augered points as well as areas with surface ponding (Figure 6).

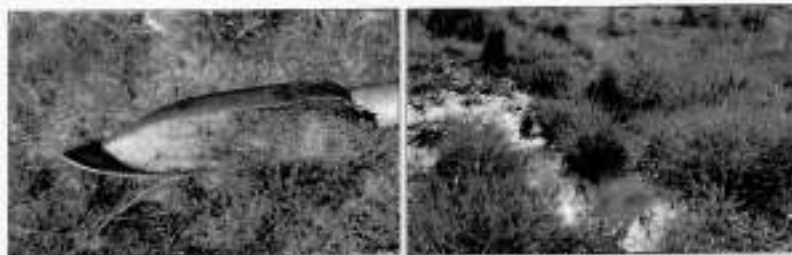


Figure 7: (Left) Gleying of soils indicative of wetland conditions (Right) surface water identified within depression wetland.

Based on the above, Figure 8 below provides a constraints analysis for future development. The following are applicable:

- Red** – This area is the delineated depression and excavated channel and is considered as a "No-go Area" and should be avoided.
- Orange** – This area falls within the 32m zone of regulation in accordance with the National Environmental Management Act, 1988 (Act 107 of 1988) for the depression wetland and the 10m buffer for the excavated channel in terms of the City of Cape Town's (CoCT) Floodplain and River Corridor Management Policy (2009). This zone of regulation is considered an appropriate conservation buffer and therefore development is not recommended within this extent from the wetland, however, with the relevant authorisations and implementation of mitigation measures, some of this area can potentially be considered as acceptable for development.
- Green** – These areas are considered developable from a freshwater resource management and conservation point of view.



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August 2010

SAS 210130 - Area 1



Figure 8: Development Opportunities and Constraints Map of the study area to be considered for future development.



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4. CONCLUSION

Based on the findings of the study, the following is recommended:

1. Given the findings of this investigation, it is noted that a depression wetland as well as an excavated channel were located within the study area. The excavated channel does not link to the lower reaches of the study area and is believed to have been excavated with the development of the waste disposal sorting facility. The depression wetland as delineated is considered to be No-go area for future development, could be modified as part of the development and was therefore only indicated as 'no recommended' in Figure 8.
2. A 32m zone of regulation in accordance with the National Environmental Management Act, 1998 (Act 107 of 1998) for the depression as well as its 10m buffer in terms of the City of Cape Town's (CoCT) Floodplain and River Corridor Management Policy (2002) were allocated. These zones of regulation are deemed to be appropriate as a conservation buffer for the sensitive wetland system and therefore development is not recommended within this extent from the wetland. The excavated channel could, however, be realigned as part of the stormwater plan for any future development with the relevant authorisations and implementation of mitigation measures. Furthermore, development of some areas within the 32m zone of regulation from the wetland could be considered as acceptable with the relevant authorisations and implementation of mitigation measures.
3. It is the opinion of the freshwater specialist that the site has already been impacted by the waste disposal sorting facility as well as edge effects associated with the R44 road reserve. As such, the site could be further investigated for development provided cognisance is taken of the depression wetland and that this system be included within any potential development plans along with suitable mitigation measures.

We trust we have interpreted your requirements correctly. Please do not hesitate to contact us if there are aspects of this document that you would like to discuss further.

Yours Faithfully,

Digital Documentation Not Signed for Security Purposes

Kim Morais
Pr. Sci. No1 11713297

Co-Author (Desktop Background Information): Sonja Erwee
Reviewed by: Stephan van Staden (Pr.Sci.No1)



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5. REFERENCES

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ANNEXURE F
EVALUATION OF SITES AGAINST CRITERIA

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Sustainable land procurement for Kleinmond human settlements

Criteria	Weight	Score	Weighted Score	Comments
OVERALL SCORE		8/10	79.2%	
1-3 Star				
Local housing	10	9	90	Project focuses on local housing, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
Disaster Resilient	10	9	90	Project focuses on disaster resilience, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
People's Housing	10	9	90	Project focuses on people's housing, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
UNEP Strategic Pillars				
1. Environmental Sustainability	10	9	90	Project focuses on environmental sustainability, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
2. Social and Economic Resilience	10	9	90	Project focuses on social and economic resilience, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
3. Governance and Leadership	10	9	90	Project focuses on governance and leadership, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
4. Climate Resilience	10	9	90	Project focuses on climate resilience, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
5. Digital Inclusion	10	9	90	Project focuses on digital inclusion, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
6. Energy Resilience	10	9	90	Project focuses on energy resilience, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
7. Water Resilience	10	9	90	Project focuses on water resilience, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
8. Air Quality Resilience	10	9	90	Project focuses on air quality resilience, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
9. Land Resilience	10	9	90	Project focuses on land resilience, with a clear emphasis on building back better and addressing the needs of the most vulnerable.
10. Ecosystem Resilience	10	9	90	Project focuses on ecosystem resilience, with a clear emphasis on building back better and addressing the needs of the most vulnerable.

100% (10/10) of all aspects of the Environmental Pillar

90% (9/10) of all aspects of the Social and Economic Resilience Pillar

90% (9/10) of all aspects of the Governance and Leadership Pillar

90% (9/10) of all aspects of the Climate Resilience Pillar

90% (9/10) of all aspects of the Digital Inclusion Pillar

90% (9/10) of all aspects of the Energy Resilience Pillar

90% (9/10) of all aspects of the Water Resilience Pillar

90% (9/10) of all aspects of the Air Quality Resilience Pillar

90% (9/10) of all aspects of the Land Resilience Pillar

90% (9/10) of all aspects of the Ecosystem Resilience Pillar

90% (9/10) of all aspects of the Digital Inclusion Pillar

90% (9/10) of all aspects of the Energy Resilience Pillar

90% (9/10) of all aspects of the Water Resilience Pillar

90% (9/10) of all aspects of the Air Quality Resilience Pillar

90% (9/10) of all aspects of the Land Resilience Pillar

90% (9/10) of all aspects of the Ecosystem Resilience Pillar

90% (9/10) of all aspects of the Digital Inclusion Pillar

90% (9/10) of all aspects of the Energy Resilience Pillar

90% (9/10) of all aspects of the Water Resilience Pillar

90% (9/10) of all aspects of the Air Quality Resilience Pillar

90% (9/10) of all aspects of the Land Resilience Pillar

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Sustainable land procurement for Kleinmond human settlements

201	OVERALL SCORE	1-4 - overall max	8/10 75-100	Score (0-100)
Land being developed	11 pts			11
Project Phase (max 10)	10 pts			10
Project Phase (max 10)	10 pts			10
Project Phase (max 10)	10 pts			10

ADDITIONAL INFO 1-4	Score (0-100)
Land being developed	11
Project Phase (max 10)	10
Project Phase (max 10)	10
Project Phase (max 10)	10

ADDITIONAL INFO 1-4	Score (0-100)
Land being developed	11
Project Phase (max 10)	10
Project Phase (max 10)	10
Project Phase (max 10)	10

ADDITIONAL INFO 1-4	Score (0-100)
Land being developed	11
Project Phase (max 10)	10
Project Phase (max 10)	10
Project Phase (max 10)	10

ADDITIONAL INFO 1-4	Score (0-100)
Land being developed	11
Project Phase (max 10)	10
Project Phase (max 10)	10
Project Phase (max 10)	10

ADDITIONAL INFO 1-4	Score (0-100)
Land being developed	11
Project Phase (max 10)	10
Project Phase (max 10)	10
Project Phase (max 10)	10

ADDITIONAL INFO 1-4	Score (0-100)
Land being developed	11
Project Phase (max 10)	10
Project Phase (max 10)	10
Project Phase (max 10)	10

* Above table shows an overall score based on a rating of 1-4
 ** Reporting method distribution: Max 5 Max 1

ADDITIONAL INFO

ADDITIONAL INFO	Score (0-100)
ADDITIONAL INFO	11
ADDITIONAL INFO	10
ADDITIONAL INFO	10
ADDITIONAL INFO	10

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Sustainable land procurement for Kleinmond human settlements

Open 2024-03-24

1. Item # 8/10 01.1%

2. Item # 8/10 01.1%

* Please tick the box on a scale 1 to 5. Rating of 1 is best and 5 is worst
 ** Responding only for questions 1 to 5. R = 1

Project Name	
Project Location	
Project Type	
Project Status	

Item #	8/10
Item #	8/10
Item #	8/10
Item #	8/10

1. Item # 8/10 01.1%

Item #	8/10
Item #	8/10
Item #	8/10
Item #	8/10

1. Item # 8/10 01.1%

Item #	8/10
Item #	8/10
Item #	8/10
Item #	8/10

1. Item # 8/10 01.1%	Does the project include a sustainability plan?	1.00
2. Item # 8/10 01.1%	Does the project include a social and labor practices plan?	1.00
3. Item # 8/10 01.1%	Does the project include an environmental management plan?	1.00
4. Item # 8/10 01.1%	Does the project include a community engagement plan?	1.00
5. Item # 8/10 01.1%	Does the project include a risk management plan?	1.00

6. Item # 8/10 01.1%	Does the project include a sustainability plan?	1.00
7. Item # 8/10 01.1%	Does the project include a social and labor practices plan?	1.00
8. Item # 8/10 01.1%	Does the project include an environmental management plan?	1.00
9. Item # 8/10 01.1%	Does the project include a community engagement plan?	1.00
10. Item # 8/10 01.1%	Does the project include a risk management plan?	1.00

11. Item # 8/10 01.1%	Does the project include a sustainability plan?	1.00
12. Item # 8/10 01.1%	Does the project include a social and labor practices plan?	1.00
13. Item # 8/10 01.1%	Does the project include an environmental management plan?	1.00
14. Item # 8/10 01.1%	Does the project include a community engagement plan?	1.00
15. Item # 8/10 01.1%	Does the project include a risk management plan?	1.00

16. Item # 8/10 01.1%	Does the project include a sustainability plan?	1.00
17. Item # 8/10 01.1%	Does the project include a social and labor practices plan?	1.00
18. Item # 8/10 01.1%	Does the project include an environmental management plan?	1.00
19. Item # 8/10 01.1%	Does the project include a community engagement plan?	1.00
20. Item # 8/10 01.1%	Does the project include a risk management plan?	1.00

21. Item # 8/10 01.1%	Does the project include a sustainability plan?	1.00
22. Item # 8/10 01.1%	Does the project include a social and labor practices plan?	1.00
23. Item # 8/10 01.1%	Does the project include an environmental management plan?	1.00
24. Item # 8/10 01.1%	Does the project include a community engagement plan?	1.00
25. Item # 8/10 01.1%	Does the project include a risk management plan?	1.00

26. Item # 8/10 01.1%	Does the project include a sustainability plan?	1.00
27. Item # 8/10 01.1%	Does the project include a social and labor practices plan?	1.00
28. Item # 8/10 01.1%	Does the project include an environmental management plan?	1.00
29. Item # 8/10 01.1%	Does the project include a community engagement plan?	1.00
30. Item # 8/10 01.1%	Does the project include a risk management plan?	1.00

31. Item # 8/10 01.1%	Does the project include a sustainability plan?	1.00
32. Item # 8/10 01.1%	Does the project include a social and labor practices plan?	1.00
33. Item # 8/10 01.1%	Does the project include an environmental management plan?	1.00
34. Item # 8/10 01.1%	Does the project include a community engagement plan?	1.00
35. Item # 8/10 01.1%	Does the project include a risk management plan?	1.00

36. Item # 8/10 01.1%	Does the project include a sustainability plan?	1.00
37. Item # 8/10 01.1%	Does the project include a social and labor practices plan?	1.00
38. Item # 8/10 01.1%	Does the project include an environmental management plan?	1.00
39. Item # 8/10 01.1%	Does the project include a community engagement plan?	1.00
40. Item # 8/10 01.1%	Does the project include a risk management plan?	1.00

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Sustainable land procurement for Kleinmond human settlements

8/10 80.8%

2008-2009 (R1)

* Please check them on a scale of 1-5. Rating of 3 is best and a rating of 1 is best
 ** Regarding your/its settlement, the 4-5 is 1.

Product/Service/Item		0
Group Name		
Contact Name		

Overall Score	80.8%
Land Use	1.00
Water	1.00
Air Quality	1.00
Soil Quality	1.00
Energy	1.00
Waste Management	1.00
Community	1.00
Health and Safety	1.00
Accessibility	1.00
Cost Effectiveness	1.00
Transparency	1.00
Compliance	1.00
Customer Satisfaction	1.00
Employee Satisfaction	1.00
Supplier Satisfaction	1.00
Government Satisfaction	1.00
Industry Satisfaction	1.00
Academic Satisfaction	1.00
Media Satisfaction	1.00
Public Satisfaction	1.00
Investor Satisfaction	1.00
Analyst Satisfaction	1.00
Advisor Satisfaction	1.00
Consultant Satisfaction	1.00
Vendor Satisfaction	1.00
Contractor Satisfaction	1.00
Subcontractor Satisfaction	1.00
Supplier Satisfaction	1.00
Manufacturer Satisfaction	1.00
Distributor Satisfaction	1.00
Retailer Satisfaction	1.00
Wholesaler Satisfaction	1.00
Importer Satisfaction	1.00
Exporter Satisfaction	1.00
Government Satisfaction	1.00
Industry Satisfaction	1.00
Academic Satisfaction	1.00
Media Satisfaction	1.00
Public Satisfaction	1.00
Investor Satisfaction	1.00
Analyst Satisfaction	1.00
Advisor Satisfaction	1.00
Consultant Satisfaction	1.00
Vendor Satisfaction	1.00
Contractor Satisfaction	1.00
Subcontractor Satisfaction	1.00
Supplier Satisfaction	1.00
Manufacturer Satisfaction	1.00
Distributor Satisfaction	1.00
Retailer Satisfaction	1.00
Wholesaler Satisfaction	1.00
Importer Satisfaction	1.00
Exporter Satisfaction	1.00

Overall Score	80.8%
Land Use	1.00
Water	1.00
Air Quality	1.00
Soil Quality	1.00
Energy	1.00
Waste Management	1.00
Community	1.00
Health and Safety	1.00
Accessibility	1.00
Cost Effectiveness	1.00
Transparency	1.00
Compliance	1.00
Customer Satisfaction	1.00
Employee Satisfaction	1.00
Supplier Satisfaction	1.00
Government Satisfaction	1.00
Industry Satisfaction	1.00
Academic Satisfaction	1.00
Media Satisfaction	1.00
Public Satisfaction	1.00
Investor Satisfaction	1.00
Analyst Satisfaction	1.00
Advisor Satisfaction	1.00
Consultant Satisfaction	1.00
Vendor Satisfaction	1.00
Contractor Satisfaction	1.00
Subcontractor Satisfaction	1.00
Supplier Satisfaction	1.00
Manufacturer Satisfaction	1.00
Distributor Satisfaction	1.00
Retailer Satisfaction	1.00
Wholesaler Satisfaction	1.00
Importer Satisfaction	1.00
Exporter Satisfaction	1.00

Overall Score	80.8%
Land Use	1.00
Water	1.00
Air Quality	1.00
Soil Quality	1.00
Energy	1.00
Waste Management	1.00
Community	1.00
Health and Safety	1.00
Accessibility	1.00
Cost Effectiveness	1.00
Transparency	1.00
Compliance	1.00
Customer Satisfaction	1.00
Employee Satisfaction	1.00
Supplier Satisfaction	1.00
Government Satisfaction	1.00
Industry Satisfaction	1.00
Academic Satisfaction	1.00
Media Satisfaction	1.00
Public Satisfaction	1.00
Investor Satisfaction	1.00
Analyst Satisfaction	1.00
Advisor Satisfaction	1.00
Consultant Satisfaction	1.00
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Subcontractor Satisfaction	1.00
Supplier Satisfaction	1.00
Manufacturer Satisfaction	1.00
Distributor Satisfaction	1.00
Retailer Satisfaction	1.00
Wholesaler Satisfaction	1.00
Importer Satisfaction	1.00
Exporter Satisfaction	1.00

Overall Score	80.8%
Land Use	1.00
Water	1.00
Air Quality	1.00
Soil Quality	1.00
Energy	1.00
Waste Management	1.00
Community	1.00
Health and Safety	1.00
Accessibility	1.00
Cost Effectiveness	1.00
Transparency	1.00
Compliance	1.00
Customer Satisfaction	1.00
Employee Satisfaction	1.00
Supplier Satisfaction	1.00
Government Satisfaction	1.00
Industry Satisfaction	1.00
Academic Satisfaction	1.00
Media Satisfaction	1.00
Public Satisfaction	1.00
Investor Satisfaction	1.00
Analyst Satisfaction	1.00
Advisor Satisfaction	1.00
Consultant Satisfaction	1.00
Vendor Satisfaction	1.00
Contractor Satisfaction	1.00
Subcontractor Satisfaction	1.00
Supplier Satisfaction	1.00
Manufacturer Satisfaction	1.00
Distributor Satisfaction	1.00
Retailer Satisfaction	1.00
Wholesaler Satisfaction	1.00
Importer Satisfaction	1.00
Exporter Satisfaction	1.00

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Sustainable land procurement for Kleinmond human settlements

Form: 2018-03-08

2018/9
8/10 76.24

OVERALL SCORE
8/10 76.24

* Score each item on a scale 1-5 (Rating of 3 is best and a rating of 1 is best)
** Required (check appropriate) Yes = 5 No = 1

Indicator (check appropriate)	Score	Weight	Value
1. Overall Score	8/10	76.24	76.24
2. Land Use	5/5	100%	500
3. Environmental	5/5	100%	500
4. Social	5/5	100%	500
5. Economic	5/5	100%	500
6. Governance	5/5	100%	500
7. Impact	5/5	100%	500
8. Innovation	5/5	100%	500
9. Resilience	5/5	100%	500
10. Transparency	5/5	100%	500
11. Accountability	5/5	100%	500
12. Inclusivity	5/5	100%	500
13. Sustainability	5/5	100%	500
14. Long-term	5/5	100%	500
15. Risk Management	5/5	100%	500
16. Stakeholder Engagement	5/5	100%	500
17. Communication	5/5	100%	500
18. Reporting	5/5	100%	500
19. Transparency	5/5	100%	500
20. Accountability	5/5	100%	500
21. Inclusivity	5/5	100%	500
22. Sustainability	5/5	100%	500
23. Long-term	5/5	100%	500
24. Risk Management	5/5	100%	500
25. Stakeholder Engagement	5/5	100%	500
26. Communication	5/5	100%	500
27. Reporting	5/5	100%	500
28. Transparency	5/5	100%	500
29. Accountability	5/5	100%	500
30. Inclusivity	5/5	100%	500
31. Sustainability	5/5	100%	500
32. Long-term	5/5	100%	500
33. Risk Management	5/5	100%	500
34. Stakeholder Engagement	5/5	100%	500
35. Communication	5/5	100%	500
36. Reporting	5/5	100%	500
37. Transparency	5/5	100%	500
38. Accountability	5/5	100%	500
39. Inclusivity	5/5	100%	500
40. Sustainability	5/5	100%	500
41. Long-term	5/5	100%	500
42. Risk Management	5/5	100%	500
43. Stakeholder Engagement	5/5	100%	500
44. Communication	5/5	100%	500
45. Reporting	5/5	100%	500
46. Transparency	5/5	100%	500
47. Accountability	5/5	100%	500
48. Inclusivity	5/5	100%	500
49. Sustainability	5/5	100%	500
50. Long-term	5/5	100%	500
51. Risk Management	5/5	100%	500
52. Stakeholder Engagement	5/5	100%	500
53. Communication	5/5	100%	500
54. Reporting	5/5	100%	500
55. Transparency	5/5	100%	500
56. Accountability	5/5	100%	500
57. Inclusivity	5/5	100%	500
58. Sustainability	5/5	100%	500
59. Long-term	5/5	100%	500
60. Risk Management	5/5	100%	500
61. Stakeholder Engagement	5/5	100%	500
62. Communication	5/5	100%	500
63. Reporting	5/5	100%	500
64. Transparency	5/5	100%	500
65. Accountability	5/5	100%	500
66. Inclusivity	5/5	100%	500
67. Sustainability	5/5	100%	500
68. Long-term	5/5	100%	500
69. Risk Management	5/5	100%	500
70. Stakeholder Engagement	5/5	100%	500
71. Communication	5/5	100%	500
72. Reporting	5/5	100%	500
73. Transparency	5/5	100%	500
74. Accountability	5/5	100%	500
75. Inclusivity	5/5	100%	500
76. Sustainability	5/5	100%	500
77. Long-term	5/5	100%	500
78. Risk Management	5/5	100%	500
79. Stakeholder Engagement	5/5	100%	500
80. Communication	5/5	100%	500
81. Reporting	5/5	100%	500
82. Transparency	5/5	100%	500
83. Accountability	5/5	100%	500
84. Inclusivity	5/5	100%	500
85. Sustainability	5/5	100%	500
86. Long-term	5/5	100%	500
87. Risk Management	5/5	100%	500
88. Stakeholder Engagement	5/5	100%	500
89. Communication	5/5	100%	500
90. Reporting	5/5	100%	500
91. Transparency	5/5	100%	500
92. Accountability	5/5	100%	500
93. Inclusivity	5/5	100%	500
94. Sustainability	5/5	100%	500
95. Long-term	5/5	100%	500
96. Risk Management	5/5	100%	500
97. Stakeholder Engagement	5/5	100%	500
98. Communication	5/5	100%	500
99. Reporting	5/5	100%	500
100. Transparency	5/5	100%	500

Impact Matrix

Indicator (check appropriate) Score

Weight

Value

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Sustainable land procurement for Kleinmond human settlements

Form BEM 00-00

* Name each item in a table 1.5. Rating of 1 is best and a rating of 10 is the worst. Marking questions 1 to 10.

1-1000
8/10 PG 016

Project Name	Small Farms Project
Project Phase	Phase 1
Contract Phase	Phase 1

FORM BEM 00-00

* Name each item in a table 1.5. Rating of 1 is best and a rating of 10 is the worst. Marking questions 1 to 10.

1-1000
8/10 PG 016

Project Name	Small Farms Project
Project Phase	Phase 1
Contract Phase	Phase 1

FORM BEM 00-00

GENERAL INFORMATION

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

GENERAL INFORMATION

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

GENERAL INFORMATION

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

Project Name	Small Farms Project	10
Project Phase	Phase 1	10
Contract Phase	Phase 1	10

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Sustainable land procurement for Kleinmond human settlements

Date: 2018-04-24

Overall score: 8/10

- 1.1. Overall score
1.2. Location score
1.3. Environmental score
1.4. Social score
1.5. Economic score

Table with 2 columns: Criteria, Score. Includes 'Overall score', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Table with 2 columns: Criteria, Score. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

Large table with multiple columns: Criteria, Score, and detailed sub-criteria scores. Includes 'Sustainable land procurement', 'Location score', 'Environmental score', 'Social score', 'Economic score'.

425/762

Sustainable land procurement for Kleinmond human settlements

Date: 2014/04/08

8/10 75.0%

OVERALL SCORE

* Every sixth item is marked as 'Not Applicable' (N/A) and a rating of 0 is given.
** Regarding existing conditions (see 4.5.1.1.1)

Project Name: ...	9
Budget: ...	
Project Status: ...	

CRITERIA	WEIGHT	SCORE
Financial viability	15%	15.00
Technical viability	15%	15.00
Environmental viability	15%	15.00
Social viability	15%	15.00
Overall Score		60.00

CRITERIA	WEIGHT	SCORE
Financial viability	15%	15.00
Technical viability	15%	15.00
Environmental viability	15%	15.00
Social viability	15%	15.00
Overall Score		60.00

CRITERIA	WEIGHT	SCORE
Financial viability	15%	15.00
Technical viability	15%	15.00
Environmental viability	15%	15.00
Social viability	15%	15.00
Overall Score		60.00

CRITERIA	WEIGHT	SCORE
Financial viability	15%	15.00
Technical viability	15%	15.00
Environmental viability	15%	15.00
Social viability	15%	15.00
Overall Score		60.00

CRITERIA	WEIGHT	SCORE
Financial viability	15%	15.00
Technical viability	15%	15.00
Environmental viability	15%	15.00
Social viability	15%	15.00
Overall Score		60.00

CRITERIA	WEIGHT	SCORE
Financial viability	15%	15.00
Technical viability	15%	15.00
Environmental viability	15%	15.00
Social viability	15%	15.00
Overall Score		60.00

CRITERIA	WEIGHT	SCORE
Financial viability	15%	15.00
Technical viability	15%	15.00
Environmental viability	15%	15.00
Social viability	15%	15.00
Overall Score		60.00

CRITERIA	WEIGHT	SCORE
Financial viability	15%	15.00
Technical viability	15%	15.00
Environmental viability	15%	15.00
Social viability	15%	15.00
Overall Score		60.00

CRITERIA	WEIGHT	SCORE
Financial viability	15%	15.00
Technical viability	15%	15.00
Environmental viability	15%	15.00
Social viability	15%	15.00
Overall Score		60.00

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Sustainable land procurement for Kleinmond human settlements

Issue 08/10/21

* 1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km²
** Regarding the price assessment, see 1.1.1 (b) (i)

7/10 72,15

ENVIRONMENTAL SCORE

Weighting

14,00%

14,00%

14,00%

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

1000 units, there are a total of 10,000 units (10,000 units) and a total of 2.5 km ²	1000
** Regarding the price assessment, see 1.1.1 (b) (i)	1000

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Sustainable land procurement for Kleinmond human settlements

OVERALL SCORE

8/10 - 79.2%

88-88888888

* From report form de 1204 2.0. Rating of 5 is best and 1 rating of 1 is least
** Applying all the questions NB 1 & NB 4-6

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
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Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

Project Name	Small Town
Developer/Project Name	Small Town
Construction Phase	8

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Sustainable land procurement for Kleinmond human settlements

8/10 81.5%

17/04/2018 10:48

* Items with the 0% or 100% rating will be scored as 0 or 100 respectively
 ** Regarding priority questions No 1 & No 12

QUESTIONS	QUESTIONS	QUESTIONS	QUESTIONS
<p>OVERALL SCORE</p> <p>8/10 81.5%</p> <p>Score Range 0-100</p> <p>Weighted Score 81.5%</p>	<p>QUESTIONS</p> <p>1. How sustainable is the land use?</p> <p>2. How sustainable is the water use?</p> <p>3. How sustainable is the energy use?</p> <p>4. How sustainable is the waste management?</p> <p>5. How sustainable is the social and economic development?</p> <p>6. How sustainable is the environmental protection?</p> <p>7. How sustainable is the infrastructure?</p> <p>8. How sustainable is the community participation?</p> <p>9. How sustainable is the land use planning?</p> <p>10. How sustainable is the land use monitoring and evaluation?</p>	<p>QUESTIONS</p> <p>11. How sustainable is the land use?</p> <p>12. How sustainable is the water use?</p> <p>13. How sustainable is the energy use?</p> <p>14. How sustainable is the waste management?</p> <p>15. How sustainable is the social and economic development?</p> <p>16. How sustainable is the environmental protection?</p> <p>17. How sustainable is the infrastructure?</p> <p>18. How sustainable is the community participation?</p> <p>19. How sustainable is the land use planning?</p> <p>20. How sustainable is the land use monitoring and evaluation?</p>	<p>QUESTIONS</p> <p>21. How sustainable is the land use?</p> <p>22. How sustainable is the water use?</p> <p>23. How sustainable is the energy use?</p> <p>24. How sustainable is the waste management?</p> <p>25. How sustainable is the social and economic development?</p> <p>26. How sustainable is the environmental protection?</p> <p>27. How sustainable is the infrastructure?</p> <p>28. How sustainable is the community participation?</p> <p>29. How sustainable is the land use planning?</p> <p>30. How sustainable is the land use monitoring and evaluation?</p>

8/10

81.5%

Score Range

0-100

Weighted Score

81.5%

QUESTIONS

1. How sustainable is the land use?

2. How sustainable is the water use?

3. How sustainable is the energy use?

4. How sustainable is the waste management?

5. How sustainable is the social and economic development?

6. How sustainable is the environmental protection?

7. How sustainable is the infrastructure?

8. How sustainable is the community participation?

9. How sustainable is the land use planning?

10. How sustainable is the land use monitoring and evaluation?

QUESTIONS

11. How sustainable is the land use?

12. How sustainable is the water use?

13. How sustainable is the energy use?

14. How sustainable is the waste management?

15. How sustainable is the social and economic development?

16. How sustainable is the environmental protection?

17. How sustainable is the infrastructure?

18. How sustainable is the community participation?

19. How sustainable is the land use planning?

20. How sustainable is the land use monitoring and evaluation?

QUESTIONS

21. How sustainable is the land use?

22. How sustainable is the water use?

23. How sustainable is the energy use?

24. How sustainable is the waste management?

25. How sustainable is the social and economic development?

26. How sustainable is the environmental protection?

27. How sustainable is the infrastructure?

28. How sustainable is the community participation?

29. How sustainable is the land use planning?

30. How sustainable is the land use monitoring and evaluation?

QUESTIONS

31. How sustainable is the land use?

32. How sustainable is the water use?

33. How sustainable is the energy use?

34. How sustainable is the waste management?

35. How sustainable is the social and economic development?

36. How sustainable is the environmental protection?

37. How sustainable is the infrastructure?

38. How sustainable is the community participation?

39. How sustainable is the land use planning?

40. How sustainable is the land use monitoring and evaluation?

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Sustainable land procurement for Kleinmond human settlements

2016-2017-18

8/10 64.3%

Overall Score

* Score with 100% is a score of 5, but not a ranking of a work
 ** Reporting and the description: 100% is 5, 100% is 1

Project Name	Small Works	10
Design/Draw	Small Works	10
Construction Phase	Small Works	10

Overall Score	64.3%
Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

Design/Draw	10
Construction Phase	10

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Sustainable land procurement for Kleinmond human settlements

74/1/2008/1022

* Please refer to the tender conditions for further details regarding the evaluation process.

9/10 87/28

9/10 87/28

QUESTION	ANSWER	MARKS
1. Are you a South African citizen?	Yes	1
2. Do you have a valid South African ID card?	Yes	1
3. Do you have a valid South African passport?	Yes	1
4. Do you have a valid South African driver's license?	Yes	1
5. Do you have a valid South African tax card?	Yes	1
6. Do you have a valid South African bank account?	Yes	1
7. Do you have a valid South African credit record?	Yes	1
8. Do you have a valid South African land ownership record?	Yes	1
9. Do you have a valid South African land use certificate?	Yes	1
10. Do you have a valid South African land use change certificate?	Yes	1
11. Do you have a valid South African land use planning certificate?	Yes	1
12. Do you have a valid South African land use management certificate?	Yes	1
13. Do you have a valid South African land use monitoring certificate?	Yes	1
14. Do you have a valid South African land use evaluation certificate?	Yes	1
15. Do you have a valid South African land use assessment certificate?	Yes	1
16. Do you have a valid South African land use audit certificate?	Yes	1
17. Do you have a valid South African land use review certificate?	Yes	1
18. Do you have a valid South African land use appeal certificate?	Yes	1
19. Do you have a valid South African land use objection certificate?	Yes	1
20. Do you have a valid South African land use enforcement certificate?	Yes	1
21. Do you have a valid South African land use compliance certificate?	Yes	1
22. Do you have a valid South African land use non-compliance certificate?	Yes	1
23. Do you have a valid South African land use violation certificate?	Yes	1
24. Do you have a valid South African land use contravention certificate?	Yes	1
25. Do you have a valid South African land use infringement certificate?	Yes	1
26. Do you have a valid South African land use offence certificate?	Yes	1
27. Do you have a valid South African land use offence certificate?	Yes	1
28. Do you have a valid South African land use offence certificate?	Yes	1
29. Do you have a valid South African land use offence certificate?	Yes	1
30. Do you have a valid South African land use offence certificate?	Yes	1

QUESTION	ANSWER	MARKS
31. Do you have a valid South African land use offence certificate?	Yes	1
32. Do you have a valid South African land use offence certificate?	Yes	1
33. Do you have a valid South African land use offence certificate?	Yes	1
34. Do you have a valid South African land use offence certificate?	Yes	1
35. Do you have a valid South African land use offence certificate?	Yes	1
36. Do you have a valid South African land use offence certificate?	Yes	1
37. Do you have a valid South African land use offence certificate?	Yes	1
38. Do you have a valid South African land use offence certificate?	Yes	1
39. Do you have a valid South African land use offence certificate?	Yes	1
40. Do you have a valid South African land use offence certificate?	Yes	1
41. Do you have a valid South African land use offence certificate?	Yes	1
42. Do you have a valid South African land use offence certificate?	Yes	1
43. Do you have a valid South African land use offence certificate?	Yes	1
44. Do you have a valid South African land use offence certificate?	Yes	1
45. Do you have a valid South African land use offence certificate?	Yes	1
46. Do you have a valid South African land use offence certificate?	Yes	1
47. Do you have a valid South African land use offence certificate?	Yes	1
48. Do you have a valid South African land use offence certificate?	Yes	1
49. Do you have a valid South African land use offence certificate?	Yes	1
50. Do you have a valid South African land use offence certificate?	Yes	1

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Sustainable land procurement for Kleinmond human settlements

OVERALL SCORE: 8/10 81.9%

Project Name: ...
 Design Phase: ...
 Construction Phase: ...

* Score with 0-100 scale 5-10 Rating of 10 is best and 0 being the worst
 as a rating and the maximum for a 5-10 is 2

QUESTION	ANSWER	SCORE
1. Are you committed to providing a high quality of life for your employees and their families?	Yes, we are committed to providing a high quality of life for our employees and their families.	10
2. Do you have a policy in place to ensure that your employees and their families are safe and healthy?	Yes, we have a policy in place to ensure that our employees and their families are safe and healthy.	10
3. Do you have a policy in place to ensure that your employees and their families are financially secure?	Yes, we have a policy in place to ensure that our employees and their families are financially secure.	10
4. Do you have a policy in place to ensure that your employees and their families are environmentally responsible?	Yes, we have a policy in place to ensure that our employees and their families are environmentally responsible.	10
5. Do you have a policy in place to ensure that your employees and their families are socially responsible?	Yes, we have a policy in place to ensure that our employees and their families are socially responsible.	10
6. Do you have a policy in place to ensure that your employees and their families are ethically responsible?	Yes, we have a policy in place to ensure that our employees and their families are ethically responsible.	10
7. Do you have a policy in place to ensure that your employees and their families are culturally responsible?	Yes, we have a policy in place to ensure that our employees and their families are culturally responsible.	10
8. Do you have a policy in place to ensure that your employees and their families are spiritually responsible?	Yes, we have a policy in place to ensure that our employees and their families are spiritually responsible.	10
9. Do you have a policy in place to ensure that your employees and their families are emotionally responsible?	Yes, we have a policy in place to ensure that our employees and their families are emotionally responsible.	10
10. Do you have a policy in place to ensure that your employees and their families are intellectually responsible?	Yes, we have a policy in place to ensure that our employees and their families are intellectually responsible.	10

QUESTION	ANSWER	SCORE
11. Do you have a policy in place to ensure that your employees and their families are physically responsible?	Yes, we have a policy in place to ensure that our employees and their families are physically responsible.	10
12. Do you have a policy in place to ensure that your employees and their families are mentally responsible?	Yes, we have a policy in place to ensure that our employees and their families are mentally responsible.	10
13. Do you have a policy in place to ensure that your employees and their families are socially responsible?	Yes, we have a policy in place to ensure that our employees and their families are socially responsible.	10
14. Do you have a policy in place to ensure that your employees and their families are ethically responsible?	Yes, we have a policy in place to ensure that our employees and their families are ethically responsible.	10
15. Do you have a policy in place to ensure that your employees and their families are culturally responsible?	Yes, we have a policy in place to ensure that our employees and their families are culturally responsible.	10
16. Do you have a policy in place to ensure that your employees and their families are spiritually responsible?	Yes, we have a policy in place to ensure that our employees and their families are spiritually responsible.	10
17. Do you have a policy in place to ensure that your employees and their families are emotionally responsible?	Yes, we have a policy in place to ensure that our employees and their families are emotionally responsible.	10
18. Do you have a policy in place to ensure that your employees and their families are intellectually responsible?	Yes, we have a policy in place to ensure that our employees and their families are intellectually responsible.	10
19. Do you have a policy in place to ensure that your employees and their families are physically responsible?	Yes, we have a policy in place to ensure that our employees and their families are physically responsible.	10
20. Do you have a policy in place to ensure that your employees and their families are mentally responsible?	Yes, we have a policy in place to ensure that our employees and their families are mentally responsible.	10

436/722

Sustainable land procurement for Kleinmond human settlements

OVERALL SCORE 9/10 SEE AFS

09/10/2024 09:44

* Score only from 0 to 6 and 8 to 10 being 0 0 0000 and a rating of 1 to 10 representing employee responses - (0 to 10 in 1)

IMPACT VALUES

RESPONSE OUT OF 10 (points of the Benchmark*)

Table with 5 columns: Indicator, Description, Score, Weight, and Value. Includes rows for Overall Score, Financial Health, Environmental Impact, Social Inequality, and Governance.

Table with 3 columns: Criteria, Response, and Score. Includes criteria like 'Financial health (controlling)', 'Resilience (employee health)', and 'Environmental Impact'.

Table with 3 columns: Criteria, Response, and Score. Includes criteria like 'Corporate social responsibility', 'Financial health (controlling)', and 'Employee health and safety'.

441/762

Sustainable land procurement for Kleinmond human settlements

8/10 80.0%

Plan 1028-20-14

* Score each item on a scale 1 to 100. In rating of 1 to 100 and a rating of 1 is best.
 ** Regarding each operation 100 = 1 for 1

Item ID	Overall Score	9/10 80.0%	Item Description	Score	Item Description	Score
1.1	100	100	General information regarding the project	100	General information regarding the project	100
1.2	100	100	Project description and objectives	100	Project description and objectives	100
1.3	100	100	Site selection and land availability	100	Site selection and land availability	100
1.4	100	100	Environmental impact assessment	100	Environmental impact assessment	100
1.5	100	100	Community consultation and engagement	100	Community consultation and engagement	100
1.6	100	100	Financial viability and cost-effectiveness	100	Financial viability and cost-effectiveness	100
1.7	100	100	Legal and regulatory compliance	100	Legal and regulatory compliance	100
1.8	100	100	Operational and maintenance costs	100	Operational and maintenance costs	100
1.9	100	100	Long-term sustainability and resilience	100	Long-term sustainability and resilience	100
1.10	100	100	Overall project assessment and recommendation	100	Overall project assessment and recommendation	100

443/762

Sustainable land procurement for Kleinmond human settlements

Date: 09/09/2015

Doc No: 8/19 20 15

Overall score: 8/19 (42%)

4.4 Score: 8/19 (42%)

4.4.1 Score: 8/19 (42%)

4.4.2 Score: 8/19 (42%)

4.4.3 Score: 8/19 (42%)

4.4.4 Score: 8/19 (42%)

4.4.5 Score: 8/19 (42%)

4.4.6 Score: 8/19 (42%)

4.4.7 Score: 8/19 (42%)

4.4.8 Score: 8/19 (42%)

4.4.9 Score: 8/19 (42%)

4.4.10 Score: 8/19 (42%)

4.4.11 Score: 8/19 (42%)

4.4.12 Score: 8/19 (42%)

4.4.13 Score: 8/19 (42%)

4.4.14 Score: 8/19 (42%)

4.4.15 Score: 8/19 (42%)

4.4.16 Score: 8/19 (42%)

4.4.17 Score: 8/19 (42%)

4.4.18 Score: 8/19 (42%)

4.4.19 Score: 8/19 (42%)

4.4.20 Score: 8/19 (42%)

4.4.21 Score: 8/19 (42%)

4.4.22 Score: 8/19 (42%)

4.4.23 Score: 8/19 (42%)

4.4.24 Score: 8/19 (42%)

4.4.25 Score: 8/19 (42%)

4.4.26 Score: 8/19 (42%)

4.4.27 Score: 8/19 (42%)

4.4.28 Score: 8/19 (42%)

4.4.29 Score: 8/19 (42%)

4.4.30 Score: 8/19 (42%)

4.4.31 Score: 8/19 (42%)

4.4.32 Score: 8/19 (42%)

4.4.33 Score: 8/19 (42%)

4.4.34 Score: 8/19 (42%)

4.4.35 Score: 8/19 (42%)

4.4.36 Score: 8/19 (42%)

4.4.37 Score: 8/19 (42%)

4.4.38 Score: 8/19 (42%)

4.4.39 Score: 8/19 (42%)

4.4.40 Score: 8/19 (42%)

4.4.41 Score: 8/19 (42%)

4.4.42 Score: 8/19 (42%)

4.4.43 Score: 8/19 (42%)

4.4.44 Score: 8/19 (42%)

4.4.45 Score: 8/19 (42%)

4.4.46 Score: 8/19 (42%)

4.4.47 Score: 8/19 (42%)

4.4.48 Score: 8/19 (42%)

4.4.49 Score: 8/19 (42%)

4.4.50 Score: 8/19 (42%)

4.4.51 Score: 8/19 (42%)

4.4.52 Score: 8/19 (42%)

4.4.53 Score: 8/19 (42%)

4.4.54 Score: 8/19 (42%)

4.4.55 Score: 8/19 (42%)

4.4.56 Score: 8/19 (42%)

4.4.57 Score: 8/19 (42%)

4.4.58 Score: 8/19 (42%)

4.4.59 Score: 8/19 (42%)

4.4.60 Score: 8/19 (42%)

4.4.61 Score: 8/19 (42%)

4.4.62 Score: 8/19 (42%)

4.4.63 Score: 8/19 (42%)

4.4.64 Score: 8/19 (42%)

4.4.65 Score: 8/19 (42%)

4.4.66 Score: 8/19 (42%)

4.4.67 Score: 8/19 (42%)

4.4.68 Score: 8/19 (42%)

4.4.69 Score: 8/19 (42%)

4.4.70 Score: 8/19 (42%)

4.4.71 Score: 8/19 (42%)

4.4.72 Score: 8/19 (42%)

4.4.73 Score: 8/19 (42%)

444/762

Sustainable land procurement for Kleinmond human settlements

Doc ID: 9/10 85.7%

Doc ID: 9/10 85.7%

Project Name: ...
 Request for Proposals (RFP) No. ...
 Contract Ref: ...
 Date of Issue: ...

Project Name: ...
 Request for Proposals (RFP) No. ...
 Contract Ref: ...
 Date of Issue: ...

Project Name: ...
 Request for Proposals (RFP) No. ...
 Contract Ref: ...
 Date of Issue: ...

Project Name: ...
 Request for Proposals (RFP) No. ...
 Contract Ref: ...
 Date of Issue: ...

Technical Score	20.00
Commercial Score	1.00
Overall Score	21.00

Technical Score	20.00
Commercial Score	1.00
Overall Score	21.00

Technical Score	20.00
Commercial Score	1.00
Overall Score	21.00

Technical Score	20.00
Commercial Score	1.00
Overall Score	21.00

Technical Score	20.00
Commercial Score	1.00
Overall Score	21.00

Technical Score	20.00
Commercial Score	1.00
Overall Score	21.00

Technical Score	20.00
Commercial Score	1.00
Overall Score	21.00

Technical Score	20.00
Commercial Score	1.00
Overall Score	21.00

Technical Score	20.00
Commercial Score	1.00
Overall Score	21.00

Project Name: ...
 Request for Proposals (RFP) No. ...
 Contract Ref: ...
 Date of Issue: ...

445/762

Sustainable land procurement for Kleinmond human settlements

Score 100 marks

8/10 78.5%

Overall Score

Criteria	Weight	Score
Overall Score	100%	78.5%
1. Environmental Sustainability	25%	20%
2. Social Sustainability	25%	20%
3. Economic Sustainability	25%	20%
4. Governance	25%	18.5%

Criteria	Weight	Score
1. Environmental Sustainability	25%	20%
2. Social Sustainability	25%	20%
3. Economic Sustainability	25%	20%
4. Governance	25%	18.5%

Criteria	Weight	Score
1. Environmental Sustainability	25%	20%
2. Social Sustainability	25%	20%
3. Economic Sustainability	25%	20%
4. Governance	25%	18.5%

Criteria	Weight	Score
1. Environmental Sustainability	25%	20%
2. Social Sustainability	25%	20%
3. Economic Sustainability	25%	20%
4. Governance	25%	18.5%

Criteria	Weight	Score
1. Environmental Sustainability	25%	20%
2. Social Sustainability	25%	20%
3. Economic Sustainability	25%	20%
4. Governance	25%	18.5%

Criteria	Weight	Score
1. Environmental Sustainability	25%	20%
2. Social Sustainability	25%	20%
3. Economic Sustainability	25%	20%
4. Governance	25%	18.5%

Criteria	Weight	Score
1. Environmental Sustainability	25%	20%
2. Social Sustainability	25%	20%
3. Economic Sustainability	25%	20%
4. Governance	25%	18.5%

450/762

Sustainable land procurement for Kleinmond human settlements

OFFICE SCORES		8/10 78.0%		Green Indicator	
Land Use	Score	Weight	Weighted Score	Weight	Weighted Score
1. Land Use	10.00	10%	1.00	10%	1.00
2. Environmental	10.00	10%	1.00	10%	1.00
3. Social	10.00	10%	1.00	10%	1.00
4. Economic	10.00	10%	1.00	10%	1.00
5. Governance	10.00	10%	1.00	10%	1.00
6. Infrastructure	10.00	10%	1.00	10%	1.00
7. Services	10.00	10%	1.00	10%	1.00
8. Safety	10.00	10%	1.00	10%	1.00
9. Health	10.00	10%	1.00	10%	1.00
10. Education	10.00	10%	1.00	10%	1.00
11. Recreation	10.00	10%	1.00	10%	1.00
12. Culture	10.00	10%	1.00	10%	1.00
13. Heritage	10.00	10%	1.00	10%	1.00
14. Arts	10.00	10%	1.00	10%	1.00
15. Sports	10.00	10%	1.00	10%	1.00
16. Leisure	10.00	10%	1.00	10%	1.00
17. Tourism	10.00	10%	1.00	10%	1.00
18. Hospitality	10.00	10%	1.00	10%	1.00
19. Retail	10.00	10%	1.00	10%	1.00
20. Food	10.00	10%	1.00	10%	1.00
21. Agriculture	10.00	10%	1.00	10%	1.00
22. Forestry	10.00	10%	1.00	10%	1.00
23. Fisheries	10.00	10%	1.00	10%	1.00
24. Aquaculture	10.00	10%	1.00	10%	1.00
25. Mining	10.00	10%	1.00	10%	1.00
26. Energy	10.00	10%	1.00	10%	1.00
27. Water	10.00	10%	1.00	10%	1.00
28. Wastewater	10.00	10%	1.00	10%	1.00
29. Waste	10.00	10%	1.00	10%	1.00
30. Air Quality	10.00	10%	1.00	10%	1.00
31. Noise	10.00	10%	1.00	10%	1.00
32. Vibration	10.00	10%	1.00	10%	1.00
33. Light	10.00	10%	1.00	10%	1.00
34. Electromagnetic Interference	10.00	10%	1.00	10%	1.00
35. Heat	10.00	10%	1.00	10%	1.00
36. Cold	10.00	10%	1.00	10%	1.00
37. Humidity	10.00	10%	1.00	10%	1.00
38. Air Pollution	10.00	10%	1.00	10%	1.00
39. Water Pollution	10.00	10%	1.00	10%	1.00
40. Soil Pollution	10.00	10%	1.00	10%	1.00
41. Noise Pollution	10.00	10%	1.00	10%	1.00
42. Vibration Pollution	10.00	10%	1.00	10%	1.00
43. Light Pollution	10.00	10%	1.00	10%	1.00
44. Electromagnetic Interference Pollution	10.00	10%	1.00	10%	1.00
45. Heat Pollution	10.00	10%	1.00	10%	1.00
46. Cold Pollution	10.00	10%	1.00	10%	1.00
47. Humidity Pollution	10.00	10%	1.00	10%	1.00
48. Air Quality Pollution	10.00	10%	1.00	10%	1.00
49. Water Quality Pollution	10.00	10%	1.00	10%	1.00
50. Soil Quality Pollution	10.00	10%	1.00	10%	1.00

* Score 1000 from the 1000000 Rating of 1000000 and a rating of 1000000
 ** Applicable for the 1000000 Rating of 1000000 and a rating of 1000000

1. Land Use
 2. Environmental
 3. Social
 4. Economic
 5. Governance
 6. Infrastructure
 7. Services
 8. Safety
 9. Health
 10. Education
 11. Recreation
 12. Culture
 13. Heritage
 14. Arts
 15. Sports
 16. Leisure
 17. Tourism
 18. Hospitality
 19. Retail
 20. Food
 21. Agriculture
 22. Forestry
 23. Fisheries
 24. Aquaculture
 25. Mining
 26. Energy
 27. Water
 28. Wastewater
 29. Waste
 30. Air Quality
 31. Noise
 32. Vibration
 33. Light
 34. Electromagnetic Interference
 35. Heat
 36. Cold
 37. Humidity
 38. Air Pollution
 39. Water Pollution
 40. Soil Pollution
 41. Noise Pollution
 42. Vibration Pollution
 43. Light Pollution
 44. Electromagnetic Interference Pollution
 45. Heat Pollution
 46. Cold Pollution
 47. Humidity Pollution
 48. Air Quality Pollution
 49. Water Quality Pollution
 50. Soil Quality Pollution

452/762

Sustainable land procurement for Kleinmond human settlements

Form: HSM-0040

DATE: 7/10 (7/21)

OVERALL SCORE

Item No	Criteria	Score	Comments
1	Land location	100	
2	Accessibility	100	
3	Water supply	100	
4	Electricity	100	
5	Waste disposal	100	
6	Soil quality	100	
7	Water quality	100	
8	Soil erosion	100	
9	Water pollution	100	
10	Air quality	100	
11	Climate change	100	
12	Disaster risk	100	
13	Community	100	
14	Employment	100	
15	Local economy	100	
16	Local culture	100	
17	Local history	100	
18	Local identity	100	
19	Local knowledge	100	
20	Local skills	100	
21	Local resources	100	
22	Local infrastructure	100	
23	Local services	100	
24	Local facilities	100	
25	Local amenities	100	
26	Local recreation	100	
27	Local sports	100	
28	Local arts	100	
29	Local crafts	100	
30	Local food	100	
31	Local agriculture	100	
32	Local fishing	100	
33	Local hunting	100	
34	Local gathering	100	
35	Local meetings	100	
36	Local events	100	
37	Local festivals	100	
38	Local traditions	100	
39	Local customs	100	
40	Local beliefs	100	
41	Local values	100	
42	Local norms	100	
43	Local mores	100	
44	Local manners	100	
45	Local etiquette	100	
46	Local behavior	100	
47	Local conduct	100	
48	Local character	100	
49	Local personality	100	
50	Local spirit	100	
51	Local soul	100	
52	Local essence	100	
53	Local core	100	
54	Local heart	100	
55	Local mind	100	
56	Local brain	100	
57	Local intellect	100	
58	Local wisdom	100	
59	Local knowledge	100	
60	Local understanding	100	
61	Local insight	100	
62	Local perception	100	
63	Local awareness	100	
64	Local consciousness	100	
65	Local awareness	100	
66	Local awareness	100	
67	Local awareness	100	
68	Local awareness	100	
69	Local awareness	100	
70	Local awareness	100	
71	Local awareness	100	
72	Local awareness	100	
73	Local awareness	100	
74	Local awareness	100	
75	Local awareness	100	
76	Local awareness	100	
77	Local awareness	100	
78	Local awareness	100	
79	Local awareness	100	
80	Local awareness	100	

Item No	Criteria	Score	Comments
81	Local awareness	100	
82	Local awareness	100	
83	Local awareness	100	
84	Local awareness	100	
85	Local awareness	100	
86	Local awareness	100	
87	Local awareness	100	
88	Local awareness	100	
89	Local awareness	100	
90	Local awareness	100	
91	Local awareness	100	
92	Local awareness	100	
93	Local awareness	100	
94	Local awareness	100	
95	Local awareness	100	
96	Local awareness	100	
97	Local awareness	100	
98	Local awareness	100	
99	Local awareness	100	
100	Local awareness	100	

* Score each item on a scale of 0 (lowest) to 100 (highest) in line with a weighting of 100.

** Reporting only to quantities in line with a weighting of 100.

453/162

Sustainable land procurement for Kleinmond human settlements

DATE: 7/10/2014

7/10/2014

19/08/2014

*This table shows a risk L1 being added to the risk score of the bidder on the basis of the information in the table below.

Contract Name		0
Contract Value		
Contract Status		

Contract Name		
Contract Value		
Contract Status		

Contract Name		
Contract Value		
Contract Status		
Contract ID		
Contract Description		
Contract Start Date		
Contract End Date		
Contract Location		
Contract Category		
Contract Sub-category		
Contract Risk Level		
Contract Risk Score		
Contract Risk Weight		
Contract Risk Multiplier		
Contract Risk Factor		
Contract Risk Adjustment		
Contract Risk Total		

Contract Name		
Contract Value		
Contract Status		
Contract ID		
Contract Description		
Contract Start Date		
Contract End Date		
Contract Location		
Contract Category		
Contract Sub-category		
Contract Risk Level		
Contract Risk Score		
Contract Risk Weight		
Contract Risk Multiplier		
Contract Risk Factor		
Contract Risk Adjustment		
Contract Risk Total		

Contract Name		
Contract Value		
Contract Status		
Contract ID		
Contract Description		
Contract Start Date		
Contract End Date		
Contract Location		
Contract Category		
Contract Sub-category		
Contract Risk Level		
Contract Risk Score		
Contract Risk Weight		
Contract Risk Multiplier		
Contract Risk Factor		
Contract Risk Adjustment		
Contract Risk Total		

Contract Name		
Contract Value		
Contract Status		
Contract ID		
Contract Description		
Contract Start Date		
Contract End Date		
Contract Location		
Contract Category		
Contract Sub-category		
Contract Risk Level		
Contract Risk Score		
Contract Risk Weight		
Contract Risk Multiplier		
Contract Risk Factor		
Contract Risk Adjustment		
Contract Risk Total		

Contract Name		
Contract Value		
Contract Status		
Contract ID		
Contract Description		
Contract Start Date		
Contract End Date		
Contract Location		
Contract Category		
Contract Sub-category		
Contract Risk Level		
Contract Risk Score		
Contract Risk Weight		
Contract Risk Multiplier		
Contract Risk Factor		
Contract Risk Adjustment		
Contract Risk Total		

Contract Name		
Contract Value		
Contract Status		
Contract ID		
Contract Description		
Contract Start Date		
Contract End Date		
Contract Location		
Contract Category		
Contract Sub-category		
Contract Risk Level		
Contract Risk Score		
Contract Risk Weight		
Contract Risk Multiplier		
Contract Risk Factor		
Contract Risk Adjustment		
Contract Risk Total		

454/762

Sustainable land procurement for Kleinmond human settlements

OVERALL SCORE 9/10 87.7%

DATE: 2020-08-22

* Items with 0 are on a scale 0-5. Rating of 0 is kept 0.00 if rating of 1 or more
** Regarding the questions 1a + 1b + 1c

Overall Score: 87.7%
Weighted Score: 9/10
Weighted Score: 87.7%

QUESTION	ANSWER	SCORE	WEIGHT	WEIGHTED SCORE
1. Overall Score	9/10	87.7%	100%	87.7%
2. Weighted Score	9/10	87.7%	100%	87.7%
3. Weighted Score	9/10	87.7%	100%	87.7%
4. Weighted Score	9/10	87.7%	100%	87.7%
5. Weighted Score	9/10	87.7%	100%	87.7%
6. Weighted Score	9/10	87.7%	100%	87.7%
7. Weighted Score	9/10	87.7%	100%	87.7%
8. Weighted Score	9/10	87.7%	100%	87.7%
9. Weighted Score	9/10	87.7%	100%	87.7%
10. Weighted Score	9/10	87.7%	100%	87.7%
11. Weighted Score	9/10	87.7%	100%	87.7%
12. Weighted Score	9/10	87.7%	100%	87.7%
13. Weighted Score	9/10	87.7%	100%	87.7%
14. Weighted Score	9/10	87.7%	100%	87.7%
15. Weighted Score	9/10	87.7%	100%	87.7%
16. Weighted Score	9/10	87.7%	100%	87.7%
17. Weighted Score	9/10	87.7%	100%	87.7%
18. Weighted Score	9/10	87.7%	100%	87.7%
19. Weighted Score	9/10	87.7%	100%	87.7%
20. Weighted Score	9/10	87.7%	100%	87.7%
21. Weighted Score	9/10	87.7%	100%	87.7%
22. Weighted Score	9/10	87.7%	100%	87.7%
23. Weighted Score	9/10	87.7%	100%	87.7%
24. Weighted Score	9/10	87.7%	100%	87.7%
25. Weighted Score	9/10	87.7%	100%	87.7%
26. Weighted Score	9/10	87.7%	100%	87.7%
27. Weighted Score	9/10	87.7%	100%	87.7%
28. Weighted Score	9/10	87.7%	100%	87.7%
29. Weighted Score	9/10	87.7%	100%	87.7%
30. Weighted Score	9/10	87.7%	100%	87.7%
31. Weighted Score	9/10	87.7%	100%	87.7%
32. Weighted Score	9/10	87.7%	100%	87.7%
33. Weighted Score	9/10	87.7%	100%	87.7%
34. Weighted Score	9/10	87.7%	100%	87.7%
35. Weighted Score	9/10	87.7%	100%	87.7%
36. Weighted Score	9/10	87.7%	100%	87.7%
37. Weighted Score	9/10	87.7%	100%	87.7%
38. Weighted Score	9/10	87.7%	100%	87.7%
39. Weighted Score	9/10	87.7%	100%	87.7%
40. Weighted Score	9/10	87.7%	100%	87.7%
41. Weighted Score	9/10	87.7%	100%	87.7%
42. Weighted Score	9/10	87.7%	100%	87.7%
43. Weighted Score	9/10	87.7%	100%	87.7%
44. Weighted Score	9/10	87.7%	100%	87.7%
45. Weighted Score	9/10	87.7%	100%	87.7%
46. Weighted Score	9/10	87.7%	100%	87.7%
47. Weighted Score	9/10	87.7%	100%	87.7%
48. Weighted Score	9/10	87.7%	100%	87.7%
49. Weighted Score	9/10	87.7%	100%	87.7%
50. Weighted Score	9/10	87.7%	100%	87.7%

460/760

Sustainable land procurement for Kleinmond human settlements

Date: 2016/08/23

8/10 77.75%

Item	Current Score	Weight	Weighted Score	Max Possible
1. Land Use Planning	41.75	15%	6.26	41.67
2. Urban Planning	11.50	15%	1.73	41.67
3. Infrastructure	24.50	15%	3.68	41.67
4. Environmental Management	10.00	15%	1.50	41.67
5. Financial Management	10.00	15%	1.50	41.67
6. Social and Labour Practices	10.00	15%	1.50	41.67
7. Governance	10.00	15%	1.50	41.67
Total	117.75	100%	17.67	117.75

Item	Current Score	Weight	Weighted Score	Max Possible
1.1. Land Use Planning	10.00	15%	1.50	10.00
1.2. Urban Planning	10.00	15%	1.50	10.00
1.3. Infrastructure	10.00	15%	1.50	10.00
1.4. Environmental Management	10.00	15%	1.50	10.00
1.5. Financial Management	10.00	15%	1.50	10.00
1.6. Social and Labour Practices	10.00	15%	1.50	10.00
1.7. Governance	10.00	15%	1.50	10.00
Total	70.00	100%	10.50	70.00

Item	Current Score	Weight	Weighted Score	Max Possible
1.1.1. Land Use Planning	10.00	15%	1.50	10.00
1.1.2. Urban Planning	10.00	15%	1.50	10.00
1.1.3. Infrastructure	10.00	15%	1.50	10.00
1.1.4. Environmental Management	10.00	15%	1.50	10.00
1.1.5. Financial Management	10.00	15%	1.50	10.00
1.1.6. Social and Labour Practices	10.00	15%	1.50	10.00
1.1.7. Governance	10.00	15%	1.50	10.00
Total	70.00	100%	10.50	70.00

Item 1.1.1: Land Use Planning

Criteria	Weight	Score	Weighted Score
1.1.1.1. Land Use Planning	15%	10.00	1.50
1.1.1.2. Urban Planning	15%	10.00	1.50
1.1.1.3. Infrastructure	15%	10.00	1.50
1.1.1.4. Environmental Management	15%	10.00	1.50
1.1.1.5. Financial Management	15%	10.00	1.50
1.1.1.6. Social and Labour Practices	15%	10.00	1.50
1.1.1.7. Governance	15%	10.00	1.50
Total	100%	70.00	10.50

Item 1.1.2: Urban Planning

Criteria	Weight	Score	Weighted Score
1.1.2.1. Land Use Planning	15%	10.00	1.50
1.1.2.2. Urban Planning	15%	10.00	1.50
1.1.2.3. Infrastructure	15%	10.00	1.50
1.1.2.4. Environmental Management	15%	10.00	1.50
1.1.2.5. Financial Management	15%	10.00	1.50
1.1.2.6. Social and Labour Practices	15%	10.00	1.50
1.1.2.7. Governance	15%	10.00	1.50
Total	100%	70.00	10.50

Item 1.1.3: Infrastructure

Criteria	Weight	Score	Weighted Score
1.1.3.1. Land Use Planning	15%	10.00	1.50
1.1.3.2. Urban Planning	15%	10.00	1.50
1.1.3.3. Infrastructure	15%	10.00	1.50
1.1.3.4. Environmental Management	15%	10.00	1.50
1.1.3.5. Financial Management	15%	10.00	1.50
1.1.3.6. Social and Labour Practices	15%	10.00	1.50
1.1.3.7. Governance	15%	10.00	1.50
Total	100%	70.00	10.50

Item 1.1.4: Environmental Management

Criteria	Weight	Score	Weighted Score
1.1.4.1. Land Use Planning	15%	10.00	1.50
1.1.4.2. Urban Planning	15%	10.00	1.50
1.1.4.3. Infrastructure	15%	10.00	1.50
1.1.4.4. Environmental Management	15%	10.00	1.50
1.1.4.5. Financial Management	15%	10.00	1.50
1.1.4.6. Social and Labour Practices	15%	10.00	1.50
1.1.4.7. Governance	15%	10.00	1.50
Total	100%	70.00	10.50

Item 1.1.5: Financial Management

Criteria	Weight	Score	Weighted Score
1.1.5.1. Land Use Planning	15%	10.00	1.50
1.1.5.2. Urban Planning	15%	10.00	1.50
1.1.5.3. Infrastructure	15%	10.00	1.50
1.1.5.4. Environmental Management	15%	10.00	1.50
1.1.5.5. Financial Management	15%	10.00	1.50
1.1.5.6. Social and Labour Practices	15%	10.00	1.50
1.1.5.7. Governance	15%	10.00	1.50
Total	100%	70.00	10.50

Item 1.1.6: Social and Labour Practices

Criteria	Weight	Score	Weighted Score
1.1.6.1. Land Use Planning	15%	10.00	1.50
1.1.6.2. Urban Planning	15%	10.00	1.50
1.1.6.3. Infrastructure	15%	10.00	1.50
1.1.6.4. Environmental Management	15%	10.00	1.50
1.1.6.5. Financial Management	15%	10.00	1.50
1.1.6.6. Social and Labour Practices	15%	10.00	1.50
1.1.6.7. Governance	15%	10.00	1.50
Total	100%	70.00	10.50

Item 1.1.7: Governance

Criteria	Weight	Score	Weighted Score
1.1.7.1. Land Use Planning	15%	10.00	1.50
1.1.7.2. Urban Planning	15%	10.00	1.50
1.1.7.3. Infrastructure	15%	10.00	1.50
1.1.7.4. Environmental Management	15%	10.00	1.50
1.1.7.5. Financial Management	15%	10.00	1.50
1.1.7.6. Social and Labour Practices	15%	10.00	1.50
1.1.7.7. Governance	15%	10.00	1.50
Total	100%	70.00	10.50

Sustainable land procurement for Kleinmond human settlements

8/10 73/83

Overall Score 73/83

Land Usage 91/96

Energy Usage 81/100

Impact Rating 74/76

Notes: Each item is scored 1-5 (1 being the lowest and a rating of 5 is best) – depending on the question (see column 1)

QUESTION	ANSWER	SCORE
1. Are there any existing or planned developments in the area that could impact the proposed development?	Yes, there are existing and planned developments in the area that could impact the proposed development.	1/5
2. Have any studies been conducted to assess the impact of the proposed development on the environment?	Yes, an Environmental Impact Assessment (EIA) study has been conducted.	5/5
3. Have any studies been conducted to assess the impact of the proposed development on the community?	Yes, a Social Impact Assessment (SIA) study has been conducted.	5/5
4. Have any studies been conducted to assess the impact of the proposed development on the economy?	Yes, an Economic Impact Assessment (EIA) study has been conducted.	5/5
5. Have any studies been conducted to assess the impact of the proposed development on the culture?	Yes, a Cultural Impact Assessment (CIA) study has been conducted.	5/5
6. Have any studies been conducted to assess the impact of the proposed development on the heritage?	Yes, a Heritage Impact Assessment (HIA) study has been conducted.	5/5
7. Have any studies been conducted to assess the impact of the proposed development on the archaeology?	Yes, an Archaeological Impact Assessment (AIA) study has been conducted.	5/5
8. Have any studies been conducted to assess the impact of the proposed development on the geology?	Yes, a Geological Impact Assessment (GIA) study has been conducted.	5/5
9. Have any studies been conducted to assess the impact of the proposed development on the hydrology?	Yes, a Hydrological Impact Assessment (HIA) study has been conducted.	5/5
10. Have any studies been conducted to assess the impact of the proposed development on the meteorology?	Yes, a Meteorological Impact Assessment (MIA) study has been conducted.	5/5
11. Have any studies been conducted to assess the impact of the proposed development on the climatology?	Yes, a Climatological Impact Assessment (CIA) study has been conducted.	5/5
12. Have any studies been conducted to assess the impact of the proposed development on the ecology?	Yes, an Ecological Impact Assessment (EIA) study has been conducted.	5/5
13. Have any studies been conducted to assess the impact of the proposed development on the botany?	Yes, a Botanical Impact Assessment (BIA) study has been conducted.	5/5
14. Have any studies been conducted to assess the impact of the proposed development on the zoology?	Yes, a Zoological Impact Assessment (ZIA) study has been conducted.	5/5
15. Have any studies been conducted to assess the impact of the proposed development on the anatomy?	Yes, an Anatomical Impact Assessment (AIA) study has been conducted.	5/5
16. Have any studies been conducted to assess the impact of the proposed development on the physiology?	Yes, a Physiological Impact Assessment (PIA) study has been conducted.	5/5
17. Have any studies been conducted to assess the impact of the proposed development on the pathology?	Yes, a Pathological Impact Assessment (PIA) study has been conducted.	5/5
18. Have any studies been conducted to assess the impact of the proposed development on the immunology?	Yes, an Immunological Impact Assessment (IIA) study has been conducted.	5/5
19. Have any studies been conducted to assess the impact of the proposed development on the microbiology?	Yes, a Microbiological Impact Assessment (MIA) study has been conducted.	5/5
20. Have any studies been conducted to assess the impact of the proposed development on the cell biology?	Yes, a Cell Biology Impact Assessment (CBIA) study has been conducted.	5/5
21. Have any studies been conducted to assess the impact of the proposed development on the molecular biology?	Yes, a Molecular Biology Impact Assessment (MBIA) study has been conducted.	5/5
22. Have any studies been conducted to assess the impact of the proposed development on the genetics?	Yes, a Genetic Impact Assessment (GIA) study has been conducted.	5/5
23. Have any studies been conducted to assess the impact of the proposed development on the epigenetics?	Yes, an Epigenetic Impact Assessment (EPIA) study has been conducted.	5/5
24. Have any studies been conducted to assess the impact of the proposed development on the proteomics?	Yes, a Proteomic Impact Assessment (PIA) study has been conducted.	5/5
25. Have any studies been conducted to assess the impact of the proposed development on the metabolomics?	Yes, a Metabolomic Impact Assessment (MIA) study has been conducted.	5/5
26. Have any studies been conducted to assess the impact of the proposed development on the lipidomics?	Yes, a Lipidomic Impact Assessment (LIA) study has been conducted.	5/5
27. Have any studies been conducted to assess the impact of the proposed development on the glycomics?	Yes, a Glycomic Impact Assessment (GIA) study has been conducted.	5/5
28. Have any studies been conducted to assess the impact of the proposed development on the proteogenomics?	Yes, a Proteogenomic Impact Assessment (PIA) study has been conducted.	5/5
29. Have any studies been conducted to assess the impact of the proposed development on the metabologenomics?	Yes, a Metabologenomic Impact Assessment (MIA) study has been conducted.	5/5
30. Have any studies been conducted to assess the impact of the proposed development on the lipidogenomics?	Yes, a Lipidogenomic Impact Assessment (LIA) study has been conducted.	5/5
31. Have any studies been conducted to assess the impact of the proposed development on the glycomics?	Yes, a Glycomic Impact Assessment (GIA) study has been conducted.	5/5

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Sustainable land procurement for Kleinmond human settlements

Doc: 1024 2014

9/10 11.7%

OVERALL SCORE

Criteria	Weight	Score	Weighted Score
1. Environmental Sustainability	30%	10	30
2. Socio-Economic Sustainability	30%	10	30
3. Financial Sustainability	30%	10	30
4. Governance and Leadership	10%	10	10
Total			100

Criteria	Weight	Score	Weighted Score
1. Environmental Sustainability	30%	10	30
2. Socio-Economic Sustainability	30%	10	30
3. Financial Sustainability	30%	10	30
4. Governance and Leadership	10%	10	10
Total			100

Criteria	Weight	Score	Weighted Score
1. Environmental Sustainability	30%	10	30
2. Socio-Economic Sustainability	30%	10	30
3. Financial Sustainability	30%	10	30
4. Governance and Leadership	10%	10	10
Total			100

1. Environmental Sustainability

1.1. Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP) submitted and approved by the relevant authorities.

1.2. The project area is free from any environmental constraints.

1.3. The project area is free from any environmental constraints.

1.4. The project area is free from any environmental constraints.

1.5. The project area is free from any environmental constraints.

1.6. The project area is free from any environmental constraints.

1.7. The project area is free from any environmental constraints.

1.8. The project area is free from any environmental constraints.

1.9. The project area is free from any environmental constraints.

1.10. The project area is free from any environmental constraints.

2. Socio-Economic Sustainability

2.1. The project area is free from any socio-economic constraints.

2.2. The project area is free from any socio-economic constraints.

2.3. The project area is free from any socio-economic constraints.

2.4. The project area is free from any socio-economic constraints.

2.5. The project area is free from any socio-economic constraints.

2.6. The project area is free from any socio-economic constraints.

2.7. The project area is free from any socio-economic constraints.

2.8. The project area is free from any socio-economic constraints.

2.9. The project area is free from any socio-economic constraints.

2.10. The project area is free from any socio-economic constraints.

3. Financial Sustainability

3.1. The project area is free from any financial constraints.

3.2. The project area is free from any financial constraints.

3.3. The project area is free from any financial constraints.

3.4. The project area is free from any financial constraints.

3.5. The project area is free from any financial constraints.

3.6. The project area is free from any financial constraints.

3.7. The project area is free from any financial constraints.

3.8. The project area is free from any financial constraints.

3.9. The project area is free from any financial constraints.

3.10. The project area is free from any financial constraints.

4. Governance and Leadership

4.1. The project area is free from any governance and leadership constraints.

4.2. The project area is free from any governance and leadership constraints.

4.3. The project area is free from any governance and leadership constraints.

4.4. The project area is free from any governance and leadership constraints.

4.5. The project area is free from any governance and leadership constraints.

4.6. The project area is free from any governance and leadership constraints.

4.7. The project area is free from any governance and leadership constraints.

4.8. The project area is free from any governance and leadership constraints.

4.9. The project area is free from any governance and leadership constraints.

4.10. The project area is free from any governance and leadership constraints.

Criteria	Weight	Score	Weighted Score
1. Environmental Sustainability	30%	10	30
2. Socio-Economic Sustainability	30%	10	30
3. Financial Sustainability	30%	10	30
4. Governance and Leadership	10%	10	10
Total			100

5. Overall Score

5.1. The overall score is 100.

5.2. The overall score is 100.

5.3. The overall score is 100.

5.4. The overall score is 100.

5.5. The overall score is 100.

5.6. The overall score is 100.

5.7. The overall score is 100.

5.8. The overall score is 100.

5.9. The overall score is 100.

5.10. The overall score is 100.

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Sustainable land procurement for Kleinmond human settlements

Item # 9/10 \$5.78

OWENLI MOORE
Lead Writer
Project Manager
Project Lead
Project Analyst

Item # 10/10 \$5.78
Project Analyst
Project Lead
Project Manager
Lead Writer

Criteria	Weight	Score	Comments
1. Sustainability and Resilience - Is the project resilient to climate change? - Are the project's goals aligned with the Sustainable Development Goals (SDGs)?	20%	10/20	Strong focus on climate resilience and SDG alignment.
2. Environmental Impact - How does the project address environmental concerns? - Are there any green building or energy efficiency measures?	20%	20/20	Excellent environmental performance with green building standards.
3. Social and Economic Benefits - How does the project benefit the community? - Are there any job creation or local business support initiatives?	20%	20/20	Strong social and economic benefits for the community.
4. Governance and Transparency - How is the project managed? - Are there any transparency or accountability measures?	20%	20/20	Excellent governance and transparency in project management.
5. Innovation and Leadership - Does the project demonstrate any innovative solutions? - Are there any leadership or best practice examples?	20%	20/20	Highly innovative and leadership in sustainable development.

Criteria	Weight	Score	Comments
1. Sustainability and Resilience	20%	10/20	Strong focus on climate resilience and SDG alignment.
2. Environmental Impact	20%	20/20	Excellent environmental performance with green building standards.
3. Social and Economic Benefits	20%	20/20	Strong social and economic benefits for the community.
4. Governance and Transparency	20%	20/20	Excellent governance and transparency in project management.
5. Innovation and Leadership	20%	20/20	Highly innovative and leadership in sustainable development.

* Please note that not all criteria are equally weighted. The total score is out of 100.
 ** Regarding any questions, please contact the project lead.

GENERAL NOTES
 - All scores are out of 100.
 - All scores are rounded to the nearest integer.
 - All scores are based on the information provided in the project proposal.
 - All scores are subject to change based on the availability of additional information.

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Sustainable land procurement for Kleinmond human settlements

9/30 05/21

OVERALL SCORE

Land Buying
Budget Buying
Market Buying

Phase 10/20/2024

* Only include items in table 1.8. Rating of 1 is low and 5 is high
* Reporting table spreadsheet 'New 1.xlsx'

Overall Score (max 5)	4.64
Land Buying (max 10)	5.00
Budget Buying (max 10)	3.89
Market Buying (max 10)	5.00
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100

Design for general integrability - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Design for general integrability - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Design for general integrability - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Design for general integrability - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Design for general integrability - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Design for general integrability - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100

Overall Score (max 5)	4.64
Land Buying (max 10)	5.00
Budget Buying (max 10)	3.89
Market Buying (max 10)	5.00
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
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Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100

Land Buying (max 10)	5.00
Budget Buying (max 10)	3.89
Market Buying (max 10)	5.00
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
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Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100

Design for general integrability - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Design for general integrability - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Design for general integrability - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
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Overall Score (max 5)	4.64
Land Buying (max 10)	5.00
Budget Buying (max 10)	3.89
Market Buying (max 10)	5.00
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100
Percentage non-negotiable - lowest price? (100% correct or allowed to be within 5% with 1 star, with 10 points)	100

Phase 10/20/2024

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Sustainable land procurement for Kleinmond human settlements

9/10 83.4% 2014-2015-16

2014-2015-16

* 2014-2015-16 is a special year. It is being used to test the system and a rating of 7.14 is being used for the purpose of the system. It is not a real score.

Weighted average score for the purpose of the system. It is not a real score.

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Weighted average score for the purpose of the system. It is not a real score.

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Sustainable land procurement for Kleinmond human settlements

8/10 73.2%

8/10 73.2%

Item	Quantity	Unit	Rate	Total	Description
GENERAL WORK					
Site clearing	100	m ²	1.50	150.00	Clearing of site for construction
Excavating	100	m ³	1.50	150.00	Excavation of site for construction
Gravel	100	m ³	1.50	150.00	Gravel for road construction
Concrete	100	m ³	1.50	150.00	Concrete for foundation
Bricks	100	m ²	1.50	150.00	Bricks for walls
Roofing	100	m ²	1.50	150.00	Roofing for shelter
Paint	100	m ²	1.50	150.00	Paint for walls
Plaster	100	m ²	1.50	150.00	Plaster for walls
Water supply	100	m ³	1.50	150.00	Water supply for settlement
Electricity	100	m ²	1.50	150.00	Electricity for settlement
Sanitation	100	m ²	1.50	150.00	Sanitation for settlement
Landscaping	100	m ²	1.50	150.00	Landscaping for settlement
Security	100	m ²	1.50	150.00	Security for settlement
Community services	100	m ²	1.50	150.00	Community services for settlement
Health services	100	m ²	1.50	150.00	Health services for settlement
Educational services	100	m ²	1.50	150.00	Educational services for settlement
Recreational services	100	m ²	1.50	150.00	Recreational services for settlement
Religious services	100	m ²	1.50	150.00	Religious services for settlement
Other services	100	m ²	1.50	150.00	Other services for settlement
Subtotal					
Total					

Notes on the above table:

Item	Description	Rate
1	Site clearing	1.50
2	Excavating	1.50
3	Gravel	1.50
4	Concrete	1.50
5	Bricks	1.50
6	Roofing	1.50
7	Paint	1.50
8	Plaster	1.50
9	Water supply	1.50
10	Electricity	1.50
11	Sanitation	1.50
12	Landscaping	1.50
13	Security	1.50
14	Community services	1.50
15	Health services	1.50
16	Educational services	1.50
17	Recreational services	1.50
18	Religious services	1.50
19	Other services	1.50

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Sustainable land procurement for Kleinmond human settlements

DATE 9/10 2015

REV 001

* Score with items on which 1-5 rating (5 is best and a rating of 1 is best)

** Supporting criteria provided (Yes = 1 (Yes) = 1)

AMAZI LETSHE

Adherence to all requirements/standards

Table with 3 columns: Criterion, Rating, and Weight. Includes criteria like 'Adherence to all requirements/standards', 'Quality of work', 'Compliance with all relevant legislation', etc.

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AMAZI LETSHE

Adherence to all requirements/standards

Table with 3 columns: Criterion, Rating, and Weight. Includes criteria like 'Adherence to all requirements/standards', 'Quality of work', 'Compliance with all relevant legislation', etc.

AMAZI LETSHE

Adherence to all requirements/standards

Table with 3 columns: Criterion, Rating, and Weight. Includes criteria like 'Adherence to all requirements/standards', 'Quality of work', 'Compliance with all relevant legislation', etc.

AMAZI LETSHE

Adherence to all requirements/standards

Table with 3 columns: Criterion, Rating, and Weight. Includes criteria like 'Adherence to all requirements/standards', 'Quality of work', 'Compliance with all relevant legislation', etc.

4.70/762

Sustainable land procurement for Kleinmond human settlements

OVERALL SCORES		8/10 83.3%	
Local Needs	8/10		
Employment	8/10		
Supporting	8/10		
<p>1. Are the applicants' proposals aligned with the project's objectives and the needs of the community?</p> <p>2. Do the applicants' proposals demonstrate a clear understanding of the project's goals and objectives?</p> <p>3. Are the applicants' proposals aligned with the project's budget and financial constraints?</p> <p>4. Do the applicants' proposals demonstrate a clear understanding of the project's risks and challenges?</p> <p>5. Are the applicants' proposals aligned with the project's timeline and milestones?</p>	20.00	20.00	20.00
<p>6. Do the applicants' proposals demonstrate a clear understanding of the project's stakeholders and their needs?</p> <p>7. Are the applicants' proposals aligned with the project's values and principles?</p> <p>8. Do the applicants' proposals demonstrate a clear understanding of the project's legal and regulatory requirements?</p> <p>9. Are the applicants' proposals aligned with the project's sustainability goals and objectives?</p> <p>10. Do the applicants' proposals demonstrate a clear understanding of the project's social and environmental impacts?</p>	20.00	20.00	20.00
<p>11. Do the applicants' proposals demonstrate a clear understanding of the project's economic and financial viability?</p> <p>12. Are the applicants' proposals aligned with the project's risk management strategy?</p> <p>13. Do the applicants' proposals demonstrate a clear understanding of the project's communication and reporting requirements?</p> <p>14. Are the applicants' proposals aligned with the project's quality management system?</p> <p>15. Do the applicants' proposals demonstrate a clear understanding of the project's procurement and contract management requirements?</p>	20.00	20.00	20.00
<p>16. Do the applicants' proposals demonstrate a clear understanding of the project's human resources and capacity building requirements?</p> <p>17. Are the applicants' proposals aligned with the project's stakeholder engagement strategy?</p> <p>18. Do the applicants' proposals demonstrate a clear understanding of the project's monitoring and evaluation requirements?</p> <p>19. Are the applicants' proposals aligned with the project's knowledge management and information management requirements?</p> <p>20. Do the applicants' proposals demonstrate a clear understanding of the project's overall success factors and key performance indicators?</p>	20.00	20.00	20.00

Annex 1: Scoring

* Score is each item on a scale 1-5 (1 being the lowest and a rating of 5 is the highest)

** Weighting factor for questions (see table 1)

Weighting factor	Score	Weighted Score
1	5	5
2	4	8
3	3	9
4	2	8
5	1	5

Weighting factor	Score	Weighted Score
1	5	5
2	4	8
3	3	9
4	2	8
5	1	5

Weighting factor	Score	Weighted Score
1	5	5
2	4	8
3	3	9
4	2	8
5	1	5

Weighting factor	Score	Weighted Score
1	5	5
2	4	8
3	3	9
4	2	8
5	1	5

Weighting factor	Score	Weighted Score
1	5	5
2	4	8
3	3	9
4	2	8
5	1	5

Weighting factor	Score	Weighted Score
1	5	5
2	4	8
3	3	9
4	2	8
5	1	5

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Sustainable land procurement for Kleinmond human settlements

Rev. 10/20/08

Rev. 11 7/10 (45:15)

Rev. 11 7/10 (45:15)

* Please check here on a scale 5 (1 being of 1 to 5) and a rating of 1 to 5
 1 = Not at all, 2 = Slightly, 3 = Moderately, 4 = Fairly, 5 = Very

Project Name: Kleinmond
 Design/Planning: []
 Budget/Phase: []
 Construction/Phase: []

Project Name: Kleinmond
 Design/Planning: []
 Budget/Phase: []
 Construction/Phase: []

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

Criteria	Weight	Rating	Score
Project Name: Kleinmond	10.00	5	50.00
Design/Planning: []	10.00	5	50.00
Budget/Phase: []	10.00	5	50.00
Construction/Phase: []	10.00	5	50.00

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Sustainable land procurement for Kleinmond human settlements

8/10 77/100

OVERALL SCORE

Local buying
Empowering
Market links

12/20
32/30
34/30
34/30

Environmental, social and
governance
Climate change
Circular economy

20/20 20/20

* Add to each item or create a 5.0 rating if you have a rating of 1 to 4
or a rating of 5 to 10. This is a 5.0

1. The site selected for urban planning is accessible to all	1.00
2. The site selected for urban planning is accessible to all	1.00
3. The site selected for urban planning is accessible to all	1.00

4. The site selected for urban planning is accessible to all	1.00
5. The site selected for urban planning is accessible to all	1.00
6. The site selected for urban planning is accessible to all	1.00

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9. The site selected for urban planning is accessible to all	1.00

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56. The site selected for urban planning is accessible to all	1.00
57. The site selected for urban planning is accessible to all	1.00

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Sustainable land procurement for Kleinmond human settlements

www.epp.gov.za

Table 1: Tender documents to which 14-4-2019 applies to the awarding of the contract
Regarding company documents (No. 1-5 for 1-5)

6/20 11.17

CHALLENGE SCORE
Land being developed
Sustainable
Sustainable

CHALLENGE SCORE	Weighting	Score
Land being developed	10%	10
Sustainable	10%	10
Sustainable	10%	10
CHALLENGE SCORE	30%	30

CHALLENGE SCORE	Weighting	Score
Land being developed	10%	10
Sustainable	10%	10
Sustainable	10%	10
CHALLENGE SCORE	30%	30

CHALLENGE SCORE	Weighting	Score
Land being developed	10%	10
Sustainable	10%	10
Sustainable	10%	10
CHALLENGE SCORE	30%	30

CHALLENGE SCORE	Weighting	Score
Land being developed	10%	10
Sustainable	10%	10
Sustainable	10%	10
CHALLENGE SCORE	30%	30

CHALLENGE SCORE	Weighting	Score
Land being developed	10%	10
Sustainable	10%	10
Sustainable	10%	10
CHALLENGE SCORE	30%	30

CHALLENGE SCORE	Weighting	Score
Land being developed	10%	10
Sustainable	10%	10
Sustainable	10%	10
CHALLENGE SCORE	30%	30

CHALLENGE SCORE	Weighting	Score
Land being developed	10%	10
Sustainable	10%	10
Sustainable	10%	10
CHALLENGE SCORE	30%	30

CHALLENGE SCORE	Weighting	Score
Land being developed	10%	10
Sustainable	10%	10
Sustainable	10%	10
CHALLENGE SCORE	30%	30

CHALLENGE SCORE	Weighting	Score
Land being developed	10%	10
Sustainable	10%	10
Sustainable	10%	10
CHALLENGE SCORE	30%	30

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Sustainable land procurement for Kleinmond human settlements

2004-2024-0014

* Score per item in a scale 1 to 5 (1 being 0% to best and 5 being 100% best)
 ** Regarding yellow questions: This = 4, 5 = 5

Overall Score	8/10	77.7%
Land Use	2/5	
Energy	4/5	
Water	4/5	
Waste	4/5	
Other	3/5	

Overall Score	8/10	77.7%
Land Use	2/5	
Energy	4/5	
Water	4/5	
Waste	4/5	
Other	3/5	

LAND USE

Does the applicant demonstrate a commitment to sustainable land use? (1-5)

Does the applicant demonstrate a commitment to sustainable land use? (1-5)

1.00

1.00

1.00

ENERGY

Does the applicant demonstrate a commitment to energy efficiency? (1-5)

Does the applicant demonstrate a commitment to energy efficiency? (1-5)

4.00

4.00

4.00

WATER

Does the applicant demonstrate a commitment to water efficiency? (1-5)

Does the applicant demonstrate a commitment to water efficiency? (1-5)

4.00

4.00

4.00

WASTE

Does the applicant demonstrate a commitment to waste management? (1-5)

Does the applicant demonstrate a commitment to waste management? (1-5)

4.00

4.00

4.00

OTHER

Does the applicant demonstrate a commitment to other sustainability factors? (1-5)

Does the applicant demonstrate a commitment to other sustainability factors? (1-5)

3.00

3.00

3.00

IMPACTS

Does the applicant demonstrate a commitment to social impacts? (1-5)

Does the applicant demonstrate a commitment to environmental impacts? (1-5)

Does the applicant demonstrate a commitment to environmental impacts? (1-5)

4.00

4.00

4.00

Does the applicant demonstrate a commitment to economic impacts? (1-5)

Does the applicant demonstrate a commitment to economic impacts? (1-5)

4.00

4.00

4.00

Does the applicant demonstrate a commitment to cultural impacts? (1-5)

Does the applicant demonstrate a commitment to cultural impacts? (1-5)

4.00

4.00

4.00

Does the applicant demonstrate a commitment to other impacts? (1-5)

Does the applicant demonstrate a commitment to other impacts? (1-5)

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Does the applicant demonstrate a commitment to other impacts? (1-5)

Does the applicant demonstrate a commitment to other impacts? (1-5)

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Does the applicant demonstrate a commitment to other impacts? (1-5)

Does the applicant demonstrate a commitment to other impacts? (1-5)

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Does the applicant demonstrate a commitment to other impacts? (1-5)

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Does the applicant demonstrate a commitment to other impacts? (1-5)

Does the applicant demonstrate a commitment to other impacts? (1-5)

4.00

4.00

4.00

Sustainable land procurement for Kleinmond human settlements

Annexure 2

* For each item in column 1, a rating of 1 to 5 is given and a rating of 2 to 5 is given for each item in column 2. A rating of 2 to 5 is given for each item in column 3.

9/10 88,3%

8

9/10 88,3%

Project Name	Project Phase	Completion Date	Rating
Project Name	Design Phase	2018	8

Item	Rating
Project Name	8
Design Phase	8
Completion Date	2018

Item	Rating
Project Name	8
Design Phase	8
Completion Date	2018

Item	Rating
Project Name	8
Design Phase	8
Completion Date	2018

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Sustainable land procurement for Kleinmond human settlements

REF: 8/10 78 316
 OVERALL SCORE: 8/10 78 316
 Overall Rating: 8/10 78 316
 Overall Rating: 8/10 78 316

DATE: 2024-10-10
 BY: [Name]

* Score each item on a scale 1-5 Rating of 1 is poor and a rating of 5 is best
 vs. Budgeting people speaking: Yes = 5 No = 2

Project Phase: 1000 units
 Project Size: 1000 units
 Budget Phase: 1000 units
 Land number Phase: 1000 units

Project Phase: 1000 units	5
Project Size: 1000 units	5
Budget Phase: 1000 units	5
Land number Phase: 1000 units	5

Project Phase: 1000 units	5
Project Size: 1000 units	5
Budget Phase: 1000 units	5
Land number Phase: 1000 units	5

Project Phase: 1000 units	5
Project Size: 1000 units	5
Budget Phase: 1000 units	5
Land number Phase: 1000 units	5

Project Phase: 1000 units	5
Project Size: 1000 units	5
Budget Phase: 1000 units	5
Land number Phase: 1000 units	5

Project Phase: 1000 units	5
Project Size: 1000 units	5
Budget Phase: 1000 units	5
Land number Phase: 1000 units	5

Project Phase: 1000 units	5
Project Size: 1000 units	5
Budget Phase: 1000 units	5
Land number Phase: 1000 units	5

* Score each item on a scale 1-5 Rating of 1 is poor and a rating of 5 is best
 vs. Budgeting people speaking: Yes = 5 No = 2

Project Phase: 1000 units	5
Project Size: 1000 units	5
Budget Phase: 1000 units	5
Land number Phase: 1000 units	5

Project Phase: 1000 units	5
Project Size: 1000 units	5
Budget Phase: 1000 units	5
Land number Phase: 1000 units	5

Project Phase: 1000 units	5
Project Size: 1000 units	5
Budget Phase: 1000 units	5
Land number Phase: 1000 units	5

* Score each item on a scale 1-5 Rating of 1 is poor and a rating of 5 is best
 vs. Budgeting people speaking: Yes = 5 No = 2

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Sustainable land procurement for Kleinmond human settlements

11 8/10 81.1%

Nov 2019 to 2020

* Score each time on a scale 1-5 (1 being 1st best and a rating of 5 the best)

** Regarding the last two items (No. 6 & No. 7)

Overall Score: 8/10 (81.1%)

Item	Score	Comments	Weight	Final Score
Overall Score	8/10		81.1%	
Land Value	5	Score 5/5	20%	10
Design Quality	5	Score 5/5	20%	10
Manufacturing	5	Score 5/5	20%	10
Environmental Impact	5	Score 5/5	20%	10
Social Impact	5	Score 5/5	20%	10
Health and Safety	5	Score 5/5	20%	10
Accessibility	5	Score 5/5	20%	10
Quality of Life	5	Score 5/5	20%	10
Community Engagement	5	Score 5/5	20%	10
Transparency	5	Score 5/5	20%	10
Accountability	5	Score 5/5	20%	10
Leadership	5	Score 5/5	20%	10
Collaboration	5	Score 5/5	20%	10
Innovation	5	Score 5/5	20%	10
Resilience	5	Score 5/5	20%	10
Adaptability	5	Score 5/5	20%	10
Flexibility	5	Score 5/5	20%	10
Scalability	5	Score 5/5	20%	10
Replicability	5	Score 5/5	20%	10
Transferability	5	Score 5/5	20%	10
Generalizability	5	Score 5/5	20%	10
Applicability	5	Score 5/5	20%	10
Feasibility	5	Score 5/5	20%	10
Viability	5	Score 5/5	20%	10
Profitability	5	Score 5/5	20%	10
Sustainability	5	Score 5/5	20%	10
Longevity	5	Score 5/5	20%	10
Endurance	5	Score 5/5	20%	10
Permanence	5	Score 5/5	20%	10
Stability	5	Score 5/5	20%	10
Consistency	5	Score 5/5	20%	10
Reliability	5	Score 5/5	20%	10
Trustworthiness	5	Score 5/5	20%	10
Integrity	5	Score 5/5	20%	10
Honesty	5	Score 5/5	20%	10
Openness	5	Score 5/5	20%	10
Transparency	5	Score 5/5	20%	10
Accountability	5	Score 5/5	20%	10
Responsibility	5	Score 5/5	20%	10
Compliance	5	Score 5/5	20%	10
Adherence	5	Score 5/5	20%	10
Observance	5	Score 5/5	20%	10
Observance	5	Score 5/5	20%	10
Compliance	5	Score 5/5	20%	10
Adherence	5	Score 5/5	20%	10
Observance	5	Score 5/5	20%	10

Item	Score	Comments	Weight	Final Score
Land Value	5	Score 5/5	20%	10
Design Quality	5	Score 5/5	20%	10
Manufacturing	5	Score 5/5	20%	10
Environmental Impact	5	Score 5/5	20%	10
Social Impact	5	Score 5/5	20%	10
Health and Safety	5	Score 5/5	20%	10
Accessibility	5	Score 5/5	20%	10
Quality of Life	5	Score 5/5	20%	10
Community Engagement	5	Score 5/5	20%	10
Transparency	5	Score 5/5	20%	10
Accountability	5	Score 5/5	20%	10
Leadership	5	Score 5/5	20%	10
Collaboration	5	Score 5/5	20%	10
Innovation	5	Score 5/5	20%	10
Resilience	5	Score 5/5	20%	10
Adaptability	5	Score 5/5	20%	10
Flexibility	5	Score 5/5	20%	10
Scalability	5	Score 5/5	20%	10
Replicability	5	Score 5/5	20%	10
Transferability	5	Score 5/5	20%	10
Generalizability	5	Score 5/5	20%	10
Applicability	5	Score 5/5	20%	10
Feasibility	5	Score 5/5	20%	10
Viability	5	Score 5/5	20%	10
Profitability	5	Score 5/5	20%	10
Sustainability	5	Score 5/5	20%	10
Longevity	5	Score 5/5	20%	10
Endurance	5	Score 5/5	20%	10
Permanence	5	Score 5/5	20%	10
Stability	5	Score 5/5	20%	10
Consistency	5	Score 5/5	20%	10
Reliability	5	Score 5/5	20%	10
Trustworthiness	5	Score 5/5	20%	10
Integrity	5	Score 5/5	20%	10
Honesty	5	Score 5/5	20%	10
Openness	5	Score 5/5	20%	10
Transparency	5	Score 5/5	20%	10
Accountability	5	Score 5/5	20%	10
Responsibility	5	Score 5/5	20%	10
Compliance	5	Score 5/5	20%	10
Adherence	5	Score 5/5	20%	10
Observance	5	Score 5/5	20%	10
Observance	5	Score 5/5	20%	10
Compliance	5	Score 5/5	20%	10
Adherence	5	Score 5/5	20%	10
Observance	5	Score 5/5	20%	10

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Sustainable land procurement for Kleinmond human settlements

Item	Criteria	Weight	Score	Weighted Score
1	Provision of water supply	10	10	100
2	Provision of sewerage services	10	10	100
3	Provision of electricity	10	10	100
4	Provision of telecommunications	10	10	100
5	Provision of health services	10	10	100
6	Provision of education services	10	10	100
7	Provision of recreational services	10	10	100
8	Provision of social services	10	10	100
9	Provision of other services	10	10	100
10	Provision of security services	10	10	100
11	Provision of fire services	10	10	100
12	Provision of police services	10	10	100
13	Provision of ambulance services	10	10	100
14	Provision of other emergency services	10	10	100
15	Provision of other services	10	10	100
16	Provision of other services	10	10	100
17	Provision of other services	10	10	100
18	Provision of other services	10	10	100
19	Provision of other services	10	10	100
20	Provision of other services	10	10	100
21	Provision of other services	10	10	100
22	Provision of other services	10	10	100
23	Provision of other services	10	10	100
24	Provision of other services	10	10	100
25	Provision of other services	10	10	100
26	Provision of other services	10	10	100
27	Provision of other services	10	10	100
28	Provision of other services	10	10	100
29	Provision of other services	10	10	100
30	Provision of other services	10	10	100
31	Provision of other services	10	10	100
32	Provision of other services	10	10	100
33	Provision of other services	10	10	100
34	Provision of other services	10	10	100
35	Provision of other services	10	10	100
36	Provision of other services	10	10	100
37	Provision of other services	10	10	100
38	Provision of other services	10	10	100
39	Provision of other services	10	10	100
40	Provision of other services	10	10	100
41	Provision of other services	10	10	100
42	Provision of other services	10	10	100
43	Provision of other services	10	10	100
44	Provision of other services	10	10	100
45	Provision of other services	10	10	100
46	Provision of other services	10	10	100
47	Provision of other services	10	10	100
48	Provision of other services	10	10	100
49	Provision of other services	10	10	100
50	Provision of other services	10	10	100
51	Provision of other services	10	10	100
52	Provision of other services	10	10	100
53	Provision of other services	10	10	100
54	Provision of other services	10	10	100
55	Provision of other services	10	10	100
56	Provision of other services	10	10	100
57	Provision of other services	10	10	100
58	Provision of other services	10	10	100
59	Provision of other services	10	10	100
60	Provision of other services	10	10	100
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62	Provision of other services	10	10	100
63	Provision of other services	10	10	100
64	Provision of other services	10	10	100
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67	Provision of other services	10	10	100
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71	Provision of other services	10	10	100
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73	Provision of other services	10	10	100
74	Provision of other services	10	10	100
75	Provision of other services	10	10	100
76	Provision of other services	10	10	100
77	Provision of other services	10	10	100
78	Provision of other services	10	10	100
79	Provision of other services	10	10	100
80	Provision of other services	10	10	100
81	Provision of other services	10	10	100
82	Provision of other services	10	10	100
83	Provision of other services	10	10	100
84	Provision of other services	10	10	100
85	Provision of other services	10	10	100
86	Provision of other services	10	10	100
87	Provision of other services	10	10	100
88	Provision of other services	10	10	100
89	Provision of other services	10	10	100
90	Provision of other services	10	10	100
91	Provision of other services	10	10	100
92	Provision of other services	10	10	100
93	Provision of other services	10	10	100
94	Provision of other services	10	10	100
95	Provision of other services	10	10	100
96	Provision of other services	10	10	100
97	Provision of other services	10	10	100
98	Provision of other services	10	10	100
99	Provision of other services	10	10	100
100	Provision of other services	10	10	100

490/762

Sustainable land procurement for Kleinmond human settlements

June 2016/2017

7/10 73.6%

CVS/ALL SCORE

Land Value, Designing, Smart Living, 68.2%, 61.20%, 74.30%

UNIVERSITY OF THE WESTERN CAPE

Table with multiple columns: Question, Answer, Score. Contains various sustainability criteria such as 'Water conservation', 'Energy efficiency', and 'Waste management'.

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UNIVERSITY OF THE WESTERN CAPE

491/762

Sustainable land procurement for Kleinmond human settlements

491 OVERALL SCORE

7/10 77.8%

Weighting
 29 (17)
 30 (18)
 18 (11)

Score 88/100

* Where each item is a ticked 2.0 Rating of 3.0 (tick once a rating of 1.0 tick)
 ** Regarding weightings questions Yes (1.0 No 0)

1. Are there any environmental risks and vulnerabilities associated with the site?	20 (8)	20	100%
2. How are these risks managed or mitigated?	10 (4)	10	100%
3. How are these risks managed or mitigated?	10 (4)	10	100%
4. How are these risks managed or mitigated?	10 (4)	10	100%
5. How are these risks managed or mitigated?	10 (4)	10	100%
6. How are these risks managed or mitigated?	10 (4)	10	100%
7. How are these risks managed or mitigated?	10 (4)	10	100%
8. How are these risks managed or mitigated?	10 (4)	10	100%
9. How are these risks managed or mitigated?	10 (4)	10	100%
10. How are these risks managed or mitigated?	10 (4)	10	100%

11. How are these risks managed or mitigated?	10 (4)	10	100%
12. How are these risks managed or mitigated?	10 (4)	10	100%
13. How are these risks managed or mitigated?	10 (4)	10	100%
14. How are these risks managed or mitigated?	10 (4)	10	100%
15. How are these risks managed or mitigated?	10 (4)	10	100%
16. How are these risks managed or mitigated?	10 (4)	10	100%
17. How are these risks managed or mitigated?	10 (4)	10	100%
18. How are these risks managed or mitigated?	10 (4)	10	100%
19. How are these risks managed or mitigated?	10 (4)	10	100%
20. How are these risks managed or mitigated?	10 (4)	10	100%

21. How are these risks managed or mitigated?	10 (4)	10	100%
22. How are these risks managed or mitigated?	10 (4)	10	100%
23. How are these risks managed or mitigated?	10 (4)	10	100%
24. How are these risks managed or mitigated?	10 (4)	10	100%
25. How are these risks managed or mitigated?	10 (4)	10	100%
26. How are these risks managed or mitigated?	10 (4)	10	100%
27. How are these risks managed or mitigated?	10 (4)	10	100%
28. How are these risks managed or mitigated?	10 (4)	10	100%
29. How are these risks managed or mitigated?	10 (4)	10	100%
30. How are these risks managed or mitigated?	10 (4)	10	100%

31. How are these risks managed or mitigated?	10 (4)	10	100%
32. How are these risks managed or mitigated?	10 (4)	10	100%
33. How are these risks managed or mitigated?	10 (4)	10	100%
34. How are these risks managed or mitigated?	10 (4)	10	100%
35. How are these risks managed or mitigated?	10 (4)	10	100%
36. How are these risks managed or mitigated?	10 (4)	10	100%
37. How are these risks managed or mitigated?	10 (4)	10	100%
38. How are these risks managed or mitigated?	10 (4)	10	100%
39. How are these risks managed or mitigated?	10 (4)	10	100%
40. How are these risks managed or mitigated?	10 (4)	10	100%

41. How are these risks managed or mitigated?	10 (4)	10	100%
42. How are these risks managed or mitigated?	10 (4)	10	100%
43. How are these risks managed or mitigated?	10 (4)	10	100%
44. How are these risks managed or mitigated?	10 (4)	10	100%
45. How are these risks managed or mitigated?	10 (4)	10	100%
46. How are these risks managed or mitigated?	10 (4)	10	100%
47. How are these risks managed or mitigated?	10 (4)	10	100%
48. How are these risks managed or mitigated?	10 (4)	10	100%
49. How are these risks managed or mitigated?	10 (4)	10	100%
50. How are these risks managed or mitigated?	10 (4)	10	100%

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Sustainable land procurement for Kleinmond human settlements

Page 23
7/10 47/96

04/08/2020
7/10 47/96

Criteria	Weight	Score
1. Does the supplier have a valid FICA certificate?	10	10
2. Does the supplier have a valid FICA certificate for all directors and shareholders?	10	10
3. Does the supplier have a valid FICA certificate for all employees?	10	10
4. Does the supplier have a valid FICA certificate for all subcontractors?	10	10
5. Does the supplier have a valid FICA certificate for all suppliers?	10	10
6. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
7. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
8. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
9. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
10. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10

Criteria	Weight	Score
11. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
12. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
13. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
14. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
15. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
16. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
17. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
18. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
19. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
20. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10

Criteria	Weight	Score
21. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
22. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
23. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
24. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
25. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
26. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
27. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
28. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
29. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10
30. Does the supplier have a valid FICA certificate for all subcontractors and suppliers?	10	10

Criteria 1-30: FICA certificate for all subcontractors and suppliers. Each criterion is worth 10 points, for a total of 300 points.

Criteria 31-35: Supplier's commitment to sustainable land procurement. Each criterion is worth 10 points, for a total of 50 points.

Criteria 36-40: Supplier's commitment to social and environmental responsibility. Each criterion is worth 10 points, for a total of 50 points.

Criteria 41-45: Supplier's commitment to quality and service. Each criterion is worth 10 points, for a total of 50 points.

Criteria 46-50: Supplier's commitment to innovation and leadership. Each criterion is worth 10 points, for a total of 50 points.

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Sustainable land procurement for Kleinmond human settlements

Rev. 01/01/14

8/10 75, 124

8/10 75, 124

* See a small loan on a scale 1-5 (range) of 1-5 based on a rating of 1-5
 in the following table (range) (1-5) (1-5)

Overall Score	8/10	75, 124
Land Use	14.00	14.00
Water	11.00	11.00
Air Quality	11.00	11.00
Soil Quality	11.00	11.00
Energy	11.00	11.00
Waste	11.00	11.00
Community	11.00	11.00
Health	11.00	11.00
Environment	11.00	11.00
Overall	11.00	11.00

494/762 14/01/14

494/762 14/01/14

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494/762 14/01/14

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494/762 14/01/14

494/762 14/01/14

494/762 14/01/14

494/762 14/01/14

495/762

Sustainable land procurement for Kleinmond human settlements

OVERALL SCORE: 7/10 74.2%		7/10 74.2%	
Criteria	Weight	Score	Weighted Score
1. Environmental Sustainability	30%	1.00	3.00
2. Social Sustainability	20%	1.00	2.00
3. Economic Sustainability	50%	1.00	5.00
Total	100%	3.00	10.00

Criteria	Weight	Score	Weighted Score
1.1. Environmental Sustainability	10%	1.00	1.00
1.2. Social Sustainability	10%	1.00	1.00
1.3. Economic Sustainability	10%	1.00	1.00
2.1. Social Sustainability	10%	1.00	1.00
2.2. Economic Sustainability	10%	1.00	1.00
3.1. Economic Sustainability	10%	1.00	1.00
3.2. Economic Sustainability	10%	1.00	1.00
3.3. Economic Sustainability	10%	1.00	1.00
Total	100%	3.00	10.00

Criteria	Weight	Score	Weighted Score
1.1. Environmental Sustainability	10%	1.00	1.00
1.2. Social Sustainability	10%	1.00	1.00
1.3. Economic Sustainability	10%	1.00	1.00
2.1. Social Sustainability	10%	1.00	1.00
2.2. Economic Sustainability	10%	1.00	1.00
3.1. Economic Sustainability	10%	1.00	1.00
3.2. Economic Sustainability	10%	1.00	1.00
3.3. Economic Sustainability	10%	1.00	1.00
Total	100%	3.00	10.00

Score: 100/100

* Please refer to the attached 'Sustainable Land Procurement' document for more details on the scoring of this score.

** Majoring party for settlement (Page 4 of 10)

Criteria	Weight	Score	Weighted Score
1.1. Environmental Sustainability	10%	1.00	1.00
1.2. Social Sustainability	10%	1.00	1.00
1.3. Economic Sustainability	10%	1.00	1.00
2.1. Social Sustainability	10%	1.00	1.00
2.2. Economic Sustainability	10%	1.00	1.00
3.1. Economic Sustainability	10%	1.00	1.00
3.2. Economic Sustainability	10%	1.00	1.00
3.3. Economic Sustainability	10%	1.00	1.00
Total	100%	3.00	10.00

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Sustainable land procurement for Kleinmond human settlements

Item No	Item Description	Quantity	Unit	Estimated Price	Weighting
1.00	... (text) ...	...	...	...	...
1.01	... (text) ...	...	...	...	...
1.02	... (text) ...	...	...	...	...
1.03	... (text) ...	...	...	...	...
1.04	... (text) ...	...	...	...	...
1.05	... (text) ...	...	...	...	...
1.06	... (text) ...	...	...	...	...
1.07	... (text) ...	...	...	...	...
1.08	... (text) ...	...	...	...	...
1.09	... (text) ...	...	...	...	...
1.10	... (text) ...	...	...	...	...
1.11	... (text) ...	...	...	...	...
1.12	... (text) ...	...	...	...	...
1.13	... (text) ...	...	...	...	...
1.14	... (text) ...	...	...	...	...
1.15	... (text) ...	...	...	...	...
1.16	... (text) ...	...	...	...	...
1.17	... (text) ...	...	...	...	...
1.18	... (text) ...	...	...	...	...
1.19	... (text) ...	...	...	...	...
1.20	... (text) ...	...	...	...	...
1.21	... (text) ...	...	...	...	...
1.22	... (text) ...	...	...	...	...
1.23	... (text) ...	...	...	...	...
1.24	... (text) ...	...	...	...	...
1.25	... (text) ...	...	...	...	...
1.26	... (text) ...	...	...	...	...
1.27	... (text) ...	...	...	...	...
1.28	... (text) ...	...	...	...	...
1.29	... (text) ...	...	...	...	...
1.30	... (text) ...	...	...	...	...
1.31	... (text) ...	...	...	...	...
1.32	... (text) ...	...	...	...	...
1.33	... (text) ...	...	...	...	...
1.34	... (text) ...	...	...	...	...
1.35	... (text) ...	...	...	...	...
1.36	... (text) ...	...	...	...	...
1.37	... (text) ...	...	...	...	...
1.38	... (text) ...	...	...	...	...
1.39	... (text) ...	...	...	...	...
1.40	... (text) ...	...	...	...	...
1.41	... (text) ...	...	...	...	...
1.42	... (text) ...	...	...	...	...
1.43	... (text) ...	...	...	...	...
1.44	... (text) ...	...	...	...	...
1.45	... (text) ...	...	...	...	...
1.46	... (text) ...	...	...	...	...
1.47	... (text) ...	...	...	...	...
1.48	... (text) ...	...	...	...	...
1.49	... (text) ...	...	...	...	...
1.50	... (text) ...	...	...	...	...

... (text) ...

Item No	Item Description	Quantity	Unit	Estimated Price	Weighting
1.01	... (text)
1.02	... (text)
1.03	... (text)
1.04	... (text)
1.05	... (text)
1.06	... (text)
1.07	... (text)
1.08	... (text)
1.09	... (text)
1.10	... (text)
1.11	... (text)
1.12	... (text)
1.13	... (text)
1.14	... (text)
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1.43	... (text)
1.44	... (text)
1.45	... (text)
1.46	... (text)
1.47	... (text)
1.48	... (text)
1.49	... (text)
1.50	... (text)

499/762

Sustainable land procurement for Kleinmond human settlements

Form 1000-2011

Score 8/10 75.8%

Overall Score

Land Buying 44.0%
 Design Quality 11.17%
 Resident Housing 11.6%

Project Name: South Coast
 Design Project Funding:
 Project Phase:
 Project start/finish:

Score 44.0%
 Design Quality 11.17%
 Resident Housing 11.6%

Criteria	Score	Weight	Weighted Score	Comments
1. The project is planned to be within 100m of public transport (bus stop, train station, etc.)	1.00	1.00	1.00	
2. The project is planned to be within 100m of a school	1.00	1.00	1.00	
3. The project is planned to be within 100m of a health centre	1.00	1.00	1.00	
4. The project is planned to be within 100m of a police station	1.00	1.00	1.00	
5. The project is planned to be within 100m of a fire station	1.00	1.00	1.00	
6. The project is planned to be within 100m of a shopping centre	1.00	1.00	1.00	
7. The project is planned to be within 100m of a park	1.00	1.00	1.00	
8. The project is planned to be within 100m of a sports field	1.00	1.00	1.00	
9. The project is planned to be within 100m of a community centre	1.00	1.00	1.00	
10. The project is planned to be within 100m of a library	1.00	1.00	1.00	
11. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
12. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
13. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
14. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
15. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
16. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
17. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
18. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
19. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
20. The project is planned to be within 100m of a public library	1.00	1.00	1.00	

Criteria	Score	Weight	Weighted Score	Comments
21. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
22. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
23. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
24. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
25. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
26. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
27. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
28. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
29. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
30. The project is planned to be within 100m of a public library	1.00	1.00	1.00	

Criteria	Score	Weight	Weighted Score	Comments
31. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
32. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
33. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
34. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
35. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
36. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
37. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
38. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
39. The project is planned to be within 100m of a public library	1.00	1.00	1.00	
40. The project is planned to be within 100m of a public library	1.00	1.00	1.00	

* House built type on a scale of 1 (best) and a rating of 1-4
 ** Regulating and/or penalising 1-4 = 1, 2 = 2, 3 = 3, 4 = 4

503/762

Sustainable land procurement for Kleinmond human settlements

9/10 11.03.2011

9/10 11.03.2011

OVERALL SCORE

8/10 11.03.2011

8/10 11.03.2011

8/10 11.03.2011

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504/762

Sustainable land procurement for Kleinmond human settlements

2017-18-01-01

8/10 51.8%

Overall score

Criteria	Weight	Score	Weighted Score
Overall score	100%	51.8%	51.8%
1. Environmental	25%	100%	25.0%
2. Social	25%	100%	25.0%
3. Economic	25%	100%	25.0%
4. Governance	25%	100%	25.0%
Total	100%	51.8%	51.8%

Criteria	Weight	Score	Weighted Score
1. Environmental	25%	100%	25.0%
2. Social	25%	100%	25.0%
3. Economic	25%	100%	25.0%
4. Governance	25%	100%	25.0%
Total	100%	51.8%	51.8%

Criteria	Weight	Score	Weighted Score
1. Environmental	25%	100%	25.0%
2. Social	25%	100%	25.0%
3. Economic	25%	100%	25.0%
4. Governance	25%	100%	25.0%
Total	100%	51.8%	51.8%

* Score each item on a scale 1-5. Rating of 1 is lowest and a rating of 5 is best
 ** Regarding the 4 dependencies 101-105 No 1-4

PROJECT RATIONALE

Criteria	Weight	Score	Weighted Score
1. Environmental	25%	100%	25.0%
2. Social	25%	100%	25.0%
3. Economic	25%	100%	25.0%
4. Governance	25%	100%	25.0%
Total	100%	51.8%	51.8%

CRITERIA

Criteria	Weight	Score	Weighted Score
1. Environmental	25%	100%	25.0%
2. Social	25%	100%	25.0%
3. Economic	25%	100%	25.0%
4. Governance	25%	100%	25.0%
Total	100%	51.8%	51.8%

CRITERIA

Criteria	Weight	Score	Weighted Score
1. Environmental	25%	100%	25.0%
2. Social	25%	100%	25.0%
3. Economic	25%	100%	25.0%
4. Governance	25%	100%	25.0%
Total	100%	51.8%	51.8%

507/762

Sustainable land procurement for Kleinmond human settlements

Date: 2024-05-10

5/10 52.2%

5/10 52.2%

* Please check items on a scale 1-5 (Rating of 5 is best and a rating of 1 is the worst)
 ** Regarding the requirements 191 - 195 = 2

Project Name	Land Value	8
Project Location	Project Area	8
Project Status	Project Area	8

Project Name	Land Value	8
Project Location	Project Area	8
Project Status	Project Area	8

Project Name	Land Value	8
Project Location	Project Area	8
Project Status	Project Area	8

Project Name	Land Value	8
Project Location	Project Area	8
Project Status	Project Area	8

Project Name	Land Value	8
Project Location	Project Area	8
Project Status	Project Area	8

Project Name	Land Value	8
Project Location	Project Area	8
Project Status	Project Area	8

Project Name	Land Value	8
Project Location	Project Area	8
Project Status	Project Area	8

509/762

Sustainable land procurement for Kleinmond human settlements

278

8/10 78.1%

OWNERSHIP

Score for each item in 1000 50 Rating of 5 is Best and a rating of 1 is least
 ** Regarding priority questions (top 10 items)

Design for costed integration - construction standards reduced? (1000)
 Property transfer (1000)
 Construction time (1000)

Ownership (1000)
 Leasehold (1000)
 Freehold (1000)

Item	Score	Weight	Total
Design for costed integration - construction standards reduced?	1000	1	1000
Property transfer	1000	1	1000
Construction time	1000	1	1000
Ownership	1000	1	1000
Leasehold	1000	1	1000
Freehold	1000	1	1000

Item	Score	Weight	Total
Design for costed integration - construction standards reduced?	1000	1	1000
Property transfer	1000	1	1000
Construction time	1000	1	1000
Ownership	1000	1	1000
Leasehold	1000	1	1000
Freehold	1000	1	1000

Item	Score	Weight	Total
Ownership	1000	1	1000
Leasehold	1000	1	1000
Freehold	1000	1	1000

Item	Score	Weight	Total
Design for costed integration - construction standards reduced?	1000	1	1000
Property transfer	1000	1	1000
Construction time	1000	1	1000
Ownership	1000	1	1000
Leasehold	1000	1	1000
Freehold	1000	1	1000

Item	Score	Weight	Total
Design for costed integration - construction standards reduced?	1000	1	1000
Property transfer	1000	1	1000
Construction time	1000	1	1000
Ownership	1000	1	1000
Leasehold	1000	1	1000
Freehold	1000	1	1000

Item	Score	Weight	Total
Ownership	1000	1	1000
Leasehold	1000	1	1000
Freehold	1000	1	1000

Item	Score	Weight	Total
Ownership	1000	1	1000
Leasehold	1000	1	1000
Freehold	1000	1	1000

510/762

Sustainable land procurement for Kleinmond human settlements

OVERALL SCORE	6/10	55.3%	6
Land Use	1.00	100%	1.00
Water	1.00	100%	1.00
Air Quality	1.00	100%	1.00
Soil Quality	1.00	100%	1.00
Energy	1.00	100%	1.00
Waste	1.00	100%	1.00
Community	1.00	100%	1.00
Health	1.00	100%	1.00
Environment	1.00	100%	1.00
Overall	1.00	100%	1.00

CRITERIA	DESCRIPTION	SCORE	WEIGHT	MAXIMUM
1.1	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.2	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.3	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.4	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.5	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.6	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.7	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.8	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.9	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.10	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.11	Does the project have a clear vision for the future?	1.00	1.00	1.00
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1.23	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.24	Does the project have a clear vision for the future?	1.00	1.00	1.00
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1.27	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.28	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.29	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.30	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.31	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.32	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.33	Does the project have a clear vision for the future?	1.00	1.00	1.00
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1.35	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.36	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.37	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.38	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.39	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.40	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.41	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.42	Does the project have a clear vision for the future?	1.00	1.00	1.00
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1.47	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.48	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.49	Does the project have a clear vision for the future?	1.00	1.00	1.00
1.50	Does the project have a clear vision for the future?	1.00	1.00	1.00

OVERALL SCORE

6/10

55.3%

6

6/10

55.3%

6

6/10

55.3%

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Sustainable land procurement for Kleinmond human settlements

Item 1028/2018

W/10 64.26

CHIRILLI, NCEM

* Please refer to the tender documents for the full details of the tender
** Reporting and/or other conditions: See 1.1.1.1.1.1

Item	Description	Unit	Quantity	Price
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Item	Description	Unit	Quantity	Price
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515/762

Sustainable land procurement for Kleinmond human settlements

5/10 54,526

11

Final 2018-19-20

* Score mark from an overall 1-5 Rating of the best job (rating of 1 is best)

** Reporting job/contract value in Rm = [Rm x 1]

Project Name: land bank	
Project Type: Property	0
Project Value	
Contractual Phase	

Criteria	Score	Notes
Ability to provide sustainable land bank to the community	4.00	
Ability to provide sustainable land bank to the community	5.00	
Ability to provide sustainable land bank to the community	5.00	
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Criteria	Score	Notes
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Criteria	Score	Notes
Ability to provide sustainable land bank to the community	5.00	
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Criteria	Score	Notes
Ability to provide sustainable land bank to the community	5.00	
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Ability to provide sustainable land bank to the community	5.00	

Ability to provide sustainable land bank to the community

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Sustainable land procurement for Kleinmond human settlements

OVERALL SCORE		6/10 64.5%		6/10 64.5%	
Weighting	Score	Weighting	Score	Weighting	Score
Land Use	4.00	Land Use	4.00	Land Use	4.00
Water	3.00	Water	3.00	Water	3.00
Energy	3.00	Energy	3.00	Energy	3.00
Waste	3.00	Waste	3.00	Waste	3.00
Community	3.00	Community	3.00	Community	3.00
Management	3.00	Management	3.00	Management	3.00
Financial	3.00	Financial	3.00	Financial	3.00
Overall	18.00	Overall	18.00	Overall	18.00

Criteria	Weighting	Score	Weighting	Score	Weighting	Score
1. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
2. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
3. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
4. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
5. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
6. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
7. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
8. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
9. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
10. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
11. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
12. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
13. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
14. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
15. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
16. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
17. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
18. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
19. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	
20. Does the project include a water supply plan for the settlement?	4.00	4.00	4.00	4.00	4.00	

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ANNEXURE G
VPUU MILESTONE REPORTS AND BROCHURES (TO BE UPDATED)



518/762

Milestone 1 Inception and Progress Report

Community Stakeholder Engagement, Household
Enumeration and GIS Mapping
of
Overhills, Kleinmond



Compiled by Violence Prevention through Urban Upgrading for the Western Cape
Government Department of Human Settlements Informal Settlements Support Programme
6 June 2019

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1 Inception Report

1.1 Introduction

South African cities, have experienced rapid urban growth. The result is often one of insecure living conditions in informal settlements, typified by widespread levels of informality in terms of living conditions and housing typologies. In urban South Africa, this is often coupled with a high crime rate.

As part of the Western Cape Government's (WCG) efforts in acknowledging that informal settlements are a more enduring feature of the provincial landscape than generally appreciated, and that non-state actors (the private sector and NGOs) are inadequately utilised in responding more effectively to informality, the province put out a call for proposals in order to work in collaboration with preferred service providers to achieve the vision of the ISSP effectively.

Violence Prevention through Urban Upgrading (VPUU) responded to the call for proposals and was appointed of a service provider to conduct a Household profiling and Enumeration for the informal settlement of Overhills in Kleinmond. On request from the Overstrand Municipality, and with agreement from the WCG Department of Human Settlements (DHS), the enumeration of additional beneficiaries living in backyard dwellings in surrounding, formalised areas was agreed upon as part of VPUU NPC's scope of work. Based on available resources, experience and capacity VPUU NPC has developed a project plan to carry out Community Stakeholder engagement, a household survey and GIS mapping of the Overhills informal settlement, as per the proposal.

Figure 2: Overhills informal settlement. Sourced: Google Earth





1.2 Project Objectives

Objective 1: Design, implement and manage a stakeholder participatory process to support the data collection process.

This objective entails taking into account existing social and political structures/networks within the informal settlement. It is acknowledged that project deliverables are solely linked to household profiling and GIS Mapping for the Overhills informal settlement, all stakeholders involved have a contributing role to play in planning, implementing and monitoring the project. To this end, VPUU NPC has developed a project programme that provides a project preparation and stakeholder engagement period to ensure integrated planning, consideration of settlement-specific dynamics and prepare stakeholders prior to implementation; specifically, Overhills community leaders and members are champions of this process.

Key to the VPUU NPC approach is working in an integrated manner which combines planning and design work, with local economic development, institutional development, public participation, social interventions, knowledge management and project management principles.

Objective 2: Conduct a household survey which includes data collection and numbering of shacks in the pocket.

VPUU NPC uses a systemic method of physically numbering structures and collecting individual household data through an enumeration process, implemented by trained local fieldworkers from the Overhills community. All households in Overhills, as well as additional beneficiaries living in backyard dwellings in surrounding formalised areas, will be recorded in the survey, with any current numbering systems to be recorded and included in the methodology for the enumeration. In the absence of a comprehensive numbering system, VPUU will in conjunction with Department of Human Settlement (DHS), Western Cape Government (Province) and the Overstrand Municipality develop a logical and consistent structure numbering system.

The enumeration methodology is detailed in Section 1.5.2.

Objective 3: Capture GPS coordinates for all structures and link them to households in the pocket based on the information gathered; and produce GIS maps.

The enumeration process shall include a geo-location of all enumerated and physically numbered structures, which creates a triangulated model of data analysis and profiling for mapping. This objective is important in that it links the structure information to the each of the households that will be enumerated in Overhills.

Objective 4: Analyse all the data collected from the survey and produce various reports.



Utilising available enumeration data, VPUU NPC shall be able to develop reports that can assist planning for the development of the Overhills informal settlement. It is envisaged that with the data collected a report compiled will provide guidance to the professional technical team with a detailed insight into who lives within the community and what is it that they are planning for the space.

Objective 5: To record existing social infrastructure and socio-economic opportunities/networks accessible to the dwellers.

The participatory mapping of social infrastructure in Overhills will be captured ahead of the numbering of the structures as part of the fieldworker training process. This will be counter-referenced with the leadership as part of the leadership training. This information shall be included in the Settlement Socio-Economic Report as an addition to the enumeration information, and as informant to the planning processes for Overhills.

Objective 6: Develop a database which links each household information to a structure.

VPUU NPC shall provide analysis and collation of data in a fully populated, standardised and structured database in Comma Separated Values (CSV) format and ESRI geodatabase format for GIS data.

1.3 Overall Project Timelines

In the project proposal and bid for the tender, VPUU NPC indicated that data collection would take place over a duration of four months, with final data to be presented to the professional team in an *Informal Settlement Socio-Economic Report* by the end of October 2019. Stakeholder engagement began in April 2019 and preparations for recruitment for the fieldworkers began in May 2019. Once the data for the report has been collected, a community-managed Community Register Office (CRO) will be established in order to maintain a knowledge register of all structures within the settlement. It is noted that December 2019 and January 2020 are considered as a single project month due to annual December/January organisational shutdown. Figure 2 displays the full work plan for the project.

The project activities shall provide detail for the response to the above six objectives, as per the tender, and will elaborate upon the initial comments made for each objective.

It is acknowledged that the collective term of household profiling and GIS Mapping of households shall be known as enumeration throughout the project's duration. This shall inform the working title of the project, to ensure consistency of project communication.



Figure 2: 2019 Government Ward Plan

Milestone Schedule	Milestone 1	Milestone 2: Implementation	Milestone 3
Project Preparation			
Project Inception Meeting	Use of Management, Stakeholder Management, Team Lead		
Clarify project scope of work and project plan, methodologies, information and objectives	Use of Management, Stakeholder Management, Team Lead		
Develop stakeholder participation and engagement plans in cooperation with OHS and Project Steering Committee	Stakeholder Management, Team Lead		
Develop Operational Methodology and Feedback Plan in cooperation with OHS and Project Steering Committee	OHS Senior, OHS Technical		
Review and submit report to OHS and Project Steering Committee	OHS Senior, OHS Technical, M&E		
Develop and submit report to OHS and Project Steering Committee	OHS Senior, M&E, Technical		
Stakeholder Engagement			
Use of Management, Stakeholder Management, Team Lead	Stakeholder Management, Team Lead		
Monthly Stakeholder Meetings in support of a plan	Stakeholder Management, Team Lead		
Complete and finalisation of Terms of Reference (TOR) for Project Steering Committee	Stakeholder Management, Team Lead		
Monthly Project Steering Committee Meetings	Participatory Planning, Stakeholder Management, Team Lead		
Participatory Planning activities including Consultation, door and social campaigns for consultation and/or awareness planning	Participatory Planning, Stakeholder Management, Team Lead		
Developing and delivery of Development assistance for F&C community stakeholders	Stakeholder Management		
Review and identify future work related to projects	Stakeholder Management		
Community outreach of other OHS areas	Stakeholder Management		
Weekly Community Meetings and Project Steering Committee Meetings to Consult Public Meetings (as requested - dependent on research stakeholders)	Stakeholder Management, Team Lead		
Research			
Recruitment, acquisition and training of research staff	Human Resources Management		
Define and map key research activities and research activities in the project	OHS Technical, Survey and Enumeration		
Project a working list of all the activities to be conducted include in the TOR methodology	OHS Technical, Survey and Enumeration		
Conduct and complete data collection using electronic devices door-to-door, street, and other surveys	Survey and Enumeration, OHS Technical, M&E		
Capture coordinates of each structure, profile and map all structures using GIS and create points - quality control of data	OHS Technical, OHS Senior		
Design and conduct of 2019 household population, morbidity and mortality survey in Commune District of Ysterburg (CDM) formal and CDW) and conduct formal for OHS data	OHS Senior		
Analyze pre-survey results and capture outcomes from community level to be used in the national community profile	OHS Senior, M&E		
Develop a community managed Community Profile Office to capture household level data of all structures within catchments	Survey and Enumeration, OHS Technical, M&E		
Baseline Survey and Report	Survey and Enumeration, OHS Technical, M&E		
Final Year Community Information status	OHS Senior, M&E, Team Lead		
Project Reporting			
Final and submission of baseline survey report, baseline community profile	M&E, Team Lead		
Final and submission of baseline survey report, baseline community profile	Team Lead		
Final monthly community management reports with OHS	Team Lead		
Produce baseline Project Report (in line with TOR) and submission and submission of baseline report	Team Lead		
Produce annual report on impact and outcomes, including financial and operational costs and community profile	M&E, Team Lead		



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1.4 Project Resources

VPUU NPC Resources:

Overall Senior Management: Michael Krause

Stakeholder Management + Leadership Training: Priscilla Erasmus and Theo Mayekiso

GIS Senior: Chris Berens

GIS Technical: Nhlanhla May

Supervision via Survey and Enumeration – Technical: Thulani Manci and Olwethu Xhinti

Participatory Planning (Urban Designer): Sabina Favaro and Carla Robb

Team Leader, Project Coordination: Qassem Francis and Nontsikelelo Mngqibisa

Overstrand Municipality Resources

Project Management: Riaan Kuchar

Assistant Housing Programme Manager: Abigail Jacobs

Community Project Manager: Desmond Lakay

Figure 8: Satellite image of the Khawicóó neighbourhood from which residents are engaged in the community participation process. (Visible informal settlement and Township. SOURCE: Google Earth)





Western Cape
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OVERSTRAND



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1.5 Methodology

1.5.1 Community Participation Methodology

The methodology and sequencing of the community participation process for ISSP activities in Overstrand is based on best practices developed through previous stakeholder and community engagement work by VPUU NPC.

A. Initial Community Engagements

Timelines: April 2019 to June 2019

1. **Local Councillor engagements and introduction of VPUU Processes (trust-building exercise with Councillors)**
 - Introduce VPUU and VPUU Mandate in Kleinmond
 - Ask for stakeholders list Councillors have, including ward committee members
 - Ask for municipal database of stakeholders
2. **Stakeholders mapping and analysis [including NGOs/CBOs]**
 - Desktop analysis on lists of stakeholders, to see whether there are gaps [making telephonic calls to verify existence of stakeholders]
 - Making appointments/set dates for meetings with groups of stakeholders.
3. **Stakeholder consultations and introduction of VPUU processes and mandate**
 - Meeting with groups of stakeholders to introduce VPUU and VPUU methodology
 - Getting to know more about stakeholders
 - Find gaps/missing stakeholders for further invitations

Figure 4: Stakeholder Management: Possible Engagements with community stakeholders





4. Formation of core leadership group

- Give each structure/organisation/forum a nomination form for 1 or 2 representatives to join core group of development

B. Setting up Project Steering Committee (PSC)

Timelines: May 2019

5. Setting out steering committee with ToR

- The pre-existing PSC will be engaged, as well as additional stakeholders whom will be incorporated as needed, with assistance from the Municipality
- VPUU's community participation processes will guide regular engagements through leadership training
- Update Terms of Reference (ToR) for Project Steering Committee
- ToR Finalisation

C. Capacity Building and Enumeration Process

Timelines: June 2019 - February 2020

6. Leadership group training and trust-building exercise with core group of leaders and stakeholders

- Start leadership training as a form of trust-building with the entire core group of stakeholders

Note: Leadership Training is done concurrently with Enumeration Process

- Examples of Training Topics are:

- Qualities of a good leader
- How to communicate well as leaders
- How to build trust with communities
- How to manage conflict
- How to run meetings and give report-back/feedback
- Understanding Financial Management

7. Tenure Protocol Workshop

- As part of or after 2nd Leadership training session, this is used as a platform to inform the community as to why the enumeration is taking place and how it will take place. This is the start of fieldworker recruitment
- Communicate scheduling and other logistics to Enumeration team

D. Participatory planning workshops

Timelines: November 2019 – April 2020

8. Conduct participatory planning workshops as focus Project Steering Committee meetings



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- Run workshops with community and municipal officials to assist and guide future planning of settlement upgrades and new projects
9. Support DHS, TWK and Project Steering Committee in conducting information-sharing workshops and stakeholder engagements for UISP and housing processes (as required - minimum monthly engagement)

E. Mini Profile Workshop

Timelines: August 2019

10. Profile Workshop

- Run a full-day workshop on findings/challenges of the community and assets available

F. Mini Solutions and Way forward

Timelines: October 2019

11. Mini CAP formation and practical solutions

- Run a full-day workshop on finding solutions to the profile workshop report, these will potentially guide the participatory planning process through identifying community needs

G. Ongoing processes

Timelines: from May 2019, ongoing until end of program

Meetings

12. Regular monthly meetings with PSC
13. Monthly/quarterly Ward Councillor meetings
14. Greater stakeholder engagements/community meetings

Trainings/Mentoring

15. Regular organisational development/mentoring sessions/continued leadership training/community exchange
 - The Leadership Training schedule can be found in Table 1.

Table 1: Leadership Training Schedule

DATE	TOPIC	KEY OBJECTIVES/OUTCOMES
May 2019	Defining leadership and good leadership characteristics	<ul style="list-style-type: none"> • Explaining the concept of leadership • Various definitions of leadership are identified and explained with examples • The roles and qualities of a leader are explained using examples • The circumstances when a team leader manages and leads are explained with examples from the organisation context



WORK TOGETHER



Jun 2019 (2 nd week)	Tenure Protocol workshop	<ul style="list-style-type: none"> • Inform the community as to why the enumeration is taking place and how it will take place • This is the start of fieldworker recruitment
Jul 2019	Importance of Trust and how to build trust	<p>Participants who attend this topic will be capable of:</p> <ul style="list-style-type: none"> • Increase the conceptual understanding of Building Trust and the interrelationship of the Leadership practices. • Identify skills and qualities associated with practice of Building Trust. • Identify the characteristics of trust required in a leader. • Experience the development of trust and distrust in a group setting. • Examine how trust issues operate in authentic situations. • Explore the necessary elements of the trust building process as illustrated in authentic examples.
Aug 2019	Communication and how to communicate effectively	<ul style="list-style-type: none"> • To show the speaker that his/her message has been heard. • To help the listener gain clarity on both the content and emotion of the message. • To help speakers express themselves and to encourage them to explain, in greater detail, their understanding of the situation and what they are feeling. • To encourage the understanding that expression of emotion is acceptable and that it is useful in understanding the depth of feelings. • To create an environment in which the speaker feels free and safe to talk about a situation.
Aug 2019	Profile workshop	
Sept 2019	Conflict management	<p>Participants who attend this topic will be capable of:</p> <ul style="list-style-type: none"> • Identifying conflict situations, including parties, issues involved, social context and trends • Understanding conflict situations • Analysing conflict situations • Facilitating the bringing together of conflicting parties • Designing systems and processes for dealing with conflict • Communicate in a variety of ways when dealing with conflict
	Conflict Management continued	<ul style="list-style-type: none"> • Help participants resolve sample conflicts and build a climate of internal cooperation within their community, organizations, homes, etc.



Oct 2019	Solutions workshop	
Oct 2019	Leadership styles and how leadership styles affect decisions	<ul style="list-style-type: none"> • Develop your power of authority without becoming an authoritarian. • Discover how each leadership style is able to influence and persuade people. • Create a reputation that inspires people to willingly follow you. • Quickly assume the most appropriate leadership style for the given situation. • Learn the skill of empowerment to bring out the best in other people. • Encourage other people to assume personal responsibility.
Nov 2019	Understanding financial management and financial planning	<ul style="list-style-type: none"> • Introduction to Budgeting • Elements and Types of Budgets • Estimating Income and Expenditure
	Understanding financial management and financial planning	<ul style="list-style-type: none"> • The Budgeting Process • Monitoring Expenditure • Revising the Budget
Jan 2020	Personal and organizational effectiveness	<ul style="list-style-type: none"> • Setting realistic goals • To clearly and accurately communicate your message • To be able to write good plans • To handle conflict assertively but fairly and calmly • To self-inspire and develop self-confidence • To inspire confidence and motivation in others around you. • How to conduct meetings effectively
Feb 2020	General planning	<p>At the end of this unit trainees should be able to</p> <ul style="list-style-type: none"> • Define planning • Justify the purpose of planning • Decide on appropriate planning methods • Decide on appropriate follow ups on planned activities
<i>Preparation for certification</i>		

Documentation

16. Endorsed database of local stakeholders
17. Regular minutes/notes
18. Regular register

1.5.2 Enumeration Methodology

The approach to conducting the physical numbering of households, household surveys and GIS mapping is a multiphase process, with a best practice sequence to deliver those objectives developed through prior enumeration projects, which has become the VPUU Enumeration Methodology. Some tasks are able to be run in parallel, but it is reaffirmed that the outcomes of community stakeholder engagements affect the various processes envisioned, what can be delivered, and when deliverables can be completed.

Following initial miscommunications regarding which data collection tool would be used, it was agreed in a meeting with DHS on 30 May 2019 that the enumeration process would continue as per the proposal submitted by VPUU NPC, with the raw, cleaned data made available by VPUU NPC to the University of Stellenbosch data system.

The enumeration of additional beneficiaries in formal areas has been agreed to by VPUU NPC, DHS and Overstrand Municipality. This will be treated as a separate process to the enumeration of the informal settlement. It will be supported by the VPUU NPC enumeration field team. The method of capturing information for these additional beneficiaries is under discussion with DHS and Overstrand Municipality. Overstrand Municipality is responsible for verifying the eligibility of additional beneficiaries registering for the housing list.

Map 2: Satellite image of structures in Dhekwa



A. Enumeration process

Timelines: 3 June to 16 August

1. Tenure Protocol Workshop (1 day)

- Preparing content for presentations about tenure protocol and recruitment for enumeration



TOGETHER



- Attend and present at Tenure Protocol Workshop organised by Community Participation team
- 2. Recruitment and training of 18 local fieldworkers (3 weeks)**
 - Call for CVs of community members who are not currently working to support the enumeration fieldwork (10 days prior to training workshop),
 - Training of enumeration fieldworkers (3 days theory),
 - Contractual engagement of 14 (fourteen) fieldworkers for the labelling and interviewing of all structures identified as part of the enumeration process.
- 3. Physical labelling of all structures (1 week)**
 - Current structure estimate of 690 informs timelines
 - Mapping of social infrastructure using Field Atlases (2 days of fieldwork),
 - Fieldworkers supported by VPUU Field Co-ordinators attach stickers to structures using Field Atlases
 - Fieldworkers to spray-paint checked house numbers using stencils.
 - Weekly progress maps
- 4. Household survey of all structures (4 – 6 weeks)**
 - Current dwelling unit estimate of 950 informs timelines
 - Fieldworkers managed by supervisors to conduct interview survey at each dwelling unit identified in painting process
 - Quality control and troubleshooting of error cases; any issues to be referred to supervisors
 - Weekly progress maps
- 5. Finalisation of database and payment of fieldworkers (2 weeks)**
 - Confirmation of full coverage of settlement
 - Quality control and troubleshooting of error cases
 - Submission of raw, cleaned data to University of Stellenbosch
 - Payment of fieldwork team
- 6. Statistical Analysis of Survey Data (1 month)**
 - Development of visualisations for key data through maps, bar charts, pie charts, frequency tables, etc.
 - Written interpretation of each data visualisation

B. Community Information Office

Timelines: September 2019 to March 2020

- 7. Development of Community Information Office for duration of Enumeration process (7 months)**
 - Confirmation of community register protocols
 - Capture of missing data
 - Verification of data collected per household
 - Updates to initial enumeration database

1.5 Goals for June through September 2019

The next report, the Milestone 2 Progress Report, will recount progress made towards the following goals, which are set for the next quarter:



TOGETHER



1.6.1 Stakeholder Engagement Goals

- Conduct two Ward Councillor meetings;
- Conduct four monthly PSC meetings;
- Commence structured leadership trainings with identified community stakeholders (four in this quarter);
- Conduct up to two special meetings with Council and/or the public; and
- Support DHS, DVS and Project Steering Committee in conducting information-sharing events for UISP and housing processes, as required.

1.6.2 Data Collection Goals

- Recruit, appoint and train of local fieldworkers;
- Gather and map any social infrastructure and economic amenities in the informal settlement pocket;
- Physically number all structures in the Overhills settlement;
- Collect socio-economic data;
- Capture coordinates of each structure;
- Profile and map all households; and
- Control quality of data.

1.6.3 Analysis and Reporting Goals

- Analyse and collate data in a fully populated, standardised and structured database;
- Analyse pre-screening results for households in the informal settlement pocket;
- Capture outcomes in pre-screening report for households in the informal settlement pocket;
- Commence Business Survey Report;
- Commence half-year Community Satisfaction survey;
- Commence drafting Informal Settlement Socio-Economic Report; and
- Produce monthly progress reports
- Produce one milestone Progress Report.

2 Progress Reports

2.1 Community Participation Process Progress Report

Initial engagements with Overhills stakeholders and documentation for this project have begun, in accordance with the community engagement plan detailed in 1.5.1. Below, Table 2 contains a chronology of major meetings that have occurred thus far. In addition, the Community Participation team commenced the stakeholder mapping process in April, and met with 45 individual key stakeholders in the community between 25 April 2019 and 10 May 2019.

Table 2: Timeline of Meetings

DATE	MEETING	PURPOSE	OUTCOME
27 Mar 2019	Overstrand Municipality	Confirm undertaking of survey and timelines	Requested to hold a follow-up meeting with Municipality to learn more about a recent protest
3 Apr 2019	Overstrand Municipality, along with representatives from Wards 9 and 10	Learn more about recent protest (<i>Purpose was not achieved</i>)	VPUU NPC explained scope of project Dates set for community meetings
4 Apr 2019	Call with Heleen Schliep of Narrative Foundation	Learn about forums in Overhills and broader Kleinmond	
	Call with Ayanda Tyhulu, Deputy Chairperson of Overhills Committee and Municipal Employee	Clarity on protests that occurred earlier in 2019	
	Call with Sheridan of Kleinmond Hangklip Links	Learn about social cohesion activities	
16 Apr 2019	Ward 9 Community Meeting	Introduce VPUU NPC and scope of project	
17 Apr 2019	Proteadorp Community Meeting	Introduce VPUU NPC and scope of project	
16 May 2019	Stakeholder Meeting	Identifying and further mapping stakeholders	
11 June 2019 (planned)	Leadership Training	<ul style="list-style-type: none"> Defining Leadership Tenure Protocol Workshop 	

Figure 3: Community members meeting with VPUU (not accredited)



2.2 Community Dynamics Progress Report

The dynamics surrounding this project are influenced by local leadership structures, protests, racial tensions and perceptions of crime and violence. Following VPUU NPC methodology attempts are made to engage inclusively with as many stakeholders as possible with the outcome of creating strong communication channels and platforms.

Local leadership in Overhills and surrounding areas include the following key groups:

- Proteadorp Indigenous Committee (PIC) – representing the interests of residents who resided in Proteadorp before the Overhills informal settlement formed
- Ward Committees for Wards 9 and 10
 - Overhills is in Ward 10
 - Half of Proteadorp is in Ward 9 and half is in Ward 10
- Joint Committee (JOCOM) – consisting of the Municipal Area Manager, Ward Councillors, Ward Committee representatives, SAPS and the Community Policing Forum (CPF)
- Overhills Community Forum
- Kleinmond Community Forum (KCF)
- KHAYA – representing backyard dwellers, though this is disputed



A full list of stakeholders can be found in Annexure A – Key Stakeholders List.

Preliminary meetings with Overstrand Municipality were postponed until the end of March due to service delivery protests that preceded VPUU NPC's work in Kleinmond. The protests occurred when Overhills residents built structures in an area that was undefined in an agreement held between the municipality and the community. The agreement limited the boundaries of Overhills based on fire safety standards. Before a solution could be found between the community and Joseph Smith, the Kleinmond Housing Official, private security personnel from the Red Ants evicted residents in the disputed area and demolished the structures. In response, the community began protesting. When a leader of Overhills who was not at the protest was arrested in his home, protesters organised a march to the police station to demand his release. Police officers utilised tear gas against the crowd.

Several former community leaders – including Ayanda Tyhulu, who is now Deputy Chair of the Overhills Community Forum's Committee – now work for Overstrand Municipality. According to municipal policy, they are not permitted to react to situations such as protests in the community, even in an attempt to de-escalate tensions.

Based on conversations that the Community Facilitator has had with members of the community, it is clear that there racial tension and distrust exists between the Proteadorp and Overhills neighbourhoods. Proteadorp residents claim indigeneity to the area, and have voiced concerns around crime and violence occurring in Overhills. These tensions will likely affect collaboration between residents within the co-design process.

Other community dynamics that may affect the enumeration and participatory processes include concerns around protecting indigenous fynbos species in high-crime areas hidden by dense foliage; a growing community of social entrepreneurs; a community need for more cemetery space; existing social cohesion activities for children from diverse backgrounds; and low employment.

3 Annexure A – Key Stakeholders List

NAME	SURNAME	ORGANISATION	ROLE	TELEPHONE	E
Michael	Botha	Kleinmond Ratepayers Association	Chairperson		ff
Nokwayoyo	Booi	Community of Backyarder	Member	(078) 074 6678	ff
Unice	Ndlovu	The Grail Training for Transformation	Accountant	(060) 419 2783	
Sheridan	Goliath	Kleinmond Links	Voluntary Member	(084) 964 9579	
Chris	Harding	Kleinmond Ratepayers Association	Chairperson	(082) 820 8005	ff
Mary	Hull	Kleinmond Fisherman	Ward Rep	(076) 388 9706	ff
Christian	Ntobeko	Dverhills Community	Chairperson	(078) 830 5894	
John	Engelbrecht	Fynbos Hub for the Elderly	Coordinator	(078) 370 5075	ff
Solly	Van Wyk	Kleinmond Rugby Club	Chairperson	(072) 726 0939	ff
Cornette	Hall	Cultural			
Yvonne	Siep	Narrative Foundation	Coordinator	(072) 198 7279	ff
Yvonne	Siep	Building Bridges	Director	(083) 533 9303	ff
Shireen	Arendse	M&S Catering	Partnership	(071) 284 0412	
Leifani	Abrams	SA Post office	Branch Manager	(028) 271 3100	ff
Peter	Dave	Kleinmond Veterinary Clinic	Veterinary Doctor	(028) 271 4044	ff
Philda	Heidman	ECD Day-care	Principal	(082) 970 9701	
Riekie	Grove	Kleinmond Animal Welfare Society	Manager	(028) 271 5004	ff
Theresa	ELS	Youth Care Centre	Manager	(028) 271 5753	ff
Cheryldene	Jonas	Bambanani Day Care Centre	Carer	(028) 271 4044	
Tania-Lee	Van Rooyen	Kleinmond Women's Rugby Club	Secretary	(082) 751 2316	ff
Grant	Cohen	Ward 9 Councillor	Councillor	(072) 436 9068	ff
Paulette	Marinus	St. Andrews Anglican Church	Church Warden	(072) 984 3707	ff



WESTERN CAPE GOVERNMENT



Karl	Jonkers	VGK KERR Proteadorp	Church Warden	(028) 271 4263	
Alta	Van Wyk	Siyabulela Pre- primary	Principal	(028) 271 4882	aj
Mariette	Swartz	Spanish Kitchen	Business Owner	(073) 830 9113	
Mark	Engelbrecht	Kleinmond Health Clinic	Bestuurder	(028) 271 4951	ak
Sandra	Van Schaikwyk	Family and Child Welfare SA	Manager	(028) 271 4044	al
Mary	Malgas	Heideland Pre-primary	Principal	(028) 271 4134	am
Roderick	Brikkels	Kleinmond Primary School	Principal	(028) 271 3149	an
Monique	Bailey	Kleinmond Netball club	Chairperson	(084) 837 7157	ao
Innocent Nkuleko	Vula	Overhills Community Forum	Committee Member	(083) 894 3537	
Gys	Huisamen	Kleinmond Laerskool	Principal	(028) 271 3440	ap
Dr Chris	Malan	DRC Church	Religious Leader	(028) 271 3913	aq
Dr Chris	Malan	Forum for Christian Church Leaders	Coordinator	(028) 271 3913	ar
Ayanda	Tyulu	Overhills Community Forum	Deputy Chairperson of Committee	(078) 263 360*	
Andrew	Martin	Local Football Association	Chairperson	(078) 263 3608	
Bangikhaya	Manshinga	Backyard Dwellers Association Poppedorp	Organiser	(078) 204 8060	at
Louise	Swarts	Ocean Fisheries Shop	Owner	(072) 074 8589	au
Judy- May	Onker	Kids Can Aftercare	Principal	(072) 915 9347	av
Lisa	Vava	Kleinmond Theatre Production	Leader	(078) 725 0589	ax
Fatima	Hickley	Green Market Vendor	Vendor	(072) 665 6623	
Pheziwe	Fongqqa	Church	Religious Pastor	(076) 460 9669	aj
Violet	Bosset	CPF	Chairperson	(082) 768 1194	ak
Vilna	Hoonenberg	Library	Head Librarian	(028) 271 8485	al
Deon	Brits	Business Forum	Deputy Chairperson of Committee	(082) 338 2532	am
Frazer	Barry	Indigenous	Member	(082) 497 0433	an



021 271 5657



Anele	Abrahams	Tourism	Official	(028) 271 5657	ii
William	August	Proteadorp Community Forum	Chairperson	(074) 026 6837	iii
Mpozoyo	Kwinana	Taxi Association	Owner	(073) 838 8400	
Charmaine	Resant	Proportionate Councillor New Revival Ministry	Councillor for Ward 10	(079) 885 5022	iv
Elgin	August	Church	Pastor	(076) 422 5617	vi
Eleanor	Barry	Proteadorp Primary School (Provincial)	Ward Rep	(072) 126 6221	vii
Charles	Swartz	Integrated Fishing Forum	Chairperson	(082) 437 0727	viii
Sam	Pretorius	Pretorius Bou Diens Aanemers	Coordinator	(082) 393 8689	ix
Thomas	Sitholi	Masishisa Clothing and Barber	Worker	(073) 758 4399	
Simon	Asheho	Best Price Tuckshop	Worker	(051) 887 1361	
Lucky	Allie	JT Traders	Worker	(074) 681 1671	
Sobu	Miha	Protea Superette	Worker	(076) 996 8550	
Rachel	Goliath	Kleinmond Primary School	Deputy Principal	(050) 947 4525	x



4 Annexure B – Meeting Minutes

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VPUU –VIOLENCE PREVENTION THROUGH URBAN UPGRADING**Minutes of Overstrand Scope of Works clarification Meeting**

Held in Hermanus, on 03 October 2018 at 14:00

Present: David Allie, Elmay Peleer – DHS
Michael Krause (MK) – VPUU NPC

Attendance register included at end of minutes.

Action Items

Item	Action/s to be taken	Responsible Person
3.1		
3.2		
4.1		
4.1		

Item Text

Item	Text
1	Opening and Welcome
2	Survey in Kleinmond
2.1	a. need for survey is identified b. Overstrand got Lyners as engineering company
3	Background of project
3.1	Lyners appointed to assess land for housing and public facilities, range of housing typologies Topographical constraints in Kleinmond Lyners identified certain land parcels for development and did some studies on bats land yield in Kleinmond Field surveys required Protea Dorp, (formal with backyarders) Overhills areas (informal settlement) Verification of housing needs is important Baseline is outdated 3 weeks ago meeting WCG DHS - Overstrand, that concluded that VPUU can offer service of survey Lyners digitalized formal structures in the area, Informal structure area partially done Questionnaire available: hybrid Overstrand, previous studies, WCG questionnaire
3.2	David: formal and informal survey, framework agreement from WCG to VPUU NPC is only for informal
3.3	There are about 600 informal structures The intention is to determine the housing needs in Overstrand according to different types of housing. Why backyard survey? To understand whether backyarders are family, renters, whether owner of house lives in backyard and rents out main structure. Some of the intention is

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whether one can do a subdivision if it is family. Understand the living conditions of residents.

When discussion with community took place, it emerged that some of the renters are actually looking for opportunities in other town like Betty's Bay. In other words get good understanding of how best to assist people.

4 Discussion

4.1 Is there a community structure in Kleinmond? Yes various, it will require to form a consolidated structure.

How many informal structures? approximately 600

Tracing of shack outlines: partially done

Numbering some numbers are there, service provider at Overstrand that does numbering

How to manage data base after survey? Think about a Community Registration Office.

Part of our mandate is to do participatory design, are the designs fixed or not?

What is done in shared facilities, community facilities?

Also an intention is to gather info into database to understand whether residents are qualifiers or not and what housing options

What services are required from VPUU in terms of application form?

Community based planning – Yes

Community facilitation- Yes

PM - No

Project packaging – No

Documenting learning – Overstrand to decide

Community Survey, Data collection – Yes

Conflict mediation: yes

Networking, partnership brokering – Overstrand to decide

Facilitating learning – No

Skills and leadership training – Yes

M&E- Yes

In-situ re-blocking – later not now

Construction support – later not now

5 Process steps:

5.1 DHS to send application template 04.10.2018

Overstrand will submit request form for all informal structures in specific area.

Community preparation: this year

Field worker training:

Numbering:

Field work:

Verification of housing database will take place in November to verify or register for application.

6 Date of next meeting: Dependent on submission of proposal

Michael Krause,
VPUU CEO

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VPUU –VIOLENCE PREVENTION THROUGH URBAN UPGRADING

Informal Settlements Support Programme (ISSP)
Overstrand Municipality – Kleinmond

Minutes of Scope of Works Meeting

Held in Preekstoel Offices, Rotary Way, Hermanus on 25 January 2019 at 14:30

Present: Overstrand Municipality:
 Abigail Jacobs (AJ)
 Briand Louw (BL)
 Haneen Van Der Stoep (HVDS)

Lyners: Lawrence Stewart (LS)

VPUU NPC: Mark Schreuder (MS)

Apologies: DHS: Elmay Pelser (EP)

Attendance register included at end of minutes.

Action Items

Item	Action/s to be taken
3.1	AJ to forward housing registration figures to MS for inclusion in proposal
5.1	MS to compile VPUU proposal for submission to DHS on 31.01.2019

Item Text**1 Opening and Welcome**

1.1 MS thanks attendees for joining the meeting.

The purpose of the meeting is to confirm and clarify certain points of information related to the Scope of Works for the Kleinmond Overhills project, to assist the VPUU NPC proposal that shall be submitted.

2 Status Quo of Project

2.1 LS provides background information for the project thus far. Lyners was appointed to assess available land for housing and public facilities to be developed. Lyners identified certain land parcels for development. The land use management processes need to be undertaken to initiate development, but require verification of the housing demand figures to determine number of units for development.

Completion of Report is therefore dependent upon submission of enumeration figures.

3 Services Required

3.1 Core focus for VPUU assistance is that of enumeration and community engagement as part of project team.

AJ confirms that there are approximately 600 structures at last count, but additional imaging is being conducted by Law Enforcement in late January 2019. Shall impact upon the structures that should be enumerated.

Enumeration comprises of both physical numbering of structures, as well as the household survey to determine number of qualifiers. Proposal shall be based upon survey

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counts. AJ to forward relevant information related to housing database to MS for estimation of survey numbers in proposal.

Survey questionnaire had been previously developed by Lyners which incorporated questionnaires of WCG DHS, Overstrand Municipality and a previous backyard structure study. If appointed, VPUU shall incorporate into the development of a single questionnaire incorporating current version with additional WCG DHS information requirements if needed. Shall be drafted and confirmed by project team, not in isolation.

LS stated that a database was developed for linking all survey information to Overstrand Municipality's GIS. Informal structures on aerial photograph of 03 May 2019 were digitized and needs to be verified as part of field survey. Additional structures erected since the aerial photograph was taken still needs to be digitized.

Field workers to be recruited from the communities and will be trained for the survey.

- 3.2 MS enquires about current community structures and engagements thus far.
 LS and BL note that there have been 2 public meetings, 3 planning meetings with the Project Steering Committee and other individual engagements with stakeholder and the municipal housing department.
 BL notes the need to expand the engagement process and to augment the current process. This would be the expected role of VPUU as preparation to the enumeration process.

Kleinmond has two wards (Wards 9 and 10) with the relevant Ward Committee included in the process thus far.

4 Participatory Planning

- 4.1 Group agrees that the enumeration data shall be used to assist the planning of the new development. Professional team includes urban designers and planners, with a need for facilitated use of the enumerate data to reconfigure developments. VPUU to assist in this regard as facilitating with the Project Steering Committee and professional team.

Intention is that Project Steering Committee community stakeholder component would be a viable long term structure that can be used for other engagements as part of project processes. Community structures exist for Overhills and Proteadorp respectively.

5 Process Steps

- 5.1 VPUU to submit a proposal to DHS for consideration on 31 January 2019 as per RFP process.

- 6 Date of next meeting: Dependent on proposal submission.

Mark Schreuder,
VPUU Project Manager



5 Annexure C – Meeting Attendance Registers

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VENUE: PREEKSTOEL BOARD

ATTENDANCE REGISTER: KLEINMOND SURVEY		
NAME	ORGANISATION / DESIGNATION	E-MAIL ADDRESS
E. Pelser	BHS	e.lway.pelser@western.gov.za
M. KADANE	VTAU MTC	MICHAEL@VTAU.ORG.ZA
D. LADY	Overstrand Municipality	dlady@overstrand.gov.za
A. JAMES	"	ajames@overstrand.gov.za
A. KENNEDY	Overstrand Municipality	A.KENNEDY@OVERSTRAND.GOV.ZA
L. KUEBER	"	lkueber@overstrand.gov.za
L. STEWART	byggers	lawn@byggers.co.za
D. ALLI	BHS-Planning	DAVID@BHSWESTERNCAPE.GOV.ZA
F. FEAR	overstrand muni	ffear@overstrand.gov.za

27 Wide Street, Cape Town, 8001
Overberg District

Private Bag 10963, Cape Town, 8000
www.westerncape.gov.za

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ATTENDANCE REGISTER FOR CONFERENCES WITH STATE BODIES ON NARRAGANSETT DATE: 25.04

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT N
1	Jones	Wesley	WRKs	Harving	0510695
2	BCCI	NORIE	N ID	South Wales	07671411
3	Nolan	EMILE	N 9	South Wales	0504192
4	Thomas	Stewart	Nobles	South Wales	20802102
5	Hull	Matt	N 10	Harving	07638917
6	Evans-Jones	Maureen	N 10	South Wales	07822080
7	Handberg	Chris	Chairman	South Wales	07822080
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ATTENDANCE REGISTER for: *Technical and Mechanical Assessment* DATE: *26.06.21*

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	GEN
1	<i>WILLIAMS</i>	<i>Scott</i>	<i>Inspector</i>	<i>Ministry of Defence</i>	<i>0222 214210</i>	<i>M</i>
2	<i>WILLIAMS</i>	<i>Craig</i>	<i>Chief</i>	<i>Cheshire Fire</i>	<i>01752 80300</i>	<i>M</i>
3	<i>WILLIAMS</i>	<i>John</i>	<i>Chief</i>	<i>Fire & Rescue</i>	<i>01752 80300</i>	<i>M</i>
4	<i>WILLIAMS</i>	<i>George</i>	<i>Chief</i>	<i>King's Sea Defence</i>	<i>01752 80300</i>	<i>M</i>
5	<i>WILLIAMS</i>	<i>Yvonne</i>	<i>Teacher</i>	<i>Northumbria Foundation</i>	<i>01752 80300</i>	<i>F</i>
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ATTENDANCE REGISTER for: *Johns River District - Upper Calderon - 11/10/10* DATE: *2.02.10*

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	GEN
1	MASTERS	Shirley	Member	MPS Calderon	022 292 0000	F
2	BRADY	GRAND	SMR	SA EAST (FFICE)	082 213 100	F
3	DELL	FRITZ	Chair	Musical Society	022 292 0000	F
4	STANBORN	Vanessa	Member	Musical Society	022 292 0000	F
5	CHAPMAN	PAULINE	Member	Musical Society	022 292 0000	F
6	DELL	THOMAS	Member	Musical Society	022 292 0000	F
7	DELL	CHRISTOPHER	Member	Musical Society	022 292 0000	F
8	DELL	THOMAS	Member	Musical Society	022 292 0000	F
9	DELL	THOMAS	Member	Musical Society	022 292 0000	F
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ATTENDANCE REGISTER for: *Industriële wetenschappen* ... *Wetenschappen* ... *Wetenschappen* ... DATE: *3-05-20*

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	GEI
1	<i>Van Vliet</i>	<i>Alfa</i>	<i>Group</i>	<i>Stalbeil Fedrick</i>	<i>03231 4512</i>	<i>FA</i>
2	<i>Van Vliet</i>	<i>Alfa</i>	<i>Group</i>	<i>Stalbeil Fedrick</i>	<i>03231 4512</i>	<i>FA</i>
3	<i>Van Vliet</i>	<i>Alfa</i>	<i>Group</i>	<i>Stalbeil Fedrick</i>	<i>03231 4512</i>	<i>FA</i>
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6	<i>Van Vliet</i>	<i>Alfa</i>	<i>Group</i>	<i>Stalbeil Fedrick</i>	<i>03231 4512</i>	<i>FA</i>
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ATTENDANCE REGISTER for Interviews with Stakeholders in Harare DATE: 9 May 2014

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	G/E
1	Uddu	Harare	Comm. Off.	Public Works Commission	97 274 553	A
2	Uddu	Harare	Comm. Off.	Public Works Commission	97 274 553	A
3	Mphahlele	Mphahlele	Comm. Off.	Public Works Commission	97 274 553	A
4	Sibanda	Sibanda	Comm. Off.	Public Works Commission	97 274 553	A
5	Chikwe	Chikwe	Comm. Off.	Public Works Commission	97 274 553	A
6	Chikwe	Chikwe	Comm. Off.	Public Works Commission	97 274 553	A
7	Mwambi	Mwambi	Comm. Off.	Public Works Commission	97 274 553	A
8	Mwambi	Mwambi	Comm. Off.	Public Works Commission	97 274 553	A
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ATTENDANCE REGISTER for: *Scholars with Skills in the Americas* DATE: *18 May*

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	GE
1	Maen	Chris	Minister	INCO/Power Sector Lead	911 191 173	
2	Muhammad	Yus	Principal	Management Team	923 31 344	
3	Novi Satrio	Prasanto G.	Principal	INCO/Power Sector Lead	923 31 344	
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ATTENDANCE REGISTER Ref: *556/762* Date: *17/05/2012* Name: *Dr. K. S. S. S.*

NO	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	DE
1	Robert	Robert	CHAIR	C P F	01274411	F
2	Robertson	Robert	Secretary	CPFP	01274411	F
3	Robertson	Robert	Secretary	CPFP	01274411	F
4	Robertson	Robert	Secretary	CPFP	01274411	F
5	Robertson	Robert	Secretary	CPFP	01274411	F
6	Robertson	Robert	Secretary	CPFP	01274411	F
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ATTENDANCE REGISTER for: University of North Queensland DATE: 16.05.18

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	GEI
1	BRADSHAW	BRADSHAW	VP	VRU	075522222	
2	BRADSHAW	BRADSHAW	VP	VRU	075522222	
3	BRADSHAW	BRADSHAW	VP	VRU	075522222	
4	BRADSHAW	BRADSHAW	VP	VRU	075522222	
5	BRADSHAW	BRADSHAW	VP	VRU	075522222	
6	BRADSHAW	BRADSHAW	VP	VRU	075522222	
7	BRADSHAW	BRADSHAW	VP	VRU	075522222	
8	BRADSHAW	BRADSHAW	VP	VRU	075522222	
9	BRADSHAW	BRADSHAW	VP	VRU	075522222	
10	BRADSHAW	BRADSHAW	VP	VRU	075522222	
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ATTENDANCE REGISTER for: *Students with Disabilities in Higher Education* DATE: *17.05*

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	GEI
1	AMAGASE	WALY	CIP	Col. Ag. ...	81345304	
2	BRUNINGUS	PT.	
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ATTENDANCE REGISTER for: *Students with Disabilities in the Ground* DATE: *23.5.23*

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	OE
1	<i>Derry</i>	<i>E. Lewis</i>	<i>Lead for</i>	<i>Metropolitan Training</i>	<i>033 2110467</i>	<i>Pa</i>
2	<i>Murphy</i>	<i>Michael</i>	<i>Support</i>	<i>Metropolitan Training</i>	<i>033 2110467</i>	<i>Pa</i>
3	<i>McDonnell</i>	<i>Michael</i>	<i>Support</i>	<i>Metropolitan Training</i>	<i>033 2110467</i>	<i>Pa</i>
4	<i>McDonnell</i>	<i>Michael</i>	<i>Support</i>	<i>Metropolitan Training</i>	<i>033 2110467</i>	<i>Pa</i>
5	<i>McDonnell</i>	<i>Michael</i>	<i>Support</i>	<i>Metropolitan Training</i>	<i>033 2110467</i>	<i>Pa</i>
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Michael

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ATTENDANCE REGISTER for: Atletismo - 1ª Divisão - Masculino - 1ª Divisão DATE: 09/05/2014

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	GE
1	Costa	Francisco	Atleta	Associação Regatária de Portugal	912345678	
2	Costa	Francisco	Atleta	Associação Regatária de Portugal	912345678	
3	Costa	Francisco	Atleta	Associação Regatária de Portugal	912345678	
4	Costa	Francisco	Atleta	Associação Regatária de Portugal	912345678	
5	Costa	Francisco	Atleta	Associação Regatária de Portugal	912345678	
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Western Cape
Government

BETTER SETTLEMENTS



Milestone 2 Progress Report

1 June 2019 – 30 September 2019

and

Informal Settlement Socio-Economic Analysis (Enumeration Report)

Community Stakeholder Engagement, Household
Enumeration and GIS Mapping of
Overhills, Kleinmond



Compiled by Violence Prevention through Urban Upgrading for the Western Cape
Government Department of Human Settlements Informal Settlements Support Programme

15 October 2019



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1 INTRODUCTION

1.1 Background

South African cities, have experienced rapid urban growth. The result is often one of insecure living conditions in informal settlements, typified by widespread levels of informality in terms of living conditions and housing typologies. In urban South Africa this is often coupled with a high crime rate.

As part of the Western Cape Government's efforts in acknowledging that informal settlements are a more enduring feature of the provincial landscape than generally appreciated and non-state actors (the private sector and NGOs) are inadequately utilised in responding more effectively to informality, the province put out a call for proposals in order to work in collaboration with preferred service providers to achieve the vision of the ISSP effectively.

Violence Prevention through Urban Upgrading (VPUU) responded to the call for proposals and was appointed of a service provider to conduct a Household profiling and Enumeration for the informal settlement of Overhills in Kleinmond. On request from the Overstrand Municipality and with agreement from WCG Department of Human Settlements (DHS), the enumeration of additional beneficiaries in living in backyard dwellings in surrounding formalised areas was agreed on as part of VPUU NPC scope. Based on available resources, experience and capacity VPUU NPC has developed a project plan to carry out Community Stakeholder engagement, a household survey and GIS mapping of the Overhills informal settlement, as per the proposal.

Figure 2 Overview of informal settlement. Source: Google Earth



1.2 Scope of Work

In Kleinmond, the ISSP focuses on the informal settlement of Overhills and additional beneficiaries living in the nearby settlements of Poppedorp, Proteadorp and Mountain View.

As part of the ISSP, VPUU NPC has been appointed by the WCG Department of Human Settlements (WCG DHS) to provide:

- **Community participation** - The community participation process gives voice to the community. Through a series of engagements, the community has the opportunity to be informed and to voice their needs and wishes, which will inform future planning.
- **Leadership training** - Through a series of leadership sessions, a core leadership group receives training in community development and leadership skills.
- **Enumeration** - The purpose of the enumeration is to gather data from each household to better understand the socio-economic profile of the neighbourhood. The data gathered will inform the future planning and upgrading of the settlement, involving community partners, WCG and the municipality.

1.3 Project Objectives

Objective 1: Design, implement and manage a stakeholder participatory process to support the data collection process.



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This objective entails taking into account existing social and political structures/networks within the informal settlement. It is acknowledged that project deliverables are solely linked to household profiling and GIS Mapping for the Overhills informal settlement, all stakeholders involved have a contributing role to play in planning, implementing and monitoring the project. To this end, VPUU NPC has developed a project programme that provides a project preparation and stakeholder engagement period to ensure integrated planning, consideration of settlement-specific dynamics and prepare stakeholders prior to implementation; specifically, Overhills community leaders and members are champions of this process.

Key to the VPUU NPC approach is working in an integrated manner which combines planning and design work, with local economic development, institutional development, public participation, social interventions, knowledge management and project management principles.

Objective 2: Conduct a household survey which includes data collection and numbering of shacks in the pocket.

VPUU NPC uses a systemic method of physically numbering structures and collecting individual household data through an enumeration process, implemented by trained local fieldworkers from the Overhills community. All households in Overhills, as well as additional beneficiaries living in backyard dwellings in surrounding formalised areas, will be recorded in the survey, with any current numbering systems to be recorded and included in the methodology for the enumeration. In the absence of a comprehensive numbering system, VPUU will in conjunction with Department of Human Settlement (DHS), Western Cape Government (Province) and the Overstrand Municipality develop a logical and consistent structure numbering system.

The enumeration methodology is detailed in Section 5.

Objective 3: Capture GPS coordinates for all structures and link them to households in the pocket based on the information gathered; and produce GIS maps.

The enumeration process shall include a geo-location of all enumerated and physically numbered structures, which creates a triangulated model of data analysis and profiling for mapping. This objective is important in that it links the structure information to the each of the households that will be enumerated in Overhills.

Objective 4: Analyse all the data collected from the survey and produce various reports.

Utilising available enumeration data, VPUU NPC shall be able to develop reports that can assist planning for the development of the Overhills informal settlement. It is envisaged that with the data collected a report compiled will provide guidance to the professional technical team with a detailed insight into who lives within the community and what is it that they are planning for the space.



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Objective 5: To record existing social infrastructure and socio-economic opportunities/networks accessible to the dwellers.

The participatory mapping of social infrastructure in Overhills will be captured ahead of the numbering of the structures as part of the fieldworker training process. This will be counter-referenced with the leadership as part of the leadership training. This information shall be included in the Settlement Socio-Economic Report as an addition to the enumeration information, and as informant to the planning processes for Overhills.

Objective 6: Develop a database which links each household information to a structure.

VPUU NPC shall provide analysis and collation of data in a fully populated, standardised and structured database in Comma Separated Values (CSV) format and ESRI geodatabase format for GIS data.

1.4 Overall Project Timelines

In the project proposal and bid for the tender, VPUU NPC indicated that data collection would take place over a duration of four months, with final data to be presented to the professional team in an *Informal Settlement Socio-Economic Report* by the end of October 2019. Stakeholder engagement began in April 2019 and preparations for recruitment for the fieldworkers began in May 2019. It is noted that December 2019 and January 2020 are considered as a single project month due to annual December/January organisational shutdown. Figure 2 displays the full work plan for the project.

The project activities shall provide detail for the response to the above six objectives, as per the tender, and will elaborate upon the initial comments made for each objective.

It is acknowledged that the collective term of household profiling and GIS Mapping of households shall be known as enumeration throughout the project's duration. This shall inform the working title of the project, to ensure consistency of project communication.



WEST COAST TOGETHER



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1.5 Project Resources

VPUU NPC Resources:

Overall Senior Management: Michael Krause

Stakeholder Management + Leadership Training: Priscilla Erasmus and Theo Mayekiso

GIS Senior: Chris Berens

GIS Technical: Nhlanhla May

Supervision via Survey and Enumeration - Technical: Thulani Manzi and Olwethu Xhinti

Participatory Planning (Urban Designer): Sabina Favaro and Carla Robb

Team Leader, Project Coordination: Qassem Francis and Nontsikelelo Mngqibisa

Overstrand Municipality Resources

Project Management: Riaan Kuchar

Assistant Housing Programme Manager: Abigail Jacobs

Community Project Manager: Desmond Lakay

Figure 2.2 provides an aerial image of two Overstrand neighbourhoods from which residents are engaged in the community consultation process, One with informal settlement and Peri-urban. Source: Google Earth





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1.6 Purpose of the Report

This report aims to provide an analysis of the findings of the enumeration and socio-economic household surveys; to present the findings of the community participation and participatory planning processes; and to provide an update on progress made up to Milestone 2 (30 September 2019). Drawing from the emerging socio-economic profile and identified needs of the human settlements, a set of recommendations will be included in the final report. The findings and recommendations should inform the future upgrading of Overhills Informal Settlement, by guiding the WCDHS and Overstrand Municipality in decision-making and identification of key interventions.

2 METHODOLOGY

2.1 Community Participation Methodology

The methodology and sequencing of the community participation process for ISSP activities in Overhills is based on best practices developed through previous stakeholder and community engagement work by VPUU NPC.

A. Initial Community Engagements

Timelines: April 2019 to June 2019

1. **Local Councillor engagements and introduction of VPUU Processes (trust-building exercise with Councillors)**
 - Introduce VPUU and VPUU Mandate in Kleinmond
 - Ask for stakeholders list Councillors have, including ward committee members
 - Ask for municipal database of stakeholders
2. **Stakeholders mapping and analysis [including NGOs/CBOs]**
 - Desktop analysis on lists of stakeholders, to see whether there are gaps [making telephonic calls to verify existence of stakeholders]
 - Making appointments/set dates for meetings with groups of stakeholders
3. **Stakeholder consultations and introduction of VPUU processes and mandate**
 - Meeting with groups of stakeholders to introduce VPUU and VPUU methodology

Figure 1 Stakeholder Mapping: Firstly Councillors meet with community stakeholders





- Getting to know more about stakeholders
- Find gaps/missing stakeholders for further invitations

4. Formation of core leadership group

- Give each structure/organisation/forum a nomination form for 1 or 2 representatives to join core group of development

B. Setting up Project Steering Committee (PSC)

Timelines: May 2019

5. Setting out steering committee with ToR

- The pre-existing PSC will be engaged, as well as additional stakeholders whom will be incorporated as needed, with assistance from the Municipality
- VPUU's community participation processes will guide regular engagements through leadership training
- Update Terms of Reference (ToR) for Project Steering Committee
- ToR Finalisation

C. Capacity Building and Enumeration Process

Timelines: June 2019 - February 2020

6. Leadership group training and trust-building exercise with core group of leaders and stakeholders

- Start leadership training as a form of trust-building with the entire core group of stakeholders

Note: Leadership Training is done concurrently with Enumeration Process

- Examples of Training Topics are:
 - a) Qualities of a good leader
 - b) How to communicate well as leaders
 - c) How to build trust with communities
 - d) How to manage conflict
 - e) How to run meetings and give report-back/feedback
 - f) Understanding Financial Management

7. Tenure Protocol Workshop

- As part of or after 2nd Leadership training session, this is used as a platform to inform the community as to why the enumeration is taking place and how it will take place. This is the start of fieldworker recruitment
- Communicate scheduling and other logistics to Enumeration team

E. CAP Workshop

Timelines: November 2019

8. Profile Workshop



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- First half of workshop is on findings/challenges of the community and assets available
9. Mini CAP formation and practical solutions
- Second half of workshop is on finding solutions to the profile workshop report, to identify community needs and develop a Community Action Plan (CAP)

G. Ongoing processes

Timelines: from May 2019, ongoing until end of program

- Meetings
 10. Regular monthly meetings with PSC
 11. Monthly/quarterly Ward Councillor meetings
 12. Greater stakeholder engagements/community meetings
- Trainings/Mentoring
 13. Regular organisational development/mentoring sessions/continued leadership training/community exchange
 - The Leadership Training schedule can be found in Table 1.

Table 1 Leadership Training Schedule

DATE	TOPIC	KEY OBJECTIVES/OUTCOMES
May 2019	Defining leadership and good leadership characteristics	<ul style="list-style-type: none"> • Explaining the concept of leadership • Various definitions of leadership are identified and explained with examples • The roles and qualities of a leader are explained using examples • The circumstances when a team leader manages and leads are explained with examples from the organisation context
Jun 2019 (2 nd week)	Tenure Protocol workshop	<ul style="list-style-type: none"> • Inform the community as to why the enumeration is taking place and how it will take place • This is the start of fieldworker recruitment
17 Aug 2019	Importance of Trust and how to build trust	<p>Participants who attend this topic will be capable of:</p> <ul style="list-style-type: none"> • Increase the conceptual understanding of Building Trust and the interrelationship of the Leadership practices. • Identify skills and qualities associated with practice of Building Trust. • Identify the characteristics of trust required in a leader. • Experience the development of trust and distrust in a group setting. • Examine how trust issues operate in authentic situations.



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		<ul style="list-style-type: none"> • Explore the necessary elements of the trust building process as illustrated in authentic examples.
20 Jul 2019	Leadership styles and how leadership styles affect decisions	<ul style="list-style-type: none"> • Develop your power of authority without becoming an authoritarian. • Discover how each leadership style is able to influence and persuade people. • Create a reputation that inspires people to willingly follow you. • Quickly assume the most appropriate leadership style for the given situation. • Learn the skill of empowerment to bring out the best in other people. <p>Encourage other people to assume personal responsibility.</p>
31 Aug 2019	Conflict management	<p>Participants who attend this topic will be capable of:</p> <ul style="list-style-type: none"> • Identifying conflict situations, including parties, issues involved, social context and trends • Understanding conflict situations • Analysing conflict situations • Facilitating the bringing together of conflicting parties • Designing systems and processes for dealing with conflict • Communicate in a variety of ways when dealing with conflict • Help participants resolve sample conflicts and build a climate of internal cooperation within their community, organizations, homes, etc.
21 Sept 2019	Communication and how to communicate effectively	<ul style="list-style-type: none"> • To show the speaker that his/her message has been heard. • To help the listener gain clarity on both the content and emotion of the message. • To help speakers express themselves and to encourage them to explain, in greater detail, their understanding of the situation and what they are feeling. • To encourage the understanding that expression of emotion is acceptable and that it is useful in understanding the depth of feelings. • To create an environment in which the speaker feels free and safe to talk about a situation.
12 Oct 2019	Creating a Vision and Mission	
2 Nov 2019	Roles and Responsibilities of	



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	Committee Executives	
16 Nov 2019	General planning	At the end of this unit trainees should be able to <ul style="list-style-type: none"> • Define planning • Justify the purpose of planning • Decide on appropriate planning methods Decide on appropriate follow ups on planned activities
TBA	Profile and Solutions workshop	
TBA	Understanding financial management and financial planning	<ul style="list-style-type: none"> • Introduction to Budgeting • Elements and Types of Budgets • Estimating Income and Expenditure
	Understanding financial management and financial planning	<ul style="list-style-type: none"> • The Budgeting Process • Monitoring Expenditure • Revising the Budget
TBA	Personal and organizational effectiveness	<ul style="list-style-type: none"> • Setting realistic goals • To clearly and accurately communicate your message • To be able to write good plans • To handle conflict assertively but fairly and calmly • To self-inspire and develop self-confidence • To inspire confidence and motivation in others around you. • How to conduct meetings effectively
<i>Preparation for certification</i>		

• **Documentation**

14. Endorsed database of local stakeholders
15. Regular minutes/notes
16. Regular register

2.2 Enumeration Methodology

The approach to conducting the physical numbering of households, household surveys and GIS mapping is a multiphase process, with a best practice sequence to deliver those objectives developed through prior enumeration projects, which has become the VPUU Enumeration Methodology. Some tasks are able to be run in parallel, but it is reaffirmed that the outcomes of community stakeholder engagements affect the various processes envisioned, what can be delivered, and when deliverables can be completed.

Following initial miscommunications regarding which data collection tool would be used, it was agreed in a meeting with DHS on 30 May 2019 that the enumeration process would

continue as per the proposal submitted by VPUU NPC, with the raw, cleaned data made available by VPUU NPC to the University of Stellenbosch data system.

The enumeration of additional beneficiaries in formal areas has been agreed to by VPUU NPC, DHS and Overstrand Municipality. This will be treated as a separate process to the enumeration of the informal settlement. It will be supported by the VPUU NPC enumeration field team. The method of capturing information for these additional beneficiaries is under discussion with DHS and Overstrand Municipality. Overstrand Municipality is responsible for verifying the eligibility of additional beneficiaries registering for the housing list.

Map 1. Mappable rooftops of Informal in Overstrand



A. Enumeration process

Timelines: 3 June to 16 August

1. Tenure Protocol Workshop (1 day)

- Preparing content for presentations about tenure protocol and recruitment for enumeration
- Attend and present at Tenure Protocol Workshop organised by Community Participation team

2. Recruitment and training of 18 local fieldworkers (3 weeks)

- Call for CVs of community members who are not currently working to support the enumeration fieldwork (10 days prior to training workshop),
- Training of enumeration fieldworkers (3 days theory),
- Contractual engagement of 14 (fourteen) fieldworkers for the labelling and interviewing of all structures identified as part of the enumeration process.

3. Physical labelling of all structures (1 week)

- Current structure estimate of 690 informs timelines
- Mapping of social infrastructure using Field Atlases (2 days of fieldwork),



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- Fieldworkers supported by VPUU Field Co-ordinators attach stickers to structures using Field Atlases
 - Fieldworkers to spray paint checked house numbers using stencils
 - Weekly progress maps
- 4. Household survey of all structures (4 – 6 weeks)**
- Current dwelling unit estimate of 950 informs timelines
 - Fieldworkers managed by supervisors to conduct interview survey at each dwelling unit identified in painting process
 - Quality control and troubleshooting of error cases; any issues to be referred to supervisors
 - Weekly progress maps
- 5. Finalisation of database and payment of fieldworkers (2 weeks)**
- Confirmation of full coverage of settlement
 - Quality control and troubleshooting of error cases
 - Submission of raw, cleaned data to University of Stellenbosch
 - Payment of fieldwork team
- 6. Statistical Analysis of Survey Data (1 month)**
- Development of visualisations for key data through maps, bar charts, pie charts, frequency tables, etc.
 - Written interpretation of each data visualisation

B. Verification of Household Information

Timelines: November 2019 to March 2020

- 7. Verification of data collected per household**
- Capture of missing data
 - Updates to initial enumeration database



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3 CONTEXT: KLEINMOND AND OVERHILLS

3.1 Kleinmond Locality and Context

Kleinmond is a coastal village located within the Kogelberg Biosphere Reserve with a population of 6,634. Kleinmond is located on the scenic R44 (Clarence Drive), East of Cape Town, Betty's Bay and West of Hawston and Hermanus. It can also be accessed via a route on the N2, South of Botrivier.

Figure 3.1 Kleinmond Locality



3.2 Social, Economic and Political Overview

The main two languages spoken in Kleinmond are Afrikaans and isiXhosa, with 60% and 26% of the population speaking them as first languages, respectively.¹ The majority of Kleinmond has attended secondary school; 26% have matriculated and 20% have attended a tertiary institution. Much of the town (66%) does not have access to internet;² among low-income

¹ Frith, Adrian (2011) Kleinmond. Available at <http://cphos2011.westernmth.com/place/12206>.

² Stats SA (2011) Kleinmond. Available at http://www.statssa.gov.za/?page_id=4189&trv=196.



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neighbourhoods, the proportion is closer to 99%.⁸ In 2016, the Department of Rural Development and Land Reform found that:⁹

- About half the population (3616 people) lived below the poverty line
- 1532 households lived in poverty
- 1018 people were unemployed
- 637 adults were illiterate
- 578 households did not have electricity
- 20 households did not have access to water
- 4 households did not have access to flush toilets
- 2660 adults over 20 had not matriculated
- 3531 adults over 25 did not have tertiary education

Given recent population increases, especially in-migration of low-income residents, these statistics have likely increased as well.

Kleinmond is part of Ward 9 of Overstrand Municipality, which is in turn part of Overberg District Municipality. Overstrand Municipality has three political parties: The local municipal offices are located in Hermanus; however, services are delivered from an office within Kleinmond.⁵ Along with the rest of the local municipality, the village's 2015 waste management plan includes informal settlements its weekly waste collection;⁶ however, 32 households did not receive weekly refuse collection in 2016.⁷

Kleinmond has many natural features, including beaches, the Palmiet River estuary and lagoon, the Kogelberg Mountain Range, whose beauty and wildlife bring the tourism industry to the town. Its active harbour on the Atlantic Ocean also brings the commercial fishing industry to the town.⁸ A 2016 socioeconomic survey of households in low-income (income of less than R18 000 per month) neighbourhoods in the Overstrand Local Municipality, by Eigelaar-Meets and others, found that Kleinmond had the highest unemployment rate among

⁵ Eigelaar-Meets, Ilse, Groenewald, Conie and Louw, Wynand (2017) *A Study into the Needs and Demand of Affordable Housing in the Overstrand Local Municipality*, Final Report, January 2017. SOREASO. Page 83. <http://www.overstrand.gov.za/en/documents/strategic-documents/overstrand-socio-economic-report/4549-000-report-final-10-april-2017/file>

⁶ Department of Rural Development and Land Reform (DRDLR) (2017) *Sector Plan: Overberg District Rural Development Plan March 2017*, page 109. Available at http://www.ruraldevelopment.gov.za/afceadweweww4/9PLuMh/Dev_Plan2017/Western_Cape/2016_2017%20Overbergs20District%20RDP.pdf

⁷ Overberg District Municipality (2017) *4th Generation Integrated Development Plan 2017/18 – 2021/22*. Available at http://www.odm.org.za/sites/default/files/documents/4th%20GENERATION%20IDP%2017_18-2021_22-R.pdf

⁸ Overstrand Municipality (2015) *Integrated Waste Management Plan*. Available at <http://www.overstrand.gov.za/en/documents/strategic-documents/integrated-development-plan/6122-final-2015-2020-ufp-revise-29-5-2015/file>

⁹ DRDLR, 2017: 109.

⁸ Kofone [n.d.] Kleinmond. Available at <http://afceadweweww4.com/kleinmond/>



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low-income households (18.5%) compared with the rest of the municipality. It also found that 69% of employed low-income household heads earned R3 500 or less.⁹

Overhills is an informal settlement located in the northwest corner of the town. The 2016 study by Eigelaar-Meets et al found 479 households in the settlement and 46 people on the housing waiting list.¹⁰ Many respondents felt "marginalised and disempowered in matters relating to housing policy, planning and programmes" in the municipality.¹¹ The study also found there is "very small demand for rental housing" in Overhills and that, for residents, "clearly the preferential model of housing provision is home ownership."¹²

An excerpt of a table on electricity access from the 2016 study, which focused on residents who may be in need of affordable housing in Kleinmond and other neighbourhoods in Overstrand Municipality, is recreated in Table 2.¹³ The study found that fewer backyard dwellers had official electricity connections than residents in informal areas.

Table 2 Electricity connection in Kleinmond settlements from 2016 study by Eigelaar-Meets, Goozenood and Louw

Electricity Connection	Overhills	Poppedorp	Proteadorp	Riemvasmaak
Official connection; used	21 (88%)	41 (51%)	48 (79%)	35 (100%)
Informal connection	3 (13%)	35 (44%)	12 (20%)	0
No access to electricity	0	3 (3.8%)	0	0

Even only in the past few years, Overhills residents have indicated that other factors contribute to their vulnerability. Residents have been involved in advocating in broader Kleinmond around housing,¹⁴ employment through municipal tenders,¹⁵ employment for foreigners,¹⁶ and cemetery land¹⁷ for community members.

⁹ Eigelaar-Meets et al (2017), ii.

¹⁰ Ibid., 19.

¹¹ Ibid., 41.

¹² Ibid., 105.

¹³ Ibid., 82-83.

¹⁴ Burger, Anna (2018) "Housing Agenda of Overstrand" in *Hermanus Times*, 18 June. Available online at <https://www.network24.com/ZA/Hermanus-Times/News/housing-agenda-of-overstrand-20180618-2>.

¹⁵ Daniels, Nicla (2017) "Overhills residents irate over losing out on cleaning tender" in *JOL*, 29 August. Available at <https://www.johannesburg.com/news/overhills-residents-irate-over-losing-out-on-cleaning-tender-10078795>.

¹⁶ Da Silva, Raphael (2019) "Kleinmond business agrees plan on employing foreigners" in *The Wilge News*, 13 February. Available at <https://thefishnews.co.za/kleinmond-business-agrees-plan-on-employing-foreigners/>.

¹⁷ Dolly, Caryn (2017) "We have no space to honour the dead - Kleinmond resident" in *News24*, 14 September. Available at <https://www.news24.com/SouthAfrica/News/we-have-no-space-to-honour-the-dead-kleinmond-resident-20170914>.

3.3 Settlement Evolution

In June 2011, it was estimated that 579 informal dwelling units existed in Overhills.¹⁸ In December 2011, this number was updated to 365. The 2016 IDP Review found that 379 informal units.¹⁹ Accordingly, the 2012-2017 IDP for Overstrand Municipality prioritises housing delivery; though it recognises that land was not yet acquired for this. Satellite imagery shows increasing informal development in the area since 2003, with a huge jump in population in 2018, as shown from Figure 5 through Figure 9.

Figure 3-Overhills in 2003. Source: Google Earth



¹⁸ Overstrand Municipality (2012) Integrated Development Plan 2012-2017.
https://www.overstrand.gov.za/html/2012/11/overstrand-idp-2012-2017_0.pdf

¹⁹ Elgelaar-Meets et al (2017), 19.

Figure 6 Overstrand in 2006. Source: Google Earth



Figure 7 Overstrand in 2012. Source: Google Earth





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Figure 8 Overstrand in December 2017. Source: Google Earth



Figure 9 Overstrand in November 2019. Source: Google Earth



4 FIELD & PROGRESS REPORTS

4.1 Progress Report for Milestone 2

4.1.1 Achievements

The following stakeholder engagement goals were achieved ahead of this milestone:

- Conducted one Ward Councillor meeting; and
- Commenced structured leadership trainings with identified community stakeholders (four in this quarter).

The following data collection goals were achieved ahead of this milestone:

- Recruited, appointed and trained local fieldworkers;
- Gathered and mapped any social infrastructure and economic amenities in the informal settlement pocket;
- Physically numbered all structures in the Overhills settlement and additional structures in Proteadorp, Poppedorp and Mountain View;
- Collected socio-economic data;
- Captured coordinates of each structure;
- Profiled and mapped all households; and
- Controlled quality of data.



Photo 2: A fieldworker standing outside a structure in Overhills to record its GPS location

The following analysis and reporting goals were achieved ahead of this milestone:

- Analysed and collated data in a fully populated, standardised and structured database;
- Analysed pre-screening results for households in the informal settlement pocket;
- Pre-screening report for households in the informal settlement pocket included in enumeration report;
- Commenced drafting Informal Settlement Socio-Economic Report; and
- Produced monthly progress reports
- Produced one milestone Progress Report.

4.1.2 Challenges

Challenge 1: Lack of clarity on how to include members of the core leadership group into the existing PSC.

→ **Remedy:** A meeting is to be held with the Overstrand Municipality to discuss how to include the Core leadership into the PSC. Date TBC.

Challenge 2: Sign off for the Milestone 1 report from Overstrand Municipality was delayed.



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→ *Remedy:* Overstrand Municipality Project Manager was engaged to understand lack of sign off. Sign off was received from the municipality on 14 October 2019.

4.2 Community Participation Progress Report

Initial engagements with Overhills stakeholders and documentation for this project have begun, in accordance with the community engagement plan detailed in 2.1. Below, Table 3 contains a chronology of major meetings that have occurred thus far. In addition, the Community Participation team commenced the stakeholder mapping process in April, and met with 45 individual key stakeholders in the community between 25 April 2019 and 10 May 2019.

Table 3: Timeline of Meetings

DATE	MEETING	PURPOSE	OUTCOME
27 Mar 2019	Overstrand Municipality	Confirm undertaking of survey and timelines	Requested to hold a follow-up meeting with Municipality to learn more about a recent protest
3 Apr 2019	Overstrand Municipality, along with representatives from Wards 9 and 10	Learn more about recent protest (<i>Purpose was not achieved</i>)	VPUU NPC explained scope of project Dates set for community meetings
4 Apr 2019	Call with Heleen Schliep of Narrative Foundation	Learn about forums in Overhills and broader Kleinmond	
	Call with Ayanda Tyhulu, Deputy Chairperson of Overhills Committee and Municipal Employee	Clarity on protests that occurred earlier in 2019	
	Call with Sheridan of Kleinmond Hangklip Links	Learn about social cohesion activities	
16 Apr 2019	Ward 9 Community Meeting	Introduce VPUU NPC and scope of project	
17 Apr 2019	Proteadorp Community Meeting	Introduce VPUU NPC and scope of project	
16 May 2019	Stakeholder Meeting	Identifying and further mapping stakeholders	
18 June 2019	Overhills Community Meeting	Introducing enumeration and leadership training	Priscilla introduced the VPUU ISSP Enumeration process, Theo spoke

			to the Leadership Development Training and Chris presented the fieldwork plan.
20 June 2019	Overhills & Proteadorp Community Meeting	VPUU Introduction presentation	
3 July 2019	Enumeration Meeting with Lyners	Confirm enumeration questionnaire and programme	Finalisation of questionnaire and programme
30 Aug 2019	Councillor Meeting – Update on VPUU processes	Update Councillors on progress	

Photo 3 Community members meeting with Frizelle Erasmus (not pictured) in May 2019





Photo 4: Overstrand community meeting on 18 June 2019 in the community hall

4.3 Leadership Training Progress Report

Leadership Training with the core leadership group in Kleinmond began on 11 June 2019. Table 4 has a timeline of progress on the leadership trainings and topics covered thus far. VPUU NPC has encountered the challenge of low attendance to the leadership trainings. The initial group of 20 participants has diminished to nine regular participants.

Table 4: Timeline of Leadership Trainings through 30 September 2019

DATE	TOPIC
11 Jun 2019	Tenure Protocol workshop 
22 Jun 2019	Personal Development
20 July 2019	Defining leadership and good leadership characteristics
17 Aug 2019	Team or Group Dynamics
31 Aug 2019	Conflict Management Methods



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TOGETHER



21 Sept 2019 | Communication and how to communicate effectively

4.4 Community Dynamics Field Report

4.4.1 Previous Reports on Community Dynamics

The dynamics surrounding this project are influenced by local leadership structures, protests, racial tensions and perceptions of crime and violence. Following VPUU NPC methodology attempts are made to engage inclusively with as many stakeholders as possible with the outcome of creating strong communication channels and platforms.

Local leadership in Overhills and surrounding areas include the following key groups:

- Proteadorp Indigenous Committee (PIC) – representing the interests of residents who resided in Proteadorp before the Overhills informal settlement formed
- Ward Committees for Wards 9 and 10
 - Overhills is in Ward 10
 - Half of Proteadorp is in Ward 9 and half is in Ward 10
- Joint Committee (JOCOM) – consisting of the Municipal Area Manager, Ward Councillors, Ward Committee representatives, SAPS and the Community Policing Forum (CPF)
- Overhills Community Forum
- Kleinmond Community Forum (KCF)
- KHAYA – representing backyard dwellers, though this is disputed

A full list of stakeholders can be found in Annexure A – Key Stakeholders List.

Preliminary meetings with Overstrand Municipality were postponed until the end of March due to service delivery protests that preceded VPUU NPC's work in Kleinmond. The protests occurred when Overhills residents built structures in an area that was undefined in an agreement held between the municipality and the community. The agreement limited the boundaries of Overhills based on fire safety standards. Before a solution could be found between the community and Joseph Smith, the Kleinmond Housing Official, private security personnel from the Red Ants evicted residents in the disputed area and demolished the structures. In response, the community began protesting. When a leader of Overhills who was not at the protest was arrested in his home, protesters organised a march to the police station to demand his release. Police officers utilised tear gas against the crowd.

Several former community leaders – including Ayanda Tyhulu, who is now Deputy Chair of the Overhills Community Forum's Committee – now work for Overstrand Municipality. According to municipal policy, they are not permitted to react to situations such as protests in the community, even in an attempt to de-escalate tensions.

Based on conversations that the Community Facilitator has had with members of the community, it is clear that there racial tension and distrust exists between the Proteadorp



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and Overhills neighbourhoods. Proteadorp residents claim indigeneity to the area, and have voiced concerns around crime and violence occurring in Overhills. These tensions will likely affect collaboration between residents within the co-design process.

Other community dynamics that may affect the enumeration and participatory processes include concerns around protecting indigenous fynbos species in high-crime areas hidden by dense foliage; a growing community of social entrepreneurs; a community need for more cemetery space; existing social cohesion activities for children from diverse backgrounds; and low employment.

4.4.2 Updated Reports on Community Dynamics

A group of people in the community is advocating for the opening of a public high school in Kleinmond, using the Mthimkhulu Community Centre property.³³ The group is interested in using the enumeration survey findings to put pressure on the Western Cape Education Department (WCED).

4.5 Enumeration Field Report

Two rounds of training and enumeration took place between 24 June and 14 July 2019, so that fieldworkers were trained and conducted work in both the informal settlement of Overhills and the surrounding formal areas where additional beneficiaries reside. This section details field reports from both of these activities in both areas.

4.5.1 Training

Training of fieldworkers in Overhills took place on 24 through 26 June 2019 at the Overhills Community Hall. Sixteen (16) people attended the training and were present for all three days. On the first day, the group was introduced to VPUU NPC, map reading, and the KoBo Collect tool. The trainees also learned how to paint and capture house numbers and began this task in the field. On the second day, the team learned how to conduct the enumeration and accompanying socioeconomic household survey. On the third day, the team reviewed the operational agreement and what they had learned in the preceding days. An assessment was administered, and two field workers scored above 90%. At the end of the day, the supervisors were trained and fieldworkers were briefed. Meals and refreshments were provided on each day of the training. No challenges were encountered.

³³ Dawie, Elaine (2019) "High school plans for Kleinmond." *The Village News*, 17 September. Available at <https://thevillagenews.co.za/high-school-plans-for-kleinmond/>.



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Photo 8 Field workers from Overhill learned about VPUU NPC and how to use their maps

Training of fieldworkers for the enumeration of additional beneficiaries took place between 16 and 18 July 2019. The same procedures as above were followed. Twelve (12) trainees attended all three days; one person attended the first morning session and then dropped out. All 12 fieldworkers showed commitment and no challenges were encountered.



Photo 9 During practice using street

4.5.2 Fieldwork

Fieldwork in Overhills took place between 27 June and 19 July 2019. All 16 fieldworkers were present throughout. From 27 June to 1 July, the team painted numbers on 746 structures. On the first of enumeration, 3 July, some fieldworkers struggled with translating the form and



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with adding the details of additional residents within each household. These individuals were asked to return to those households to fill in the enumeration survey completely. Additionally, the team had some challenges with scanning electricity meters and identification numbers, so they took photos of this information to ensure that it was recorded correctly. The pace started to increase towards the end of the first week, when most fieldworkers became comfortable with conducting interviews. By the second week, most of the team had mastered the art of data collection. The team also worked on Saturday 13 July in order to reach households that had not been available during the week. By the end of the fieldwork, a total of 641 households were enumerated in Overhills.



Photo: E. Zulu (photo collecting information from one of the residents in Overhills)

Two field workers from Overhills, Ngeniswa Sofuthe and Sindile Gwatyuzza, showed consistent dedication throughout the course of the project. They were highly recommended for the completion of structures that were outside the map boundaries.



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Photo 9: Sabelo explaining that data will be collected using a cell phone in Overhill.



Photo 10: Zuzette scanning QR code sticker before proceeding with the survey questionnaire in Overhill.

Two challenges were encountered during the Overhills enumeration. First, a portion of Section BB could not be enumerated at the time due to a fire that had occurred over the weekend, after the structures had been painted. A plan was made to repaint the homes and enumerate them at a later date. Second, on 9 and 10 July, the fieldworkers went on strike to request payment for the painting they had done before they resumed the enumeration. A special cash payment was made to the workers on 11 July; work resumed that afternoon, and more than 100 interviews were then completed.

Enumeration of the additional beneficiaries living in backyards in the formal areas – Proteadorp, Mountain View and Poppedorp – took place between 22 July and 2 August. The fieldwork began with all 12 workers; one person dropped out on the last two days. Again, the first day went slowly as the fieldworkers were still getting familiar with the enumeration processes. The second day was impeded by rain. By the middle of the first week, the pace picked up; by the end of the week, over 50% of the forms were completed. During the second week, the team worked in the afternoons in order to reach households who were not available in the mornings. Tuesday of the second week was also hindered by rain, and no forms were collected. At the end of the second week, several households were missed either because they refused to be interviewed or were out of town for a long period of time. By the end of the fieldwork, a total of 228 households were enumerated in Proteadorp, Mountain View and Poppedorp.



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Photo 11: Pre-enumeration visitation on 26 July 2019

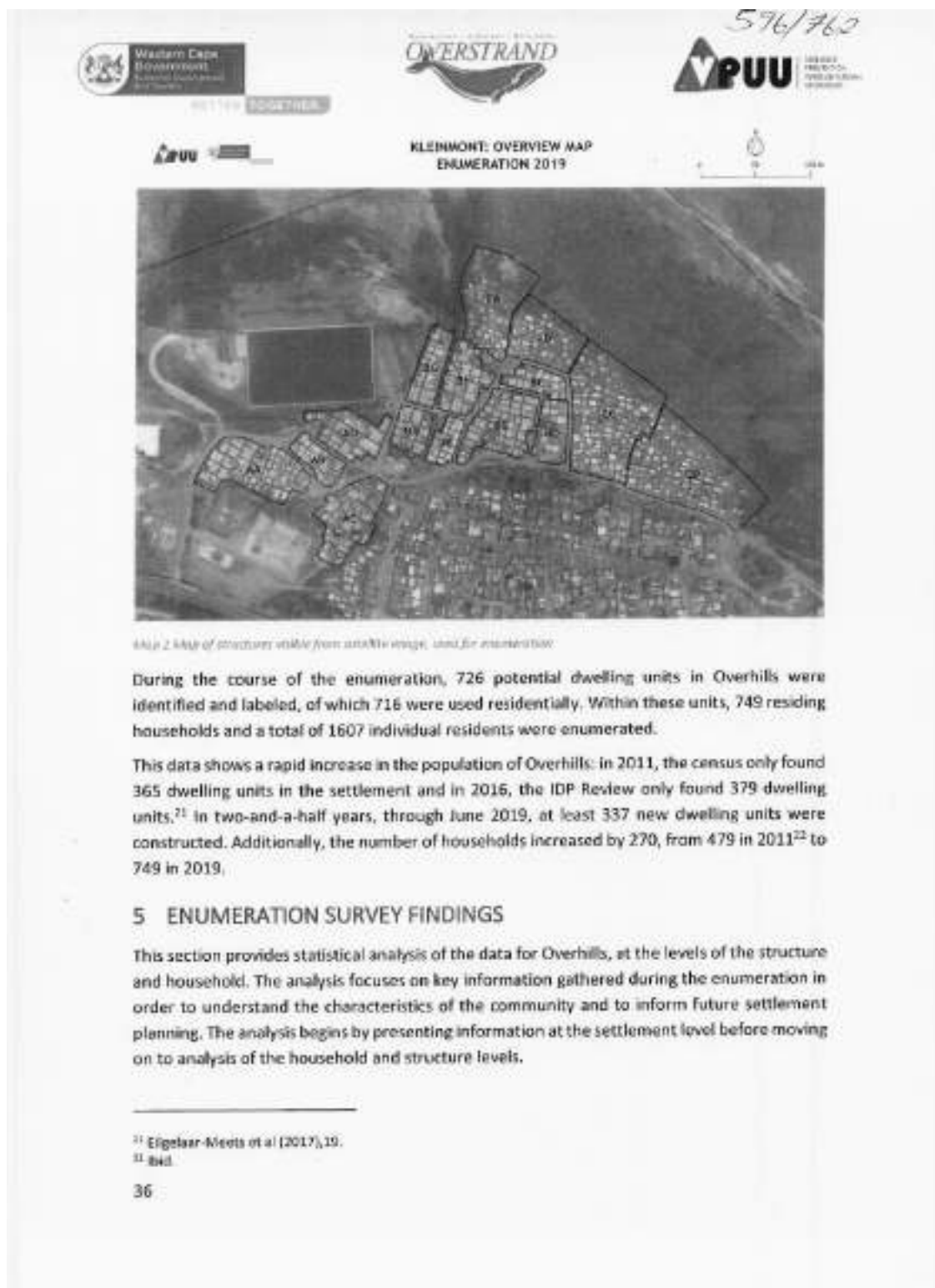
Three challenges were encountered during the enumeration of additional beneficiaries. First, some residents of Mountain View who had been visited by police officers a few days earlier, with threats to demolish their informal structures, assumed that the team was working with the police. The group explained the purpose of the survey and emphasised that they were not part of the police department. The fieldworkers also stated that the survey is voluntary. Second, not all Mountain View residents knew their street addresses, so the field worker team resorted to using the erf numbers painted on their structures in order to avoid confusion. Lastly, many Mountain View residents had dogs with whom they threatened fieldworkers to keep them from coming close.



Photo 12: Interview in Pre-enumeration, 26 July 2019

4.5.3 Overhills Coverage and Responses

Error! Reference source not found. shows which blocks of Overhills were enumerated, overlaid atop the latest satellite imagery of the settlement.



As mentioned in the methodology, the enumeration process is ongoing and VPUU recommends the establishment of a CID. The data analysed below is based on the up-to-date progress of enumeration, and is representative of 88% of the structures within the study.

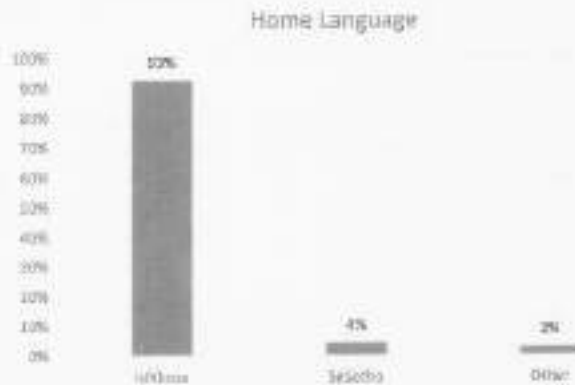
5.1 Settlement Profile

5.1.1 Nationality and Language

Nearly the entire settlement (99%) is South African; four residents are permanent residents of South Africa and 11 residents are neither citizens nor permanent residents.

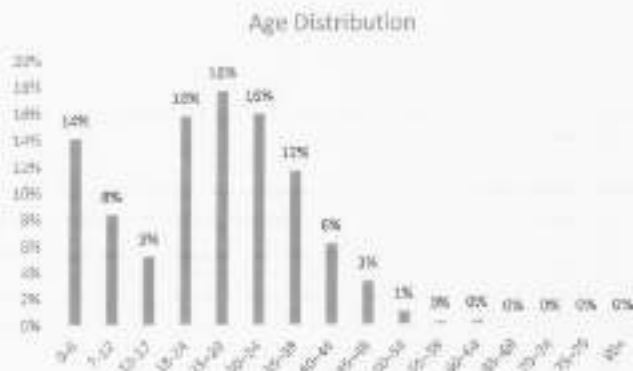
The majority of households (99%) in Overhills speak isiXhosa; 4% speak Sesotho and 3% speak another language. This contrasts drastically with the 2011 Census, which found that 26% of Kleinmond residents spoke isiXhosa as a first language. Almost no one from the Afrikaans-speaking population lives in Overhills.

Figure 10 Overhills home language



5.1.2 Sex & Age Profile

Figure 22 Overhill age distribution



The age distribution of residents of enumerated dwelling units in Kleinmond is as follows:

- 0-6 years: 14% or 226 young children and babies
- 7-12 years: 8% or 134 children
- 13-17 years: 5% or 83 teens
- 18-34 years: 50% or 793 young adults
- 35-59 years: 22% or 359 middle-aged adults
- 60+ years: less than 1% or 5 pensioners

The majority of residents (52%) are young or middle-aged adults between the ages of 18 and 39. However, there is also a spike in young children and babies younger than 6. This motivates for an early childhood development (ECD) approach in Overhills.

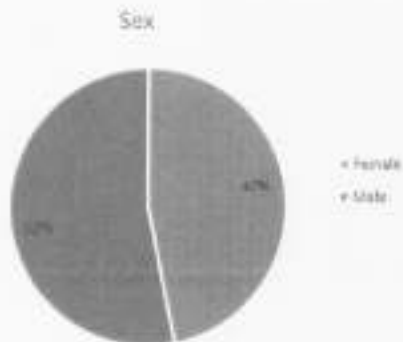
The enumeration found a slightly higher proportion of male residents (53%) than the national average. Correspondingly, 47% were female. This is typical of informal settlements, which are often most represented by young male residents who have migrated there to work.



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Figure 22 Overall sex distribution



5.1.3 Marital Status

The majority of residents (75%) have never been married. Nearly one-quarter are in a serious relationship: 16% are married legally or customarily married and 8% live with their partners.

Figure 23 Overall marital status



5.1.4 Grants Access/Receipt

Thirty-five percent (35%) of residents receive social grants.



027775 7040100



Figure 14 Overall social grants proportion

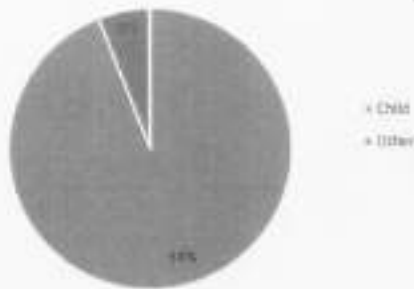
Social Grants Receipt



Of those who receive social grants, 94% are child social grants.

Figure 15 Overall social grant type

Social Grant Type



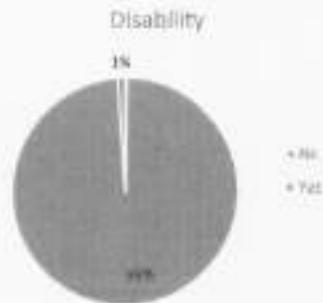
Only 1% of residents, or 18 people, live with disabilities.



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Figure 18 Overhills disability proportion



Out of those residents with disabilities:

- two have difficulty communicating
- one have difficulty hearing
- five have difficulty seeing
- six have difficulty walking
- two have mental disabilities
- four have other disabilities

Some respondents had more than one disability. The questionnaire did not specify whether disabilities were permanent or temporary.

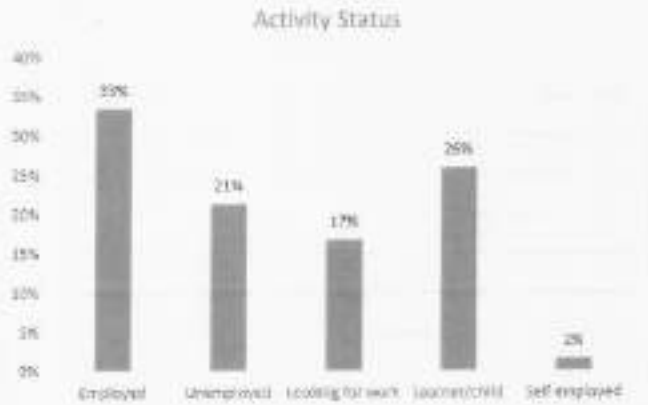
5.1.5 Employment Status

About one-third of all Overhills residents, or 34.6%, are employed or self-employed. Out of all residents, 17% are looking for work and 21% are neither employed nor looking for work. The others are learners or pre-schoolers. These unemployment rates are comparable to 2016 findings of 18.5% unemployment among low-income households throughout Kleinmond.²⁹

²⁹ Egelaar-Moets, 2017, 4.



Figure 27 Overstrand residents activity status

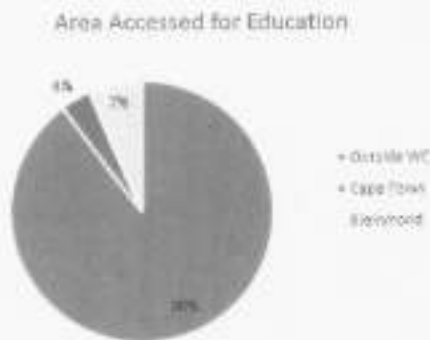


However, out of all 1178 residents who are not children/school-going, 46% are employed; 2.2% are self-employed; 29% are unemployed; and 23% are looking for work. Since 427 household heads are employed, this means that most of the 565 employed people are heads of their households; therefore, most of them are the sole bread winners.

5.1.6 Place of Education

Out of 523 households that responded to questions about where they attended school, 90% went to school outside of the Western Cape; 7% went to school in Kleinmond and 4% attended school in Cape Town. These statistics include adults who have already completed school.

Figure 28 Overstrand area of education (all residents, included previous education)

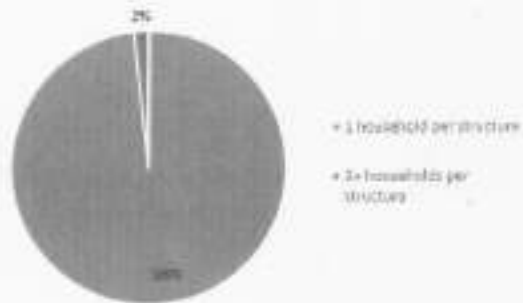


5.2 Household Profiles

Nearly all of the 716 enumerated dwelling units have only one household residing there. Only 13 structures, or 2%, have two or more households.

Figure 5.2.1: Overhills household per structure

Number of Households per Structure



5.2.1 Household Size

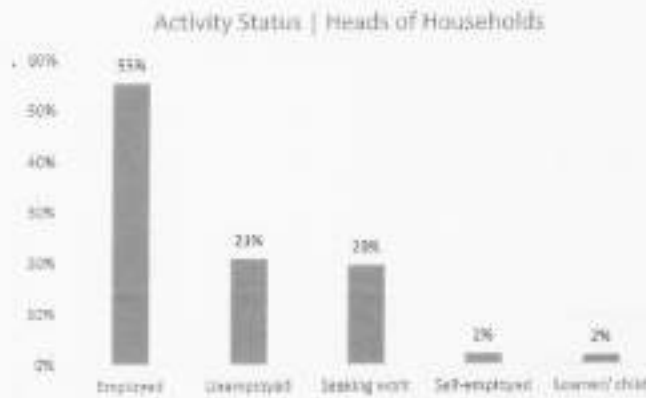
Based on the current enumeration numbers of 1607 residents and 749 households, there are an average of 2.15 people in each household in Overhills. Compared to informal settlement data from the City of Cape Town, this statistic is within the expected range (around 2.1 people per household).

5.2.2 Profile of Heads of Household

Thirty-six percent (36%) of residents are heads of their households, while 64% are not.

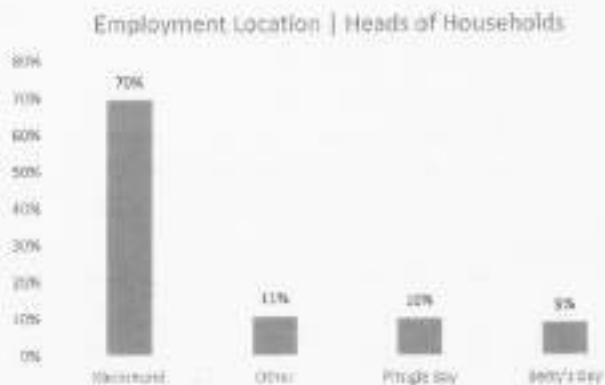
The majority of household heads (57% or 427 people) are employed or self-employed, while 20% are seeking work and another 21% are unemployed. Two percent (2%) of heads of households, or 14 people, are either learners or children.

Figure 20 Overstrand household heads activity status



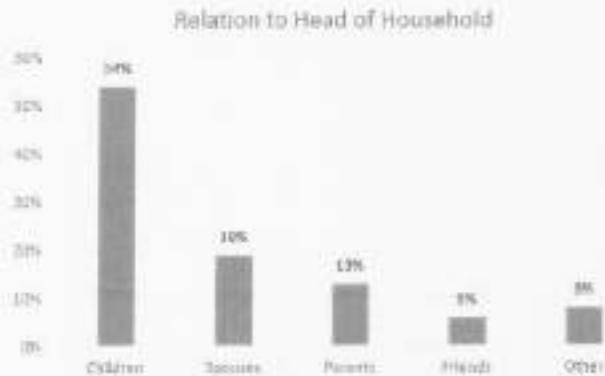
Of those heads of households who are employed, most (70%) work in Kleinmond; another 19% work in neighbouring Pringle Bay or Betty's Bay; and 11% work elsewhere. Nearly all employed heads of households work in Overstrand Municipality.

Figure 21 Overstrand household heads place of work



Out of the 64% of residents who are not heads of household: 54% are their children; 13% are their parents; 19% are their spouse; 6% are their friends and 8% have a different relationship to the head of household.

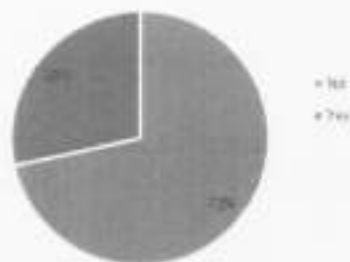
Figure 22 Overall relationships to household needs



Among heads of households, only 28% have financial dependents who live outside the structure.

Figure 23 Overall household needs amongst dependents

Dependents of Heads of Household Living Outside of Structures



5.2.3 Household Income

Twenty three percent (23%) of households have no income. Another 62% have an income but it is less than R3500. This brings the total number of households below the income threshold for Integrated Residential Development Programme (IRDP) housing subsidies, Individual Subsidies, or Enhanced People's Housing Process (EPHP) to 629 (or 85% of households in Overhills).



2022/23



Additionally, 79 households (or 11%) have an income between R3501 and R7500, nine (9) households (or 1%) have an income between R7501 and R15000; and 31 households (or 4%) have incomes above R15000. This indicates that at least 88 households – and up to 119 – may be eligible for the Finance-Linked Individual Subsidy Programme (FLISP) and other gap subsidies.

Figure 24: Overhill Household Income



5.3 Settlement Living Conditions

5.3.1 Settlement/Building Density

Analysis of settlement and building density will appear in the final report.

5.3.2 Occupation of Structures

A map of enumerated structures will be available in the final report.

5.4 Access to Basic Services

5.4.1 Sanitation

All Overhills residents use municipal toilets.

5.4.2 Water

All Overhills residents use municipal taps.

5.4.3 Electricity

51% of the enumerated structures have electricity and 49% do not. These numbers confirm the changes since 2016, when Eigelaar-Meets et al's sample survey did not find anyone in Overhills without electricity.²⁴

Figure 33 Overhills residents electricity access

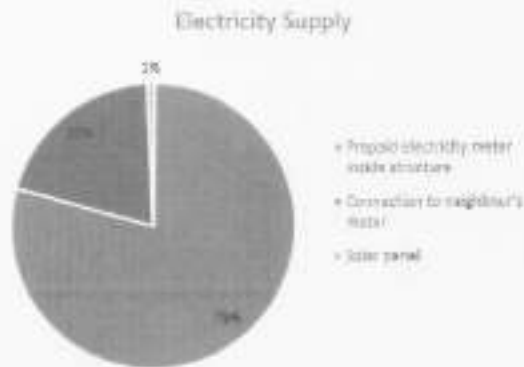


Most electrified structures (79%) are supplied with electricity through a prepaid meter located inside; 20% are connected to the meter of a neighbouring structure; and 1%, or two structures, receive their electricity via solar panels. These numbers are slightly less than those in the 2016 study sample, where 88% of respondents had official connections.²⁵

²⁴ Eigelaar-Meets, 2017, 82.

²⁵ Ibid.

Figure 25: Overhills types of electricity supply



5.5 Spatial and Land Use Dynamics

Analysis of spatial and land use dynamics will appear in the final report.

5.5.1 Land Use Patterns within Overhills

Nearly all of the labelled structures (98%) were only used residentially. A total of 14 structures are used for non-residential purposes: eight are places of worship, two are spaza shops and four are used for other purposes. So few structures used for business purposes, as well as low numbers of self-employed residents, suggest that little income-generating activity occurs within Overhills.

5.5.2 Structure Ownership

When owners were asked how they came to own their structure, 81% said that they had built it themselves; 16% said they had bought the structure and 3% said that they had inherited it.

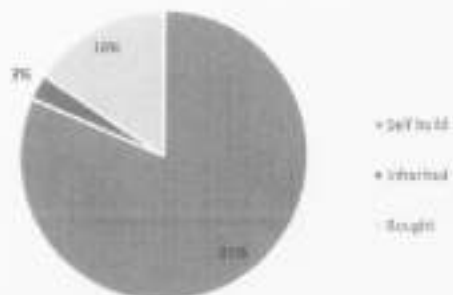


TOGETHER



Figure 27: Overall means of structure ownership

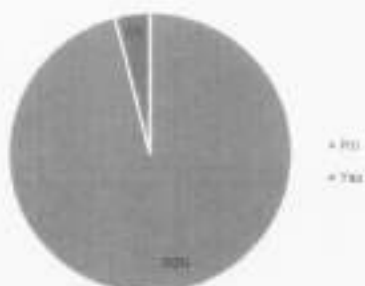
Means of Structure Ownership



Out of all residents, 96% have never previously owned property.

Figure 28: Overall previous property ownership

Owned Property Previously



About one-quarter of residents (23%), or 364 people, are registered with the DHS housing database. This is much greater than the 46 people who stated that they were on the housing list during the 2016 IDP Review.³⁶ It should be noted that the 2016 study by Eigelaar-Meets

³⁶ Ibid., 19.



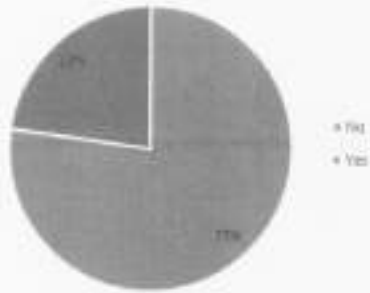
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et al found that Overhills residents in need of affordable housing preferred a home ownership option to rental option.²⁰

Figure 22 Overhills DHS database registration data

Registered with DHS Database



²⁰ Ibid. 105.

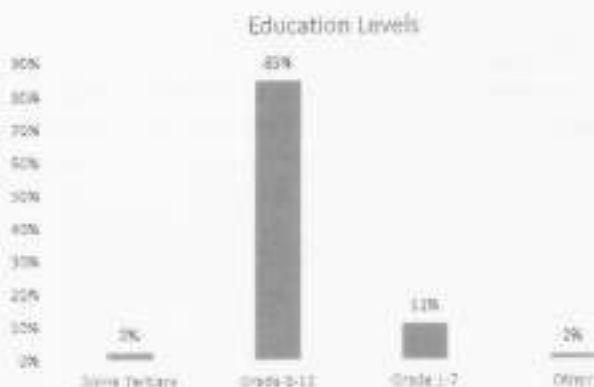
6 SOCIO-ECONOMIC HOUSEHOLD SURVEY FINDINGS

In addition to the enumeration questionnaire, all households took part in a focused survey about their socioeconomic conditions. This draft contains the findings from Overhills.

6.1 Education Levels

Most households (85%) had one or more residents who had attended secondary school and 2% had attended a tertiary institution. About 11% of households had not attended school after primary education and 2% had other education. These rates of secondary school attendance are consistent with Census data for Kleinmond from 2011. However, 20% of Kleinmond residents overall had attended a tertiary institution in 2011; therefore, the enumeration findings still show education inequality between Overhills and the rest of the town.

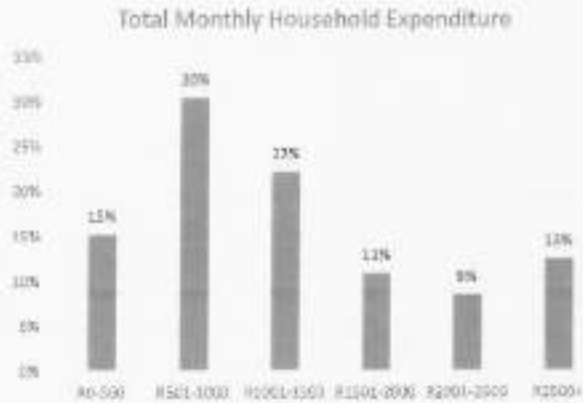
Figure 30: Overhills education attainment



6.2 Household Expenditure

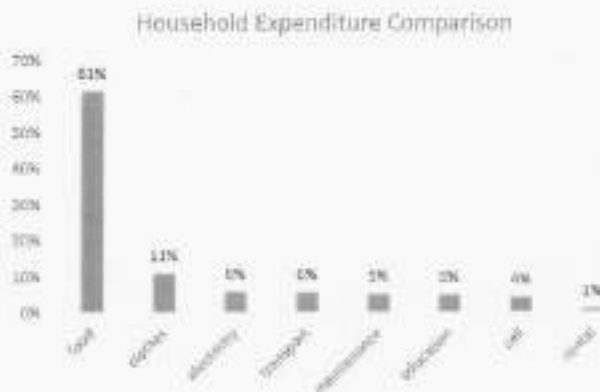
The average household in Overhills spends R1348 per month (calculated by finding the mean of total expenditure). However, there is great variation around this figure: 15% of households spend less than R500 per month and 13% spend over R2500. Figure 31 displays this variation, and confirms that the median household income is within the same range as the mean (R1001 to R1500).

Figure 21 Total expenditure by Overhills households each month



The greatest expense, by far, is food, which takes up 61% of household expenditure in Overhills. The second-greatest expense, lagging far behind food, is clothing, which takes up 11% of household costs. Transport and electricity each make up about 6% of household expenditure.

Figure 22 Overhills household expenditure



E.3 Travel to Work

The majority of households (52%) walk to work; 39% take public transport and 10% take other modes of transport.



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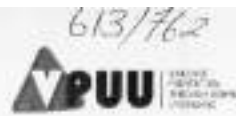
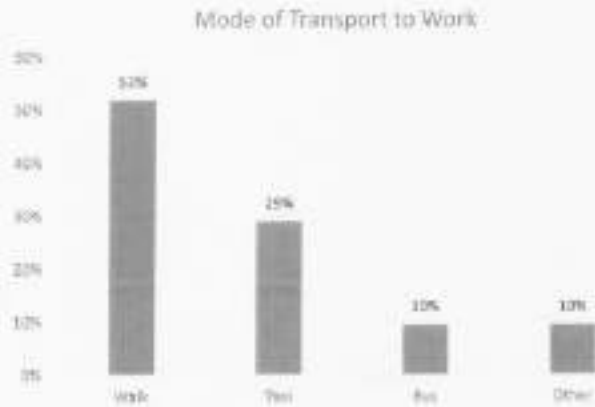
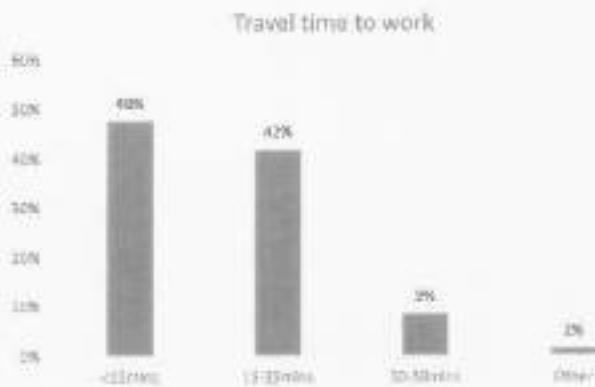


Figure 33 Districts mode of transport to work



Most households (90%) travel to work in less than 30 minutes; 9% take between 30 minutes and an hour to get to work.

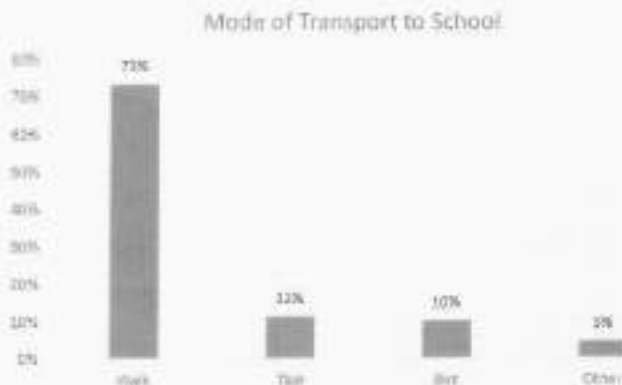
Figure 34 Districts travel time to work



6.4 – Travel to School

Out of 739 households, 73% walked, 22% took public transport and 5% used other forms of transport to get to school.

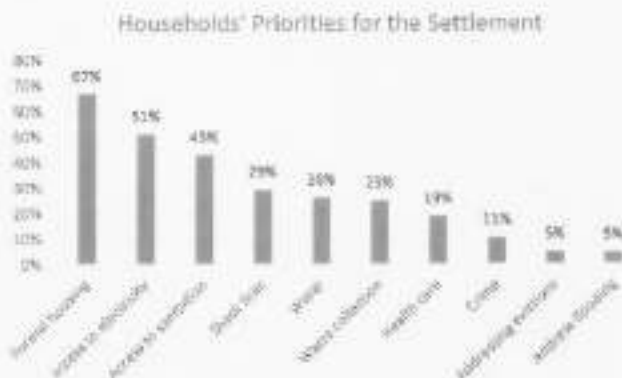
Figure 24 Overall mode of transport to school



6.5 Settlement Priorities

Formal housing and access to electricity are the two most important priorities according to most households. These are followed closely behind by access to sanitation, in addition to concerns about shack fires, water and waste collection.

Figure 25 Overall settlement priorities





ACT FOR TOGETHER



7 GOALS FOR MILESTONE 3

The next report, the Milestone 3 Progress Report, will recount progress made towards the following goals in the next quarter, from October 2019 through January 2020.

7.1 Stakeholder Engagement Goals

- Monthly PSC/Area Coordination Team (ACT) Meetings, to include Council
- Ongoing Organisational Development sessions for PSC community stakeholders
- Continue leadership trainings with identified community stakeholders
- One quarterly Councillor Engagement, post-Implementation Phase onwards
- Conduct workshop sharing findings of Enumeration Report with community; verifying enumeration findings; and developing practical solutions in a mini-community action plan (CAP)

7.2 Data Collection Goals

- Capture missing data
- Verify household information (VHI) collected
- Update initial enumeration database

7.3 Project Reporting Goals

- Attend monthly project management meetings with project manager
- Submit amended Socio-Economic Analysis (Enumeration) Report with data from the Backyard Dwellers by 29 November 2019.
- Produce one milestone Progress Report (inclusive of all deliverables and supporting documentation) for invoice drawdown



WE TOGETHER



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OFFICE OF THE
REGISTRAR



Annexure A – Key Stakeholders List

NAME	SURNAME	ORGANISATION	ROLE	TELEPHONE	E-MAIL
Michael	Booth	Kleinmond Ratepayers Association	Chairperson		mb@k
Noxwayoyo	Booi	Community of Backyarder	Member	(078) 073 6678	no@k
Ulrice	Ndlovu	The Graaf Training for Transformation	Accountant	(060) 419 2783	
Sheridan	Golets	Kleinmond Links	Voluntary Member	(084) 964 9579	
Chris	Harling	Kleinmond Ratepayers Association	Chairperson	(082) 820 8305	ch@k
Mary	Hull	Kleinmond Fisherman	Ward Rep	(076) 385 9706	mh@k
Christiaan	Nicolaas	Overhills Community	Chairperson	(078) 830 5894	
John	Engelbrecht	Pyrobes Hub for the Elderly	Coordinator	(078) 370 5076	john
Solly	Van Wyk	Kleinmond Rugby Club	Chairperson	(072) 725 0930	sv@k
Comette	Hul	Cultural			
Yvonne	Sleep	Narrabeve Foundation	Coordinator	(072) 198 7279	ys@k
Yvonne	Sleep	Building Bridges	Director	(084) 933 9903	ys@k
Shirleen	Arvidse	MSS Catering	Partnership	(072) 284 0812	
Lezani	Abrams	SA Post office	Branch Manager	(028) 271 3100	le@k
Peter	Dave	Kleinmond Veterinary Clinic	Veterinary Doctor	(028) 271 4044	pd@k
Philda	Headman	ECO Day care	Principal	(082) 970 9701	
Riekie	Grove	Kleinmond Animal Welfare Society	Manager	(028) 271 5004	ka@k
Theresa	ELS	Youth Care Centre	Manager	(028) 271 5753	th@k
Cheryldene	Jonas	Bambanans Day Care Centre	Carer	(028) 271 4044	
Tania-Lee	Van Rooden	Kleinmond Women's Rugby Club	Secretary	(082) 751 3516	tl@k
Grant	Cohen	Ward 9 Councilor	Councilor	(072) 436 9068	gr@k
Pruiette	Marinus	St. Andrews Anglican Church	Church Warden	(072) 984 3707	pm@k

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WESTERN CAPE GOVERNMENT



Earl	Jordans	VGS KENK Proteasorp	Church Warden	(028) 271 4263
Alta	Van Wyk	Sydzula's Pre- primary	Principal	(028) 271 4832
Manette	Swartz	Spanish Kitchen	Business Owner	(073) 830 9113
Mark	Engelbrecht	Memorial Health Clinic	Bestuander	(028) 271 4951
Sandra	Van Schaikwyk	Family and Child Welfare SA	Manager	(028) 271 4044
Mary	Majjos	Houtland Pre- primary	Principal	(028) 271 4134
Roderick	Brickels	Memorial Primary School	Principal	(028) 271 3149
Manique	Bailey	Memorial Netball club	Chairperson	(084) 337 7157
Innocent	Vula	Ovenhills Community Forum	Committee Member	(083) 894 3537
Molekoe				
Eys	Huisman	Memorial Laerskool	Principal	(028) 271 3440
Dr Chris	Malen	DRC Church	Religious Leader	(028) 271 3913
Dr Chris	Malen	Forum for Christian Church Leaders	Coordinator	(028) 271 3913
Ayanda	Tyola	Ovenhills Community Forum	Deputy Chairperson of Committee	(078) 269 3608
Andrew	Martin	Local Football Association	Chairperson	(078) 283 3608
Bangkhaya	Menshinga	Backyard Dwellers Association Poppendorp	Organiser	(076) 204 8060
Louise	Swartz	Ocean Fisheries Shop	Owner	(072) 074 8589
Judy- May	Deber	Kids Can Aftercare	Principal	(072) 915 9347
Lila	Vava	Memorial Theatre Production	Leader	(078) 725 0589
FaEma	Hickley	Green Market Vendor	Vendor	(072) 565 5623
Phozee	Ferguson	Church	Religious Preter	(076) 460 9665
Violet	Bosart	GPI	Chairperson	(082) 768 1394
Vilra	Houwenberg	Library	Head Librarian	(028) 271 8485
Deon	Brits	Business Forum	Deputy Chairperson of Committee	(082) 338 2532
Fraser	Barry	Indigenous Tourism	Member	(082) 497 0433
Anacia	Abrahams		Official	(028) 271 5657

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SETTLE SCORECARD



William	August	Procedorp Community Forum	Chairperson	(074) 026 6837	0000
Mtshuygo	Kwinaza	Tao Association	Owner	(073) 838 8100	0000
Charmaine	Resant	Proportionate Councilor New Festival Ministry	Councillor for Ward 10	(079) 885 9021	0000
Elghelin	August	Church	Pastor	(076) 422 9517	0000
Eleanor	Barry	Procedorp Primary School (Premises)	Ward Rep	(072) 126 6221	0000
Charles	Swartz	Integrated Fishing Forum	Chairperson	(082) 437 0727	0000
Sam	Pretorius	Prestorius Boo Diens Aarhemers	Coordinator	(082) 393 9589	0000
Thomas	Sitholi	Masshaa Clothing and Barber	Worker	(071) 758 4399	
Simon	Ashuba	Best Price Tuckshop	Worker	(061) 887 1461	
Lucky	Alie	J.J. Traders	Worker	(074) 681 1671	
Jobu	Maha	Proza Superette	Worker	(076) 996 8550	
Rachel	Getlief	Heimmond Primary School	Deputy Principal	(062) 947 4525	0000



Annexure B – Meeting Agendas & Attendance Registers



Tenure Protocol Workshop: Meeting Agenda

Date: 11 June 2019

Time: 18h30

VPUU representatives:

ICD4D: Thulani Manti

Leadership Training: Theo Mayekiso

Community Participation: Priscilla Erasmus

Project Manager: Qaslem Francis

The following items will be discussed in today's meeting:

1. 1. The Household Survey (enumeration)
2. Recruitment of fieldworkers by Wed 19th June for Monday 24th June.
3. Labelling of every house in Overhills according to a new numbering system, existing numbers will be recorded
4. Interviewing of every household by the fieldwork team
5. Focus on definitions:
 - a. Dwelling unit
 - b. Household
 - c. Family status (relation to Head of Household)
 - d. Ownership status (relation to HoH)
 - e. Household income: excluded grants
 - f. Previous ownership: title deed holders
6. Introduction to the leadership training VPUU will be conducting

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ATTENDANCE REGISTER for *Overstrand Community Meeting* DATE: *19.06.2019*

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	SEX	INITIALS
1	WILLIAMS	WILLIAMS					
2	WILLIAMS	WILLIAMS					
3	WILLIAMS	WILLIAMS					
4	WILLIAMS	WILLIAMS					
5	WILLIAMS	WILLIAMS					
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LET'S GET TOGETHER



ATTENDANCE REGISTER No. *Overstrand Community Meeting* DATE: *18.06.2011*

NO.	SURNAME	FIRST NAME	POSITION	ORGANISATION	CONTACT NO.	SEX	SIGNATURE
1	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
2	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
3	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
4	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
5	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
6	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
7	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
8	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
9	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
10	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
11	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
12	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
13	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
14	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
15	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
16	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
17	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
18	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
19	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
20	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
21	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
22	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
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42	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
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46	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
47	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
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49	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]
50	De Vries	Wendie		Overstrand Municipality	021 202 1111	F	[Signature]

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Western Cape Government



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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

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ATTENDANCE REGISTER for: *Academy Community Meeting* DATE: *12/03/2014*

S/N	SURNAME	PRESENCE	POSITION	ORGANISATION	CONTACT NO.	SIGNATURE
1	ABOYE					
2	ADAMS					
3	ADAMS					
4	ADAMS					
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NAME	CONTACT NUMBER	EMAIL	Home Address
E. HANSEN	4402 58 576 788 082		1101 1101 1101 1101 1101 1101
C. RICHARD	334 2400000	071181 2002	071181 2002
G. GUYER	107 23 20 10000	072 24 111	107 23 20 10000
G. LINDHOLM	114 20 20 10000	083504 6779	114 20 20 10000
E. OLSSON	114 20 20 10000	075 07 11 32	114 20 20 10000
L. OLSSON	114 20 20 10000	075 07 11 32	114 20 20 10000
N. OLSSON	114 20 20 10000	081 85 68 79	114 20 20 10000
HENRIK	114 20 20 10000	075 07 11 32	114 20 20 10000
ROBERT	114 20 20 10000	075 07 11 32	114 20 20 10000
ROBERT	114 20 20 10000	075 07 11 32	114 20 20 10000
LIEBE	114 20 20 10000	075 07 11 32	114 20 20 10000

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OFFICIAL DOCUMENT



NAME	ADDRESS	Phone No	CONTACT PERSONS	BYE PHONE	Notes	Reliability
Duan	Stellenbosch, 85m 080 815 312	021 885 1132	021 885 1132	021 885 1132		✓
Breunis	Gelismans 15	021 885 1132				
Christie	Mosses 1276	021 885 1132	021 885 1132	021 885 1132	Christie (Gina)	
Elizabeth Ross	111	021 885 1132				
Diana		021 885 1132	021 885 1132	021 885 1132		✓
Affanica Africo		021 885 1132	021 885 1132	021 885 1132		✓
Regine	Prinsloo 112	021 885 1132	021 885 1132	021 885 1132		✓
Andrew	Nikolai STR 14	021 885 1132	021 885 1132	021 885 1132		✓
Jacile	112 Mosses 1276	021 885 1132	021 885 1132	021 885 1132		✓
Mania	112 Mosses 1276	021 885 1132	021 885 1132	021 885 1132		✓
Franscois	WIRZEL 14	021 885 1132	021 885 1132	021 885 1132		✓
Ann Kowals	Geelbek 13	021 885 1132	021 885 1132	021 885 1132		✓

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Number	Name	Address	Phone	Notes
1	Marketa	14 Gendryg Str	074 6878	0816 625038
2	Erwin	P. Breyers Street	081 992 112	021 22200
3	Frank	1111 Ave	081 992 112	021 22200
4	Michael	1111 Ave	081 992 112	021 22200
5	Michael	1111 Ave	081 992 112	021 22200
6	Michael	1111 Ave	081 992 112	021 22200
7	Michael	1111 Ave	081 992 112	021 22200
8	Michael	1111 Ave	081 992 112	021 22200
9	Michael	1111 Ave	081 992 112	021 22200
10	Michael	1111 Ave	081 992 112	021 22200
11	Michael	1111 Ave	081 992 112	021 22200
12	Michael	1111 Ave	081 992 112	021 22200
13	Michael	1111 Ave	081 992 112	021 22200
14	Michael	1111 Ave	081 992 112	021 22200
15	Michael	1111 Ave	081 992 112	021 22200
16	Michael	1111 Ave	081 992 112	021 22200
17	Michael	1111 Ave	081 992 112	021 22200
18	Michael	1111 Ave	081 992 112	021 22200
19	Michael	1111 Ave	081 992 112	021 22200
20	Michael	1111 Ave	081 992 112	021 22200



SAFETY TRAINING



WETKLEEFSTREKKE TRUSSIE WERKMOEDERS
 WETKLEEFSTREKKE TRUSSIE WERKMOEDERS
 WETKLEEFSTREKKE TRUSSIE WERKMOEDERS

Meeting Report Date: 2018-07-05 10:00 AM

ID	Name	Address/Cell	Phone	Registration	Final Status
1	Spies, J. H.	21900455 SA GNS ELS		SA	SA - 2018-07-05 10:00 AM
2	Visser, M.	081 79 000		SA	SA - 2018-07-05 10:00 AM
3	Louw, M.	081 79 000		SA	SA - 2018-07-05 10:00 AM
4	Theron, J.	081 79 000		SA	SA - 2018-07-05 10:00 AM
5	Stuur, J.	081 79 000		SA	SA - 2018-07-05 10:00 AM
6	Boon, J.	081 79 000		SA	SA - 2018-07-05 10:00 AM
7	Boon, J.	081 79 000		SA	SA - 2018-07-05 10:00 AM
8	Boon, J.	081 79 000		SA	SA - 2018-07-05 10:00 AM
9	Boon, J.	081 79 000		SA	SA - 2018-07-05 10:00 AM
10	Boon, J.	081 79 000		SA	SA - 2018-07-05 10:00 AM

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Western Cape
GOVERNMENT
OFFICE OF THE
ATTORNEY GENERAL



ATTENDANCE REGISTER FOR Neurological knowledge Course DATE 20.07.2019

NO.	SURNAME	FIRST NAME	FOREIGN	ORGANISATION	CONTACT NO.	ORGANISATION	SIGNATURE
1	Abraham	Abraham		Abraham			
2	Abraham	Abraham		Abraham			
3	Abraham	Abraham		Abraham			
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29	Abraham	Abraham		Abraham			
30	Abraham	Abraham		Abraham			

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Training

Leadership Training Klommed 17/08/19

No	Surname	Name	Telephone/Fax	Position	Organization	Final Address
1	Mayer	Jaco	08337009	CP	YPUU	Theo Meyerweg 14
	Forsberg	Frederic	08340340	Resid.	AFM church	pre-2013: Grahamstown
	Neelink	Floris	07491147	-	-	Suburban/Beaufort/West/Beaufort
	Boff	Charmaine	08340340	-	-	Beaufort
	Boff	Erwin	07491147	-	-	Beaufort
	DuBois	Marlene	07491147	-	-	N.D.
	Muller	Magali	08340340	-	-	N.D.
	Govender	Michelle	08340340	Party Leader	-	King's meadows/Beaufort
	Wagenaar	Michelle	07491147	W.F.	-	Beaufort
	Misc	Michelle	07491147	-	-	Beaufort

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Attendance Register - *Ward 10 City* Date: *30/09/2019*

No	Name	Section	Department	Location	Signature
1	Frans	41	WARD 10 CITY	OVERSTRAND	<i>[Signature]</i>
2	Gert	7	WATER SANS	OVERSTRAND	
3	Gerda	8	WATER	OVERSTRAND	
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631/762



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Attendance Register... *Minerva's Leadership Training* ... Date *2/10/19* ...

No.	Name	Presence	Gender	Matriculation	Contact Details	Signature
1	<i>Abigail</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
2	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
3	<i>Abigail</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
4	<i>Uthman</i>	<i>Present</i>	<i>M</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
5	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
6	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
7	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
8	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
9	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
10	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
11	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
12	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
13	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
14	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
15	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
16	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
17	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
18	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
19	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>
20	<i>Moshoana</i>	<i>Present</i>	<i>F</i>	<i>General</i>	<i>078 201 5 36</i>	<i>[Signature]</i>

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APUU
 OVERSTRAND
 WOMEN'S CARE CONSULTANT

Training Register - Kinwood Leadership Training Sows 23/04/2019

No.	Name	Gender	Address	Phone Number	Signature
1	Michelle	F	Woolston	081 232 4671	[Signature]
2	Michelle	F	Woolston	081 232 4671	[Signature]
3	Michelle	F	Woolston	081 232 4671	[Signature]
4	Michelle	F	Woolston	081 232 4671	[Signature]
5	Michelle	F	Woolston	081 232 4671	[Signature]
6	Michelle	F	Woolston	081 232 4671	[Signature]
7	Michelle	F	Woolston	081 232 4671	[Signature]
8	Michelle	F	Woolston	081 232 4671	[Signature]
9	Michelle	F	Woolston	081 232 4671	[Signature]
10	Michelle	F	Woolston	081 232 4671	[Signature]
11	Michelle	F	Woolston	081 232 4671	[Signature]
12	Michelle	F	Woolston	081 232 4671	[Signature]
13	Michelle	F	Woolston	081 232 4671	[Signature]
14	Michelle	F	Woolston	081 232 4671	[Signature]
15	Michelle	F	Woolston	081 232 4671	[Signature]
16	Michelle	F	Woolston	081 232 4671	[Signature]
17	Michelle	F	Woolston	081 232 4671	[Signature]
18	Michelle	F	Woolston	081 232 4671	[Signature]
19	Michelle	F	Woolston	081 232 4671	[Signature]
20	Michelle	F	Woolston	081 232 4671	[Signature]

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Annexure C – Fieldworker Recruitment Requirements

640/762



VPUU Volunteer Public Utility Unit

FIELDWORKERS NEEDED TO CONDUCT HOUSEHOLD SURVEY IN RAILTON Industrial Settlement

Western Petroleum through its unit VPUU in partnership with Inverclyde Municipality and the Western Coals Government is conducting household surveys in Railton Industrial Settlement. The aim of the household survey is to know what is going on in the area so that the Municipality can conduct proper planning processes ahead of development.

VPUU invites anyone who is interested to conduct these surveys as a volunteer to apply by submitting their CV.

Selection criteria are as follows:

- Must reside in Railton Industrial Settlement
- Must have Grade 10 and above
- Must be able to use their phone (if having will be provided)
- Must have previous experience in conducting surveys or be regarded as an appropriate
- Good negotiations skills

CV's including copies of IDs must be placed in the box provided or emailed to doto@vpuu.org.za

Closing date: 12pm On Monday, 09th September 2019

VPUU Contact number 021 447 3661



SAMA SAAM SAAM



Milestone 3 Progress Report

1 October 2019 – 31 January 2020

Community Stakeholder Engagement, Household Enumeration and GIS Mapping of Overhills, Kleinmond



Compiled by Violence Prevention through Urban Upgrading for the Western Cape Government Department of Human Settlements Informal Settlements Support Programme
20 February 2020



Western Cape
Government
SOUTH AFRICA



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1 INTRODUCTION

1.1 Background

South African cities, have experienced rapid urban growth. The result is often one of insecure living conditions in informal settlements, typified by widespread levels of informality in terms of living conditions and housing typologies. In urban South Africa this is often coupled with a high crime rate.

As part of the Western Cape Government's efforts in acknowledging that informal settlements are a more enduring feature of the provincial landscape than generally appreciated and non-state actors (the private sector and NGOs) are inadequately utilised in responding more effectively to informality, the province put out a call for proposals in order to work in collaboration with preferred service providers to achieve the vision of the ISSP effectively.

Violence Prevention through Urban Upgrading (VPUU) responded to the call for proposals and was appointed of a service provider to conduct a Household profiling and Enumeration for the informal settlement of Overhills in Kleinmond. On request from the Overstrand Municipality and with agreement from WCG Department of Human Settlements (DHS), the enumeration of additional beneficiaries in living in backyard dwellings in surrounding formalised areas was agreed on as part of VPUU NPC scope. Based on available resources, experience and capacity VPUU NPC has developed a project plan to carry out Community Stakeholder engagement, a household survey and GIS mapping of the Overhills informal settlement, as per the proposal.

Figure 4 Overhills informal settlement. Source: Google Earth



1.2 Scope of Work

In Kleinmond, the ISSP focuses on the informal settlement of Overhills and additional beneficiaries living in the nearby settlements of Poppedorp, Proccadorp and Mountain View.

As part of the ISSP, VPUU NPC has been appointed by the WCG Department of Human Settlements (WCG DHS) to provide:

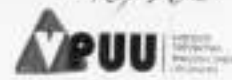
- **Community participation** - The community participation process gives voice to the community. Through a series of engagements, the community has the opportunity to be informed and to voice their needs and wishes, which will inform future planning.
- **Leadership training** - Through a series of leadership sessions, a core leadership group receives training in community development and leadership skills.
- **Enumeration** - The purpose of the enumeration is to gather data from each household to better understand the socio-economic profile of the neighbourhood. The data gathered will inform the future planning and upgrading of the settlement, involving community partners, WCG and the municipality.

1.3 Project Objectives

Objective 1: Design, implement and manage a stakeholder participatory process to support the data collection process.



BETTER TOGETHER



This objective entails taking into account existing social and political structures/networks within the informal settlement. It is acknowledged that project deliverables are solely linked to household profiling and GIS Mapping for the Overhills informal settlement, all stakeholders involved have a contributing role to play in planning, implementing and monitoring the project. To this end, VPUU NPC has developed a project programme that provides a project preparation and stakeholder engagement period to ensure integrated planning, consideration of settlement-specific dynamics and prepare stakeholders prior to implementation; specifically, Overhills community leaders and members are champions of this process.

Key to the VPUU NPC approach is working in an integrated manner which combines planning and design work, with local economic development, institutional development, public participation, social interventions, knowledge management and project management principles.

Objective 2: Conduct a household survey which includes data collection and numbering of shacks in the pocket.

VPUU NPC uses a systemic method of physically numbering structures and collecting individual household data through an enumeration process, implemented by trained local fieldworkers from the Overhills community. All households in Overhills, as well as additional beneficiaries living in backyard dwellings in surrounding formalised areas, will be recorded in the survey, with any current numbering systems to be recorded and included in the methodology for the enumeration. In the absence of a comprehensive numbering system, VPUU will in conjunction with Department of Human Settlement (DHS), Western Cape Government (Province) and the Overstrand Municipality develop a logical and consistent structural numbering system.

The enumeration methodology is detailed in Section 5.

Objective 3: Capture GPS coordinates for all structures and link them to households in the pocket based on the information gathered; and produce GIS maps.

The enumeration process shall include a geo-location of all enumerated and physically numbered structures, which creates a triangulated model of data analysis and profiling for mapping. This objective is important in that it links the structure information to the each of the households that will be enumerated in Overhills.

Objective 4: Analyse all the data collected from the survey and produce various reports.

Utilising available enumeration data, VPUU NPC shall be able to develop reports that can assist planning for the development of the Overhills informal settlement. It is envisaged that with the data collected a report compiled will provide guidance to the professional technical team with a detailed insight into who lives within the community and what is it that they are planning for the space.



SETTLERS TOGETHER



Objective 5: To record existing social infrastructure and socio-economic opportunities/networks accessible to the dwellers.

The participatory mapping of social infrastructure in Overhills will be captured ahead of the numbering of the structures as part of the fieldworker training process. This will be counter-referenced with the leadership as part of the leadership training. This information shall be included in the Settlement Socio-Economic Report as an addition to the enumeration information, and as informant to the planning processes for Overhills.

Objective 6: Develop a database which links each household information to a structure.

VPUU NPC shall provide analysis and collation of data in a fully populated, standardised and structured database in Comma Separated Values (CSV) format and ESRI geodatabase format for GIS data.

1.4 Overall Project Timelines

In the project proposal and bid for the tender, VPUU NPC indicated that data collection would take place over a duration of four months, with final data to be presented to the professional team in an *Informal Settlement Socio-Economic Report* by the end of October 2019. Stakeholder engagement began in April 2019 and preparations for recruitment for the fieldworkers began in May 2019. It is noted that December 2019 and January 2020 are considered as a single project month due to annual December/January organisational shutdown. Figure 2 displays the full work plan for the project.

The project activities shall provide detail for the response to the above six objectives, as per the tender, and will elaborate upon the initial comments made for each objective.

It is acknowledged that the collective term of household profiling and GIS Mapping of households shall be known as enumeration throughout the project's duration. This shall inform the working title of the project, to ensure consistency of project communication.

1.5 Project Resources

VPUU NPC Resources:

Overall Senior Management: Michael Krause

Stakeholder Management + Leadership Training: Priscilla Erasmus and Theo Mayekiso

GIS Senior: Chris Berens

GIS Technical: Nhlanihla May

Supervision via Survey and Enumeration - Technical: Thulani Manzi and Olwethu Xhinti

Participatory Planning (Urban Designer): Sabina Favaro and Carla Robb

Team Leader, Project Coordination: Qasim Francis and Nontsikelelo Mngqibisa

Overstrand Municipality Resources:

Project Management: Riaan Kuchar

Assistant Housing Programme Manager: Abigail Jacobs

Community Project Manager: Desmond Lakay

Figure 2 Satellite image of new Overstrand neighbourhood from which residents are engaged in the community participation process. Overlaid informal settlement and Proteasburg. Source: Google Earth





BETTER TOGETHER



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1.6 Purpose of the Report

This report aims to provide an analysis of the findings of the enumeration and socio-economic household surveys; to present the findings of the community participation and participatory planning processes; and to provide an update on progress made up to Milestone 2 (30 September 2019). Drawing from the emerging socio-economic profile and identified needs of the human settlements, a set of recommendations will be included in the final report. The findings and recommendations should inform the future upgrading of Overhills Informal Settlement, by guiding the WCDHS and Overstrand Municipality in decision-making and identification of key interventions.



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2 METHODOLOGY

2.1 Community Participation Methodology

The methodology and sequencing of the community participation process for ISSP activities in Overhills is based on best practices developed through previous stakeholder and community engagement work by VPUU NPC.

A. Initial Community Engagements

Timelines: April 2019 to June 2019

1. **Local Councillor engagements and introduction of VPUU Processes (trust-building exercise with Councillors)**
 - Introduce VPUU and VPUU Mandate in Kleinmond
 - Ask for stakeholders list Councillors have, including ward committee members
 - Ask for municipal database of stakeholders
2. **Stakeholders mapping and analysis [including NGOs/CBOs]**
 - Desktop analysis on lists of stakeholders, to see whether there are gaps [making telephonic calls to verify existence of stakeholders]
 - Making appointments/set dates for meetings with groups of stakeholders
3. **Stakeholder consultations and introduction of VPUU processes and mandate**
 - Meeting with groups of stakeholders to introduce VPUU and VPUU methodology

Photo 2 Stakeholder Management: Popula fructus meets with community stakeholders





- Getting to know more about stakeholders
- Find gaps/missing stakeholders for further invitations

4. Formation of core leadership group

- Give each structure/organisation/forum a nomination form for 1 or 2 representatives to join core group of development

B. Setting up Project Steering Committee (PSC)

Timelines: May 2019

5. Setting out steering committee with ToR

- The pre-existing PSC will be engaged, as well as additional stakeholders whom will be incorporated as needed, with assistance from the Municipality
- VPUU's community participation processes will guide regular engagements through leadership training
- Update Terms of Reference (ToR) for Project Steering Committee
- ToR Finalisation

C. Capacity Building and Enumeration Process

Timelines: June 2019 - February 2020

6. Leadership group training and trust-building exercise with core group of leaders and stakeholders

- Start leadership training as a form of trust-building with the entire core group of stakeholders

Note: Leadership Training is done concurrently with Enumeration Process

- Examples of Training Topics are:
 - a) Qualities of a good leader
 - b) How to communicate well as leaders
 - c) How to build trust with communities
 - d) How to manage conflict
 - e) How to run meetings and give report-back/feedback
 - f) Understanding Financial Management

7. Tenure Protocol Workshop

- As part of or after 2nd Leadership training session, this is used as a platform to inform the community as to why the enumeration is taking place and how it will take place. This is the start of fieldworker recruitment
- Communicate scheduling and other logistics to Enumeration team

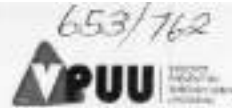
E. Community Action Plan (CAP) Workshop

Timelines: November 2019

8. Profile Workshop



2019/2020 **YODINES**



- First half of workshop is on findings/challenges of the community and assets available

9. Mini CAP formation and practical solutions

- Second half of workshop is on finding solutions to the profile workshop report, to identify community needs and develop a Community Action Plan (CAP)

F. Ongoing processes

Timelines: from May 2019, ongoing until end of program

• Meetings

10. Regular monthly meetings with PSC
11. Monthly/quarterly Ward Councillor meetings
12. Greater stakeholder engagements/community meetings

• Trainings/Mentoring

13. Regular organisational development/mentoring sessions/continued leadership training/community exchange
 - The Leadership Training schedule can be found in Table 1.

Table 1 Leadership Training Schedule

DATE	TOPIC	KEY OBJECTIVES/OUTCOMES
May 2019	Defining leadership and good leadership characteristics	<ul style="list-style-type: none"> • Explaining the concept of leadership • Various definitions of leadership are identified and explained with examples • The roles and qualities of a leader are explained using examples • The circumstances when a team leader manages and leads are explained with examples from the organisation context
Jun 2019 (2 nd week)	Tenure Protocol workshop	<ul style="list-style-type: none"> • Inform the community as to why the enumeration is taking place and how it will take place • This is the start of fieldworker recruitment
17 Aug 2019	Importance of Trust and how to build trust	<p>Participants who attend this topic will be capable of:</p> <ul style="list-style-type: none"> • Increase the conceptual understanding of Building Trust and the interrelationship of the Leadership practices. • Identify skills and qualities associated with practice of Building Trust. • Identify the characteristics of trust required in a leader. • Experience the development of trust and distrust in a group setting. • Examine how trust issues operate in authentic situations. • Explore the necessary elements of the trust building process as illustrated in authentic examples.



WORK TOGETHER



20 Jul 2019	Leadership styles and how leadership styles affect decisions	<ul style="list-style-type: none"> • Develop your power of authority without becoming an authoritarian. • Discover how each leadership style is able to influence and persuade people. • Create a reputation that inspires people to willingly follow you. • Quickly assume the most appropriate leadership style for the given situation. • Learn the skill of empowerment to bring out the best in other people. <p>Encourage other people to assume personal responsibility.</p>
31 Aug 2019	Conflict management	<p>Participants who attend this topic will be capable of:</p> <ul style="list-style-type: none"> • Identifying conflict situations, including parties, issues involved, social context and trends • Understanding conflict situations • Analysing conflict situations • Facilitating the bringing together of conflicting parties • Designing systems and processes for dealing with conflict • Communicate in a variety of ways when dealing with conflict • Help participants resolve sample conflicts and build a climate of internal cooperation within their community, organizations, homes, etc.
21 Sept 2019	Communication and how to communicate effectively	<ul style="list-style-type: none"> • To show the speaker that his/her message has been heard. • To help the listener gain clarity on both the content and emotion of the message. • To help speakers express themselves and to encourage them to explain, in greater detail, their understanding of the situation and what they are feeling. • To encourage the understanding that expression of emotion is acceptable and that it is useful in understanding the depth of feelings. • To create an environment in which the speaker feels free and safe to talk about a situation.
12 Oct 2019	Creating a Vision and Mission	
2 Nov 2019	Roles and Responsibilities of Committee Executives	



16 Nov 2019	General planning	At the end of this unit trainees should be able to <ul style="list-style-type: none"> • Define planning • Justify the purpose of planning • Decide on appropriate planning methods Decide on appropriate follow ups on planned activities
TBA	Profile and Solutions workshop	
TBA	Understanding financial management and financial planning	<ul style="list-style-type: none"> • Introduction to Budgeting • Elements and Types of Budgets • Estimating Income and Expenditure
	Understanding financial management and financial planning	<ul style="list-style-type: none"> • The Budgeting Process • Monitoring Expenditure • Revising the Budget
TBA	Personal and organizational effectiveness	<ul style="list-style-type: none"> • Setting realistic goals • To clearly and accurately communicate your message • To be able to write good plans • To handle conflict assertively but fairly and calmly • To self-inspire and develop self-confidence • To inspire confidence and motivation in others around you. • How to conduct meetings effectively
<i>Preparation for certification</i>		

• **Documentation**

14. Endorsed database of local stakeholders

15. Regular minutes/notes

16. Regular register

2.2 Enumeration Methodology

The approach to conducting the physical numbering of households, household surveys and GIS mapping is a multiphase process, with a best practice sequence to deliver those objectives developed through prior enumeration projects, which has become the VPUU Enumeration Methodology. Some tasks are able to be run in parallel, but it is reaffirmed that the outcomes of community stakeholder engagements affect the various processes envisioned, what can be delivered, and when deliverables can be completed.

Following initial miscommunications regarding which data collection tool would be used, it was agreed in a meeting with DHS on 30 May 2019 that the enumeration process would continue as per the proposal submitted by VPUU NPC, with the raw, cleaned data made available by VPUU NPC to the University of Stellenbosch data system.

The enumeration of additional beneficiaries in formal areas has been agreed to by VPUU NPC, DHS and Overstrand Municipality. This will be treated as a separate process to the enumeration of the informal settlement. It will be supported by the VPUU NPC enumeration field team. DHS, VPUU NPC, Lyners and Overstrand Municipality agreed that enumeration of the backyard dwellers would be included in the scope of works of the ISSP Kleinmond project. Overstrand Municipality is responsible for verifying the eligibility of additional beneficiaries registering for the housing list.

View a street-level satellite map of properties in Overhill



A. Enumeration process

Timelines: 3 June to 16 August

1. Tenure Protocol Workshop (1 day)

- Preparing content for presentations about tenure protocol and recruitment for enumeration
- Attend and present at Tenure Protocol Workshop organised by Community Participation team

2. Recruitment and training of 18 local fieldworkers (3 weeks)

- Call for CVs of community members who are not currently working to support the enumeration fieldwork (10 days prior to training workshop),
- Training of enumeration fieldworkers (3 days theory),
- Contractual engagement of 14 (fourteen) fieldworkers for the labelling and interviewing of all structures identified as part of the enumeration process.

3. Physical labelling of all structures (1 week)

- Current structure estimate of 690 informs timelines
- Mapping of social infrastructure using Field Atlases (2 days of fieldwork),
- Fieldworkers supported by VPUU Field Co-ordinators attach stickers to structures using Field Atlases



WORKING TOGETHER



- Fieldworkers to spray-paint checked house numbers using stencils
- Weekly progress maps
- 4. **Household survey of all structures (4 – 6 weeks)**
 - Current dwelling unit estimate of 950 informs timelines
 - Fieldworkers managed by supervisors to conduct interview survey at each dwelling unit identified in painting process
 - Quality control and troubleshooting of error cases; any issues to be referred to supervisors
 - Weekly progress maps
- 5. **Finalisation of database and payment of fieldworkers (2 weeks)**
 - Confirmation of full coverage of settlement
 - Quality control and troubleshooting of error cases
 - Submission of raw, cleaned data to University of Stellenbosch
 - Payment of fieldwork team
- 6. **Statistical Analysis of Survey Data (1 month)**
 - Development of visualisations for key data through maps, bar charts, pie charts, frequency tables, etc.
 - Written interpretation of each data visualisation

8. Verification of Household Information

Timelines: November 2019 to March 2020

7. Verification of data collected per household

Post-enumeration, each structure's record in the register is made available to the head of each household, in the form of a printed VHI letter. This process is facilitated by the Community Information Officers (CIOs) or Fieldwork Supervisors and allows for corrections and additions, to improve the accuracy of the enumeration data.

Residents can request changes to their records by marking up and submitting the VHI letter for correction. It is advised that residents keep a copy of the marked VHI letter in their possession until the corrected version becomes available.

Printing of documents

- 1) One document is printed per dwelling unit.
- 2) Forms are pre-printed, double sided in colour in bulk using a litho process.
- 3) Forms are watermarked, press-numbered, and printed on 120gsm stock to distinguish between the original and subsequent copies.
- 4) The second printing process which adds the enumeration data can be done in grayscale on any photocopy machine.
- 5) VHI letters are collated and box-filed in alphanumeric order by section and block before being distributed



TOGETHER



- 6) A final Field Atlas accompanies the VHI letters, an appendix includes a A-Z Surname sorted population register (owners, heads of household and adults) referencing house number.

Stakeholder engagement

- 1) The ward councillors must be informed of this process
- 2) If relevant the PSC members should be informed
- 3) All relevant municipal officials must be informed
- 4) Community leadership should be informed as to the process
- 5) CIOs should be contracted for the purpose

Setup of an administration space

- 1) The CIOs or FW Supervisors require documentation to disburse and a registration book to track activity.
- 2) They also require a cellphone with the relevant data forms loaded and (ideally) a connection to the internet.
- 3) They require a storage space for at least one box-file and sturdy folders for transporting documentation between the storage and the point of administration, eg community hall, gazebo.
- 4) A desk and chairs/benches and a filing cabinet would greatly assist this process.

Handing out VHI letter protocol

- 1) Residents are required to visit the VHI desk to collect their VHI letter.
- 2) There is no cost for the VHI letter.
- 3) Only resident owners or heads of households as recorded in the enumeration may collect the VHI letter for that household.
- 4) Identity document must be shown for collection purpose.
- 5) Collection will be signed for and countersigned by CIO in the Field Atlas register.
- 6) Collection will be recorded on a digital form with the barcode on the letter and the corresponding ID book being scanned.

Corrections to household data

- 1) Residents are required to visit the VHI desk to update their VHI letter.
- 2) There is no cost for corrections to the VHI letter.



- 3) Only resident owners or heads of households as recorded in the enumeration may update the VHI letter for that household.
- 4) Identity document must be shown for update purpose.
- 5) Updates will be signed for and countersigned by CIO in the Field Atlas register.
- 6) Updates will be recorded on a digital form with the barcode on the letter and the corresponding ID book being scanned.
- 7) Residents submitting corrections should annotate their VHI letter, that letter will be scanned inside a digital form along with their ID and house code.
- 8) The resident should keep their original VHI letter until they are provided with the new form. At that point they will need to surrender the original VHI letter to the CIO who will mark it as redundant and place it back on file.
- 9) The process of updating records and printing updated VHI letters may take some weeks. This time delay is a factor of resources.

Addition of new households

- 1) The addition of new households is subject to protocols allowing this step.
- 2) The method of adding new households to the register is as per enumeration.
- 3) There is no cost for additions to the community register.
- 4) The process of updating records and printing new VHI letters may take some weeks. This time delay is a factor of resources.



TOGETHER



3 PROGRESS REPORT FOR MILESTONE 3

3.1 Achievements

The following stakeholder engagement goals were achieved ahead of this milestone:

- Verification of data collected per household
- Conduct Workshop on findings of Enumeration Report to community and verification of the Enumeration findings
- Continuation of community leadership engagements
- Mini CAP workshop and practical solutions

The following data collection goals were achieved ahead of this milestone:

- Completion of 2 week VHI fieldworker process
- Submission of post Enumeration data
- Mini CAP workshop and practical solutions held and a final CAP report produced with the outcomes of the workshop
- Completion of the Leadership Training Programme
- Submission of post VHI/Final data



Photo 2: Wombeswee standing outside a structure in Overhills to record the GPS location

3.2 Challenges

Challenge 1: Lack of clarity on how to include members of the core leadership group into the existing PSC.

→ *Remedy:* A meeting was held with the Overstrand Municipality to discuss this and the outcome was for the municipality to keep the existing PSC. The Municipality decided that, if community members would like to form part of the current PSC, they would need to be elected through the Subcouncils.

Challenge 2: Confusion around the Enumeration numbering system used by VPUU

→ *Remedy:* A meeting was held with the Overstrand Municipality, DHS and Lyners to clarify the Enumeration structure numbering system and to discuss how to align the Enumeration data with the current Housing list data.

4 FIELD REPORTS

4.1 Community Participation Progress Report

Initial engagements with Overhills stakeholders and documentation for this project have begun, in accordance with the community engagement plan detailed in 2.1. Below, Table 2

contains a chronology of major meetings that have occurred thus far. In addition, the Community Participation team commenced the stakeholder mapping process in April, and met with 45 individual key stakeholders in the community between 25 April 2019 and 10 May 2019. The annexures for meetings from before June 2019 can be found in previous reports.

Table 2: Timeline of Meetings

DATE	MEETING	PURPOSE	Annex
27 Mar 2019	Overstrand Municipality	Confirm undertaking of survey and timelines	N/A
3 Apr 2019	Overstrand Municipality, along with representatives from Wards 9 and 10	Learn more about recent protest (Purpose was not achieved)	N/A
4 Apr 2019	Call with Heleen Schliep of Narrative Foundation	Learn about forums in Overhills and broader Kleinmond	N/A
	Call with Ayanda Tyhulu, Deputy Chairperson of Overhills Committee and Municipal Employee	Clarity on protests that occurred earlier in 2019	N/A
	Call with Sheridan of Kleinmond Hangklip Links	Learn about social cohesion activities	N/A
16 Apr 2019	Ward 9 Community Meeting	Introduce VPUU NPC and scope of project	N/A
17 Apr 2019	Proteadorp Community Meeting	Introduce VPUU NPC and scope of project	N/A
16 May 2019	Stakeholder Meeting	Identifying and further mapping stakeholders	N/A
18 June 2019	Overhills Community Meeting	Introducing enumeration and leadership training	D
20 June 2019	Overhills & Proteadorp Community Meeting	VPUU introduction presentation	E
3 July 2019	Enumeration Meeting with Lyners	Confirm enumeration questionnaire and programme	G
30 Aug 2019	Councillor Meeting	Update Councillors on progress	J
24 Oct 2019	SoW meeting with DHS, OM and Lyners	Clarification around the SoW and signed SLA	M
04 Nov 2019	Data clarification with Lyners	Clarification meeting on how to read the data	N
22 Jan 2020	Data clarification with Lyners and OM	Clarification on the new numbering system used in the Enumeration	S



BETTER TOGETHER



Photo 3 Community members meeting with Priscilla Zimova (facilitator) in May 2019



Photo 4 Overstrand community meeting on 28 June 2019 in the community hall

4.2 Leadership Training Progress Report

Leadership Training with the core leadership group in Kleinmond began on 11 June 2019. Table 3 has a timeline of progress on the leadership trainings and topics covered thus far. VPUU NPC has encountered the challenge of low attendance to the leadership trainings. The initial group of 20 participants has diminished to nine regular participants. Seven of those participants registered for the accredited training course offered by VPUU NPC.

Table 1 Timeline of Leadership Trainings through 30 September 2019


DATE	TOPIC	Annex
11 Jun 2019	Tenure Protocol workshop  Photo 3 First leadership training	B
22 Jun 2019	Personal Development	F
20 July 2019	Defining leadership and good leadership characteristics	H
17 Aug 2019	Team or Group Dynamics	I
31 Aug 2019	Conflict Management Methods	K
21 Sept 2019	Communication and how to communicate effectively	L
12 Oct 2019	Create a vision and mission	O
09 Nov 2019	Roles and Responsibilities of the committee executive	P
16 Nov 2019	Community Action Plan (CAP)	Q
23 Nov 2019	Accredited course portfolio guidance	R



Photo 6



Photo 7

4.3 Community Action Plan (CAP) Workshop

A community action plan (CAP) is a road map for implementing community change by identifying and specifying WHAT will be done, WHO will do it and HOW it will be done. In other words, the action plan describes what the community wants to accomplish, what activities are required during a specified timeline and what resources (money, people and materials) are needed to be successful. At a local level, across ward boundaries, CAP provides an open and transparent participatory process where community leaders plan and strategise on bread-and-butter issues which are in line with the broader municipal needs. The community action plan shall become a framework for implementing sustainable development and management activities that are decided by the community itself. Community members should be the main actors in preparing their own community action plan regarding their community challenges and issues.



Photo 2 Community members presenting their ideas at the CAP workshop in Klaimoof

The CAP workshop took place on 16 November 2019 with the following main objectives:

1. To collect information for future planning, prioritization and implementation of key interventions.
2. To draft a mini-plan which contains a list of prioritized solutions, strategies and options for dealing with identified problems.
3. The solutions for problems comes from the community.



Photo 3 CAP Workshop attendees

Eleven (11) community members, mainly from Overhills and Mountain View attended the workshop, mainly youth from the leadership training programme. The attendees were enthusiastic and engaged. They committed to bringing the results to their ward committee and holding meetings in their area. Topics of discussion included socio-economic issues and urban management.

More details about the CAP workshop are available in a draft report, which was circulated to the community in December 2019 and can be found in Annexure T. The final draft report will be distilled into a double-sided brochure in order to report back to the community.

4.4 Enumeration Field Report

4.4.1 Kleinmond Coverage and Responses

Map 2 shows which blocks of Overhills were enumerated, overlaid atop the latest satellite imagery of the settlement.



Map 2 Map of structures visible from satellite images, used for enumeration

During the course of the enumeration in June, July and August 2019, 726 potential dwelling units in Overhills were identified and labelled, of which 716 were used residentially. Within these units, 749 residing households and a total of 1607 individual residents were enumerated.

This data shows a rapid increase in the population of Overhills: in 2011, the census only found 365 dwelling units in the settlement and in 2016, the IDP Review only found 379 dwelling units.¹ In two-and-a-half years, through June 2019, at least 337 new dwelling units were constructed. Additionally, the number of households increased by 270, from 479 in 2011² to 749 in 2019.

¹ Elgelhaar-Meets et al (2017), 39.

² *Ibid.*



Additionally, 226 backyard dwelling units were identified and labelled in Proteadorp, Mountain View and Poppedorp. Within these units, 228 residing households and a total of 420 individual residents were enumerated.

Table 4: Backyard Dwelling Units coverage

Enumerated Rooftops	Total Households	Total Residents
226	228	420

4.4.2 VHI Process

Verification of household information (VHI) took place in Kleinmond between 4 and 15 November 2019. Out of 463 letters requesting verification which were distributed in the community, 163 were returned with edits. The changes made during the VHI were added on the data delivery. Additionally, 63 new households (including those not reached during the first phase) were enumerated and 19 new structures were painted. No VHI process was completed for additional beneficiaries (Poppedorp, Proteadorp and Mountain View). The VHI process was not designed for the small scale rental market on private (formal) even.

Final verified numbers for Overhills are in the table below.

Table 5: Final Verified Numbers at Overhills, Kleinmond

Total Rooftops	Enumerated Rooftops	Total Households	Total Residents
800	767	792	1687

The VHI process was conducted in two methods: two fieldworkers distributed letters door-to-door and two fieldworkers distributed letters from the Overhills Community Hall, which the team used as a base centre.

The VHI Letter included both the house number painted during the enumeration and the existing house number found on the structure at the time of painting. It also had the names, surnames, ID numbers, cell phone numbers, family status and tenure status of the household residents.

VPUU NPC has the remaining letters at its offices, awaiting confirmation from the community leadership and/or the municipality to continue with the process. VPUU NPC proposed that the balance of letters be handed over to Overstrand Municipality for future distribution; exact venue and responsible department to be confirmed by Overstrand Municipality.

5 GOALS FOR MILESTONE 4

The next report, the Milestone 4 Final Report, will recount progress made towards the following goals in the next quarter, from February through April 2020.



BETTER TOGETHER



5.1 Stakeholder Engagement Goals

- Monthly PSC/Area Coordination Team (ACT) Meetings, to include Council
- Ongoing Organisational Development sessions for PSC community stakeholders
- One quarterly Councillor Engagement, post-Implementation Phase onwards
- Community Exchange to other VPUU sites, scheduled for Saturday 7 March 2020
- Conduct workshop sharing findings of enumeration, CAP and recommendations on 25 February 2020.

5.2 Project Reporting Goals

- Attend monthly project management meetings with project manager
- Produce final report on outputs and outcomes, including process followed, lessons learnt and recommendations

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Annexure A – Key Stakeholders List

NAME	SURNAME	ORGANISATION	ROLE	TELEPHONE	E-MAIL
Michael	Botha	Kimmond Entrepreneurs Association	Chairperson		mlk@overstrand.ac.za
Nokwanya	Booi	Community of Backyarder	Member	(078) 074 0678	booi@overstrand.ac.za
Unco	Ndlovu	The Great Training for Transformation	Accountant	0660-419 2783	
Skendras	Goliath	Kimmond Links	Voluntary Member	(084) 964 9579	
Chris	Harding	Kimmond Entrepreneurs Association	Chairperson	(082) 820 8005	chard@overstrand.ac.za
Mary	Hull	Kimmond Reherman	Ward Rep	(076) 388 9706	hullm@overstrand.ac.za
Christian	Knobeko	Overhills Community	Chairperson	(078) 830 5804	
John	Engelbrecht	Pyebos Hub for the Elderly	Coordinator	(078) 370 5276	john@overstrand.ac.za
Solly	Van Wyk	Kimmond Rugby Club	Chairperson	(077) 776 0939	svanwyk@overstrand.ac.za
Carmelle	Hull	Cultural			
Yvonne	Step	Narrative Foundation	Coordinator	(072) 198 7279	yvonne@overstrand.ac.za
Yvonne	Step	Building Bridges	Director	(083) 533 9300	yvonne@overstrand.ac.za
Sherees	Arredol	MMS Catering	Partnership	(071) 284 0412	
Lebani	Abrams	SA Post office	Branch Manager	(028) 271 3100	lebani@overstrand.ac.za
Peter	Dave	Kimmond Veterinary Clinic	Veterinary Doctor	(028) 271 4044	pdave@overstrand.ac.za
Philda	Headman	ECD Day-care	Principal	(082) 970 8701	
Riekie	Grove	Kimmond Animal Welfare Society	Manager	(028) 271 5004	riekie@overstrand.ac.za
Theresa	ELS	Youth Care Centre	Manager	(028) 271 5753	theresa@overstrand.ac.za
Cherylolene	Jonas	Bambani Day Care Centre	Lamer	(028) 271 6044	
Tania-Lee	Van Rooyen	Kimmond Women's Rugby Club	Secretary	(081) 751 2316	tanialeer@overstrand.ac.za
Giant	Cofters	Ward 9 Councillor	Councillor	(071) 436 5058	giant@overstrand.ac.za
Paulette	Marius	St. Andrews Anglican Church	Church Warden	(071) 984 3707	paulette@overstrand.ac.za

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Name	Address	Phone Number	Role
Karl	Donkers	(028) 271 4263	Church Warden
Alie	Von Wyk	(028) 271 4882	Principal
Marlette	Swarts	(073) 830 9113	Business Owner
Mary	Engelbrecht	(028) 271 4951	Restaurateur
Sandra	Van Schaikwyk	(028) 271 4044	Manager
Mary	Melgos	(028) 271 4134	Principal
Roderick	Brinkels	(028) 271 4134	Principal
Monique	Bailey	(028) 271 4134	Principal
Innocent	Uda	(084) 357 7157	Chairperson
Nkuloko	Overhills Community Forum	(083) 894 3537	Committee Member
Gys	Rehmann	(028) 271 3440	Principal
Dr Dries	Malan	(038) 271 3513	Religious Leader
Dr Dries	Malan	(028) 271 3513	Coordinator
Ayanda	Tyuts	(078) 265 3608	Deputy Chairperson of Committee
Andrew	Martin	(078) 263 3608	Chairperson
Bongkhaya	Munshinga	(074) 204 8360	Organiser
Louise	Swarts	(072) 074 8589	Owner
Judy/May	Onsor	(072) 915 9347	Principal
Lisa	Veen	(078) 725 0589	Leader
Felina	Hickley	(072) 665 6623	Vendor
Phozwe	Foregosa	(076) 480 9669	Religious Pastor
Violet	Bocuet	(082) 758 1194	Chairperson
Vilma	Hjorromberg	(028) 271 8485	Head Librarian
Deon	Bells	(082) 338 2531	Deputy Chairperson of Committee
Franz	Berry	(082) 497 0433	Member
An-sola	Abraham	(028) 271 5657	Official

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027 535 1000



Wilson	August	Proteaberg Community Forum	Chairperson	(074) 026 6837	2006
Mzwandiso	Mkhona	Tsai Association	Chair	(073) 818 8600	2006
Charmaine	Rosant	Proportionate Councilor New Bethel Ministry	Councilor for Ward 10	(079) 885 5022	2006
Elzeth	August	Church	Pastor	(0710) 422 5637	2006
Heinar	Berry	Proteaberg Primary School (Provincial)	Ward Rep	(072) 126 6221	2006
Charles	Swartz	Integrated Fishing Forum	Chairperson	(083) 447 0727	2006
Sam	Pretorius	Pretorius Bru Bets Aaromers	Coordinator	(082) 999 8689	2005
Thomas	Sithole	Movitha Clothing and Barber	Worker	(073) 758 4399	
Simon	Adeluz	Best Price Tuckshop	Worker	(061) 887 1361	
Lucky	Alie	JT Traders	Worker	(074) 681 1671	
Sobu	Misha	Protea Supperette	Worker	(079) 996 8550	
Rachel	Grobath	Klammond Primary School	Deputy Principal	(062) 947 4525	2012



Annexure B – 11 June 2019 Tenure Protocol Workshop



Tenure Protocol Workshop- Meeting Agenda

Date: 11 June 2019

Time: 18h30

VPUU representatives:

ICD4D: Thabani Manci

Leadership Training: Theo Mayekiso

Community Participation: Priscilla Erasmus

Project Manager: Qassem Francis

The following items will be discussed in today's meeting:

1. The Household Survey (enumeration)
2. Recruitment of fieldworkers by Wed 19th June for Monday 24th June
3. Labelling of every house in Overstrand according to a new numbering system, existing numbers will be recorded
4. Interviewing of every household by the fieldwork team
5. Focus on definitions:
 - a. Dwelling unit
 - b. Household
 - c. Family status (relation to Head of Household)
 - d. Ownership status (relation to H&H)
 - e. Household income: excluded grants
 - f. Previous ownership: title deed holders
6. Introduction to the leadership training VPUU will be conducting

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SECTOR DEVELOPMENT



Annexure D – 18 June 2019 Overhills Community Meeting



ATTENDANCE REGISTER for *Overhills Community Meeting* DATE *18 June 2019*

NO.	NAME	PHONE NO.	RESIDENCE	ORGANISATION	CONTACTED	PRESENT	REMARKS
1	Mr. J. van der Merwe	082 350 1234	123 Main St	Overhills Residents Association	✓	✓	
2	Ms. A. de Vries	082 350 1235	456 Oak St	Overhills Residents Association	✓	✓	
3	Mr. B. du Toit	082 350 1236	789 Pine St	Overhills Residents Association	✓	✓	
4	Ms. C. Erasmus	082 350 1237	101 Elm St	Overhills Residents Association	✓	✓	
5	Mr. D. van der Walt	082 350 1238	202 Birch St	Overhills Residents Association	✓	✓	
6	Ms. E. de Klerk	082 350 1239	303 Cedar St	Overhills Residents Association	✓	✓	
7	Mr. F. du Preez	082 350 1240	404 Maple St	Overhills Residents Association	✓	✓	
8	Ms. G. van der Linde	082 350 1241	505 Willow St	Overhills Residents Association	✓	✓	
9	Mr. H. de Vries	082 350 1242	606 Birch St	Overhills Residents Association	✓	✓	
10	Ms. I. Erasmus	082 350 1243	707 Elm St	Overhills Residents Association	✓	✓	
11	Mr. J. van der Merwe	082 350 1244	808 Pine St	Overhills Residents Association	✓	✓	
12	Ms. K. de Vries	082 350 1245	909 Oak St	Overhills Residents Association	✓	✓	
13	Mr. L. du Toit	082 350 1246	1010 Maple St	Overhills Residents Association	✓	✓	
14	Ms. M. Erasmus	082 350 1247	1111 Birch St	Overhills Residents Association	✓	✓	
15	Mr. N. van der Walt	082 350 1248	1212 Cedar St	Overhills Residents Association	✓	✓	
16	Ms. O. de Klerk	082 350 1249	1313 Maple St	Overhills Residents Association	✓	✓	
17	Mr. P. du Preez	082 350 1250	1414 Willow St	Overhills Residents Association	✓	✓	
18	Ms. Q. van der Linde	082 350 1251	1515 Birch St	Overhills Residents Association	✓	✓	
19	Mr. R. de Vries	082 350 1252	1616 Elm St	Overhills Residents Association	✓	✓	
20	Ms. S. Erasmus	082 350 1253	1717 Pine St	Overhills Residents Association	✓	✓	
21	Mr. T. van der Merwe	082 350 1254	1818 Oak St	Overhills Residents Association	✓	✓	
22	Ms. U. de Vries	082 350 1255	1919 Maple St	Overhills Residents Association	✓	✓	
23	Mr. V. du Toit	082 350 1256	2020 Birch St	Overhills Residents Association	✓	✓	
24	Ms. W. Erasmus	082 350 1257	2121 Cedar St	Overhills Residents Association	✓	✓	
25	Mr. X. van der Walt	082 350 1258	2222 Maple St	Overhills Residents Association	✓	✓	
26	Ms. Y. de Klerk	082 350 1259	2323 Willow St	Overhills Residents Association	✓	✓	
27	Mr. Z. du Preez	082 350 1260	2424 Birch St	Overhills Residents Association	✓	✓	
28	Ms. AA. van der Linde	082 350 1261	2525 Elm St	Overhills Residents Association	✓	✓	
29	Mr. AB. de Vries	082 350 1262	2626 Pine St	Overhills Residents Association	✓	✓	
30	Ms. AC. Erasmus	082 350 1263	2727 Oak St	Overhills Residents Association	✓	✓	
31	Mr. AD. van der Merwe	082 350 1264	2828 Maple St	Overhills Residents Association	✓	✓	
32	Ms. AE. de Vries	082 350 1265	2929 Birch St	Overhills Residents Association	✓	✓	
33	Mr. AF. du Toit	082 350 1266	3030 Cedar St	Overhills Residents Association	✓	✓	
34	Ms. AG. Erasmus	082 350 1267	3131 Maple St	Overhills Residents Association	✓	✓	
35	Mr. AH. van der Walt	082 350 1268	3232 Willow St	Overhills Residents Association	✓	✓	
36	Ms. AI. de Klerk	082 350 1269	3333 Birch St	Overhills Residents Association	✓	✓	
37	Mr. AJ. van der Linde	082 350 1270	3434 Elm St	Overhills Residents Association	✓	✓	
38	Ms. AK. de Vries	082 350 1271	3535 Pine St	Overhills Residents Association	✓	✓	
39	Mr. AL. Erasmus	082 350 1272	3636 Oak St	Overhills Residents Association	✓	✓	
40	Ms. AM. van der Merwe	082 350 1273	3737 Maple St	Overhills Residents Association	✓	✓	
41	Mr. AN. de Vries	082 350 1274	3838 Birch St	Overhills Residents Association	✓	✓	
42	Ms. AO. du Toit	082 350 1275	3939 Cedar St	Overhills Residents Association	✓	✓	
43	Mr. AP. Erasmus	082 350 1276	4040 Maple St	Overhills Residents Association	✓	✓	
44	Ms. AQ. van der Walt	082 350 1277	4141 Willow St	Overhills Residents Association	✓	✓	
45	Mr. AR. de Klerk	082 350 1278	4242 Birch St	Overhills Residents Association	✓	✓	
46	Ms. AS. van der Linde	082 350 1279	4343 Elm St	Overhills Residents Association	✓	✓	
47	Mr. AT. de Vries	082 350 1280	4444 Pine St	Overhills Residents Association	✓	✓	
48	Ms. AU. Erasmus	082 350 1281	4545 Oak St	Overhills Residents Association	✓	✓	
49	Mr. AV. van der Merwe	082 350 1282	4646 Maple St	Overhills Residents Association	✓	✓	
50	Ms. AW. de Vries	082 350 1283	4747 Birch St	Overhills Residents Association	✓	✓	
51	Mr. AX. du Toit	082 350 1284	4848 Cedar St	Overhills Residents Association	✓	✓	
52	Ms. AY. Erasmus	082 350 1285	4949 Maple St	Overhills Residents Association	✓	✓	
53	Mr. AZ. van der Walt	082 350 1286	5050 Willow St	Overhills Residents Association	✓	✓	
54	Ms. BA. de Klerk	082 350 1287	5151 Birch St	Overhills Residents Association	✓	✓	
55	Mr. BB. van der Linde	082 350 1288	5252 Elm St	Overhills Residents Association	✓	✓	
56	Ms. BC. de Vries	082 350 1289	5353 Pine St	Overhills Residents Association	✓	✓	
57	Mr. BD. Erasmus	082 350 1290	5454 Oak St	Overhills Residents Association	✓	✓	
58	Ms. BE. van der Merwe	082 350 1291	5555 Maple St	Overhills Residents Association	✓	✓	
59	Mr. BF. de Vries	082 350 1292	5656 Birch St	Overhills Residents Association	✓	✓	
60	Ms. BG. du Toit	082 350 1293	5757 Cedar St	Overhills Residents Association	✓	✓	
61	Mr. BH. Erasmus	082 350 1294	5858 Maple St	Overhills Residents Association	✓	✓	
62	Ms. BI. van der Walt	082 350 1295	5959 Willow St	Overhills Residents Association	✓	✓	
63	Mr. BJ. de Klerk	082 350 1296	6060 Birch St	Overhills Residents Association	✓	✓	
64	Ms. BK. van der Linde	082 350 1297	6161 Elm St	Overhills Residents Association	✓	✓	
65	Mr. BL. de Vries	082 350 1298	6262 Pine St	Overhills Residents Association	✓	✓	
66	Ms. BM. Erasmus	082 350 1299	6363 Oak St	Overhills Residents Association	✓	✓	
67	Mr. BN. van der Merwe	082 350 1300	6464 Maple St	Overhills Residents Association	✓	✓	
68	Ms. BO. de Vries	082 350 1301	6565 Birch St	Overhills Residents Association	✓	✓	
69	Mr. BP. du Toit	082 350 1302	6666 Cedar St	Overhills Residents Association	✓	✓	
70	Ms. BQ. Erasmus	082 350 1303	6767 Maple St	Overhills Residents Association	✓	✓	
71	Mr. BR. van der Walt	082 350 1304	6868 Willow St	Overhills Residents Association	✓	✓	
72	Ms. BS. de Klerk	082 350 1305	6969 Birch St	Overhills Residents Association	✓	✓	
73	Mr. BT. van der Linde	082 350 1306	7070 Elm St	Overhills Residents Association	✓	✓	
74	Ms. BU. de Vries	082 350 1307	7171 Pine St	Overhills Residents Association	✓	✓	
75	Mr. BV. Erasmus	082 350 1308	7272 Oak St	Overhills Residents Association	✓	✓	
76	Ms. BW. van der Merwe	082 350 1309	7373 Maple St	Overhills Residents Association	✓	✓	
77	Mr. BX. de Vries	082 350 1310	7474 Birch St	Overhills Residents Association	✓	✓	
78	Ms. BY. du Toit	082 350 1311	7575 Cedar St	Overhills Residents Association	✓	✓	
79	Mr. BZ. Erasmus	082 350 1312	7676 Maple St	Overhills Residents Association	✓	✓	
80	Ms. CA. van der Walt	082 350 1313	7777 Willow St	Overhills Residents Association	✓	✓	
81	Mr. CB. de Klerk	082 350 1314	7878 Birch St	Overhills Residents Association	✓	✓	
82	Ms. CC. van der Linde	082 350 1315	7979 Elm St	Overhills Residents Association	✓	✓	
83	Mr. CD. de Vries	082 350 1316	8080 Pine St	Overhills Residents Association	✓	✓	
84	Ms. CE. Erasmus	082 350 1317	8181 Oak St	Overhills Residents Association	✓	✓	
85	Mr. CF. van der Merwe	082 350 1318	8282 Maple St	Overhills Residents Association	✓	✓	
86	Ms. CG. de Vries	082 350 1319	8383 Birch St	Overhills Residents Association	✓	✓	
87	Mr. CH. du Toit	082 350 1320	8484 Cedar St	Overhills Residents Association	✓	✓	
88	Ms. CI. Erasmus	082 350 1321	8585 Maple St	Overhills Residents Association	✓	✓	
89	Mr. CJ. van der Walt	082 350 1322	8686 Willow St	Overhills Residents Association	✓	✓	
90	Ms. CK. de Klerk	082 350 1323	8787 Birch St	Overhills Residents Association	✓	✓	
91	Mr. CL. van der Linde	082 350 1324	8888 Elm St	Overhills Residents Association	✓	✓	
92	Ms. CM. de Vries	082 350 1325	8989 Pine St	Overhills Residents Association	✓	✓	
93	Mr. CN. Erasmus	082 350 1326	9090 Oak St	Overhills Residents Association	✓	✓	
94	Ms. CO. van der Merwe	082 350 1327	9191 Maple St	Overhills Residents Association	✓	✓	
95	Mr. CP. de Vries	082 350 1328	9292 Birch St	Overhills Residents Association	✓	✓	
96	Ms. CQ. du Toit	082 350 1329	9393 Cedar St	Overhills Residents Association	✓	✓	
97	Mr. CR. Erasmus	082 350 1330	9494 Maple St	Overhills Residents Association	✓	✓	
98	Ms. CS. van der Walt	082 350 1331	9595 Willow St	Overhills Residents Association	✓	✓	
99	Mr. CT. de Klerk	082 350 1332	9696 Birch St	Overhills Residents Association	✓	✓	
100	Ms. CU. van der Linde	082 350 1333	9797 Elm St	Overhills Residents Association	✓	✓	

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Attached Report for ...
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Annexure E - 20 June 2019 Proteadorp Community Meeting

NAME	ADDRESS	DATE OF BIRTH	CONTACT NUMBER	TO WHOM?	NAME	Telephone No
E. P. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
C. B. van der Merwe	334 GARDEN	1948	077 885 8000	TO WHOM?	TO WHOM?	081 234 1111
G. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
G. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
E. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
L. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
M. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
H. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
J. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
K. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
L. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
M. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
N. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
O. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
P. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
Q. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
R. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
S. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
T. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
U. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
V. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
W. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
X. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
Y. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111
Z. G. van der Merwe	1111 GARDEN	1948	081 234 1111	TO WHOM?	TO WHOM?	081 234 1111

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SETTLER REGISTER



NAME	ADDRESS	Plot / no. of Jags	CONTACT NUMBER	ID NUMBER	Home	Settlement	HAAL
DAVID	Sturges Stn, 680 853 332	32	081 854 958				
MARCO	Gulmgat 13	1000 222 62					
CHRISTIE	Montrose 557a	0713 241 131	021 241 131	12-12-1988	Ch. H. G. G. G.		
ROSEANNE BOOTH	111	0716 270 779					
DAVID		0719 414 102	0719 414 102				
ANTONIA AFREDO		0833 582 009					
REGINE	Mugwadi 48	07450 16 004	703 241 131				
ANDREW	Nickel STR 15	0717 19 001	71 031 582 08				
LEONIE	112 BOUT 504						
MARIA	no. 112 in Bldg.						
P. ROSEANNE NIKEL	111	0833 582 009					
MARCO KENNEDY	Geelbek 13	06 601 633 77					

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NAME	Day	Time	CONTACT NUMBER	Home	Telephone
Nicola	4	Greenberg St	018 274 6174	0835 299 080	0835 299 080
Emile	8	Deonys Street	018 274 7771	0835 299 080	0835 299 080
Penelope	10	de Wit Ave	018 274 6174	0835 299 080	0835 299 080
Andreas	11	Marionne Ave	018 274 6174	0835 299 080	0835 299 080
Josias	12	Colson Ave	018 274 6174	0835 299 080	0835 299 080
Christina	13	Deonys Street	018 274 6174	0835 299 080	0835 299 080
Nicolas	14	Davis Alloe St	018 274 6174	0835 299 080	0835 299 080
Eric	15	Deonys Street	018 274 6174	0835 299 080	0835 299 080
Marie	16	Deonys Street	018 274 6174	0835 299 080	0835 299 080
John	17	Deonys Street	018 274 6174	0835 299 080	0835 299 080
King	18	Deonys Street	018 274 6174	0835 299 080	0835 299 080
Thomas	19	Deonys Street	018 274 6174	0835 299 080	0835 299 080

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Annexure F – 22 June 2019 Leadership Training: Personal Development

Δpeu **Overstrand University**

annexure f - 22 June 2019 Leadership Training: Personal Development

NAME	SEX	DATE OF BIRTH	IDENTIFICATION NUMBER	PHONE NUMBER	EMAIL ADDRESS
Abraham, M.	M	1978-01-15	8201010010000	081 234 5678	abraham.m@overstrand.ac.za
Adams, J.	F	1985-03-22	9501010010000	021 123 4567	adams.j@overstrand.ac.za
Adams, M.	M	1972-05-10	7801010010000	031 987 6543	adams.m@overstrand.ac.za
Adams, N.	F	1990-08-05	6701010010000	041 567 8901	adams.n@overstrand.ac.za
Adams, P.	M	1965-11-18	5601010010000	051 234 5678	adams.p@overstrand.ac.za
Adams, R.	F	1975-02-28	4501010010000	061 890 1234	adams.r@overstrand.ac.za
Adams, S.	M	1980-07-12	3401010010000	071 456 7890	adams.s@overstrand.ac.za
Adams, T.	F	1988-09-03	2301010010000	081 123 4567	adams.t@overstrand.ac.za
Adams, U.	M	1970-04-20	1201010010000	091 789 0123	adams.u@overstrand.ac.za
Adams, V.	F	1992-06-15	0101010010000	011 345 6789	adams.v@overstrand.ac.za
Adams, W.	M	1968-10-08	9001010010000	021 987 6543	adams.w@overstrand.ac.za
Adams, X.	F	1982-01-25	8901010010000	031 567 8901	adams.x@overstrand.ac.za
Adams, Y.	M	1978-03-10	7801010010000	041 234 5678	adams.y@overstrand.ac.za
Adams, Z.	F	1985-05-01	6701010010000	051 890 1234	adams.z@overstrand.ac.za
Adams, AA.	M	1970-07-18	5601010010000	061 456 7890	adams.aa@overstrand.ac.za
Adams, AB.	F	1988-09-05	4501010010000	071 123 4567	adams.ab@overstrand.ac.za
Adams, AC.	M	1975-11-22	3401010010000	081 789 0123	adams.ac@overstrand.ac.za
Adams, AD.	F	1990-02-14	2301010010000	091 345 6789	adams.ad@overstrand.ac.za
Adams, AE.	M	1965-04-27	1201010010000	011 987 6543	adams.ae@overstrand.ac.za
Adams, AF.	F	1982-06-10	0101010010000	021 567 8901	adams.af@overstrand.ac.za
Adams, AG.	M	1978-08-03	9001010010000	031 234 5678	adams.ag@overstrand.ac.za
Adams, AH.	F	1985-10-16	8901010010000	041 890 1234	adams.ah@overstrand.ac.za
Adams, AI.	M	1970-12-09	7801010010000	051 456 7890	adams.ai@overstrand.ac.za
Adams, AJ.	F	1988-01-22	6701010010000	061 123 4567	adams.aj@overstrand.ac.za
Adams, AK.	M	1975-03-15	5601010010000	071 789 0123	adams.ak@overstrand.ac.za
Adams, AL.	F	1990-05-08	4501010010000	081 345 6789	adams.al@overstrand.ac.za
Adams, AM.	M	1965-07-01	3401010010000	091 987 6543	adams.am@overstrand.ac.za
Adams, AN.	F	1982-09-14	2301010010000	011 567 8901	adams.an@overstrand.ac.za
Adams, AO.	M	1978-11-07	1201010010000	021 234 5678	adams.ao@overstrand.ac.za
Adams, AP.	F	1985-12-20	0101010010000	031 890 1234	adams.ap@overstrand.ac.za
Adams, AQ.	M	1970-01-13	9001010010000	041 456 7890	adams.aq@overstrand.ac.za
Adams, AR.	F	1988-03-06	8901010010000	051 123 4567	adams.ar@overstrand.ac.za
Adams, AS.	M	1975-04-29	7801010010000	061 789 0123	adams.as@overstrand.ac.za
Adams, AT.	F	1990-06-12	6701010010000	071 345 6789	adams.at@overstrand.ac.za
Adams, AU.	M	1965-08-05	5601010010000	081 987 6543	adams.au@overstrand.ac.za
Adams, AV.	F	1982-10-18	4501010010000	091 567 8901	adams.av@overstrand.ac.za
Adams, AW.	M	1978-12-11	3401010010000	011 234 5678	adams.aw@overstrand.ac.za
Adams, AX.	F	1985-01-04	2301010010000	021 890 1234	adams.ax@overstrand.ac.za
Adams, AY.	M	1970-02-27	1201010010000	031 456 7890	adams.ay@overstrand.ac.za
Adams, AZ.	F	1988-04-20	0101010010000	041 123 4567	adams.az@overstrand.ac.za

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Annexure G – 3 July 2019 Meeting with Lyners on Data Collecting

INTEGRATED RESEARCH PROGRAMME ON INDIAN OCEAN WHALES
 Whales and Marine Mammals Support Programme
 Government of Western Cape - Oceans and Fisheries Department



Meeting with Lyners on Data Collecting 2019-07-03 14:00

No	Name	Phone	Address	Occupation	Lead Name
1	Richardson	021 99 2800	123456789	Call	Richardson
2	Meyer	021 99 2800	123456789	Lyners	Meyer
3	Lyners	021 99 2800	123456789	Lyners	Lyners
4	Theron	021 99 2800	123456789	314	Theron
5	Theron	021 99 2800	123456789	Lyners	Lyners
6	Theron	021 99 2800	123456789	314	Theron
7	Theron	021 99 2800	123456789	Lyners	Lyners
8	Theron	021 99 2800	123456789	314	Theron

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Annexure H – 20 July 2019 Leadership Training



ATTENDANCE REGISTER for: *Business Leadership Course* DATE: *20.07.2019*

NO.	REGNUM	PERSON NAME	POSITION	ORGANISATION	CONTACT NO.	REGNUM	NO.
1	10000001	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	1	1
2	10000002	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	2	2
3	10000003	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	3	3
4	10000004	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	4	4
5	10000005	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	5	5
6	10000006	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	6	6
7	10000007	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	7	7
8	10000008	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	8	8
9	10000009	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	9	9
10	10000010	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	10	10
11	10000011	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	11	11
12	10000012	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	12	12
13	10000013	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	13	13
14	10000014	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	14	14
15	10000015	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	15	15
16	10000016	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	16	16
17	10000017	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	17	17
18	10000018	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	18	18
19	10000019	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	19	19
20	10000020	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	20	20
21	10000021	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	21	21
22	10000022	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	22	22
23	10000023	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	23	23
24	10000024	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	24	24
25	10000025	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	25	25
26	10000026	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	26	26
27	10000027	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	27	27
28	10000028	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	28	28
29	10000029	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	29	29
30	10000030	Mr. J. van der Merwe	Executive Director	Overstrand Municipality	028 282 1111	30	30

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Annexure I – 17 August 2019 Leadership Training: Team or Group Dynamics

Handing Leadership Training Kleinmond 17/08

No	Surname	Name	Telephone / Cell	Function	Organization	Local Address
1	Van der Stoep	Teo	08337609	CP	YNU	New Kingsburg
	Forsberg	Michael	0739819898	Rechts	AFM	Private address
	Meekel	Andreas	07188181	-	-	Private address
	Boer	Gerhardus	08344308	-	-	-
	Marx	Topas	073912188	-	-	-
	Du Toit	Nicolaas	07394139	-	-	-
	Mykle	Imke	07392541	-	-	-
	Swanson	Michael	07392541	Chair of Law	-	Private address
	Prinsloo	Michael	07392541	CP	-	-
	Ward	Michael	07392541	-	-	-

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Annexure J – 30 August 2019 Progress meeting with Overstrand Municipality C



Attendance Register: Listing of all participants Date: 30/08/2019

No	Name	Initials	Signature	Attendance
1	Erica	ER	[Signature]	Present
2	Calley	CA	[Signature]	Present
3	Almond	AL	[Signature]	Present
4				
5				
6				
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8				
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11				
12				
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14				
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17				
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19				
20				

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Annexure K – 31 August 2019 Leadership Training: Conflict Management Meet

ARUU **ARUU**

Attendance Register: *Nonverbal Leadership Training - Nov. 2019/19*

No.	Name	Gender	Day	Signature	Contact Details
1	Bertram Pretorius	M	Good	<i>[Signature]</i>	0823 20012
2	Yekowale Mokhele	F		<i>[Signature]</i>	019 71 1313
3	Mogwani Mogwani	F		<i>[Signature]</i>	080 614 2006
4	Mogwani Mogwani	F		<i>[Signature]</i>	0330305279
5	Mogwani Mogwani	M		<i>[Signature]</i>	0810 725 5691
6	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
7	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
8	Mogwani Mogwani	M		<i>[Signature]</i>	0810 725 5691
9	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
10	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
11	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
12	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
13	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
14	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
15	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
16	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
17	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
18	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
19	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691
20	Mogwani Mogwani	F		<i>[Signature]</i>	0810 725 5691

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Annexure 1 – 21 September 2019 Leadership Training: Communication &

Overstrand University

Attendance Register: ... *Keynote Leadership Training 5am - 7:30am April 19*

No.	Name	Phone	Gender	Department	Home Address	Home Phone
1	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
2	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
3	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
4	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
5	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
6	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
7	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
8	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
9	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
10	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
11	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
12	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
13	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
14	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
15	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
16	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
17	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
18	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
19	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
20	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
21	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
22	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
23	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
24	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
25	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
26	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
27	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
28	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
29	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111
30	M. G. Steyn	081 231 1111	F	Business Administration	1111, 1111, 1111	081 231 1111

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Annexure M - 24 October 2019 SoW Clarification Meeting

Handwritten note: 24 Oct 2019

Attendee	Role	Agency	Comments
David	VP	Overstrand	David: 1. 2019/2020 budget
David	VP	Overstrand	David: 2. 2019/2020 budget
David	VP	Overstrand	David: 3. 2019/2020 budget
David	VP	Overstrand	David: 4. 2019/2020 budget
David	VP	Overstrand	David: 5. 2019/2020 budget
David	VP	Overstrand	David: 6. 2019/2020 budget
David	VP	Overstrand	David: 7. 2019/2020 budget
David	VP	Overstrand	David: 8. 2019/2020 budget
David	VP	Overstrand	David: 9. 2019/2020 budget
David	VP	Overstrand	David: 10. 2019/2020 budget
David	VP	Overstrand	David: 11. 2019/2020 budget
David	VP	Overstrand	David: 12. 2019/2020 budget
David	VP	Overstrand	David: 13. 2019/2020 budget
David	VP	Overstrand	David: 14. 2019/2020 budget
David	VP	Overstrand	David: 15. 2019/2020 budget
David	VP	Overstrand	David: 16. 2019/2020 budget
David	VP	Overstrand	David: 17. 2019/2020 budget
David	VP	Overstrand	David: 18. 2019/2020 budget
David	VP	Overstrand	David: 19. 2019/2020 budget
David	VP	Overstrand	David: 20. 2019/2020 budget

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Annexure O – 12 October 2019 Leadership Training

CPUU **OVERSTRAND UNIVERSITY** **UJ**

Attendance Register: Business Leadership Training Day Date: 12.10.2019

No.	Name	Signature	Gender	Department	UJ Number
1	Abigail	[Signature]	F	WUJ	02409877
2	Abigail	[Signature]	F	WUJ	02409877
3	Abigail	[Signature]	F	WUJ	02409877
4	Abigail	[Signature]	F	WUJ	02409877
5	Abigail	[Signature]	F	WUJ	02409877
6	Abigail	[Signature]	F	WUJ	02409877
7	Abigail	[Signature]	F	WUJ	02409877
8	Abigail	[Signature]	F	WUJ	02409877
9	Abigail	[Signature]	F	WUJ	02409877
10	Abigail	[Signature]	F	WUJ	02409877
11	Abigail	[Signature]	F	WUJ	02409877
12	Abigail	[Signature]	F	WUJ	02409877
13	Abigail	[Signature]	F	WUJ	02409877
14	Abigail	[Signature]	F	WUJ	02409877
15	Abigail	[Signature]	F	WUJ	02409877
16	Abigail	[Signature]	F	WUJ	02409877
17	Abigail	[Signature]	F	WUJ	02409877
18	Abigail	[Signature]	F	WUJ	02409877
19	Abigail	[Signature]	F	WUJ	02409877
20	Abigail	[Signature]	F	WUJ	02409877

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Annexure P – 9 November 2019 Leadership Training

CEUU

Attendance Register - Leadership training - Sunday 9 Nov 2019

No	Name	Unit	Signature	Initials	Time
1	Ms. Michelle	North			
2	Ms. Michelle	North			
3	Ms. Michelle	North			
4	Ms. Michelle	North			
5	Ms. Michelle	North			
6	Ms. Michelle	North			
7	Ms. Michelle	North			
8	Ms. Michelle	North			
9	Ms. Michelle	North			
10	Ms. Michelle	North			
11	Ms. Michelle	North			
12	Ms. Michelle	North			
13	Ms. Michelle	North			
14	Ms. Michelle	North			
15	Ms. Michelle	North			
16	Ms. Michelle	North			
17	Ms. Michelle	North			
18	Ms. Michelle	North			
19	Ms. Michelle	North			
20	Ms. Michelle	North			
21	Ms. Michelle	North			
22	Ms. Michelle	North			
23	Ms. Michelle	North			
24	Ms. Michelle	North			
25	Ms. Michelle	North			
26	Ms. Michelle	North			
27	Ms. Michelle	North			
28	Ms. Michelle	North			
29	Ms. Michelle	North			
30	Ms. Michelle	North			
31	Ms. Michelle	North			
32	Ms. Michelle	North			
33	Ms. Michelle	North			
34	Ms. Michelle	North			
35	Ms. Michelle	North			
36	Ms. Michelle	North			
37	Ms. Michelle	North			
38	Ms. Michelle	North			
39	Ms. Michelle	North			
40	Ms. Michelle	North			
41	Ms. Michelle	North			
42	Ms. Michelle	North			
43	Ms. Michelle	North			
44	Ms. Michelle	North			
45	Ms. Michelle	North			
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66	Ms. Michelle	North			
67	Ms. Michelle	North			
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79	Ms. Michelle	North			
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86	Ms. Michelle	North			
87	Ms. Michelle	North			
88	Ms. Michelle	North			
89	Ms. Michelle	North			
90	Ms. Michelle	North			
91	Ms. Michelle	North			
92	Ms. Michelle	North			
93	Ms. Michelle	North			
94	Ms. Michelle	North			
95	Ms. Michelle	North			
96	Ms. Michelle	North			
97	Ms. Michelle	North			
98	Ms. Michelle	North			
99	Ms. Michelle	North			
100	Ms. Michelle	North			

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BETTER TOGETHER



Annexure Q – 16 November 2019 Community Action Plan (CAP) Workshop

Name	Sex	Age	Address	Phone	Notes
Government Shamba	M	7	Mkandla, Gama	028 7471 576	
Dude	F		Overstrand	0826757717	
Gudiso	F		Overstrand	075 741 7505	
John, John Vela	F		Overstrand	07521 35412	
Abraham Gyasi	M		Overstrand	078 237 2083	
Fungu	M		Overstrand	0826114 365 57	
Mphahlela	M		Overstrand	0818751897	
Nelson	M		Overstrand	071 298 6640	
Melusi	F		Overstrand	075 438 6567	
Melusi	M		Overstrand	0629166973	
Melusi	M		Overstrand	06323 86971	
Melusi	M		Overstrand	0398 81161	
Melusi	M		Overstrand	081225691	

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Annexure T – CAP Workshop Report

KLEINMOND DRAFT CAP REPORT

Ward 9: Kleinmond, Mountain View and Palmiet

Contents

A. Title of Report	Page 1
B. Introduction and Background of the workshop	Page 1-2
C. Objectives of the workshop	Page 2
D. Agenda of the workshop	Page 2-4
E. Workshop discussions and findings	Page 5-21
F. Next steps and recommendations	Page 22
G. Conclusion	Page 22

A. Kleinmond Community Action Plan Report : First Draft

Date of Workshop: 16 November 2019

Attendance: See Register attached

B. Introduction and Background of the workshop:

I. CAP as a tool to collect information needed for future planning

Through the Informal Settlement Support Program (ISSP), the Western Cape Government Department of Human Settlements has appointed VPU and other NGOs across the Western Cape to involve communities and to collect information for future planning, prioritization and implementation of key interventions.

CAP is one of the tools used by VPUU to collect information for future planning.

II. CAP as a bottom-up approach to community development

The CAP workshop is a platform for Community Stakeholders of Kleinmond to discuss and document various challenges that affect their community and also identify possible solutions to those challenges.

CAP workshop and its report is a tool VPUU uses as bottom-up approach to community development where community members directly participate in the planning stage of development in their area.

III. CAP as Holistic approach to community development

CAP takes as Holistic Approach in addressing community needs. Challenges and Needs documented in a CAP are not one dimensional but multidimensional. In the CAP the following categories will be found:

Social and health related needs, Economic and livelihood needs, Environmental needs, Safety needs, Emergency services needs, Public spaces needs, etc.

IV. CAP as people centered approach to community development

The vision of the ISSP is to improve the quality of life of informal settlement dwellers by enabling access to public infrastructure, finance, land, tenure, economic opportunities and incremental housing opportunities through an innovative, people-centered and partnership-based approach.

V. *CAP and Link to IDP*

At a local level, across ward boundaries, CAP provides an open and transparent participatory process where community leaders plan and strategies on bread and butter issues which are in line with the broader municipal needs and challenges.

CAP helps the municipality to achieve its objectives in the IDP by having active citizens who hold everyone accountable on deliverables. This process empowers communities and encourages local ownership of development and its processes.

VI. *CAP and Sustainable development*

The community action plan shall become a framework for implementing sustainable development and management activities that are decided by the community itself. Community members should be the main actors in preparing their own community action plan regarding their community challenges and issues.

C. *Objectives of the workshop*

- I. To gain a deeper understanding of the socio-economic profile, social needs and wishes of Kleinmond community
- II. To empowerment local community stakeholders and encourage local ownership of development and its processes by allowing them to participate at the early stages of planning and co-creation of their future. Hopefully this build Kleinmond community social capital.
- III. To collect information for future planning, prioritization and implementation of key interventions in Kleinmond.
- IV. To draft a mini-plan which contains a list of prioritized solutions, strategies and options for dealing with identified problems and challenges.

D. *Agenda of the workshop*

Registration and tea – 10:00 – 10:30

Workshop Part 1 – 10:30 – 11:00

1. Welcome and opening – Priscilla Erasmus

Messages of support

2. Introductions
3. Apologies
4. Background and objectives of the CAP workshop [Fraser]
 - a. Background of the workshop:
 - b. Main Objectives of this workshop:
 - c. Defining Community Action Plan (CAP)
 - d. Link of CAP to IDP processes
 - e. Linking this workshop to Enumeration and Survey report

Workshop Part 2: Profile exercise – 11:00 – 12:30

5. Commissions/Groups Formation

- a. Participants are divided into groups/commissions with maximum of 6- 10 people in one group
- b. Each participant picks up a card [Cards are labelled from A – D]
- c. Similar letters will form a group
- d. Facilitator indicate where the group will go
- e. Task 1 is read out and explained by Facilitator
 - i. Group nominates a lead
 - ii. Group nominates a scribe
 - iii. Each group has a flipchart and Koki pen
 - iv. Flipchart is labelled and names of the participants are written at the top of the flip chart
 - v. QUESTION: List the main challenges faced by the community under the following subheadings: [As a group Pick up as many categories as possible]
 1. Social and health related challenges [Adolescent pregnancy, access to clean drinking water, child abuse and neglect, crime, domestic violence, drug use, ethnic conflict, health disparities, HIV/ AIDS, hunger.....]
 2. Economic and livelihood Challenges (Employment and income generating related challenges.)
 3. Environmental challenges / environmental contamination (Pollution)
 4. Safety challenges and Emergency services
 5. Urban management: public spaces, infrastructure, basic services, maintenance of public spaces
 - vi. After 60 minutes to 90 minutes, at most, the group must return to the plenary to present findings
 - vii. Groups take turn presenting

Workshop Part 3: CAP Formation exercise – 12:30 – 1:30

6. Commissions/Groups return to their respective spots

- b. Task 2 is read out and explained by Facilitator
 - i. Each group has a flipchart and Koki pen
 - ii. Flipchart is labelled and names of the participants are written at the top of the flip chart
 - iii. QUESTION: List possible solutions to each of the challenges generated in task 1

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1. Social and health related challenges [Adolescent pregnancy, access to clean drinking water, child abuse and neglect, crime, domestic violence, drug use, ethnic conflict, health disparities, HIV/ AIDS, hunger.....]
 2. Economic and livelihood Challenges (Employment and income generating related challenges.)
 3. Environmental challenges / environmental contamination
 4. Safety challenges and Emergency services
 5. Urban management: public spaces, infrastructure, basic services, maintenance of public spaces
- iv. After 60 minutes to 90 minutes, at most, the group must return to the plenary to present findings

Workshop Part 4: Community top 3 Priorities (important & urgent) and Rounding off

7. At plenary participants vote for top 3 action priorities they would like to see attended to
8. Concluding remarks
9. Way forward
10. AOB
11. Next Workshop or Meeting

End of Agenda

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E. CAP Discussions and Findings

1. SOCIAL CHALLENGES AND SOLUTIONS (SOCIO-ECONOMIC)			
Challenges Problems Risk factors	Underlying Causes (Possible causes of risk factor/challenges / Problems)	Solutions / Interventions	Responsible Party/Champion or Link to poss Line departme and Munic Directorates
<p>1. Increase In Dysfunctional families</p> <ul style="list-style-type: none"> • Domestic violence • Substance abuse • High rate of Divorces • Children neglect • Abusive partners • Child headed homes 	<ul style="list-style-type: none"> • Gender inequality; • Abuse of drugs • Abuse of alcohol • Marital and broken homes • Violent parental conflicts • Friends that engage in violence • Poor parenting practices • Unemployment / Less jobs available in Klermond; • Poverty leads to most crime; • Poor rule of law • Cultural norms that are insensitive to violence • Lack of social cohesion; 	<ul style="list-style-type: none"> • Introduce family support programs • Link affected families and individuals with appropriate working programs 	<p>Link to poss Line departme and Munic Directorates</p>

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<p>2. Many people die before they reach health care assistance</p>	<ul style="list-style-type: none"> • Lack of availability of economic opportunities lead some people to violence and crime. • Lack of availability of economic opportunities lead some people to poaching • Lack social support to dysfunctional families • Decline in moral values • Level of Poverty is high • Alcohol dependency is high • Drug abuse is high • unemployment rate is high: Most people are jobless, especially youth • Lack of parenting skills. • Mental illness • Social services not operating adequately in community • Social grants not adequately monitored • Hospitals are very far from Kimberley • Lack of 24/7 Emergency Care 	<ul style="list-style-type: none"> • Build capacity of the local clinic to offer 24/7 care
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3. <u>Increase in social unrest and social violence</u>	<ul style="list-style-type: none"> • Poverty is high; • The plight of the poor is not properly taken care of • Lack of efficiency and effectiveness in solving community challenges. • Community expectations not fulfilled. • lack of opportunities for the most vulnerable groups to improve their standard of living. • Moral Decline 	
4. <u>human rights suppression</u>	<ul style="list-style-type: none"> • Lack of understanding of individual and community rights 	<ul style="list-style-type: none"> • Training and awareness campaigns on human rights
5. <u>Many children are roaming the streets</u>	<ul style="list-style-type: none"> • Lack of opportunities for education of the children • Shortage of ECDs and Youth Centres • Shortage of aftercare services for children at school 	<ul style="list-style-type: none"> • There is a need to do enumeration of children not allocated to schools (outside school) • TWK municipality need to be informed about the results of enumerated children
6. <u>Public demand for improved livelihoods</u>	Poverty	Introduce Poverty alleviation programs

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<p>7. Homelessness</p>	<ul style="list-style-type: none"> • Poverty • Substance Abuse and Addiction 	<ul style="list-style-type: none"> • Introduce Poverty alleviation programs • Introduce substance abuse programs
<p>8. <u>vulnerable groups face social abuse</u> from communities (very old people / pensioners and people living with disabilities)</p>	<ul style="list-style-type: none"> • Lack of planning and programs for vulnerable community groups • Lack of old age, frail care facilities • Few day-care facilities • Lack social support to dysfunctional families 	
<p>9. Substance dependency (Alcohol and drug abuse problems)</p>	<ul style="list-style-type: none"> • Poverty • Substance Abuse and Addiction • Family value system Decline • Moral Decline 	
<p>10. Increase of people in conflict with law (Youth at risk, arrested people and released)</p>		<p>Introduce rehabilitation programs for youth at risk and people in conflict with the law</p>
<p>11. Pollution of environment due</p>	<p>to inadequate sewerage treatment and waste disposal.</p>	

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to inadequate sewerage treatment and waste disposal.		
<p>12. High prevalence of HIV/AIDS, TB and other opportunistic diseases –</p> <p>Other issues:</p> <ul style="list-style-type: none"> • Sexually transmitted infections • Unplanned pregnancies • Maternal health – complications during Education 	<p>Minimal awareness of HIV/AIDS, TB and other opportunistic diseases</p>	<ul style="list-style-type: none"> • Introduce programs for healthy living • Revisit/Plan Clinic Resources and accessibility • Prevention of illness • Promotion of healthy life style • Access to healthcare services • Infrastructure – clinics and hospitals
<p>13. Increase in Shebeens and Crime associated with taverns/shebeens</p>	<ul style="list-style-type: none"> • Poverty • Lack of employment • Lack of economic opportunities • No integrated governmental approach on safety and security 	<ul style="list-style-type: none"> • Introduce local safety plans • Enforcement of law by SAPS and other safety agencies
<p>14. Issue of gender inequality</p>		
2. ECONOMIC CHALLENGES AND SOLUTIONS		

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Challenges Problems Risk factors	Underlying Causes (Possible causes of risk factor/challenges / Problems)	Solutions / Interventions	Responsible Party/Champion or
1. High number of unemployed people (Lack of jobs)	<ul style="list-style-type: none"> • Insufficient labour intensive job opportunities 	<ul style="list-style-type: none"> • Foster entrepreneurship and innovation • Provide internships • Introduce program to sustain livelihood • Empower active communities • Support livelihood by supporting township informal economy instead of imposing undue restrictions on their operations • Zoning, bylaws, taxation, licensing and regulation • Support informal trading as source of livelihood • Introduce public employment programs 	<ul style="list-style-type: none"> • Link to poss Line departm and Munic Directorates

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		<p>such as EMPs to support community base initiatives</p> <ul style="list-style-type: none"> • Promote entrepreneurship and support community based enterprises such as: <ul style="list-style-type: none"> o recycling waste o food gardens o catering o environmental improvements (cleaning sea, rivers and dams) o infrastructure maintenance o better security o renovating homes o Township panel beaters o Township hairdressers o Cell phone repairs o Artists o Recyclers o Waste pickers o Mechanics o Craftsmen
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		o Street traders
	<ul style="list-style-type: none"> Lack of opportunities for tertiary education graduates High levels of inequality in Kaitiaki Economy in Kaitiaki not growing, instead declining People don't have adequate skills needed by available jobs School Curriculum does not match skills / career demands 	
2. Few NPOs, NGOs, and Community owned businesses	<ul style="list-style-type: none"> Lack of Funding for NPOs Lack of knowledge of registration processes 	
3. Very Few Community owned businesses survive	<ul style="list-style-type: none"> No active strategy for SMME Non-compliance of illegal shop owners No Tender opportunities for government investment within community 	
3. ENVIRONMENTAL IMPACT CHALLENGES AND SOLUTION (POLLUTION)		

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Challenges Problems Risk factors	Underlying Causes (Possible causes of risk factor/challenges / Problems)	Solutions / Interventions	Responsible Party/Champi or
Keimond is filthy: 1. Public spaces filth and bad smell 2. Garbage found thrown everywhere in the community 3. Domestic refuses scattered around settlement 4. pollution putting stress on the community facilities 5. Hygiene affected negatively 6. Diseases due to filth 7. In adequate solid waste removal 8. Dumping	<ul style="list-style-type: none"> • solid and liquid waste pollution • illegal dumping of garbage • Littering along the road and entire neighbourhood • weekly refuse removal not carried out regularly • Lack of hygiene practices • No centralized sewage system for liquid waste which includes water from • washing, laundry, kitchen, bath and other domestic uses haphazardly discharged onsite. 	<ul style="list-style-type: none"> • More bins are needed • Both Community and Municipality need to be dealing with urban waste decisively • Awareness campaigns need to take place • Environmental and Health Training and education of community need to take place 	Link to poss Line departme and Munic Directorates

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<p>9. Improper sanitation service 10. Grey Water Sites</p>				<p>Responsible Party/Champion or Link to poss Line departme and Muncic Directorates</p>
4. SAFETY AND SECURITY - EMMSERVICESEGENCY				
Challenges Problems Risk factors	Underlying Causes (Possible causes of risk factor/challenges / Problems)	Solutions / Interventions		
<p>1. Violent Robberies at night (outdoor crime) a. Rape crime, physical abuse, violence and victimisation in Kimbernd are very high b. Repeat offenders and targets / victims and with absence of guardians to prevent crime from happening at a place or environment</p>	<ul style="list-style-type: none"> • Lack of street lights • Lack of SAPS visibility • No safety plan in place • CPF not visible, inactive • Don't have a sabellita or mobile policing • Inadequate enforcement of offender's ACT • 	<p>a. Introduction of safety programs focusing on prevention of crime. b. Supporting victims and preventing offenders from acting. c. Creating programs to develop liveable and safe community d. Encourage partnership between SAPS and community NHW / Patrollers e. Introduce social programs that promote social cohesion.</p>		

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<p>c. Robberies and housebreakings are high in Dairmond</p> <p>d. Stabbings and fighting from people coming from taverns</p> <p>e. Poaching on sea products</p>	<p>f. Monitoring alcohol sellers (taverns)</p> <p>g. Improve surveillance visibility of SAPS and Community based safety forums such as Neighbourhood Watch</p> <p>h. Improve SAPS response time to crime incidents</p> <p>i. Improve crime prevention initiatives focusing on vulnerable groups such as women, children, elderly and people living with disabilities affected by violence and crime</p> <p>j. Develop localized safety plans</p> <p>k. Introduce social development programs</p> <p>l. Reduce licensing red tape process to allow</p> <p>m. Re-look and change licensing regulations</p> <p>n. Educate and train more aspiring fisherman</p>
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<p>o. Expose fishermen to more economic generating skills and entrepreneurship</p> <p>p. Increase job creation programs</p> <p>q. Dealing with safety and security issues</p> <p>r. Confronting Crime</p> <p>s. Establishing community patrols and neighbourhood watch</p> <p>t. Working with Community Police</p> <p>u. promoting communication and co-operation between the SAPS and the community;</p> <p>v. promoting joint problem identification and problem-solving between the SAPS and the community.</p> <p>w. establishing partnerships between businesses in the same streets with a view to working collectively to combat crime</p>			
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<p>2. Increase house break-ins, robbery, rapes (buddons crime)</p> <ul style="list-style-type: none"> • Slow response into domestic abuse • No safety plan in place • CPE not visible, inactive • Don't have a satellite or mobile policing • Inadequate enforcement of offender's ACT 	<p>x. There is a need for random SAPS/Law enforcing patrols and searches</p>	
<p>3. People drown at the sea/beach when swimming (including poachers)</p> <ul style="list-style-type: none"> • Lifesavers are not always at the spot where people want to swimming • Government only deploy enough life savers during holidays 	<ul style="list-style-type: none"> • There is a need for life savers not only during holidays • There is a need of community volunteers to assist with lifesaving skills • Training of community volunteers for life saving 	
<p>4. Ambulance service not adequate; They take a long time to respond to a call or invite</p>		
<p>5. People die of exposed electric wires</p>	<ul style="list-style-type: none"> • Illegal desperation and need for electrical connections 	<ul style="list-style-type: none"> • Monitor and control illegal electrical connections

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		<ul style="list-style-type: none"> Deal decisively with those providing illegal electric connections - Disconnect their boxes or transformers 	
6. Clinics are closed on weekends and after hours		Build capacity of the local clinic to offer 24/7 care and services	
7. Fire fighters do not come promptly		There is a need for alarms linked to community safety groups, SAPS and Fire fighters	
5. URBAN MANAGEMENT: PUBLIC SPACES, INFRASTRUCTURE, BASIC SERVICES, MAINTENANCE OF PUBLIC			
Challenges Problems Risk factors	Underlying Causes (Possible causes of risk factor/challenges / Problems)	Solutions / Interventions	Responsible Party/Champion or Link to poss- Line departme and Muncic Directorates
1. Inaccessibility of recreational facilities	<ul style="list-style-type: none"> Lack of indoor multipurpose Ineffective usage of open space Inadequate recreational facilities 		
2. Inaccessibility to parks There is shortage of parks for our community	<ul style="list-style-type: none"> 		

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3. There is no Secondary school in Kileleshwa	<ul style="list-style-type: none"> • 		
4. Overcrowded houses and shortage of houses	<ul style="list-style-type: none"> • Community need to consult the municipality regarding housing lists • No service areas • Evictions for people occupying open spaces • Policies not aligned with constitution • Increasing population growth due to both illegal invasions of spaces and growth of family members • Poor water supply system and poor sanitation system • Ineffective usage of open space 		
5. Lack of Basic services	<ul style="list-style-type: none"> • Implementation departments not responding / co-operating on time 		
6. GDP not sufficient for community planning	<ul style="list-style-type: none"> • Community involvement in planning community services is minimal 		

7. Lack of old age, frail care, day-care facilities		
8. Lack of safe spaces for children		
9. Lack of proper water supply (sometimes water pressure is very low that toilets do not flush)		
Health hazard caused by sewage	Lack of proper Sewage infrastructure	
10. Inadequate Maintenance of existing streets	In adequate maintenance of existing services and facilities	<p>Proper Dealing with Operation and maintenance issues (O&M)</p> <ul style="list-style-type: none"> • Road; • Water and taps; • sewage/toilets; • rivers; • Electricity; • Hazardous waste; • Parks; • Public housing; • Public spaces • Solid waste and removal; • Water supply;

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11. Some areas are flooding	Maintenance of storm water infrastructure	<ul style="list-style-type: none"> Wastewater
12. Boat launching activities		
13. Cemeteries		
14. Fires and burning of houses <ul style="list-style-type: none"> Difficulty to enter informal settlements 	<ul style="list-style-type: none"> Lack of access roads into communities Houses/Structures too close to each other (high density of structures) houses are made from highly flammable cardboard, wood, corrugated iron, plastic sheeting and metal from oil drums. 	<ul style="list-style-type: none"> Create access roads by negotiating with communities for reconfiguration of structure to allow access roads Provide training about dangers of fires Provide residents with smoke detectors Partnership between community SAPS and Safety forum to run awareness campaigns and education about dangers of electrical hazards Facilitate discussions between Community and government to accelerate installation

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	<p>of Electrical grids (Power lines and poles) in Informal settlements</p>	<ul style="list-style-type: none">• Introduce culture of risk avoidance among residents through education and awareness campaigns• Provision of improved sanitation solutions• Provision of improved water supply system and better sanitation solutions• To conduct a survey to find out how many children in Klermond have passed primary school• Do detailed research and data gathering on youth outside schooling system in Klermond• Develop educational programs• Educational institutions already in Klermond should collaborate and
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<p>integrate programs to cater for all the children in Kleinmond.</p> <ul style="list-style-type: none"> • Current clinic to be converted into an institution that open up its services 24 hours a day • B. Department of Human settlement need to assist the Kleinmond municipality 		
<p>15. Exposed electrical wires and illegal electrical connections by residents and binyoka</p>		
<p>16. Kleinmond has no Secondary school. Children have to travel to other towns far from Kleinmond to access education</p>		
<p>Land and public space availability</p>		
<p>17. Lack of proper water supply (sometimes water pressure is very</p>		

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low draft toilets do not flush)		
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F. Next steps and recommendations

1. VPUU will take the presentations notes from each commission/group to generate a draft report
2. Draft report to be circulated to all the participants in two weeks' time (be ready by 4- 30th November 2020
3. Participants will be afforded time to read and edit the draft report and return it back Pijscilla (within 5
4. VPUU will formulate a second draft which will be ready for endorsement in a meeting with participants ; will inform stakeholders of readiness of final draft report – Possibly early 2020
5. Stakeholders will use the final draft CAP report to learn, to lead and to influence IDP processes within the

G. Conclusion

This was a great workshop for both VPUU staff and community leaders of Kleinmond who attended the workshop. The CAP workshop provided a platform and a tool for participants to co-create their future with assistance from VF. As most of the content of the report was coming from the participants during commissions and group work, this report is how blessed is Kleinmond municipality with diverse social capital.

In closing, as VPUU, we would like to believe that the workshop has achieved the following set objectives in sector

- I. Produce a Kleinmond CAP as a tool to collect information needed for future planning
- II. Produce a Kleinmond CAP with a bottom-up approach to community development
- III. Produce a Kleinmond CAP with Holistic approach to community development
- IV. Produce a Kleinmond CAP with people centered approach to community development
- V. Produce a Kleinmond CAP and demonstrate Link to Municipal IDP processes
- VI. Produce a Kleinmond CAP with elements Sustainable development in Kleinmond

Enumeration

What are my assets?



How old are we?



Who are our household heads?



How many people are in each household?



How many households receive social grants?



What is our employment status?



How do we access sanitation?



How do we access water?



What is our tenure status?



How are our structures used?



Socio-economic household survey

How high is our monthly household expenditure?

Coverage 82%



How do we move?



How long do we take to travel to work?

90% take less than 30 minutes 97% take less than an hour



For how long did we attend school?



What are our community priorities?



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Enumeration

What are our assets?



How old are we?



Who are our household heads?



How many people live in each household?



How many households receive social grants?



What is our employment status?



How do we access sanitation?



How do we access water?



What is our tenure status?



How are our structures used?



Socio-economic household survey

How high is our monthly household expenditure?

On average: R244



How do we move?



How long do we take to travel to work?

9% take less than 30 minutes, 29% take 30-45 mins, 48% take more than 45 minutes



For how long did we attend school?



What are our community priorities?



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ANNEXURE H
DRAWING INDICATING EXPANSION OF OVERHILLS AND POPPEDORP,
PROTEADORP AND MOUNTAINVIEW

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ANNEXURE J
ENLARGED DRAWING INDICATING STRUCTURES SURVEYED IN
POPPEDORP, PROTEADORP AND MOUNTAINVIEW

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<p>UITNOODING VIR KOMMENTAAR MET BETREKKING TOT DIE ONDERSOEK NA BESKIKBARE ONTWIKKELBARE GROND IN KLEINMOND EN OPGRADERING VAN OVERHILLS</p> <p>Uitnodiging word hiermee gegoei ingevolge Artikel 6 saamgelees met Artikel 48 van die Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for the completion of a development strategy for Kleinmond.</p> <p>Volle besonderhede aangaande die bestaande dokumentasie kan verkry word vanaf die Overstrand Municipality se Planneeringswebportaal by die volgende e-pos:</p> <p>planning@overstrand.gov.za</p> <p>Alskrifte van die dokumentasie is beskikbaar by die Kantoor van die Areabestuurder, Kleinmond en die Kleinmond Biblioteek.</p> <p>Publieke oop sessies word aangebied op:</p> <p>24 Februarie 2021 te Protodorp Gemeenskapssaal om 16:00 tot 19:00</p> <p>25 Februarie 2021 te die Kleinmond Stadsaal om 16:00 tot 19:00</p> <p>Neem kennis dat COVID reëlreëlende publieke vergaderings.</p> <p>Skriflike kommentaar kan ingedien word aan die Munisipaliteit (Palersonstraat 16, Hermanus / (f) 0283132093 / (e) hrd@overstrand.gov.za) voor of op 5 Maart 2021 - stipuleer u naam, adres en kontakbesonderhede, betref tot die saak en redes vir kommentaar.</p> <p>Telefoniese navrae kan gerig word aan Ms. Harneen van der Stoep by 028-3136900.</p> <p>Municipality Kernbegewing Nr. 14/2021</p>	<p>INVITATION FOR COMMENTS WITH REGARD TO THE INVESTIGATION INTO AVAILABLE AND DEVELOPABLE LAND AND OVERHILLS UPGRADE</p> <p>Invitation is hereby given in terms of Section 6 read with Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for the completion of a development strategy for Kleinmond.</p> <p>Full details with regard to the existing documentation can be obtained from the Overstrand Municipal Planning Portal website by following the link to: http://www.overstrand.gov.za/en/development sections.</p> <p>Copies of the documentation are available at the Office of the Area Manager, Kleinmond and at the Kleinmond Library.</p> <p>Public open days will be held as follows:</p> <p>24 February 2021 at the Protodorp Community Hall from 16:00 to 19:00</p> <p>25 February 2021 at the Kleinmond Town Hall from 16:00 to 19:00</p> <p>Please note that COVID regulations applicable to public meetings will apply.</p> <p>Written comments may be submitted to the Overstrand Municipality (16 Palerson Street, Hermanus / (f) 0283132093 / (e) hrd@overstrand.gov.za) on or before 5 March 2021 - stating your name, address and contact details, interest in the application and reasons for your comments.</p> <p>Telephonic enquiries may be made to Ms Harneen van der Stoep at 028-3136900.</p> <p>Municipal Notice No. 14/2021</p>	<p>ISIMENI SEZIMVO NGOKUMALUNGA NOPHANDO KWIIMHLABA SPANLEKILEYO NENOKUPHULISWA KWAKUNYE NE – OVERHILLS</p> <p>Ngokwenqubo kunikwa isimeni ngokweCardelo le-6 e-Overstrand kunye neCardelo lama-48 loMthetho kaMasipala Ngokomthetho wase-Overstrand malunga noCwangciso loSajoyindaba loMthetho kaMasipala, Iowama-2020, kokuqinisekisa kwesivumelane esiphelile aseKleinmond.</p> <p>Inkcazelo ezipheleleyo malunga namanwebhu asele etho zingafumaneka kwiwebhusayithi ye-Overstrand kaMasipala yoCwangciso ngokuandela ikhonkco: http://www.overstrand.gov.za/en/development/ oSosa.</p> <p>Ikophi zamawobhu ziyafumaneka kwi-Ofisi zoMphathi Wengingqi, kwi-Ofisi eKleinmond, eKleinmond nakwiThala kaNcwadi aseKleinmond.</p> <p>Iimbizo zingomthetho zokunye ziba kubaniwa ngoku hamba kulandelelo:</p> <p>Ngq - 24 Febhuwari 2021 eKleinmond kwiholo yoLuntu yaseProtodorp ukusuka ngo-16:00 ukuya ku-19:00.</p> <p>Ngq-25 Febhuwari 2021 kwiholo yedolophu yaseKleinmond ukusuka ngentsimbi ye-16:00 – 19:00.</p> <p>Nceda usaphelo ukuba imigqo ye-COVID ezobanziyo kwiintlanganiselo zikawonke-wonke iya kusabela.</p> <p>Izimvo ezipheleleyo zingafunyanwa kuMasipala wase-Overstrand (16 Palerson Street, Hermanus / (f) 0283132093 / (e) hrd@overstrand.gov.za) ngomthetho okanye phantsi komthetho wa-5 ka-Matshi 2021 - uchaze igama lakho, idilesi kunye neenkcazelo zomcebisiwano, umda kwesizelo kunye nezizathu zezimvo zakho.</p> <p>Iimbizo zingomthetho ingenzwa ku-Ncwadi Harneen van der Stoep kule nombolo 028-3136900.</p> <p>Inothithi kaMasipala Nomb. 14/2021</p>
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ANNEXURE L**SUMMARIZED LIST OF PUBLIC COMMENTS**

1. Response sheets Public Open day Proteadorp Community Hall**
2. Response sheets Public Open day Kleinmond Town Hall**
3. Comments Kleinmond Rate Payers Association
4. Comments Kleinmond Nature Conservation Association
5. Comments Palmiet Forum
6. Comments John W Gardiner
7. Comments Mr Mike Botha
8. Vision Eco-ministry Kleinmond
9. Comments and Proposals from Ward 9 Representatives

**Includes comments from individuals and responses professional team and Overstrand Municipality: Environmental Management Section (EMS)

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<p>Name: Lisa M. ... Geburtsdatum: ... Geburtsort: ...</p>	<p>1. ... 2. ... 3. ...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>
<p>Name: ... Geburtsdatum: ... Geburtsort: ...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>
<p>Name: ... Geburtsdatum: ... Geburtsort: ...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>
<p>Name: ... Geburtsdatum: ... Geburtsort: ...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>
<p>Name: ... Geburtsdatum: ... Geburtsort: ...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>
<p>Name: ... Geburtsdatum: ... Geburtsort: ...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>
<p>Name: ... Geburtsdatum: ... Geburtsort: ...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>
<p>Name: ... Geburtsdatum: ... Geburtsort: ...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>

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<p>Name: John Carter Address:</p>	<p>Age: 35 Sex: M Marital Status: Single</p>	<p>Occupation: Teacher</p>	<p>Education: High School Graduate</p>	<p>Religion: Protestant</p>	<p>Political Party: Republican</p>	<p>Income: \$12,000</p>	<p>Assets: None</p>	<p>Liabilities: None</p>	<p>Other: None</p>
<p>Name: Mary Smith Address:</p>	<p>Age: 42 Sex: F Marital Status: Married</p>	<p>Occupation: Nurse</p>	<p>Education: Bachelor's Degree</p>	<p>Religion: Catholic</p>	<p>Political Party: Democrat</p>	<p>Income: \$18,000</p>	<p>Assets: Home, Car</p>	<p>Liabilities: Mortgage, Car Loan</p>	<p>Other: None</p>
<p>Name: Robert Johnson Address:</p>	<p>Age: 58 Sex: M Marital Status: Widowed</p>	<p>Occupation: Retired</p>	<p>Education: College Graduate</p>	<p>Religion: Baptist</p>	<p>Political Party: Republican</p>	<p>Income: \$10,000</p>	<p>Assets: Savings, Bonds</p>	<p>Liabilities: None</p>	<p>Other: None</p>
<p>Name: Susan Brown Address:</p>	<p>Age: 28 Sex: F Marital Status: Single</p>	<p>Occupation: Student</p>	<p>Education: Undergraduate</p>	<p>Religion: None</p>	<p>Political Party: Independent</p>	<p>Income: \$5,000</p>	<p>Assets: None</p>	<p>Liabilities: None</p>	<p>Other: None</p>

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<p>Name:</p> <p>in welchem Dienst:</p> <p>PLZ:</p>	<p>Wohnort:</p>	<p>Wohnort:</p>	<p>Wohnort:</p>
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Wohnort: ...

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COMMENTS ON HOUSING PROPOSALS IN KLEINMOND

1. BACKGROUND

1.1 Historical lead up.

The current investigation into solutions in respect of housing for residents of the informal settlement and backyard dwellers results from protests from three years ago.

It is highly undemocratic when pressure groups organise themselves to make demands and then threaten the rest of the community with violence if their demands are not met.

Our belief is that people come to Kleinmond out of their own free will and must not receive special treatment due to their threatening stance. Should theirs have been a forced move, their attitude may have some merit, but this influx is totally voluntary.

1.2 Control of inflow of new entrants to the informal settlement.

The KRPA had meetings on this issue with the mayor and senior officials of the local municipality more than a year ago. Serious concern was expressed on the perceived inability of the authorities to address the problem. Our stance was clear that we understand the difficulty in removing existing structures, but we expected the municipality to control further influx. We received the assurance that there would indeed be action – but nothing happened.

1.3 Photographic evidence

We were able to access aerial photos of the informal settlement taken in August and November 2020. According to an analysis of the photos, it could be determined that the number of structures increased from 536 to 588, an increase of 52 or 9.7%. These figures are applicable to the portion above the Eskom servitude and in the area of the transformer yard. It is clear proof that there is no control on the number of informal structures being erected.

We have sympathy for the impact the COVID pandemic had on informal settlements, however, during this mentioned period the COVID restrictions had been somewhat relaxed.

1.4 Effect of uncontrolled influx and erections of illegal structures.

1.4.1 Planning

As long as it appears that there is no control on erections of new structures, you will never be able to build enough houses for this community.

1.4.2 Unemployment

There is no way the new entrants will find adequate work opportunities. The town has already a high unemployment rate.

1.4.3 Increase in crime

It is an unfortunate consequence of unemployment that crime increases. There are already reports that fynbos has been targeted for poaching.

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2. The Report

We have considerable comments in respect of the report.

2.1 General

We believe the report is thoroughly prepared and nearly all the relevant factors have been investigated and addressed (see conclusions on alternative towns).

We do not however agree with the recommendations that come from the report.

2.2 Relocation of people

We have a serious problem with the proposed relocation of people from the illegal structures to new houses (Paragraph 8, p.99). Not all the residents of the informal settlement qualify for housing (see below mentioned table). What is going to happen to them when construction work on the area starts? It also must be taken note of the fact that informal structures have an intrinsic value – the resident did not pay for the land, but did so for the structure. An occupant is not going to break down his/her structure and move to another place – the structure will be let out. The same is true in respect of backyard dwellers. The fact that backyard dwellers are there is in most cases additional income for the owner. The illegal structures will simply be filled up as quickly as they are vacated.

There were 792 households surveyed who are residing in the 757 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 New Housing	
No	517
Yes	190
Unknown	75
Total	792

2.3 Previous experience

With the development of the low cost living area, known as Riemvasmaak, the assurance was given to residents that the vacated structures would be demolished. Nothing came of this. As quickly as the one group moves out of the illegal structures, the following group moves in. The KRPA has no trust in any assurance given that it will not happen again – the opposite is very possible given the aggressive stance of some groups in the informal settlement.

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2.4 Municipal infrastructure

2.4.1 Refuse transfer station

The existing transfer station is an essential link in the chain of refuse removal.

The KRPA is totally against any proposal to relocate it. We do not know where it would be relocated to, but it will cost us as ratepayers additional expense. It worked well and is a asset to our town and the whole area up to Rooi-els.

2.4.2 Eskom transformer yard and power line

Once again to where will it be relocated and at what cost? Poor Eskom is already bankrupt (and this just to push a few houses into the area).

2.4.3 Municipal workshops

The fact that the workshops are within the town makes reaction time particularly short. To move it to another site will not only be additional expense, but deny Kleinmond essential service delivery.

2.5 Sportsfields

We feel that the proposal must first be negotiated in detail with the residents in Proteodorp. To turn this facility into an area for low cost housing will have a destructive effect on property prices in the area, as well as undermining social interaction. As far as we are concerned the proposal for a high school with sports fields with low cost housing on site 12 is also not acceptable. It will have a serious negative effect on property prices in the area – something that can 'backfire' in respect of lower municipal valuations on properties.

2.6 New high school

Should this be considered, the following conditions must be applicable:

- No free access otherwise it becomes a draw card to 'entitlement driven applicants' and quickly become over occupied.
- The focus must be on both technical and academic training, especially arthan training.
- No low cost housing on this site.

2.7 Private development

We are grateful that the report does not allow interference with normal market forces of willing seller/ willing buyer.

3. Alternative

The KRPA does not only want to object to the report, but we would like to put an alternative plan on the table.

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What are our community priorities?	Percentage (%)	Total
Housing	2.03	34
Crime	9.78	164
Flooding	1.70	52
Shack Fires	27.55	462
Electricity	46.63	782
Healthcare	18.66	313
Eviction	4.05	68
Water	25.04	430
Sanitation	40.85	685
Refuse	11.08	187

3.1 Development and upgrading of present Overhills informal settlement

Our proposal is that the present informal settlement be supplied with electricity, better sanitation and water. From the above table it is clear that this will address the priorities. We understand the fear of fires that can be caused by candles and paraffin lamps. We also have understanding for the need of better sanitation. How it will be done in practise is a challenge, but the community involved have made it public that provision of electricity has high priority. A condition to this proposal is that water and electricity must not be provided free other than what the indigent policy allows.

3.2 Access

Although a broader formalising of access roads may be problematic, it will give better access to essential services such as fire brigade, ambulance services and law enforcement services. The formalising of the storm water channel has made access to the settlement much better.

3.3 Back yard dwellers

What are our community priorities?	Percentage(%)	Total
Housing	73.68	168
Crime	23.95	66
Flooding	12.28	28
Shack Fires	26.32	60
Electricity	37.72	86
Healthcare	42.12	96
Eviction	12.72	29
Water	46.05	105
Sanitation	53.51	123
Refuse	28.42	62

In this case the priority is slightly different but electricity, water and sanitation is still high priority. The living standards of these groups can be improved by giving attention to these aspects.

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4. Conclusion

In general the KRPA is against further provision of more low cost housing. The fact that the demolishing of the informal structures and replacing with low cost housing will be highly problematic makes the proposal impossible to execute. The only result of this proposal is the creation of another transit camp for the further influx of unemployed people, due to the fact that Kleinmond is a well-run town (a general problem in Western Cape).

The challenge to the local authority is still the uncontrolled influx of people and the erection of illegal structures that must be managed (it is interesting to see how low the issue of evictions is indicated on the list of Overhills residents issues).

The current 'soft' handling of this problem has serious long term consequences. The boundaries of the informal settlement must be strictly demarcated and policed.

By trying to squeeze low cost housing onto any available land disrupts the culture and composition of settled communities and then greater unemployment will lead to further socio-economic problems. The way these problems then manifest themselves makes Kleinmond less attractive as a retirement town and a residential alternative (the COVID restrictions have led to more people working from home with Kleinmond being popular in this regard).

The question why other towns in our area are not considered for low cost housing remains relevant. Why spent millions for a few stands, (eg. Site 2, R3.1m for 42 stands), whilst level ground for low cost housing is available in the other towns in our area.



JW von Staden - Pr. Eng, B.Sc. B.Eng, MBA, MSAICE

Chairman

Kleinmond Rate Payers Association.

16 March 2021

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Kommentaar aangaande die verslag C17046 deur Neil Lyners en medewerkers oor ontwikkelbare grond vir behuising in Kleinmond

Terrein 1

Daar is te veel veranderinge nodig in verband met al die betrokke opsies, soos verskuiw van oorlaastasie en Eskom kragkabels ens. Die gepoogde ontwikkelingkosse (siviele en elektriese werk) wissel tussen R86 350 - R198 730 per wooneenheid vir die verskillende opsies. Die oorlaastasie is pas nuut omhein teen wesenlike koste en dus ondenkbaar dat die verskuiwing van die oorlaastasie (Opsies 4, 5 & 6) nou nog 'n oorweging kon wees. Implimentering van opsies 1, 2 of 3 van die plan vir terrein 1 impliseer dat die oorlaastasie binne 'n digbevolkte woongebied geleë sal wees wat gesondheidsrisiko's kan inhou. Die visuele impak hiervan reg by die ingang tot 'n toeristebestemming vir baie mense, is 'n wesenlike nadeel van hierdie terrein en 'n baie deeglike ondersoek om dit te versag behoort gedoen te word alvorens daar op hierdie ontwikkelingsopsie besluit sou word.

Terrein 2

Hoewel hierdie opsie moontlik beperkte akkommodasie vir die tradisionele inwoners van Proteadorp kan bied is daar na ons oordeel te min gelyk grond om die ontwikkeling (beide opsies 1 & 2) prakties en koste effektief te maak vir die klein getal moontlike erwe. Sivielewerk-ontwikkelingskosse van R77 000 per wooneenheid plus R20 100 elektrisiteitsvoorsiening (totaal R97 100 per wooneenheid), is besonder hoog!

Terrein 3

Baie geskikte erf, goeie toegang en in huidige woonbuurt. Steun die voorstel ten spyte van die R55 000 + R12 900 = R67 900 ontwikkelingskosse (vir siviele werk en elektrisiteitsvoorsiening) per wooneenheid.

Terrein 4

Nie baie geskik vir hoë digtheid behuising nie as gevolg van nabye ligging aan die hoofpad. Netjense laekoste behuising hier kan weliswaar die moontlike oprig van plakkershuse voorkom. R55 000 sivielewerk-ontwikkelingskosse per wooneenheid ("opportunity") lyk baie duur vir so 'n relatief toeganklike terrein.

Terrein 5

Moelike terrein met ontwikkelingsprobleme en duur ontwikkelingskosse (sivielewerk R67 000 en elektrisiteitsvoorsiening R18 800 en totaal R85 800 per wooneenheid). Te hoë digtheid voorgestel vir so 'n klein terrein. Moontlik geskik vir enkelverdieping wooneenhede, maar nie twee- of selfs drieverdiepingwoonstelle nie. Dit kan moontlik tot sosiale probleme in so 'n klein, maar baie digbewoonde gebied lei.

Terrein 6

Huidige munisipale terrein, dis nie prakties en koste effektief om dit te verskuiw nie.

Terrein 7 & 8

Dit is in die industriële gebied en moeilik ontwikkelbaar vir informele behuising. Ook te naby aan die toerisme area van die hawe gebied (veral terrein 8) "Could be considered if earmarked for "market related apartments and or social housing in the form of rental stock being privately owned and managed and consideration be given to provide light industrial bee-hive development on ground floor and two to three storey walk-ups on 2nd and 3rd floor". Afhangende welke tipe ontwikkeling sou plaasvind, mag die waarde van eiendomme langs 13th straat en Kusweg negatief beïnvloed word.

Terrein 9

Hierdie lyk vir ons na die beste opsie; die wesenlike ontwikkelingskosse (siviele werk plus elektrisiteit-voorsiening) van R74 350 per wooneenheid ("opportunity") ten spyte. Goeie toegang en ligging en meerverdiepingwooneenhede sal hier meer gepas wees as op ander plekke waar dit ook voorgestel was. Dit gaan dan saam met die ontwikkeling van terrein 13.

Terrein 10

Nie prakties nie as gevolg van die huidige Mthimkhulu infrastruktuur en kan beter benut word vir maatskaplike en gemeenskapsdoelendes soos klaskamers, kindersorg ens. Dit is die ideale ligging vir die ontwikkeling van 'n winkelentrum wat naby die digbevolkte gebied was van die terrein 8. Toerisme-aantreklikhede, wat ook gunstig vir werkskepping kan wees, kan moontlik hier gevestig word.

Terrein 11

Te klein en versnipper om prakties te wees.

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Terrein 12

Dalk 'n opsie as daar fondse beskikbaar is om die aanbevelings op te volg.

Terrein 13

Bale poskiewe voorstel (met waarskynlik die mees kostedoeltreffende ontwikkelingkoste per wooneenheid) tesame met voorstel vir terrein 9. Die verslag gee nie die ontwikkelingkoste nie maar dit wel 'n totale koste van R886 350 per wooneenheid aan vir Terrein 14. Koste gaan hooplik laer as dit wees. Die opsie 2 word aanbeveel.

Terrein 14 & 15

Die natuurgebied en besodig soos in die verslag uitgewys is, baie infrastruktuur ontwikkeling. Sal ook nabygeleë eiendomswaardes wesentlik beïnvloed. "We fully support Dr Dave McDonald's assessment as being highly botanically sensitive and support his recommendation that the proposed development should rather consist of, for example, a retirement home, as opposed to housing. We would gladly participate in a group (consisting of the Overstrand Municipality, Environmental Branch, Cape Nature and the Kleinmond Nature Conservation Society) which is tasked with an assessment/identification of pockets of potentially developable areas (for housing) in Area 14 which could possibly be used for market related middle class housing which will not affect property values in the surrounding area"

Terrein 16 & 17

Dis moeilik ontwikkelbaar gegewe die bevindinge van 'n vorige omgewingimpakstudie: dat daar wesentlike gedeeltes is wat vleilandareas is. Die area is visueel sensitief verens die ligging daarvan aan die voetheuwels van die Witteberg en is in private besit. 'n Nie gepaste ontwikkeling hier sal eiendomswaardes in Heuningklouf area negatief raak.

Terrein 18 & 19

Dis 'n omgewing sensitiewe area soos omvattend in die Niel Lyners-verslag beskryf is (en waarvan uittreksels gerefskafwe hieronder aangetoon word) en is daarom in verskeie opsigte nie geskik vir hoë digtheid bebouing nie. Sal ook nabygeleë eiendomswaardes beïnvloed.

Kleinmond Natuurbewaringsvereniging

27 Jan 2021

SITE 18*ENVIRONMENTAL****Botany:**

The property has been subject to disturbance due to previous on-site activities. However, natural vegetation is present on site.

Freshwater:

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.

Visual:

Area 18 is regarded as being a highly visual sensitive location; being located adjacent to Main Road, as well as being located at the entrance to Kleinmond.

EIA Process to be followed:

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.

SITE 19*ENVIRONMENTAL****Botany:**

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.

Freshwater:

As a result of the wetness regime of Area 18; Scientific Aquatic Services (SAS) were appointed by Guillaume Nel Environmental Consultants (GNEC) to conduct a freshwater constraints analysis of the identified Area 18.

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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 totally flawed from a freshwater resource management and conservation due to the high ecological importance and sensitivity as well as the ecosystem 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.

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.

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".

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17 Maart 2021
Van die Palmiet Forum

Gerig aan die Overstrand Munisipaliteit

Aan wie dit mag aangesien,

Kommentaar oor die Kleinmond Behuisingsontwikkeling Voorstelle**1. Inleiding**

Palmiet Forum is redelik onlangs (November 2020) begin en bestaan uit 'n groep mense wat minstens 115 elendomme in Palmiet, Kleinmond verteenwoordig. Palmiet Forum se kommentaar, na aanleiding van die ontwikkelingsvoorstelle en tekeninge wat ons as publiek op 24 en 25 Februarie 2021 kon besigtig, is hierby ingesluit.

Baie dankie by voorbaat vir die inisiatief om wel 'n oplossing te vind. Die gemeenskap van Kleinmond besef dat daar wel inderdaad 'n groot tekort aan behuising is. Dit is dus noodsaaklik om pro-aktief te wees en vroegtydig oplossings te probeer vind.

Die meeste verskillende senario's wat die Stadsontwerpers voorstel, is prysenswaardig en kan moontlik 'n groot aanwys vir die dorp wees. Sekeres daarvan dan selfs op die geïdentifiseerde Areas wat genommer is.

Die verdeling met verskillende tipes behuisingsoplossings, die gemengde behuisingsvoorstelle en ook vir skepping van geleenthede vir klein besighede en kleiner kommersiële brandpunte wat deur die dorp versprei word, is baie goed. Daar is egter ook dringende kwelpunte, vrae en kommer deur die Forum.

2. Kwelpunte

Dit is als goed en wel, maar ons het wel 'n paar kwelpunte en ook vrae wat 'n mens sal moet bespreek en aanspreek en oplossings voor sal moet vind.

- 2.1 Hoe haalbaar is hierdie idees en voorstelle en oplossings in die praktyk?
- 2.2 Die grootste vraag hieroor, is **FINANSIES, GELD, FISKALE BRONNE**. Ons weet almal daar is nie geld beskikbaar van die Regering nie. Laekoste behuising fondse kom van Nasionale vlak en daar is nie meer reserwes nie!
- 2.3 Hierdie ontwikkelingsvoorstelle, skip verwagtinge by die laer inkomste groepe, wat dalk nou glad nie eens uitvoerbaar is nie?... of in elk geval nie in die nabye toekoms gou sal kan gebeur nie. 'n Potensiaal vir mense om in opstand te kom, word dalk nou geskep. Sal dit aan al die verskillende gemeenskapsleiers oorgedra kan word dat hierdie 'n lang proses mag wees?
- 2.4 **WIE** gaan dit implimenteer en wel **SUKSESVOL**, bestuur?
- 2.5 **Hoe?**
 - 2.5.1 Hoe gaan die proses bestuur word, om die oorgang van veral die informele nedersetting se ontwikkeling te beheer? Mense sal eers verwyder moet word en ander heenkome of alternatiewe behuising moet kry, terwyl daardie dele ontwikkel of opgradeer word.
 - 2.5.2 Natuurlik kan dit in fases verdeel word, maar dit kan ook lank neem voordat 'n volgende fase eers begin word. Mense kan behuising in 'n ander eerste fase deel dalk kry, maar wil nie noodwendig in daardie "nuwe" deel woon nie...?
 - 2.5.3 Hoe verhoed die Munisipaliteit of Regstoepassers dan dat daar nie 'n nuwe instroming van net nog meer mense/gesinne/desperates goboer om daardie vakuums wat nou "tydelik" gevorm is, te vul nie!?

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- 2.5.4 Met ander woorde dit kan wees dat daar nou ook 'n sekuriteits- en die beveiliging van erwe/halfgeboude wonings kwessie kan ontstaan!
- 2.5.5 Dit is 'n realiteit dat informele behuising, insluitende agterplaasbewoners, vinnig en onbeheers vestig waar grond beskikbaar is (soos byvoorbeeld Overhills) en dat misdaad toeneem en die waarde afneem van naasliggende, bestaande eiendomme. Hoe gaan dit in Kleinmond beheer en hanteer word, onder andere die beskerming van belange van bestaande inwoners en hulle basiese reg op wet en orde? Jets wat SAP en Wetstoepassing sonder enige twyfel al minder en minder onder beheer het in Kleinmond. Uitsers kommerwekkend is veral die veiligheid en sekuriteit van die weerlose vrouens, kinders en oumense in Kleinmond.
- 2.5.6 Sekere voorstelle vir behuisingsontwikkeling is op ekologiese sensitiewe en beskermde areas waar ontwikkeling eenvoudig onprakties is en vals verwagtinge skep, veral as dit met areas vergelyk word wat reeds vir behuising gesoneer is. Hoe gaan die onwettige oorkupasie van sulke grond verhoed word deur Overstrand Munisipaliteit, veral gesien in die lig van hulle bestaande onvermoë en nalatigheid in Kleinmond?

3. Palmiet

- 3.1 Inwoners van Palmiet woonbuurt spesifiek, dit is nou van ons kant af, het baie dringende vrae. Palmiet het reeds groot uitdagings op die oomblik en dit veral as gevolg van INFORMELE en LAE INKOMSTE woongebiede...
 - 3.1.1 Geraas
 - 3.1.2 Misdaad
 - 3.1.3 Protes/Oproer
 - 3.1.4 Waardevermindering van eiendomme
 - 3.1.5 Vernietiging van ekologies sensitiewe areas
- 3.2 Palmiet Forum se droom is dat die buur gemeenskappe in Kleinmond in harmonie met mekaar sal saamlê en dat die dorp 'n voorbeeld vir die res van Suid Afrika sal wees. Ons beplan om betrokke te raak en te help waar moontlik met veiligheid, welstand, welsyn, ens, maar die volgende realiteite bestaan:
 - 3.2.1 Palmiet is die eerste lyn/linie van enige aanvalle, onrustigheid, onluste, betogings of oproere wat van veral die reeds bestaande informele nedersetting af kom. Overstrand Munisipaliteit het reeds bewys dat hulle nie beheer wil of kan uitoefen oor die toestroming en onwettige vestiging van informele huise in Overhills nie.
 - 3.2.2 Ons is gevolglik uitsers bekommerd dat dieselfde tendens eenvoudig sal aanhou en dat die onbeheerde informele behuising eenvoudig sal oorspoel van Overhills na nabygeleë Area 19, as Area 19 enigens verder oorweeg gaan word vir ontwikkeling.
 - 3.2.3 Area 19 is 'n beskermde, botaniese en ekologiese uitsers sensitiewe gebied wat vir omgewingsredes beskerm moet bly. Dit voeg ook waarde toe tot eiendomme en lewensgehalte in Palmiet. Vernietiging daarvan as gevolg van enige vorm van informele of laekoste behuising sal die waarde drasties verminder.

4. Kommer oor Spesifieke Ontwikkelingsareas

Soos vroeër genoem, kan 'n mens potensiaal in die meeste van die genoemde Areas sien, maar daar is beslis 'n paar wat vir die gemeenskap en ons as inwoners van Kleinmond, GROOT bekommernis veroorsaak.

4.1 Areas 14, 15 en 19!!

- 4.1.1 Daar moet verhoed word, dat hierdie geproklameerde gebiede se status verander word. Ontwikkelingsvoorsteelgebied no 19 is tans deel van die Kleinmond Kus en Berg Reservaat. Dit moet so bly as Bewaringsgebiede, Reservate en deel van die Bloedoor. Daar moet ten ALLE KOSTE verhoed word dat die regering hierdie wetgewing en bewaringsareas verander!!!

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- 4.1.2 Na aanleiding ook van die Omgewingsimpakstudie verslag, is hierdie 3 areas veral sensitief en moet ter alle tye behoue bly vir die oorkewing van die natuurlike omgewing.
- 4.1.3 'n Paar belangrike kwessies, net punsgewys moet hier veral in ag geneem word:
- Sensitiewe Plantegroei.
 - Skaars plante en diere spesies.
 - Vlak Watertafels (ongeskik vir ontwikkeling) en kosbare "wetlands".
- 4.1.4 Daar is substansiële en gewigdraende REDES vir bewaringsgebiede!
- 4.1.5 Ons water bronne en lewensare moet ten alle tye, skoon en gesond gehou word, ter wille van die HELE GEMEENSKAP en ter wille van ons oorkewing!
- 4.1.6 Dit is van uiterste belang dat hierdie omgewings sensitiewe areas se toestand en belangrikheid aan Informele en gemeenskaps- LEIERS so verduidelik word! Die man op die grond verstaan nie dat daar bv. 'n vlak water tafel is nie.... en as EEN informele 'hok' eers op so 'n area opspring, is daar geen keer nie!

5. **Regsadvisie**

Dit is duidelik nie in Palmiet of die Kogelberg Biosfeer Reserwaat se belang dat Area 19 ontwikkel word nie. Palmiet Forum het gevolglik regsadvies ingewin en sonder om in te veel detail in te gaan kan ons die volgende bevestig:

5.1 Volgens bestaande studies deur omgewingskundige Dr David McDonald van Bergwind Botanical Surveys & Tours CC, bevestig deur Neil Lyners & Associates:

- 5.1.1 Area 19 is botanies en ekologies HOOGS SENSITIEF.
- 5.1.2 Dit val binne die beskermde area van die Kogelberg Biosfeer Reserwaat in terme van die "Western Cape Biodiversity Spatial Plan".
- 5.1.3 Die hele Area 19 (tussen die residensiële area en die Palmiet Rivier) is ongeskik vir ontwikkeling en moet behou word as 'n omgewings bewaringsarea en 'n korridor tussen die berg en die see.

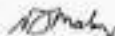
5.2 Volgens ons regskenner:

- 5.2.1 Sou Overstrand Munisipaliteit dit oorweeg om Area 19 te ontwikkel, sal hulle moet aansoek doen om hersonering van 'n area wat beskerm is onder die Nasionale Omgewingsbeskermingswet.
- 5.2.2 Dit sal 'n gedetailleerde omgewings impakstudie vereis onder die Omgewings Impak Assesseringsregulasies. So 'n impakstudie, insluitende al sy publieke deelname en appellprosesse, sal waarskynlik 'n aantal jare neem waarna dit waarskynlik tot die gevolgtrekkings sal kom dat Area 19 ongeskik is vir hersonering en ontwikkeling.
- 5.2.3 Indien nie, sal Palmiet Forum 'n baie sterk saak hê om enige besluit om Area 19 te hersoneer onder hersiening te neem, tot by die Hoogeregshof indien nodig. En ook omdat die beskerming van die Kogelberg Biosfeer ondersteun word deur internasionale omgewingsgentskappe.

6. **Buurdorpe**

- 6.1 Ten laaste wil ons inwoners van Kleinmond graag die vraag vra: "Hoekom moet Kleinmond alleen AL die laerinkomste/arbeidersmag van die streek van Rooi Els, Pringle Baai en Bettiesbaai se behuising, alles dra?"
- 6.2 Sekerlik kan daar ook in hierdie areas ondersoek na geskikte grond vir behuising ingestel word en sal daar ook na basiese winkels (veral voedsel) in hierdie dorpe, gekyk moet word!

By voorbaat dank,



[geteken]

namens Palmiet Forum

Comments on report:

INVESTIGATION INTO AVAILABLE AND DEVELOPABLE
LAND IN KLEINMOND AND OVERHILLS UPGRADES
18 SEPTEMBER 2020 (FINAL DRAFT)(REV3)

Emailed to hvdstoep@overstrand.gov.za
19 September, 2021

Comments by:
John Gardiner

76 4th Avenue, Kleinmond 7195
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0665546638

My interest in the report:

I live in Kleinmond. No Kleinmonder should have to leave his or her hometown because of the housing/jobs crisis

The reasons for my comments. To suggest that:

1. Overstrand Municipality (OM) softens proprietary, geographical and scale boundaries between public and private housing, and in so doing, avoids allowing expansion of the ghetto. The community needs to be aware of the downsides of ghettos, their huge social expense and the grave dangers of their being irreversible. Given that this "softening" is complex in nature, I should elaborate on it in person. A prime example of "softening", is the middle ground played by co-operative tenure, between private and public ownership
2. OM uses the Expropriation Bill (B23 -2020), should it be enacted, to target land price speculators, especially those who are obstructing public housing building and/or job creation in Kleinmond. Expropriation would not be the objective, rather it

Revision A 23/4/2021. 1. ..prime example. 2. ..free up land. 3. ..and westwards. 7. to include relief.

would be a lever to help free up land for public housing development

3. OM seeks to extend municipal boundaries eastwards and westwards of Kleinmond, to serve job creation and both public and private housing
4. OM offers incentives to developers of public housing and places a moratorium on the sale of its land to private developers for "market-related opportunities", until such time as Kleinmond housing no longer finds itself in crisis
5. I can offer specialised advice and extended first-hand experience on the role of housing co-operatives in alleviating a housing crisis
6. OM flags climate change, sustainable living and equality as issues for inclusion in future updates of the report. Eko-bediening's Vision, as submitted separately, also as comment, can form the basis of community discussion, as too can AIDC's One Million Climate Jobs
7. In conclusion, OM levies a temporary, progressive supplementary rate, which has been calculated to exclusively plug the shortfall between full public housing funding and the central/provincial contribution. Where a property is mortgaged and/or the ratepayer is in debt, the rate should qualify for relief otherwise it would not be progressive. The development programme would need to be fairly settled, before any calculation is made

Naturally, all of the OM actions I have suggested would need endorsement by ratepayers and tenants and be grounded in law

At this stage, I call on OM to respond to my comments

Revision A 23/4/2021. 1. ..prime example. 2. ..free up land. 3. ..and westwards. 7. to include relief.

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MR MIKE BOTHA**HOUSING: Available land in Kleinmond and Overhills upgrades**

Please receive my inputs to final draft report of 18th September 2020.

1. The demographic profile.

Notes: OM's waiting list for housing = 957 applicants

The VPUU survey – Milestone Report April 2020

- House owners
- Backyard dwellers subsidised affordable housing 720 – 765 applicants, only 40% qualify = 300. The rest 60% = 400 due for minimum serviced erven = 425
- 150 applicants for rental stock
- 60 applicants for erven to build own house
- Informal settlement 800 structures

2. Socio-economic profile.

Kleinmond is also regarded as a retirement village and a tourist destination with many holiday homes.

Abalone poaching is an informal and illegal economic prospect and forms a prominent part of the local socio-economic reality.

It is a pity that VPUU neglected to determine the sectors in which people are working. The population of the informal settlement is growing because of this basic source of income from abalone and related trades and practices. There were also times when a large number of dwellings were vacant because of police (special anti- poaching unit) activities.

Regulation by National and Provincial authorities is desperately needed to formalise the fishing industry.

Notes:

- Proteadorp
- Mountainview
- Overhills 1700 people / 800 households / 70% male and 60% female under age of 18 / / Informal structures to
- Poppedorp 239 dwellings,
- Mountainview

The OM's Growth Strategy Plan (2010) should be regarded as redundant.

3. Expansion as strategy implies that the urban edge will be enlarged and the natural environment will be sacrificed.

Developable land in Kleinmond is a scarce commodity. This finding must be respected – at all cost? The natural environment should not be sacrificed for

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unsustainable development projects. The rating of sites against criteria confirm that the identified expansion areas are less suitable for development.

It is proposed that:

- Site 19 – highly sensitive area - should only be considered for 88 standalone sites around the edges to enhance conservation.
- Site 16 should not be developed (too wet, rocky, esthetical, conservation).
- Site 17 and Site 18 should be developed as residential area (323 + 525 = 848 units), similar to zoning in Heuningkloof. Provision should be made for limited commercial activities. This last option should only be considered after alternatives in nearby settlements were taken in consideration.

Right from the onset of this survey the community of Kleinmond requested, at a public participation meeting, that Betty's Bay (84 + 14), Pringle Bay (80 + 16) and Rooi-Els (10 + 2) should be included in the expansion strategy to broaden the scope of this assignment. (People who are working in these villages are indicated in brackets). The waiting list for housing in Kleinmond includes 31 applicants who are currently residing in the three villages. They apply because no other options are available to them where they reside and work. This fair request was ignored without further explanation.

Please receive the following proposals that should help to address the threat of high density development in Kleinmond:

- 20 to 50 development opportunities must be identified for appropriate housing in each of the three villages.
- The waste transfer station, the technical services yard must be transferred to a suitable site between the Palmiet River and Betty's Bay (site 1).
- For future options, don't remove the site that was identified for a high school in Betty's Bay from the SDF). There is no room for such a school in Kleinmond.

4. **Densification and integration** implies that the current zoning scheme for current residential areas will be revised. This strategy and re-zoning should not result in transferring decent residential areas into mixed use areas with unattractive high density dwellings. Open space areas must be maintained for recreation. The character of Kleinmond should not be compromised by this strategy.

Please receive the following proposals:

- 4.1.1 Several community facilities are provided to the bigger Hermanus area as a whole to ensure integrated and sustainable socio-economic development. This implies that most sophisticated / specialised facilities and services should be rendered from Hermanus – as municipal wide - shared services (land fill site, hospitals, secondary schools, fire services, shopping malls etc.)

Public transport must be enhanced to support this strategy and enhance accessibility.

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4.1.1.1 Sufficient land is not available in Kleinmond to develop a secondary school. The minister of basic education emphasised that there are huge demands and back logs for more schools, especially in the metropolitan areas. Government lacks funding and cannot meet the demands. Because of demographic realities it was stated that Kleinmond is not on the list for new schools. However, it was announced (Sept 2020) that a new technical high school (trade training) will be added to complement the existing comprehensive offering of secondary education in our municipality. It will be established in Hermanus.

When an insignificant group with a loud noise push for a secondary school (public and private) in Kleinmond, it should not be regarded as the wish of the community at large. Overhills's actual list of 10 community services excludes education. Quality education is available to our children. All transport of pupils should be subsidised to enhance accessibility. Our children are important.

4.1.1.2 Kleinmond is known as a retirement village and more facilities related to this "industry" should be developed. Kleinmond cannot justify its own hospital, hospitals are in Hermanus, but local clinics and recreational facilities should be up-graded.

4.1.2 Only the basic industrial services are available in Kleinmond. Most services are rendered from Hermanus and Somerset West.

4.1.3 Commercial development. Kleinmond is well positioned to play a far bigger role in terms of tourism in the region. However, local facilities and activities related to tourism was neglected in the past and much needs to be done to catch up.

5. Proposed phased implementation plan

5.1 Phase 1: Prepare Site 1 – Option 6 is preferred for upgrading of informal settlement and backyard dwellings.

Plan to eradicate the waiting list for 856 low cost housing by 564 opportunities. Re-locate the Eskom substation and the waste transfer station to new facility linked with technical yard.

Land is owned by OM.

Entrance to town needs a facelift.

5.2 Phase 2: Site 6. Not for mixed use zoning. Only for 78 rental units / social housing (R3 500 to R22 500)

5.3 Phase 3: Low cost housing, Site 2 (41) and Site 3 (22) and Site 4 (30) and Site 5 (87) - opportunities

5.4 Phase 4: Site 14 (184) and 15 (60) for retirement accommodation and related facilities. Considered as a public / private approach to ensure affordability.

5.5 Phase 5: Site 7 and Site 8 to be zoned for light industrial and market related options.

5.6 Phase 6: Site 9 - option 3, providing 348 units, is preferred.

Site 10 – 140 market related units.

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- 5.7 Phase 7: Site 12 and Site 13 – Clinic, sport and recreation.
 5.8 Phase 8: Site 19 for 88 market related single houses along edges of the site to ensure conservation of area and prevention of fire etc.
 5.9 Phase 9: Site 17 (232) and Site 18 (525) standalone residential with limited commercial opportunities. See low suitability rating?

6. Public participation

There is no evidence that inputs by stakeholders at the various previous meetings were taken in consideration. Minutes were not kept, therefore the relevance of the PSC and other efforts must be questioned.

We hope to see alignment with legislative guidelines for participatory local governance?

See your statement 11. Way Forward g)? The OM should not be proud of its public participation achievements. The allocation of land for use as informal settlement is a result of the mayor's "direct communication" with "leaders of Overhills" without utilising the official structures. The result was/is disastrous! Representatives from Overhills and Proteadorp, together with Ward committees for ward 9 and 10 should engage in open communication. All shareholders, including the taxpayers, should be involved.

The proposed plan to invite public participation is appreciated.

7. Conclusions

The development of this plan took very long. It actually is a snapshot of the reality of a year ago. We are living in a fast changing environment therefore Council should take the following realities in consideration and inform the constituencies before decisions are taken:

- How will COGTA's District Development Programme impact on this housing plan?
- Is the New Town Plan for develop in the Fishers haven, Karwyderskraal still a reality?
- How will the current depression impact on funding of this housing plan?
- There are people in our community who are living in appalling conditions. Their names were on the local waiting list for many years. Expectations are very high, in spite of the unexpected inflow of people over the recent years. Prioritisation of the implementation of the housing plan should be fair and transparent.
- Kleinmond is a special place where it was often demonstrated how good it feels to take hands in difficult times. The rights and wishes of all interest parties should be respected.
- WE hope that the outcome of this plan will add much value to the lives of our people and provide the town with a facelift.

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Eko-bediening, Kleinmond Eco-ministry, Kleinmond

Eko-bediening's Vision for Kleinmond

Scope

Our Vision guides our everyday eco-work. Through it we focus on living sustainably. If it appears utopian, it is because it assumes that:

- Sustainable living can be achieved
- We are healthy
- The economic and political obstacles to achieving sustainable living are overcome
- The technical aspects of realising sustainable life are taken care of by researchers, planners, designers, engineers and builders
- It is neither chronologically bound, nor chronologically open-ended. Sustainable living emerges in the future, pre-empting any irreversible climate or extinction tipping points
- Transparency is established. We have control over how we live sustainably

Were it an implementation or a roadmap - and not a vision - these assumptions would have to be confronted

Elements

Integrated into life in so complex a way, our Vision cannot be described here. So, we extract the main Elements from it and describe those instead, listing them alphabetically, because no one Element is more important than another:

- **Biodiversity.** All living organisms again play their part in balancing life on Earth. Species came and went over the millennia, but their massive extinction caused by humans exploiting fossil fuels uncontrollably for a mere 200 years almost destroyed this balance forever. In our Vision, extinction caused by humans has been halted and the balance has returned. Habitats are protected
- **Education and training.** Young and old are equipped with the knowledge and skills to sustain their lives and the lives of future generations

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- **Energy.** Renewable energy has superseded energy produced from fossil fuels. Everyone has enough for all their daily needs and the community has enough for communal needs. Carbon footprint size converges and reduces across the board in Kleinmond, combatting climate change globally
- **Food.** Locally and sustainably produced food supersedes food produced by unsustainable intensive agriculture. Carbon remains for the most part, locked into the soil. All are better nourished and healthier. Fishing and other harvesting from nature is done sustainably
- **Pollution.** Plastic packaging has been superseded by reusable or bio-degradable packaging. Petro-chemical fertilisers and pesticides have been superseded by benign soil feed and extinction-sensitive bug killers
- **Security.** Secure living has superseded divisive securitisation
- **Shelter.** Homes are not overcrowded. They are warm and dry in winter and cool in summer, resilient against the weather. They are humanely spaced for recreation, pandemic containment and the growing of food. They are sustainably and locally built, fireproof and well serviced. They last well. Without a shortage of housing, there is no "back-yarding"
- **Transport.** Equitably available, it is powered sustainably
- **Water.** Water is protected from depletion and pollution. Rainwater is harvested. Flooding is under control
- **Work.** Activity is geared towards enhancing the quality of life and reinforcing sustainability. There is no exclusion from work and no commodification of jobs. The needy are supported by the community

Conclusion

As Eco-ministry of the DRC-family in Kleinmond we believe: The earth is the Lord's (Psalm 24:1). We therefore celebrate the wonder of creation AND accept the challenge to care for it along with others.

VISION04 - EKO-BEDIENING, 17 FEBRUARY 2021

- Contact us: Chairperson, Jan Mornsen, janmornsen@merb.co.za or 082 414 4254

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WARD 9 REPRESENTATIVES INPUT RECEIVED 23 JULY 2021

INPUTS REGARDING POSSIBLE SITES – LAND INVESTIGATION

- 1) Support the idea. Would also support the transfer station being moved and the current structure being used for a multipurpose facility for the community. Possible indoor sports and Thuzong type facility. The planning for housing could be built around this and the space could be maximised in this regard. This site would be for any BNG in the area. The Transfer Station could be relocated to the current Waste Water Site across the Palmiet River.
- 2) Don't support this. There are underground services established in the area where the suggested housing is earmarked. It would also cause issues for current residents in the area.
- 3) Support for Middle Income Housing (FLISP and Social Housing). The property across the road should be maximised for business use but this site would need to be redesigned to include the play park etc.
- 4) Support for social housing as well as FLISP model.
- 5) The community has earmarked this space for an environmental garden and open space including a garden with some benches and a small outdoor gym with a vegetable garden. We need to support them with this project. Don't support for housing.
- 6) Don't support for housing. Support the current municipal yard being redesigned to include the Protection Services departments to include space for a Learners and Driver's License facility, as well as for law Enforcement personal. This would open up the space at the Main Beach area. If needed, some of the teams from the yard should be relocated to the Waste Water Site across the Palmiet River.
- 7) Support for market value and FLISP+Social Housing.
- 8) Support for market value
- 9) Don't support for housing. Support an upgrade of the current sport facilities.
- 10) Support this. Unfortunately a lot of the site has been sold off to different entities already but if its possible, support it.
- 11) Support this for FLISP/GAP housing
- 12) Support a secure estate, such as what is established there.
- 13) We continue to be told that Kleinmond doesn't have enough learners to warrant a high school, while understanding that numbers grow each year, budgets continue to be cut for new schools. Would support this site as the site for a high school, if it ever happened. No housing and not for relocation of sports fields.
- 14) Support frail care centre and assisted living self-help units. Also support opportunities behind the last housing development.
- 15) To fit in with whats already in the area, assisted living and frail care units will work.
- 16) Private Development supported
- 17) Support Private development with affordable housing tied in.
- 18) Possible Private Development with affordable housing tied in.
- 19) Support the upgrade of the current ramparts and daycamp area.

STEERING COMMITTEE MEMBERS

Abigail Jacobs (Overstrand Municipality)
Brent Jolupa
Briand Louw
Carina Nel
Clement Makka
Cornette Hull
Dennis Hendriks (Overstrand Municipality)
Denovan Vanrhode (Overstrand Municipality)
Desmond Lekay (Overstrand Municipality)
Eleanor Barry
Euonell Visagie
Farie Krige (Overstrand Municipality)
Grant Cohen (Overstrand Municipality)
Guillaume Nel
Hanneen van der Stoep (Overstrand Municipality)
Harind Leng (Lyners)
Henk Brand
Hulmary
Khalid Jacobs
Kooz du Plessis (Overstrand Municipality)
Lawrence Stewart (Lyners)
Lizel de Villiers (Overstrand Municipality)
Malvin Jooste
Mike Dothe
Riaan Kuchar (Overstrand Municipality)
Taron Drey (Overstrand Municipality)
Thulisa Qabu
Kingsley Staden