SUBDIVISION AND REZONING OF AGRICULTURAL LAND

PORTION 12, 13 and 70 OF THE FARM EERSTE RIVIER 626

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1. INTRODUCTION

Application is hereby made in terms of Section 17 and 24 of the Land Use Planning Ordinance, on behalf of Silky Oaks Investments Pty. Ltd. (refer “Annexure A” Power of Attorney), for the following:

- The Subdivision of Portion 12 of the farm Eerste Rivier No 626 into two portions (Portion B and a Remainder);
- The Subdivision of Portion 13 of the farm Eerste Rivier No 626 into two portions (Portion A and a Remainder);
- The consolidation of Portion A and Portion B with Portion 70 of the Farm Eerste Rivier No 626;
- The rezoning of the consolidated area from “Agriculture 1” (Ptn A and Ptn B), to “Subdivisional Area”.
- The registration of a Servitude for a wastewater treatment plant measuring ±10.5ha over the Remainder of Portions 12 and 13, in favour of the consolidated property;
- The Registration of servitude of water storage measuring ±2ha over the Remainder of Portion 12, in favour of the consolidated property.

The above is reflected on the Subdivision Plan (Plan No 12/13/626SubRev08 dated 03-03-2009) attached hereto as Diagram 5.

An application in terms of the National Environmental Management Act (Act 107 of 1998) to undertake certain activities listed in Government Notice R386 and R367 has been submitted to the Province of the Eastern Cape Department of Economic Affairs Environment and Tourism.

A further application to develop the consolidated property will be submitted to the local authority once necessary consent from the Department of Economic Affairs Environment and Tourism has been obtained.

2. PROPERTY DESCRIPTION

(Title Deeds and SG Diagrams are attached as “Annexure B”)

**Title Deed Description:** Remainder of Portion 12 of the Farm Eerste Rivier No 626, situated in Municipality of Koukamma, Administrative District of Humansdorp, Eastern Cape

**SG No:** SG 1020/1934
**Title Deed Number:** T 18686/2012
**21 Digit Code:** C091000000006260012
**Property Size:** 92.2645ha
**Property Owner:** Silky Oaks Investments Pty. Ltd
**Bonds:** Yes, bondholders consent attached as “Annexure C”
**Zoning:** Agriculture 1
**Land Use:** Agriculture, Golf Course & Nature
**Title Restrictions:** None pertaining to the subdivision and rezoning of the property.
**Servitude:** Yes see Servitude diagrams 5183/2005

**Title Deed Description:** Remainder of Portion 13 of the Farm Eerste Rivier No 626, Situated in Municipality of Koukamma, Administrative District of Humansdorp, Eastern Cape

**SG No:** SG 1021/1934
**Title Deed Number:** T 18687/2012
**21 Digit Code:** C091000000006260013
**Property Size:** 48.5476ha
**Property Owner:** Silky Oaks Investments Pty. Ltd
**Bonds:** Yes, bondholders consent attached as “Annexure C”
**Zoning:** Agriculture 1
Land Use: Agriculture and Nature Area
Title Restrictions: None pertaining to the subdivision and rezoning of
Servitude: No

Title Deed Description: Portion 70 of the Farm Eerste Rivier  
No 626, Situated in Municipality of Koukamma,  
Administrative District of Humansdorp, Eastern Cape

SG No: SG 1021/1934
Title Deed Number: T 18684/2012
21 Digit Code: C091000000000062600070
Property Size: 24.2762ha
Property Owner: Silky Oaks Investments Pty. Ltd
Bonds: Yes, bondholders consent attached as “Annexure C”
Zoning: Agriculture 1
Land Use: Agriculture and Nature Area
Title Restrictions: None pertaining to the rezoning of the property.
Servitude: Yes see Servitude diagrams 5184/2005
3. THE SITE

3.1 LOCALITY (see Diagram 1: Locality Plan)

Skuitbaai is a small coastal resort town situated between Plettenberg Bay and Jeffrey's Bay. The area forms part of the Cacadu region of the Eastern Cape and falls under the jurisdiction of the Koukamma Local Municipality. The village is situated ±7km from the N2 / Kareedouw / Eerste Rivier Main Road (R402) intersection. Other coastal villages in the area include Eersteriverstrand, Oubosstrand and Heidestrand. The proposed development area is situated along and to the west of the existing Skuitbaai Golf Course.

The application area consists of 3 properties namely, the remainders of Portions 12, 13 and 70 of the Farm Eerste Rivier No 626 as indicated on Figure 1.

3.2 LAND USE AND ZONING (See Diagram 2: Aerial Photo)

Portion 70 contains the existing Nine Hole Golf Course, clubhouse and associated facilities. Portion 70 (a portion of Portion 63) was originally zoned Resort II to accommodate the golf course and a number holiday houses. In 2001 the Koukamma Municipality approved the rezoning of Portion 70 to “Subdivisional Area”, to allow the subdivision of 6 “Residential 1” erven. The remainder of Portion 70 still retains the “Subdivisional Area” zoning.

Portions 12 and 13 are currently zoned for “Agriculture 1” purposes and consist mainly of Kikuyu pastures for dairy farming. As indicated on figure 4 below, a portion (±15ha) of the existing golf course historically encroached over Portion 12. The southern portions of both Portions 70 and 13 contain steep slopes covered with Coastal Thicket.

Apart from the irrigation dam (±2ha) situated on Portion 12 and a number of workers cottages, there are no other improvements on the property.
3.3 TOPOGRAPHY

The proposed development site is situated on the southern boundary of the coastal plateau. The Contour plan attached as Diagram 3 shows an undulating topography typical of a dune landscape. A Slope Analysis (attached as Diagram 4) shows a gentle slope in a southern direction with a gradient of less than 25%. The southern section of the property shows a sudden drop towards the ocean.

A large drainage line runs in a north to south direction on the proposed development site and contributes to drainage in the Eerste Rivier Valley.

In terms of topography the entire site is developable, except for the steep slopes along the southern boundary and the drainage line.

3.4 CLIMATE AND RAIN FALL

The proposed development area falls within the Temperate Coastal Region, which is characterized by warm summers and cool winters and rain throughout the year.

3.5 VEGETATION

Portions 12 and 13 of the farm Eerste Rivier 626 consists mainly of Kikuyu pastures for dairy farming. Portion 70 contains the existing Nine Hole Golf Course and associated facilities. The remaining natural vegetation occurs on the southern most end of this portion and is classified as Tsitsikamma Sandstone Fynbos (Vulnerable) by Mucina and Rutherford (2006) and Tsitsikamma Plateau Fynbos (Vulnerable) by STEP (2006). It is recommended that this small portion of natural vegetation remain as open space.

Wetlands occur along the drainage lines, these wetlands have been rehabilitated to ensure healthy functioning of these natural assets.
According to the Koukamma SDP environmental sensitivity map (see fig.7 below), the study area is situated in an impacted area. These areas hold very little conservation value. The areas indicated as ‘Vulnerable’ is situated along the steep southern slopes and will be excluded from the development footprint.

Figure 7: Ecosystem status according to STEP (2006). Most of the study area has been transformed by agricultural practices, except for a small area on the southern boundary of the property. The red lined area demarcates the approximate location of the study site.

3.6 GEOLOGY

The entire study site is underlain by the Cape Supergroup, which consists of three major units. At the base is the Table Mountain Group, in the middle the Bokkeveld Group and at the top the Witteberg Group. These three units combine to produce the distinctive mountain and valley topography of the southern section of the Eastern Cape (Rust, 1988). The geology of the site does not pose any constrains for development.

3.7 SOIL

TA Roberstson was appointed to conduct a soil analysis on the farm to determine the agricultural potential of the site. The agricultural soil analysis dated 2008/09/02 is attached as “Annexure D”.

According to the study, the soils types identified at the study site consists of grey regic sand (Hb) and Glenrosa and/or Mispah forms (Fa) (Figure 8).

The study confirms that the agricultural potential is high.

3.8 HYDROLOGY

Hydrological Assessment conducted by SRK Consulting Engineers in 2008 and is attached as Annexure 1 to the Engineering Services Report (attached as “Annexure E”). The purpose of the study was to identify and evaluate potential water sources on the proposed development land.

The Eerste Rivier area is the southern boundary of the Cape Fold Belt, a mountain range characterised by intense folding and associated fracturing of the TMG sandstones, producing a regional, fractured rock (secondary) aquifer of moderate to good groundwater development potential.
The hydro-geological study indicates that abstraction of groundwater can meet the needs of the development should sufficient number of boreholes be drilled.

3.9 HERITAGE

Research and surveys indicated that the coastal foreland of the Tsitsikamma/Cape St Francis region is extremely rich in archaeological heritage sites and material. There are also proclaimed national and other heritage sites close to the proposed Skuitbaai Golf Course development.

Dr Johan Binneman FROM Eastern Cape Heritage Consultants was appointed to conduct a Phase 1 Archaeological Heritage Impact Assessment. The Report is attached as “Annexure G”. No visible archaeological sites were found.

If any concentrations of archaeological material are uncovered anywhere during the development of the property, it should be reported to the Albany Museum and/or the South African Heritage Resources Agency immediately so that a systematic and professional investigation can be undertaken.
4. THE PROPOSAL

4.1 DEVELOPMENT CONCEPT

As indicated on the attached Diagram 5: Subdivision Plan (Plan No 12/13/626SubRev08 dated 03-03-2009), a Portion of Portion 12 (±31.4ha) and a Portion of Portion 13 (±18.3ha) will be consolidated with Portion 70 (±24.3ha) to create total a development area of ± 74ha that includes the existing golf course and clubhouse.

The owners of the consolidated development area wish to develop a portion of the farm (±15.1ha) around the existing 9 hole golf course into a Residential Estate. It was initially the intention to upgrade the existing 9-hole golf course to an 18 hole course and to develop approximately 300 additional residential stands and a hotel with associated facilities around the upgraded golf course. During the initial scoping exercise, it became apparent that scale of the planned development was not acceptable to the surrounding community.

The new concept retain the existing 9 hole golf course and a club house with seven bedrooms and comprises of approximately 132 residential erven, 25 group housing units, 7 self catering golf lodges. A development density of 2.2 units per ha is envisaged.

The planning concept is illustrated on the attached Diagram 6: Site Development Plan. The final approval of the density and layout of the units will be determined during the environmental assessment process that is currently underway.

This application will not focus on the detail layout of the development as this will only be considered once the conditions of the Environmental Authorisation are available.

4.2 SUBDIVISION AND REZONING

The purpose of this application is to transfer the consolidated property as described in Par 4.1 to a new development company. This will allow the farming operation on the remaining properties to continue independent of the planning and environmental applications that is currently underway.

The Subdivision of Agricultural land requires the approval from the National Department of Agriculture in terms of Act 70 of 1970 as well as approval from the Local Authority in terms of the Land Use Planning ordinance.
Application was made to the Department of Agriculture in terms of the provisions of Act 70 of 70 to approve the subdivision of Portion 12 and 13. In September 2011 the National Department of Agriculture approve the application subject to a condition that the subdivided portions be consolidated with Portion 70 and that the consolidated portion be suitable rezoned out of Agriculture prior to the transfer of the units. The Agricultural consent is attached as “Annexure I”.

In order to conclude the subdivision and consolidation, the properties will have to be zoned out of Agriculture. The most suitable zoning at this stage will be “Subdivisional Area”.

“Subdivisional area” means land contemplated by section 22(1) (a) of the Ordinance which, in terms of section 14(4), 16 or 18 and subject to-

(a) a density requirement;
(b) the conditions and stipulations contained in these regulations;
(c) the planning stipulations of any applicable structure plan, and
(d) any other conditions laid down at the time of the approval of the zoning,

This zoning is the most suitable zoning under the current circumstance as it will allow the properties to be zoned out of agriculture, without assigning any specific right to it. This zoning will be subject to the conditions of the environmental authorization to be obtained from Province of the Eastern Cape Department of Economic Affairs Environment and Tourism. This zoning will require a further subdivision application before any development rights can be implemented. The final subdivision application will be submitted once the Environmental Authorisation has been granted.

4.3 ENVIRONMENTAL AUTHORISATION IN TERMS OF NEMA

An application in terms of the National Environmental Management Act (Act 107 of 1998) to undertake certain activities listed in Government Notice R386 and R367 has been submitted to the Province of the Eastern Cape Department of Economic Affairs Environment and Tourism in 2008. The Scoping Report was accepted in March 2010. For reasons unrelated to the project, the development was placed on hold for more than a year. Since then the environmental legislation changed and we have been requested by the Department to amend the application to include provisions of the new legislation. This process is currently underway.

4.4 APPROVAL OF SITE DEVELOPMENT PLAN AND SUBDIVISION LAYOUT

Once the Environmental authorisation has been obtained from the Department of Economic Development and Environmental Affairs the detailed Site Development Plan and Subdivision application of the individual units will be submitted to the Koukamma Local Municipality in terms of the Land Use Planning Ordinance 15 of 1985. The consideration of the final layout is not the aim of this application.
Diagram 9: Subdivision and Consolidation

Pt# 12, 13 & 70 of the Farm Eerste Rivier No 626
4.5 PROVISION OF ENGINEERING SERVICES

Engineering Advice and Services cc were appointed by Fynbos Golf and Country Club Estate to prepare a Services Report and preliminary cost estimate for the proposed civil engineering infrastructure required to service approximately 132 residential erven, 25 group housing units and 7 golf lodges. The Services Report is attached as “Annexure E”.

The development will be completely self sufficient in terms of service provision and will not rely on the municipality for any services. Bulk services as well as internal circulation will be the responsibility of the developer.

4.5.1 Water

At present there is no bulk water supply to the area, with the only water obtained via surface run-off, groundwater and from the nearby stream and dams.

The following are the predicted bulk water supply requirements for the existing and proposed development:

- Stands on Golf Course: 132 x 1600 liters/erf/day = 0.211 Ml/d
- Group housing units: 25 x 400 liters/erf/day = 0.01 Ml/d
- Golf lodges: 7 x 350 liters/erf/day = 0.003 Ml/d
- Club house and Rooms: 7 x 600 liters/erf/day = 0.004 Ml/d

Total daily residential average water demand = 0.23 Ml/d

Nine hole golf course irrigation demand (average) 0.600 Ml/d

The Services report recommends the use of boreholes and treated effluent to supply the calculated demand.

The 3 existing boreholes on the golf course are reported to be approximately 100 m deep and yield a total of ±0.2 Ml/day. The existing boreholes should be used as to supply the "current scenario of development", and that new bore holes be drilled to serve the “proposed residential development”.

Hydrocensus and Groundwater Investigation conducted by SRK Consulting Engineers in October 2008 indicates that abstraction of groundwater can meet the needs of the development should sufficient number of boreholes be drilled. Two potential groundwater targets have been identified just to the north-west of the clubhouse. These will have to be tested and licensed.

The treated effluent will equate to approximately 80% of the average daily water usage once the development is fully occupied i.e. 0.18 Ml/d, although this will be seasonal, as it is unlikely that the estate will house many permanent residents. Treated effluent could be used in season to irrigate the golf course when the residential water demand is high.

Rain water harvesting should also be implemented and it is recommended that each of the stands on the golf course be fitted with a 50 kl underground rainwater water storage tank.

A water treatment facility will be required to treat the water extracted from boreholes. The position of the water treatment works is likely to be alongside the proposed wastewater treatment works to be situated to the extreme north of the development, as shown on drawing Dwg 601-T -01. The extent of the treatment required will be determined by the quality of the water being extracted. This can only be determined once the testing has been conducted. Based on the fact that the current residents consume the borehole water with minimal treatment, a limited amount has been allowed for the WTW in the estimated costing of the services.
In order to be in a position to store the required water, a storage reservoir with a storage capacity of 48 hrs of AADD, plus 2 hrs of fire fighting capacity at 900 l/min, is required. Based on the above a storage reservoir of approximately 0.7 Ml is required.

4.5.2 Sewer

Various sanitation systems are available to the consumer, but due to erf size and underlying geology, a waterborne system has been recommended as the most appropriate for this development. A dedicated waste water treatment works will be installed to serve the development. The treated effluent water will be stored in irrigation holding dams to be used for irrigation of the golf course. In order to achieve this, a Pasveer Tec Type B activated sludge type plant is recommended, with additional reactors and transfer mixers, as well as a chemical backup. A schematic layout of the proposed plant is included in the drawings attached to the Service Report.

These facilities will have to be situated on the remainder of the properties, as they have to be a certain distance away from residential properties. These facilities will have to be protected by means of servitude. The proposed servitudes are indicated on the Diagram 5: Subdivision Plan No 12/12/626SubRev08 dated 03-03-2009.

4.5.3 Electrical Infrastructure

Triocon Consulting Engineers was appointed to prepare an Electrical Report. The Report is attached as “Annexure F”.

According to the calculations contained in the report, an additional supply of approximately 1 MVA would be required to service the planned development.

Based on discussions with Eskom, it has been proposed that Eskom supply a separate/new electrical supply to the golf estate development. This supply will be supplied based on the Eskom Developers Guideline, which dictates the flow of information to and from Eskom during the project process. The initial stage of this process is the feasibility quote stage, which has been initiated with an application for supply having been submitted to and approved by Eskom.

The internal electrical reticulation, from the point of supply from Eskom at the boundary of the development, to the service connections to each of the individual erven, will consist of underground 22kV cabling, mini-subs (22kV down to 400V) and low voltage cabling with kiosks located at suitable locations along the internal roadways of the development. It has been proposed that the electrical infrastructure be installed by the developer to Eskom specifications, and that Eskom assume responsibility for the installation upon completion. Energy efficient or renewable energy alternatives such as solar water heating, heat pumps, gas for cooking, solar photovoltaic electrical sources, energy efficient lighting, etc., shall have to be considered for this development.

4.5.4 Access and Roads

Access to the development will be obtained from the exiting access along the MR388 serving the golf course. The Traffic Impact Assessment (TIA) (Attached as “Annexure 2” to the Engineering Services Report - “Annexure E”) conducted by Engineering Advice and Services recommended that this intersection point be upgraded by the provision of a traffic circle. The MR388 will also be upgraded from the entrance to a point ±300m east of the access, as recommended in the TIA. These upgrades will be the responsibility of the developers.
The internal roads shall be designed in the preliminary design phase generally using the standards as detailed under in the *Red Book*.

The Eastern Cape Department of Roads and Transport approved the TIA, subject to certain conditions. The letter of approval dated 26 November 20098 is attached hereto as “*Annexure J*”. These conditions will be adhered to in the final designs and implementation.

### 4.5.5 Storm Water

The topography of the development area allows for the entire land portion to be drained via the natural watercourses traversing the property.

The preliminary layout (layouts will become final once Environmental Authorisation and Town Planning approval is received) makes provision for open spaces and dams that can retain or detain peak stormwater flows. The stormwater will be managed via an overland V drain system (parallel to the road network), as well as an underground piped system where required. Retention ponds will also be created to store the volume of discharge, equal to Post Development less the Pre Development discharge. Where possible, stormwater discharge will also be used to irrigate the golf course.

The EIA process requires that a comprehensive stormwater management plan be implemented to ensure that the development does not have a detrimental effect on the environment. A copy of the proposed stormwater routing is included as “*Annexure 3*” to the Engineering Report.

### 4.5.6 Refuse Collection

At present, the Koukamma Municipality services the Eerste Rivier area with solid waste removal services. Discussions with the Koukamma Municipality indicate that solid waste generated from the estate will be serviced by the municipality.

For the purposes of this report, it is assumed that the refuse will be collected by the Home Owners Association within the development and stored at a suitable facility near the entrance. An item for the purchase of a tractor and trailer has been allowed for within the preliminary cost estimate.
5. MOTIVATION

In terms of the NEMA Regulations, when considering an application the decision making authority must have regard to a number of specific considerations including specifically having to consider “the need for and desirability of the activity”. Need refers to time i.e. is this the right time for the envisaged development? The proposal will be motivated by confirming the need for the planned residential land use. The application will further be motivated by investigating the desirability of the property for the planned land use. Desirability refers to the place, i.e. is the land suitable for locating the type of land-use/activity being proposed? Lastly the development is by evaluating the expected impacts on the surrounding environment and adjacent properties.

5.1 NEED

5.1.1 Local Economy

The Koukamma Spatial Development framework identified the following 6 pillars of local economy:

- Farming
- Retail and Industry
- Building Sector
- Tourism
- Commercial Fishing
- Local Authorities

This diverse economic base is the reason for the region's on-going economic success. It is reported that whilst most of the six pillars “operate” at maximum potential with limited potential for growth, the tourism industry has only recently emerged and is showing great potential. The Koukamma Spatial Development Framework acknowledges that the future of the area’s economic growth lies within the tourism sector.

5.1.2 Golf Tourism

South Africa is one of the fastest growing Golf tourism destinations in the world.

The Eastern Cape is still comparatively undeveloped as far as golf tourism goes, but is slowly starting to reap the reward of investor confidence in the region. The Cacadu region in particular has several comparative advantages for golf development.
The region is situated in one of the highest rainfall areas in South Africa. Furthermore, the area boasts a variety of spectacular natural resources such as mountains, forests, rivers and an unspoilt coastline. Being situated adjacent to the well-established Golf Tourism industry of the Garden Route is a further advantage to this emerging economic sector.

The aim of this development is to tap into the growing golf tourism industry and thereby enhancing the overall economic, social and environmental benefits to the surrounding area.

This property has the further advantage of already having a well-established 9-hole golf course, which creates an ideal opportunity for infill development. All the arguments against golf courses do therefore not apply to this development application.

Figure 11: Existing Golf Course

5.1.3 Urban Growth

There will always be a demand for residential growth and more houses because people are living longer, families are smaller and more people are living alone. Apart from this natural growth, rural areas are also experiencing a strategic growth stemming from a significant move of people away from over-populated and over priced urban areas. This is called counter urbanization.

Technology has changed our choices in residential location substantially. Access to Internet allows new opportunities for business, banking, shopping, education and entertainment in even the most remote of locations. Quality of life has become the most important factor when choosing a new home. Despite the global economic recession and the much discussed credit crunch, the outlook for property in South African remains positive.

5.2 DESIRABILITY IN A REGIONAL CONTEXT

The Kou-Kamma Municipality is situated in the southwest corner of the Cacadu District Municipality along the Indian Ocean coastline in the south-western sector of the Province. To the west lies the Western Cape Province. Kou-Kamma also borders the Bavians Municipality in the north and Kouga Municipality to the East. The geographical area of the municipality is 12,540 square kilometres in extent and boasts with approximately 60km of coastline of which 45km is protected, as part of the Tsitsikamma National Parks. The entire coastline is rocky and for the most part inaccessible due to steep cliffs. The beach at Eerste Rivier is the only accessible public beach in the entire region. That is the reason why the Eerste Rivier/ Skuitbaai node has been identified as the only desirable area where the demand for coastal residential development can be accommodated. There are no other properties along this coastline that can offer this unique combination of access to the beach, and an existing golf course surrounded by several established holiday resorts.

5.3 COMPLIANCE WITH FORWARD PLANNING POLICIES

5.3.1 Sub-Regional Structure Plan for the Coastal Region of Outeniqua to Humansdorp 1990

In 1984, the Director of Planning: Chief Directorate Land Development Co-ordination embarked upon an investigation into the
development of townships, resorts and beaches along the Coast of the Cape Province which culminated in the Sub-Regional Structure Plan for the Coastal Region. The main purpose of the Structure Plan was to provide pre-conditions for harmonious development along the coast so as to ensure a healthy balance between development pressure, recreation, agriculture and conservation.

The Sub-Regional Structure plan has identified the Skuitbaai and Eerste Rivier areas as “Recreational Areas”. By definition, a “Recreational Area” refers to an area characterised by those desirability factors that will support one or more resorts (meaning any recreation-orientated development).

The Sub-Regional Structure plan states that a township layout on the plateau at Skuitbaai can be allowed, due to the access to the beach. The Sub-Regional Structure plan recommends that no further resort development occurred east of Skuitbaai to Oyster Bay.

5.3.2 The Koukamma Spatial Development Framework May 2007 First Edition

The Koukamma SDF describes the Coastal Zone (including Eerste Rivier) as a “diverse combination of land uses, were the role of each land use is recognised and optimised” The document furthermore promotes “Mutually supportive and integrated land development in both rural and urban areas”.

The document recommends that future development should be confined to existing nodes or only new nodes identified through approved development plans. Any such development will need to take place in areas already disturbed by urban developments, cultivation or timber plantations” (Koukamma Municipality, 2009: 122).

The Koukamma Municipality recognized the need for the expansion of the coastal residential development in the area. In order to accommodate this need, and at the same time prevent uncontrolled linear coastal development and urban sprawl, a strategic land parcel (or urban edge) around the existing Eerste Rivier/Skuitbaai node has been identified (See Figure 12 below). According to the document, this area forms a logical extension to the current development and does not have a substantial negative impact on the agricultural activities or natural environment.

A densification zone has been identified which encompasses the Eerste Rivier Golf Course and proposed extensions.

The proposed subdivision line correlates with the proposed urban edge boundary.

The subdivision and rezoning of the two agricultural Portions A and B is inline with the forward planning for the region, and complies with the principles contained in both the Sub-Regional Structure Plan for the Coastal Region of Outeniqua to Humansdorp and the more recent The Koukamma Spatial Development Framework.
Figure 12: Koukamma Spatial Development Framework
5.6 SUITABILITY OF THE SITE

5.6.1 Agricultural Potential

The soils in the Tsitsikamma originate from the Table Mountain Sandstone series, which make it suitable for intensive dairy farming. The climate also creates suitable heat indexes, which identify this area as one of the two in South Africa suited to intensive milk production.

The total amount of Agricultural land that will be lost due to this development will amount to approximately ±27.8ha, which calculates to less than 0.09% of the total area in the Tsitsikamma devoted to dairy farming. Taken into account the unique features of this property (e.g. the exiting golf course and the proximity to one of the only beaches in the region) and the fact that the area has been earmarked for further development in available forward planning documentation, the loss of agricultural land is negligible.

The remainder of the properties has a combined size of 90.8ha, which is regarded as economic unit in the area. Only 28.7ha of agricultural land will be lost, but the result would be a substantial injection into the tourism industry, and thereby achieving the optimal and balanced use of existing and scarce resources. The National Department of Agriculture has been consulted in this regard and they have agreed that the relevant portion of Agricultural Land can be zoned out of Agriculture (See Act 70 of 70 approval attached as “Annexure I”).

5.6.2 Conservation Value

Apart from the coastal thicket in the southern parts of the property, and the wetlands, the site has no environmental value. The pastures have no realistic rehabilitation potential. There are very few Fynbos elements and rehabilitation will be costly intervention (i.e. the area is unlikely to recover to Fynbos simply by implementation of appropriate fire management). This will have to be in the form of sowing seeds, planting saplings and continual maintenance.

The planned development will not affect any indigenous vegetation; in fact the development will have a positive impact on biodiversity as it will generate the capital required for ongoing rehabilitation and maintenance. The existing golf course has already been upgraded to an extent and a large amount of fynbos species have been planted to enhance the landscape around the golf course.

5.6.3 Existing Land Use

The exiting golf course creates a unique opportunity that set this property apart from other properties. The golf course and clubhouse is fully operational and serve the local community as well as the seasonal holiday makers. The golf course will remain accessible to the public, but will benefit from an increase membership that would result from the additional property owners.

5.6.4 Availability of Water

Availability of water for the irrigation of new golf course is often an unsolvable problem. The existing golf course is presently irrigated with from existing boreholes and will therefore not require any additional water, while the residential component can be serviced by additional boreholes. The hydro-geological study indicates that abstraction of groundwater can meet the needs of the development should sufficient number of boreholes be drilled.
5.7 IMPACT ON THE SURROUNDING AREA

Any proposed development must be “contextualised” within the bigger area. The introduction of a residential development in the area will affect the larger area in some way or another.

It is inevitable that components of any new development would ‘spill over’ or have an impact on areas external to the project. This external impact could be either beneficial or detrimental. The negative impacts that any development could generate that affect neighbouring properties adversely must be internalised through the removal of the impact or by changing the nature of the impact to minimize or to avoid its detrimental effect. Potential impacts will be identified during the scoping process and mitigation measures will be investigated and reported on during the Scoping and Environmental Impact Assessment Phase.

The Draft Scoping Report has identified potential impacts associated with the proposed establishment of a low density leisure estate. During this process, all neighbours and role players in the Koukamma Municipality area have been notified and asked to participate in the environmental process.

At this stage the anticipated impacts that could occur as a result of the proposed development are relatively few.

5.7.1 Loss of biodiversity

Vegetation on site has been classified by various authors; Mucina and Rutherford (2006) classified the vegetation as Tsitsikamma Sandstone Fynbos and Eastern Coastal Shale Band Vegetation and STEP (2006) classified it as Tsitsikamma Plateau Fynbos.

Eastern Coastal Shale Band Vegetation is classified as ‘Endangered’; however none of this vegetation unit occurs on site, since it has all been previously removed for the construction of the existing 9-hole golf course and dairy farmland.

The remaining Tsitsikamma Sandstone Fynbos occurs only on the steep south facing cliffs. This vegetation unit as well as wetlands and dams will not be developed but will remain as open space.

5.7.2 Impact on limited services provision

The development will be completely self sufficient in terms of service provision and will have no impact on the existing service in the area. The exiting usage of the dam by all the existing users will remain unchanged and the additional demand will be address with new water sources.

5.7.3 Pollution

Various forms of pollution are anticipated in association with the development. These include noise pollution, surface water pollution, and increased air pollution from vehicles. An engineer has been appointed to do a detailed stormwater management plan respectively. The Engineering Report is attached hereto as Annexure E.

5.7.4 Heritage Impacts

A cultural historic survey was being commissioned to ensure that if a site of significance is located within the development area, it can be adequately explored and / or preserved.

5.7.5 Traffic Impacts

Access to the development will be via the existing provincial road at the existing access point currently serving the club house. A Traffic Impact Assessment was conducted to determine the potential impacts. The study is attached as “Annexure 2” to the Engineering Report attached as “Annexure E.”
The MR388 has been constructed to primarily cater for access to agricultural properties as well as the holiday resort at Eerste Rivier, and will thus accommodate low daily traffic volumes. Increased traffic volumes generated from the development, albeit only during holiday periods, may result in deterioration of this road and may also result in a possible increase on the maintenance burden. However, the TIA states that due to the relative low anticipated daily occupation of the estate, upgrading of the entire road to a surfaced road is not considered necessary, provided that regular maintenance of the road occur.

The road will be surfaces for approximately 500m from the current entrance, as requested by the Provincial Road Engineer.

There are justifiable concerns from the adjacent communities that the construction work on the proposed estate and the presence of construction vehicles on the Eerste Rivier road will cause noise and dust and deterioration of the gravel road surface that will inconvenience local residents. This will however be a temporary inconvenience and can be controlled with a construction management plan that all contractors will have to adhere to. The construction industry also closes down when most of the home owners arrived for their annual holiday.

The safety of the many children and livestock that walk along the now relatively quiet road is of particular concern to the Kruis residents. Intersection upgrading and additional signage could raise awareness.

5.7.6. Visual Impacts

Currently, the visual nature of the site is recreational (a golf course and clubhouse) and agricultural (dairy farmland) with large tracts of natural open area. The proposed development site has an undulating topography with the steep south-facing cliffs covered in indigenous coastal fynbos. The proposed development will be an extension of the current land use (the existing golf course and associated infrastructure); therefore visual impacts should be limited.

The planned development is not adjacent or visible from any scenic route. The development is bordered by farm land to the north east and west. The development will be visible from the Eerste Rivier Road.

The development has been modelled from various vantage points along this road. Due to the site topography relative to the road, the development is most visible from vantage point 7 and 8 which is more than 700m away from the road. As illustrated in Figure 13, due to the distant view of the development, the visual impact is not intrusive at all.

As the road comes closer to the development property the steep slopes along the road prevent the road user from seeing the development on the top of the plateau. Figure 14 illustrates the potential impact from vantage points 2, 4 and 6. Only the existing clubhouse is visible.
Figure 13: Distant view of the planned residential development

SP8 – Distant view of the development

SP7 – Distant view of the development
Figure 14: View of clubhouse

SP2 – View of the Existing Clubhouse

SP4 – View of the Existing Clubhouse

SP6 – View of the Existing Clubhouse
5.7.7 Increased pressure on Eerste Rivier beaches

Beach access is a universal right and necessary for the public's enjoyment of the beach.

The Coastal Management Act, 2008 states that any natural person in the Republic:

(a) has a right of reasonable access to coastal public property; and
(b) is entitled to use and enjoy coastal public properly, provided such use:

(i) does not adversely affect the rights of members of the public to use and enjoy the coastal public properly;
(ii) does not hinder the State in the performance of its duty to protect the environment; and
(iii) does not cause an adverse effect.

In peak holiday times, Eerste Rivier beach is visited by many people, and at present no parking or ablution facilities are available. It is assumed that residents of the proposed development will frequent the beach, adding to existing pressures. The provision of ablution facilities near the beach may have to be considered by the Local Authority. Parking can be solved by the operation of a shuttle service from the clubhouse that could drop residence off and pick them up again.

5.7.8 Social Economic Impact

The developers of the proposed Fynbos Golf and Country Estate appointed Elizabeth Saunders to assess the potential socio-economic impacts of the proposed development and to make suggestions on means to mitigate such impacts. The Socio-Economic Impact Assessment is attached as “Annexure H”.

The study identified three distinct social economic groups that could be affected by the development:

- Kruis Community
- Farming Community
- Owners of Holiday Homes in Coastal Resorts

5.7.9 Kruis Rivier Community

This informal community is located immediately to the north of the proposed golf estate development and consists of approximately 60 households that live on land owned by the Moravian Mission Society. This settlement is located close to the proposed development along the road that leads from the coast northwards to the N2 national road and beyond to the Langkloof and Kareedouw.

The mentioned service provider conducted a brief socio-economic survey of a sample of households in the Eerste Rivier Kruis community to gain a better understanding of the community and its socio-economic profile. It appears from the sample survey that the Kruis community is relatively homogeneous in terms of social and economic indicators. Judging from the discussions with a Focus Group of residents, there is a strong sense of community, mutual support and very low levels of crime.

The main socio-economic problems relate to limited local employment opportunities, low skill levels and lack of access to home-ownership and freehold title. It appears that the community have considerable expectations that the proposed new golf estate will address the employment issue. The existing golf course and club house has recently been upgraded and several of the local people were trained...
and employed. The developers undertook to train and use local labour where possible.

5.7.10 Impact on the Surrounding Farming Community

From the social survey it would appear that the farming community has reserved judgement on the proposed development. While this is pure speculation at this stage, the farmers may perceive that the development will have positive impacts through the upgrading of the Eerste Rivier road and the provision of new recreational amenities.

5.7.11 Owners of the Holiday Homes in the Coastal Resorts

The main concerns for this group relates to the perceived impacts on their way of life in what until now has been a relatively quiet coastal environment.

One of the perceived consequences of the Fynbos golf estate development is that levels of crime will increase. The increase in crime is linked to the people that will be employed during the construction phase of the estate, and, more particularly, to the expected inflow of unemployed work seekers.

Furthermore, forty percent of the sample of home owners are concerned that the facilities at the resorts (parking, ablution facilities, cleaning of litter) are inadequate to cater for large crowds of visitors. This can however be addressed through negotiations between the Home owners associations and the Local Authority.
6. CONCLUSION

The purpose of the application is to allow the owner of the described farm portions to develop a portion of the farm (±28.7ha) around the existing 9 whole golf course into a Residential Estate.

The proposed subdivision and rezoning could be supported based on the following facts:

- The development area falls within the Urban edge/Strategic Land Parcel for the Eerste Rivier/Skuitbaai node, and is in accordance with the Koukamma Spatial Development Framework;

- Although the farm has a high agricultural potential, the potential for tourism development is also high. The role that both these land can play in the local economy must be recognised and optimised;

- The loss of Agricultural land in the Tsitsikamma region amounts to less than 0.09%;

- The remainder of the property is still large enough to be regarded as a sustainable agricultural unit.

- The Property has low conservation value;

Taken into account the above, The National Department of Agriculture is respectfully requested to consider subdivision of Portion 12 and Portion 13 of the Farm Eerste Rivier No 626 and consent to the rezoning of the two portions out of Agriculture.
DIAGRAMS

DIAGRAM 1: LOCALITY PLAN
DIAGRAM 2: AERIAL PHOTO
DIAGRAM 3: CONTOUR PLAN
DIAGRAM 4: SLOPE ANALYSES
DIAGRAM 5: SUBDIVISION PLAN
DIAGRAM 6: SITE DEVELOPMENT PLAN
ANNEXURE C

Bond Holders Consent
ANNEXURE D

AGRICULTURAL SOIL ANALYSIS
ANNEXURE E

ENGINEERING SERVICES REPORT
Annexure 1: Hydro-geological Assessment
Annexure 2: Traffic Impact Assessment