

MINUTES

**OF A MEETING OF COUNCIL OF THE CITY OF CAPE TOWN HELD ON THURSDAY,
31 MARCH 2005 AT 15:00 IN THE COUNCIL CHAMBER, 6TH FLOOR, PODIUM
BLOCK, CIVIC CENTRE, 12 HERTZOG BOULEVARD, CAPE TOWN**

**C 11/03/05 MACASSAR DUNES MANAGEMENT PLAN : APPROVAL AS
POLICY GUIDELINES AND IMPLEMENTATION GUIDELINES
I.T.O. SECTION 4(10) OF THE LAND USE PLANNING
ORDINANCE, ORDINANCE NO 15 OF 1985**

RESOLVED that:

(a) PAWC be requested to amend the Peninsula and Helderberg Basin Urban Structure Plans so that the land use proposals contained in the Macassar Dunes Management Plan be consistent with the Urban Structure Plans land use designations

(b) subject to the amendment of the Urban Structure Plans in (a) above, the Macassar Dunes Management Plan be approved as a structure plan in terms of Section 4(10) of the Land Use Planning Ordinance, No. 15 of 1985

(c) the strategies in the Macassar Dunes Management Plan be adopted in principle and that further reports be submitted in time, requesting approval to proceed with any of the particular policies.

ACTION: P J VA

ADOPTED BY ORDINARY RESOLUTION

COUNCIL OF THE CITY OF CAPE TOWN

31 MARCH 2005

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR : 16.03.05

**PLAN SP5/12/04 MACASSAR DUNES MANAGEMENT PLAN : APPROVAL AS
POLICY GUIDELINES AND IMPLEMENTATION GUIDELINES
I.T.O. SECTION 4(10) OF THE LAND PLANNING ORDINANCE,
ORDINANCE NO 15 OF 1985**

**MACASSAR-DUINEBESTUURPLAN : GOEDKUERING AS
BELEIDS- EN IMPLEMENTERINGSRIGLYNE INGEVOLGE
ARTIKEL 4(10) VAN DIE ORDONNANSIE OP
GRONDGEBRUIKBEPLANNING, ORDONNANSIE NR 15 VAN
1985**

**ISICWANGCISO SOLAWULO LWEENGQUZU ZENTLABATHI
EMACASSAR : ULWAMKELO NJENGEZIKHOKHELO
ZOMGAQO--NKQUBO NEZIZIKHOKHELO ZOKUMISELWA KWE
I.T. O ICANDELO 4(10) LOMMISELO WOCWANGCISO
NOSETYENZISO-MHLABA, UMMISELO ONGUNOMB, 15 KA
-1985**

- (a) That PAWC be requested to amend the Peninsula and Helderberg Basin Urban Structure Plans so that the land use proposals contained in the Macassar Dunes Management Plan be consistent with the Urban Structure Plans land use designations.
- (b) That, subject to the amendment of the Urban Structure Plans in (a) above, the Macassar Dunes Management Plan be approved by Council as a structure plan in terms of Section 4(10) of the Land Use Planning Ordinance, No 15 of 1985.
- (c) That the strategies in the Macassar Dunes Management Plan be adopted in principle and that further reports be submitted in time, requesting approval to proceed with any of the particular policies.

BESLUIT**OM BY DIE UITVOERENDE BURGEMEESTER EN LEDE
VAN DIE BURGEMEESTERKOMITEE AAN TE BEVEEL:**

- (a) Dat die Provinsiale Regering van die Wes-Kaap versoek word om die stedelike struktuurplanne van die Skiereiland en Helderbergkom te wysig sodat die grondgebruikvoorstelle vervat in die Macassar-duinebestuursplan bestaanbaar is met die stedelike struktuurplanne se grondgebruikaanwysings.
- (b) Dat, onderworpe aan die wysiging van die stedelike struktuurplanne in (a) hierbo, die Macassar-duinebestuursplan goedgekeur word deur die Raad as 'n struktuurplan ingevolge artikel 4(10) van die Ordonnansie op Grondgebruikbeplanning, nr 15 van 1985.
- (c) Dat die strategieë vervat in die Macassar-duinebestuursplan in beginsel goedgekeur word en dat verdere verslae van tyd tot tyd voorgelê sal word om goedkeuring te verkry alvorens daar met enige spesifieke strategie voortgegaan word.

KUGQITYWE**UKUBA KUNGENISWE ISINDULULO KUSODOLOPHU WESIGQEBA
NAKUMALUNGU EKOMITI YESIGQEBA**

- (a) Kundululwa ukaba uRhulumente wePhondo leNtshona Koloni makacelwe ukuba alungise iZicwangciso zoLwakhiwo lweZiseko zeDolophu yoSinga-siQithi weKapa neyaseHelderberg ukuze iziphakamiso eziqulethwe kwiSicwangciso soLawulo lweeNgquzu zeNtlabathi eMacassar zihambelane nolwabiwo losetyenziso-mhlaba kweSicwangciso zoLwakhiwo lweDolophu.
- (b) MakwamkelweiSicwangciso soLawulo lweeNgquzu zeNtlabathi eMacassar liBhunga njengesicwangciso solwakhiwo ngokwemigaqo yeCandelo 4(10) loMmmiselo woCwangciso noSetyenziso-mhlaba, nomb. 15 ka-1985, ngokuzhomekeke ekulungisweni kweZicwangciso zoLwakhiwo lweDolophu, yaye.
- (c) Makwamkelwe izikhokelo ezikwiSicwangciso soLawulo lweeNgquzu zeNtlabathi eMacassar njengezisenbenzayo kunye nokuba makungeniswe ezinye iingxelo kwangexesha, kucelwa ukwamkeleka kokuqhubeleka kwayo nayiphi na eminye imigaqo-nkqubo eyodwa.

FOR INFORMATION : C BLANDY
ACTION : J VAN DEN BERG

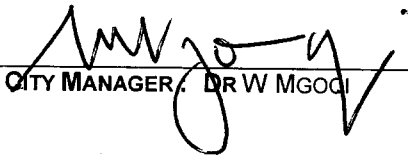


EXECUTIVE DIRECTOR : M MARSDEN
INFRASTRUCTURE AND DEVELOPMENT

Comment

DATE 2005-01-27

TEL No 400 5010

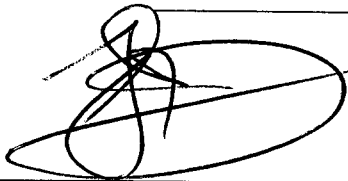


CITY MANAGER : DR W MGOQI

Comment

DATE 14. 2. 2005

TEL No



MAYORAL COMMITTEE MEMBER : T SIKHUTSHWA
PLANNING AND ENVIRONMENT

Comment

DATE 22-02-2005

TEL No 400 1299

REPORT TO THE CHAIRPERSON : PLANNING & ENVIRONMENT PORTFOLIO COMMITTEE
INGXELO EYA KUSIHLALO: IKOMITI YESEBE LOCWANGCISO NOKUSINGQONGILEYO
(DELEGATED TO COUNCIL)
(SIDLULISELWE KWIBHUNGA)
(MAYORAL COMMITTEE MEMBER T R SIKHUTSHWA)
(ILUNGU LEKOMITI YESIGQEBA U-T R SIKHUTSHWA)

MACASSAR DUNES MANAGEMENT PLAN: APPROVAL AS POLICY GUIDELINES AND IMPLEMENTATION GUIDELINES I.T.O. SECTION 4(10) OF THE LAND USE PLANNING ORDINANCE, ORDINANCE NO 15 OF 1985

MACASSAR-DUINBESTUURPLAN: GOEDKEURING AS BELEIDS- EN IMPLEMETERINGSRIGLYNE INGEVOLGE ARTIKEL 4(10) VAN DIE ORDONNANSIE OP GRONDGEBRUIKBEPLANNING, ORDONNANSIE NR. 15 VAN 1985

ISICWANGCISO SOLAWULO LWEENGQUZU ZENTLABATHI EMACASSAR: ULWAMKELO NJENGEZIKHOKHELO ZOMGAQO-NKQUBO NEZIZIKHOKELO ZOKUMISELWA KWE-I.T. O ICANDELO 4(10) LOMMISELO WOCWANGCISO NOSETYENZISO-MHLABA, UMMISELO ONGUNOMB. 15 KA-1985

1 EXECUTIVE SUMMARY

- 1.1 This report deals with the Draft Macassar Dunes Management Plan (MDMP).
- 1.2 The purpose of the Macassar Dunes Management Plan is to produce a management plan for sand mining, nature conservation and other land uses and activities in the Macassar dunes area.
- 1.3 The proposals contained in the MDMP are not consistent with the Peninsula and Helderberg Urban Structure Plans and it is recommended that the Provincial Government: Western Cape (PG:WC) be requested to amend those structure plans to allow for consistency.
- 1.4 It is recommended that the Draft MDMP be adopted as a Section 4 (10) Structure Plan i.t.o. of the Land Use Planning Ordinance, Ordinance No 15 of 1985, subject to PG:WC amending the Peninsula and Helderberg Urban Structure Plans.

2 RECOMMENDATION

It is recommended that:

- 2.1 PG:WC be requested to amend the Peninsula and Helderberg Basin Urban Structure Plans so that the land use proposals contained in the Macassar

- Dunes Management Plan be consistent with the Urban Structure Plans' land use designations,
- 2.2 the Macassar Dunes Management Plan be approved by Council as a structure plan in terms of Section 4(10) of the Land Use Planning Ordinance, No 15 of 1985, subject to the amendment of the Urban Structure Plans, and
 - 2.3 the strategies in the MDMP be adopted in principle and that further reports be submitted in time, requesting approval to proceed with any of the particular policies.

2 AANBEVELING

Daar word aanbeveel dat:

- 2.1 die Provinsiale Regering van die Wes-Kaap versoek word om die stedelike struktuurplanne van die Skiereiland en Helderbergkom te wysig sodat die grondgebruikvoorstelle vervat in die Macassar-duinbestuursplan bestaanbaar is met die stedelike struktuurplanne se grondgebruikaanwysings, en
- 2.2 die Macassar-duinbestuursplan goedgekeur word deur die Raad as 'n struktuurplan ingevolge artikel 4(10) van die Ordonnansie op Grondgebruikbeplanning, nr. 15 van 1985, onderworpe aan die wysiging van die stedelike struktuurplanne, en
- 2.3 die strategieë vervat in die Macassar-duinbestuursplan in beginsel goedgekeur word en dat verdere verslae van tyd tot tyd voorgelê sal word om goedkeuring te verkry alvorens daar met enige spesifieke strategie voortgegaan word.

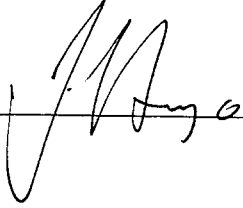
2 ISINDULULO

Kundululwa ukuba:

- 2.4 uRhulumente wePhondo leNtshona Koloni makacelwe ukuba alungise iZicwangciso zoLwakhiwo lweZiseko zeDolophu yoSinga-siQithi weKapa neyaseHelderberg ukuze iziphakamiso eziqulethwe kwiSicwangciso soLawulo lweNgquzu zeNtlabathi eMacassar zihambelane nolwabiwo losetyenziso-mhlaba kwiSicwangciso soLwakhiwo lweDolophu
- 2.5 makwamkelwe iSicwangciso soLawulo lweNgquzu zeNtlabathi eMacassar liBhunga njengesicwangciso solwakhiwo ngokwemigaqo yeCandelo 4(10) loMmiselo woCwangciso noSetyenziso-mhlaba, nomb. 15 ka-1985, ngokuxhomekeke ekulungisweni kweZicwangciso zoLwakhiwo lweDolophu, yaye.
- 2.6 makwamkelwe izikhokelo ezikwiSicwangciso soLawulo lweNgquzu zeNtlabathi eMacassar njengezisebenzayo kunye nokuba makungeniswe

ezinye iingxelo kwangexesha, kucelwa ukwamkeleka kokuqhubeleka kwayo nayiphi na eminye imigaqo-nkqubo eyodwa.

REPORT TO THE CHAIRPERSON : CLICK TO INSERT PORTFOLIO PORTFOLIO COMMITTEE
 (COUNCIL
 (MAYORAL COMMITTEE MEMBER: T R SIKHUTSHWA

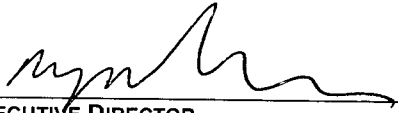


DIRECTOR
JAPIE HUGO

TELE NO 600-2420

DATE 25/10/04

Comment:



EXECUTIVE DIRECTOR
MIKE MARSDEN

TELE NO 400 5010

DATE 2004-10-29

Comment:



MAYORAL COMMITTEE MEMBER
CHAIRPERSON : PLANNING AND ENVIRONMENT

TELE NO 400 1299

DATE 29. 10 - 2004

Comment:

MAYORAL COMMITTEE MEMBER
CHAIRPERSON : INSERT PORTFOLIO & NAME

TELE NO _____

DATE _____

Comment:

COUNCIL AND PROVINCIAL / NATIONAL POLICY

The following structure / policy plans have a bearing and impact on the MDMP and determine the proposed policy / implementation guidelines contained in the MDMP:

- Peninsula Urban Structure Plan (1988);
- Helderberg Basin Urban Structure Plan (1986);
- Structure Plan for Mining (2001);
- Kuils River Metropolitan Open Space System (KMOSS) Study (1999);
- Cape Metropolitan Open Space System (CMOSS) Study (2001);
- False Bay Coastal Policy Plan (1990);
- Helderberg Urban Edge Study (2001);
- Integrated Metropolitan Environmental Policy (2001)(of which policy, amongst others, the Biodiversity Strategy, was adopted by Council in 2003);
- Draft Macassar-Sandvlei Local Structure Plan (with PG:WC for approval), and
- Khayelitsha Spatial Development Framework (1998).

4 LEGAL REQUIREMENTS

The following legislation has a bearing and impact on the MDMP and the determination of the proposed policy / implementation guidelines contained in the MDMP:

The Physical Planning Act, 1967 (88 of 1967);
 The Mineral & Petroleum Resources Development Act, 2002 (28 of 2002);
 The National Environmental Management Act, 1998 (107 of 1998) (NEMA),
 and
 The Land Use Planning Ordinance, 1985 (15 of 1985) (LUPO).

Proper legal procedures for the preparation of the MDMP were followed as prescribed in Section 4 of the Land Use Planning Ordinance, No 15 of 1985.

The draft structure plan was circulated amongst interested and affected parties by means of a notice, as prescribed in terms of Section 4(5) of the Land Use Planning Ordinance, No 15 of 1985 (the list of contacted interested and affected parties is attached as Annexure D). The final draft of the MDMP was also advertised in the local press and community newspapers in the three representative languages of the Western Cape. In addition to the above an Open Day Information Session was held at the Macassar Community Offices (on a Saturday from 11:00 to 15:00, being the most appropriate time, as indicated by the various role players and interested and affected parties). No objections were received. The comments received were subsequently widely and thoroughly workshopped at a number of public meetings.

Council may approve or not approve the MDMP in terms of Section 4(10) of LUPO.

5 DISCUSSION

The Macassar dunes are situated on the False Bay Coast to the south of Faure and between the Strand, Somerset West and Khayelitsha. The Macassar dunes are currently being mined and the sand mining activities on the dunes have reached a stage where the environment could be severely compromised. Applications throughout the CMA for departures from the respective zoning schemes to allow for sand mining resulted in the drafting of a structure plan for sand mining in the Greater Cape Town Region and adjoining West Coast area. During the initial sand mining structure plan process it became apparent that the problems and issues of the Macassar dunes were unique and that a separate management planning process be initiated to address the intricate mining / conservation / land use utilisation issues as an independent management plan to the overarching sand mining policy.

The purpose of the Macassar Dunes Management Plan is to produce a management plan which will attempt to balance environmental conservation objectives and strategic sand mining objectives. It will also address sustainable multiple-use of this unique natural resource.

A technical committee, comprising council officials and representatives from Cape Nature Conservation, the Department of Minerals and Energy, as well as the PG:WC, co-ordinated the project. The technical committee was initiated by Council and primarily driven by officials from the Spatial Planning (P J van den Berg & P van der Spuy) and Environmental Management (Helen Davis) Departments, in conjunction with planning professionals from the Bellville (P Terblanche & Arno Geldenhuys) and Helderberg (G Visser) offices.

A Steering Committee was formed consisting of the following groups: council officials, Cape Nature Conservation, PG:WC (Department of Environmental Affairs & Development Planning), Department of Minerals and Energy, community representatives of the Khayelitsha, Sandvlei and Macassar communities, the Botanical Society (BOTSOC), the Wildlife and Environmental Society of South Africa (WESSA), the Helderberg Conservation Forum, Khayelitsha Education Resource & Information Centre (KERIC) and representatives from the existing mining companies. It was also decided to include a number of additional bodies, namely the Helderberg RDP Forum, as well as the Sandvlei Farmers' Community. The purpose of the Steering Committee was to advise on the proposals contained in the Draft Technical Report and to guide the process that led to the finalisation of the final draft structure plan.

The structure plan for sand mining in the Cape Metropolitan Region and adjoining West Coast area was approved in 2001 and provides overarching metropolitan policy guidelines. The policy guidelines for the MDMP are consistent with the policy guidelines in the Cape Metropolitan Region Sand Mining Structure Plan.

In January 2004 the Department of Minerals & Energy indicated that it was being hampered in its approval of mining permits in view of PG:WC's insistence that land use applications pertaining to DME mining permits and mining activities will only be evaluated on the basis of an approved structure plan for the Macassar Dunes Area.

5.1 Urban Structure Plan Issues

The proposals contained in the MDMP are not consistent with the Peninsula and Helderberg Basin Urban Structure Plans. In terms of the Peninsula Urban Structure Plan the western part of the primary coastal dune system has been designated for "Urban Development". To execute the goals of the MDMP, it will be necessary to change the land use designation of the land in question from "Urban Development" to "Nature Area". In terms of the Helderberg Basin Urban Structure Plan the northern part of the primary coastal dune system has been designated for "Urban Development", while the southern part has been designated for "Recreation". Neither of the Urban Structure Plans makes provision for the exploitation of mineral resources (ie sand mining), although "Minerals & Construction Materials" is a land use designation in terms of the Urban Structure Plans. It should, however, also be noted that said Urban Structure Plans do not take cognisance of Council's environmental strategies for the False Bay coastline and that any amendment of the Urban Structure Plans should be all-inclusive with regard to both conservation and land use changes along said coastline.

Council cannot, however, adopt the MDMP in terms of Section 4(10) of LUPO if it has land use proposals that are inconsistent with the Urban Structure Plans. It is therefore proposed that Council requests the PG:WC to amend the Urban Structure Plans so as to be consistent with the MDMP.

6 EVALUATION

The purpose of the Macassar Dunes Management Plan is to balance environmental conservation objectives and strategic sand mining objectives. It also addresses sustainable multi-use of this unique natural resource. An abridged version of the study is attached as Annexure A. It briefly describes the issues that required consideration and includes a series of recommendations.

The objectives of the management plan are to provide policies, implementation guidelines and recommendations on:

- Where and how sand mining should take place;
- The levels to which sand may be excavated;
- The rehabilitation of the mined area;
- The type of land use that may be developed after rehabilitation of the mine sites;
- The determining of other land uses for the area;
- The conservation role of the area, particularly with a view to future land use;

- Empowering local communities and capacity building in managing and utilising the natural resources on a sustainable basis, and
- Executing and implementing Council's Biodiversity Strategy as adopted as an integral part of the Integrated Environmental Management Plan (IMEP).

The Department of Water Affairs & Forestry (DWAF) has laid down specific guidelines and requirements with regard to the utilisation and protection of the Cape Flats Aquifer. Ground water studies were undertaken to determine mining platform levels, as well as the official classification and grading of the sand resources of the Macassar area as a strategic metropolitan resource. A number of reports were written by the Minerals Bureau and Council for Geoscience regarding the relative importance of the Macassar sands and their priority for extraction. The mining of sand at Macassar, given current economic growth rates and thus construction pace, needs to be seen as a long-term use. The concept of sequential use, both prior to and after mining operations must underpin land use and conservation proposals. This study contains sufficient information in regard to sand mining issues in the area to allow for sufficiently informed decision-making in regard to mining applications.

In view of the classic situation whereby the natural environment is threatened by the demand for urban development, as well as the utilisation of scarce resources, it is necessary to take a holistic approach to the management of scarce resources in a sustainable manner to ensure the viability of economic exploitation (sand mining) and urban development (primarily residential and farming activities), without sacrificing the preservation and management of the natural environment in a viable way. As land use proposals for the area currently mined or recommended for future mining would only be able to be implemented after approximately 20 years (when mining approvals of the current sand mining operations have expired) it is necessary to evaluate alternative land uses. However, mining operations will far exceed the five year review period generally pertaining to the management or structure plans, thereby dictating that the final end-use options are extremely difficult to predict and should remain at the level of conceptual and policy planning (as far as it pertains to the MDMP). The Macassar Dunes area is unique and offers a wide range of sustainable land use and economic opportunities, such as conservation, sand mining, tourism, education, recreation and cultural activities.

The draft MDMP proposals allow for the continuation of the Macassar Dunes Co-management Demonstration Project. The project was initially funded by external sources and served as a demonstration project to promote social upliftment, economic advancement, community awareness, integrated coastal management training and developing co-management capacity and skills in the relevant communities. Although only limited to the western section of the MDMP study area, it is anticipated that the project will be extended in time. The Macassar Dunes Co-management Demonstration Project carries forward the proposals contained in the draft MDMP and as such the latter was viewed as a broad-based working document pending statutory approval.

The MDMP conforms to, and implements, amongst others, the following primary strategic goals of the Biodiversity Strategy as contained in the IMEP, namely:

- Establishing a Biodiversity Network of **primary** protected areas to conserve and protect an adequately representative sample of all the unique biodiversity in the City;
- Conserving coastal dune systems, rivers and wetlands as crucial, sensitive and rich biological systems and essential ecological corridors and links;
- Managing invasive alien vegetation, which poses one of the biggest threats to biodiversity;
- Implementing Biodiversity legislation to provide protection for the most threatened species, habitats and ecologically sensitive areas;
- Establishing a Biodiversity information and monitoring system locally to facilitate effective decision-making at the strategic (IMEP) level, and
- Promoting Biodiversity education and awareness in order to effectively share, own and take collective responsibility for the City's exceptional biodiversity resources.

The above policy is implemented through Cape Flats Nature (CFN), a partnership project between Council, the National Botanical Institute, the Table Mountain Fund, the Botanical Society of South Africa and the National Botanical Institute as implementing partner. The aim of the project is to design and implement sustainable systems for conservation management in important biodiversity areas on the Cape Flats (one of these important areas is the Macassar Dunes).

Macassar is one of the CFN pilot sites and also a site of the City's Biodiversity Network.

The MDMP was drawn up in conjunction with the Macassar-Kleinvlei Local Structure Plan, the Khayelitsha Spatial Development Framework and the Kuils River MOSS and is consistent with said plans.

The MDMP conforms to, and implements the City's strategic planning principles, policies and guidelines, on the one hand, while on the other, informing the strategic planning process regarding local planning priorities.

REFERENCES

LIST OF ANNEXURES

- Annexure A: MDMP Draft Structure Plan Document (~~Circulated separately~~) **Attached.**
 Annexure B: Location – Regional Context (Attached)
 Annexure C: Location – Local Context (Attached)
 Annexure D: List of Contacted Interested & Affected Parties (Attached)

GLOSSARY

BOTSOC - Botanical Society of South Africa
 CFN - Cape Flats Nature
 DEA&DP - Department of Environmental Affairs & Development Planning
 (PG:WC))
 DME - Department of Minerals & Energy
 DWAF - Department of Water Affairs & Forestry
 IMEP - Integrated Metropolitan Environmental Policy
 KERIC - Khayelitsha Education Resource & Information Centre
 MDMP - Macassar Dunes Management Plan
 MOSS - Metropolitan Open Space System
 NEMA - National Environmental Management Act
 PAWC - Provincial Administration Western Cape
 RDP - Reconstruction & Development Plan
 WESSA - Wildlife and Environmental Society of South Africa

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File Ref.	30/15/9/31
Date	20 September 2004
PRESENTATION	A presentation is available, if desired.

MACASSAR DUNES MANAGEMENT PLAN



Abridged Report

City of Cape Town

NOVEMBER 2000

(amended September 2001 & June 2004)

Macassar Dunes Management Plan

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Glossary

BotSoc	Botanical Society of South Africa
CMC	Cape Metropolitan Council
CMR	Cape Metropolitan Region
CMOSS	Cape Metropolitan Open Space System
CT:HR	City of Cape Town: Helderberg Region
CT:TR	City of Cape Town: Tygerberg Region
DEA&DP	Department of Environmental Affairs & Development Planning
DEAT	Department of Environment Affairs & Tourism
DME	Department of Minerals & Energy
EMP	Environmental Management Programme
GCT	Greater Cape Town
I&AP	Interested & Affected Party(ies)
IEM	Integrated Environmental Management
IMEP	Integrated Metropolitan Environmental Plan
KSDF	Khayelitsha Spatial Development Framework
LUPO	Land Use Planning Ordinance (15 of 1985)
MDMP	Macassar Dunes Management Plan
MDCA	Macassar Dunes Co-Management Association
NGO	Non-governmental Organisation
PG:WC	Provincial Government: Western Cape
SARHA	South African Heritage Resources Act
TSDF	Tygerberg Spatial Development Framework

1. INTRODUCTION

Technical Committee

This study was commissioned by the former Cape Metropolitan Council and has been guided by a Technical Committee representing:

- City of Cape Town
- Department of Minerals and Energy (DME)
- Provincial Government of the Western Cape (PG:WC): Department of Environmental Affairs & Development Planning

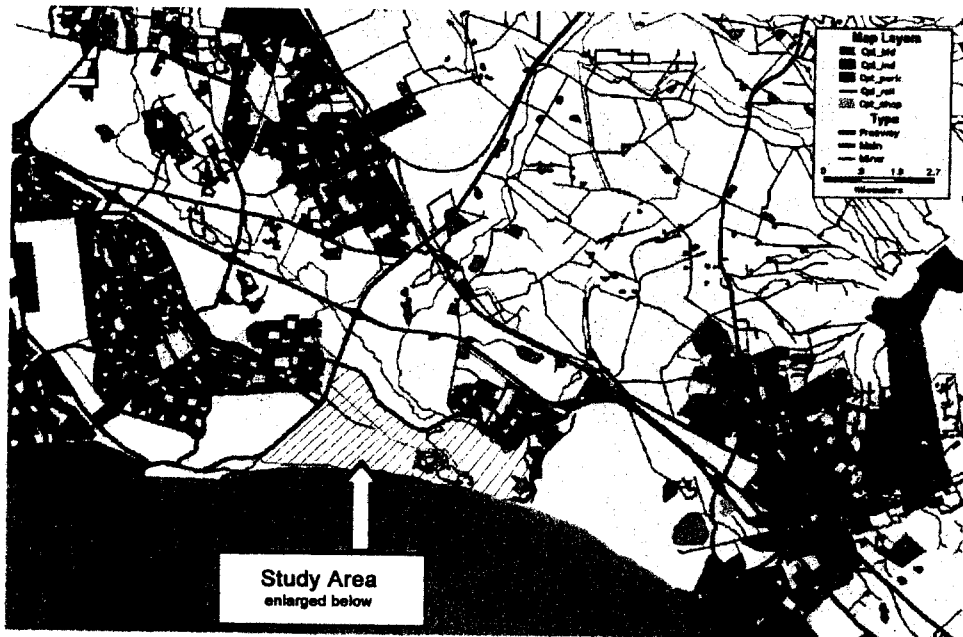
Brief

The Macassar Dunes system was identified by the Botanical Society as one of the 37 core flora conservation worthy areas of the Cape Flats. The City of Cape Town has committed itself to the conservation of these key environmental assets.

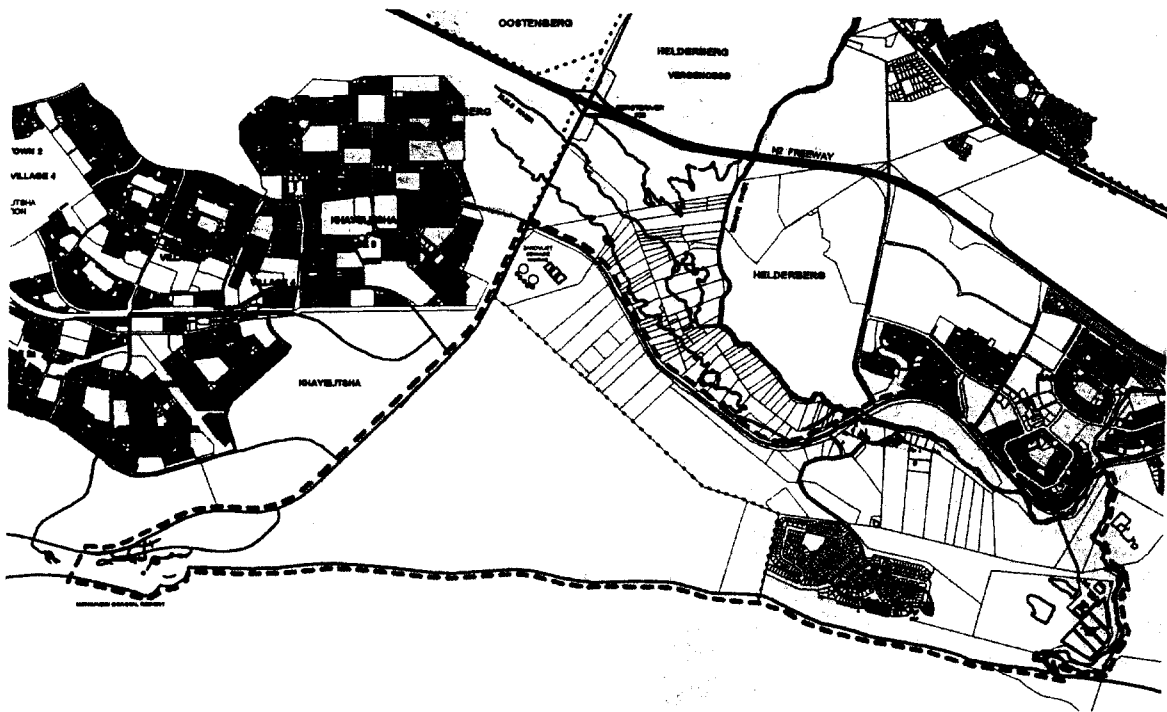
The brief to the consultants was to prepare a spatial framework and management plan that takes cognisance of various imperatives including environmental considerations, strategic sand mining, urban development, and broad economic and social needs in the area.

The Study Area

The study area is surrounded by False Bay to the south, the Eerste River Estuary and Somchem to the east; Macassar, the Kuils River floodplain and the Sandvlei community to the north, and Khayelitsha to the west.



• Figure 1: Metropolitan Context



• Figure 2: The Study Area

2. CONTEXTUAL PLANNING FRAMEWORK

The contextual planning framework is represented by many related planning documents illustrated in the diagram below.

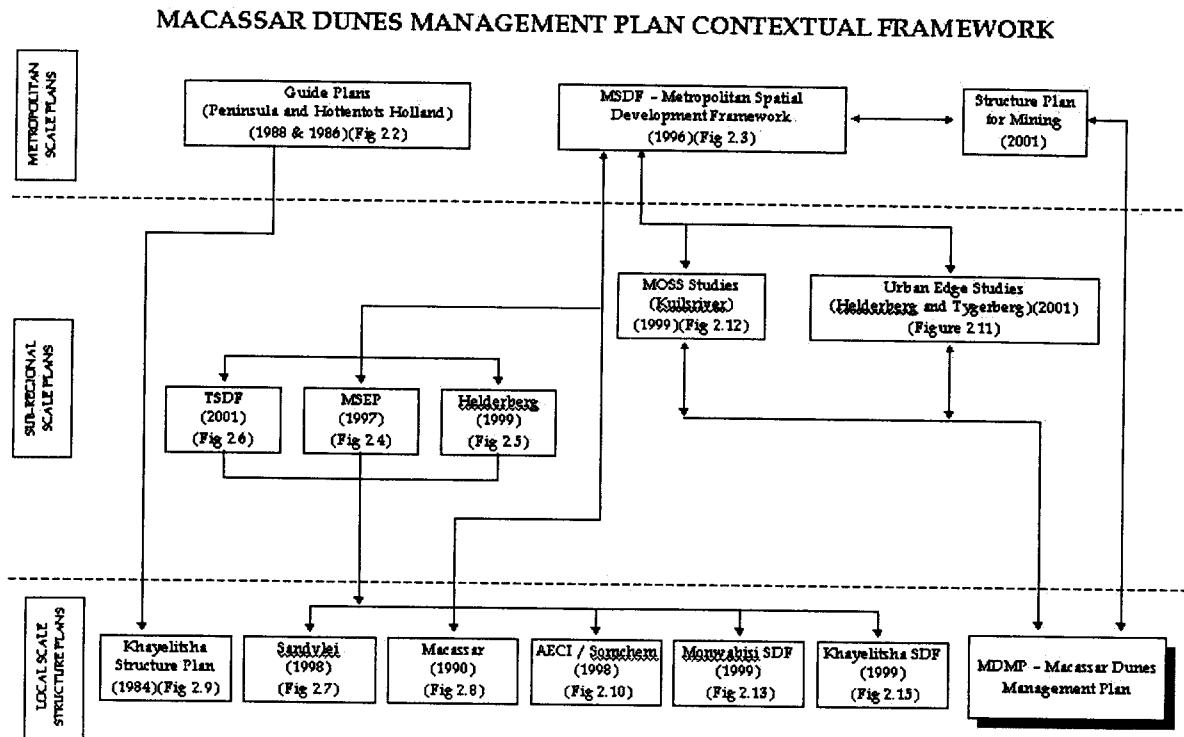
In general, most recent planning reports identify the study area as a vital component of the Cape Metropolitan Open Space System (CMOSS).

One of the major issues identified with the existing planning frameworks was the lack of recognition of current sand mining operations that are taking place and that could continue to the year 2020. It is an express recommendation of the MDMP that a common vision for the Macassar Dunes Area is actively pursued and that all planning frameworks be rationalised and brought into line with the outcome of this plan (this entails recommending to PG:WC that the Peninsula Urban Structure Plan and the Helderberg Basin Urban Structure Plan be amended so that the land use designation not be inconsistent with the land use proposals of the MDMP).

A number of principles were accepted at the start of the study to underpin the brief:

- The Metropolitan Spatial Development Framework should guide the study.
- It is important to assess the site in terms of other strategic sand mining assets in the GCT and in this regard, the Sand Mining Structure Plan will provide the necessary contextual framework.

- The study recognises the National Environmental Management Act (107 of 1990), Section 21 (IEM) regulations and adopts a developmental and "multi-sectoral approach".
- It is important that the process receives broad-based political and community endorsement. "Political will" will be required to take important decisions in regard to the allocation of scarce resources.



• **Diagram 1: Planning Reports Framework**

3. BIO-PHYSICAL CONSIDERATIONS

Conservation Worthiness

The Macassar Dunes area has been recognised by the following as being of high conservation significance: Jarman (1986), Low (1989, 1994), McDowell and Low (1990), McKenzie and Rebelo (1997), the chief reasons being:

- Height and topography of dune systems
- Unique mix of calcareous sands and limestones
- Only location of Milkwood trees on the Cape Flats
- Combination of three distinct ecosystems: dune, river and coast
- Nine major habitat types
- Most extensive dune system remaining on the Cape Flats

- High bird species diversity, ten on the Red Data list
- A good representation of Cape Flats mammals
- Fairly high plant species diversity, eight of which are on the Red Data list
- One of the 37 core botanical sites of the Cape Flats as identified by the Botanical Society.

"This ... survey ... has demonstrated without a doubt that it is an area of exceptional natural quality and aesthetic beauty. It boasts an extremely rich flora and fauna for its size and exhibits a wide range of different habitat types due to its proximity to the coast and the Eerste River, the presence of surface limestone and the varied dune topography. This is a natural system which ... could certainly contribute to appropriate recreation, education and conservation programmes". (Analysis of Botanical Attributes and Environmental Sensitivity of the Macassar Sandvlei Structure Plan Area, A. Barrie Low, 1994).

A detailed assessment of the bio-physical attributes of the Study Area including physiography (refer to the attached Figure 3), soils and geology, hydrology, flora and fauna and water quality issues at the Eerste River estuary, was prepared and is available on file, but for the sake of brevity not included here.

AREAS WITH HIGH ENVIRONMENTAL SENSITIVITY

1.	COASTLINE / DUNES
1.1	littoral active zone (between the low and high water marks)
1.2	exposed sand above the high water mark
1.3	embryo, hummock and foredunes
1.4	parabolic and related dunes
1.5	steep dune slopes (0 - 1:5)
1.6	shallow soils over limestone
1.7	distribution of milkwoods
2.	RIVERS / WETLANDS
2.1	Rivers
2.2	Floodplain and associated wetlands

**Table 1: Categories representing high environmental sensitivity for the study area
(Adapted from Daines and Low, 1993; Low, 1989 and 1994)**

Environmental Qualities

The area is characterised by numerous environmental qualities:

- Its size
- Its proximity to the coast
- Its rich dune ecosystems
- Its environmental resource value (medicinal plants, etc.)
- Its recreational value
- Its minerals (sand) and other economic values
- Its resident and surrounding communities of high historic and cultural value.

Sand Deposits

The Macassar Dunes are also important for their deposits of high quality sand for use in the construction industry.

Various studies by the Council for Geoscience and the Minerals Bureau have been prepared which emphasise the superior importance of the sand deposits found at the Macassar Dunes compared to other deposits in the region. In the report "Supply and Demand for Building Sand in the Western Cape" it is argued that the quality of the Macassar sand could extend the life of other sand reserves by 13 years should existing economic growth be maintained at 8½%.

The Structure Plan for Mining notes that Macassar accounts for nearly 40% of the Sand reserves in the CMA.

The Physiography of the Macassar dunes is shown on the attached Figure 3 (A3-Format)

Environmental Sensitivity and Resource Value

The areas of highest environmental value and sensitivity are:

- Kuils River and Estuary
- Coastline



• **Figure 4: View of Estuary from Eastern Dune**



• Figure 5: View from Macassar Road – vegetation of the dune area

4. LAND USE CONSIDERATIONS

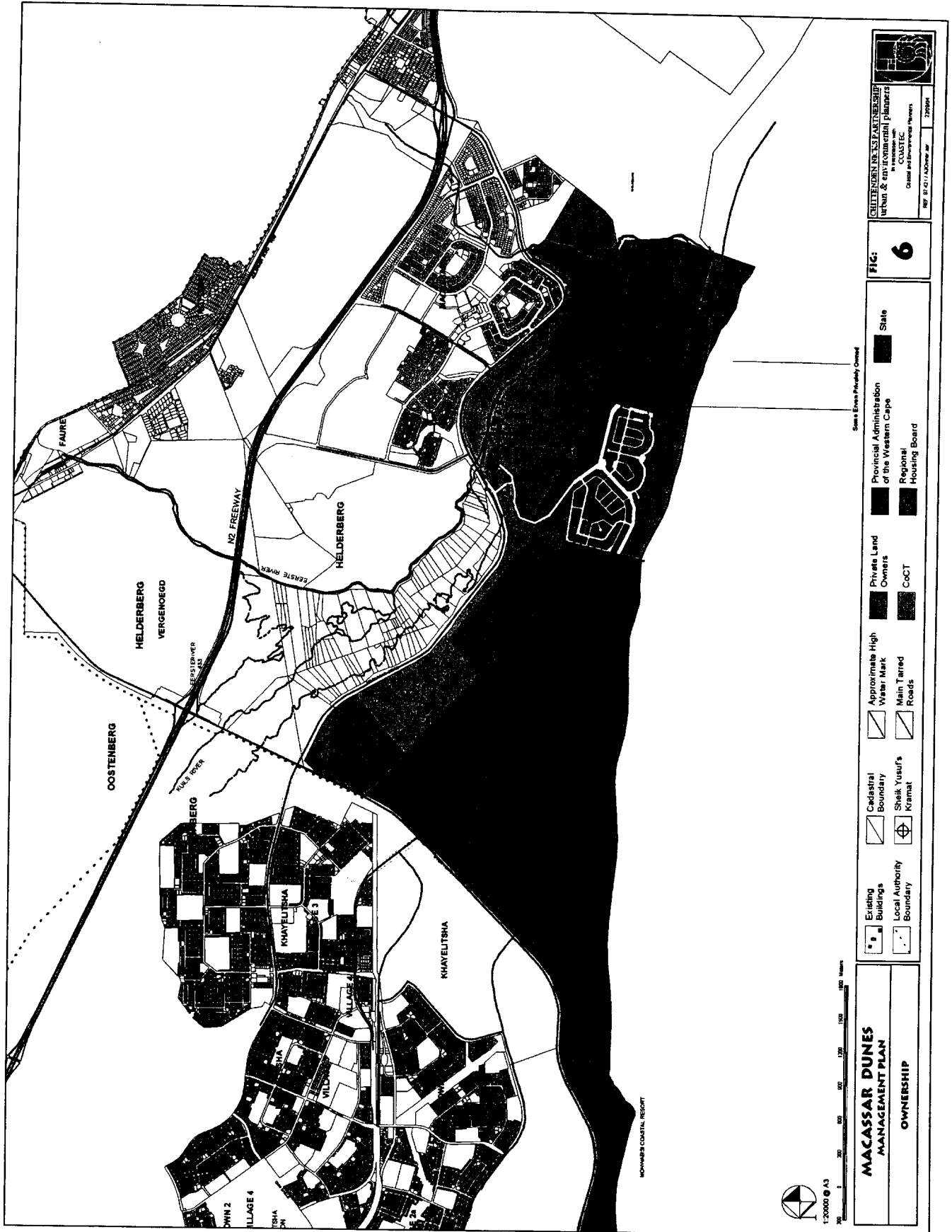
Land Use

The study area is characterised by a range of land-uses and competing interests including:

- The economic imperatives of sand extraction;
- Pressure for future urban use;
- Recreational interests include off-road vehicles, walking and fishing;
- Infrastructural use includes two sewerage plants;
- Existing recreational and limited residential development at Monwabisi and Macassar;
- Other economic uses include the harvesting of flora and fauna and the grazing of cattle.

Ownership

The greater part of the study area is in public ownership, i.e. either City Council, Provincial or State. However a large part of the sensitive eastern dune is in private ownership. (Refer to Figure 6).



• Figure 6: Macassar Dunes – Ownership

5. MINING CONSIDERATIONS

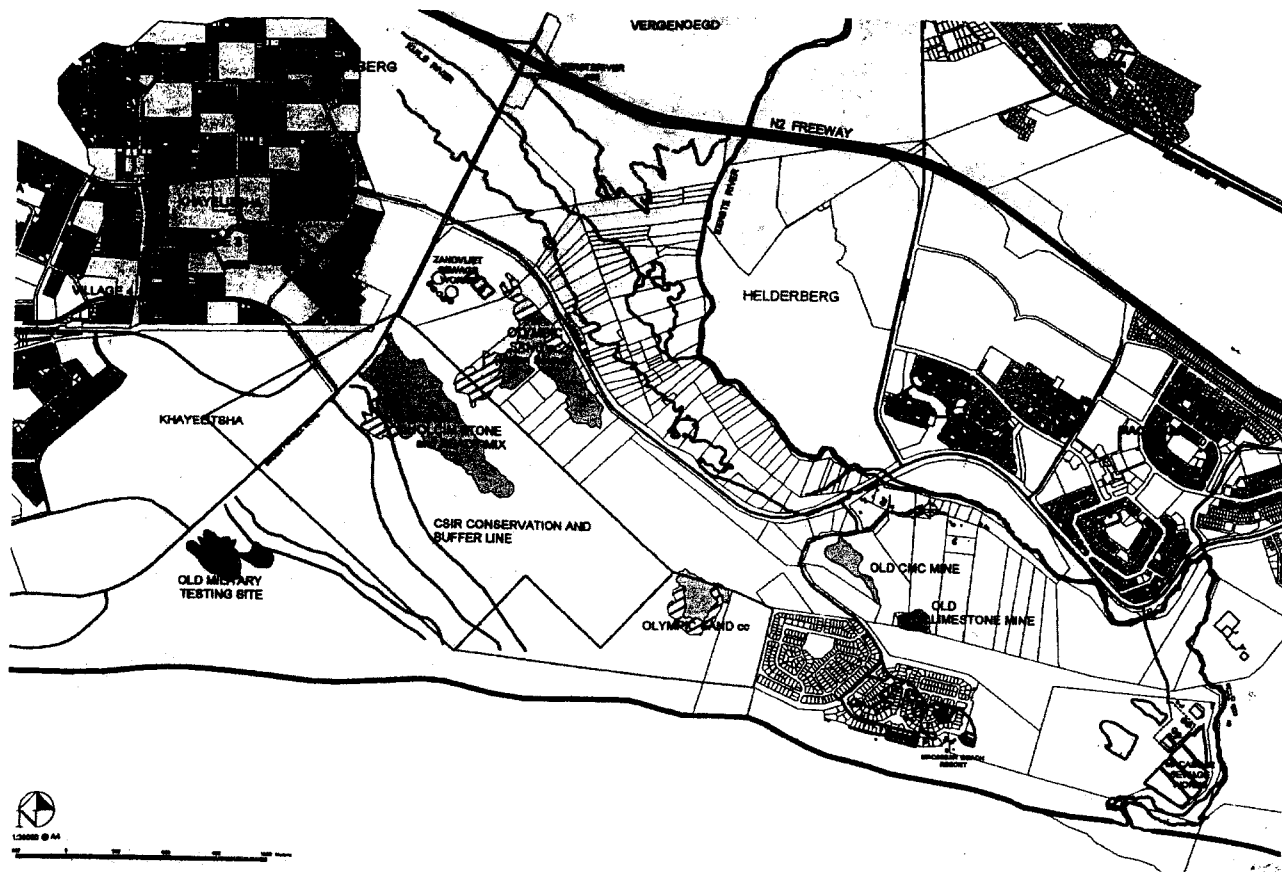
A number of reports were written by the Minerals Bureau and Council for Geoscience regarding the relative importance of the Macassar sands and their priority for extraction.

There are currently two existing operational mines in the area namely, Holcim (previously Alpha) and Olympic Sand CC (Olympic Sand CC and Brickrush [previously Malans Seuns] have since amalgamated). These have mining authorisations from the DME to continue till 2020 and 2011, respectively. Maccsand (2005), M Darries (2009) and GL Conradie Plant Hire CC (2004) have also obtained permission from DME to commence mining. Only one of all of these companies has all the necessary approvals (both land use authority and necessary authorisations from DME) to mine sand.

Approximately 328ha is allocated, under existing permits, for sand mining.

Summary

- Should the mining of sand at Macassar occur in accordance with current DME permits (notwithstanding lack of land use conditions), areas of extremely high conservation importance would be lost.
- Mining of this resource should therefore be balanced with long-term environmental objectives.
- A number of companies have mining extraction rights in the study area. However these EMPs have not been co-ordinated with each other.
- Mining however offers key benefits including job creation and support of the building industry which must be balanced with environmental conservation objectives.
- Mining can be used to essentially complete bulk earthworks prior to development (or other sequential land uses such as open space of many forms, including agriculture).
- Considerable concern was expressed by previously disadvantaged groups during the course of the study in regard to access to the sand resource.
- The Structure Plan for Mining has revealed that considerable other sources of sand exist in the north of the CMR, but that their removal potentially threatens agricultural land.
- The mining of sand at Macassar, given current economic growth rates and thus construction pace, needs to be seen as a long-term use. The concept of sequential use, both prior to and after mining operations must underpin land use and conservation proposals.



• Figure 7: Mining Activities in the Macassar Dunes area

6. LEGISLATIVE FRAMEWORK

A large number of national laws and provincial ordinances exist to govern and direct resource conservation and development, including:

- The Physical Planning Act (125 of 1991)
- Environmental Conservation Act (73 of 1989) including:
 - Control of the Use of Vehicles in Coastal Zones
 - Regulations promulgated in terms of Section 21 (IEM Regulations)
 - Coastal Zone Regulations
- National Environmental Management Act, Act 107 of 1998
- National Heritage Resources Act (Act 25 of 1999)
- National Water Act (Act 36 of 1998)
- Water Services Act (Act 108 of 1997)
- Sea Shore Act (Act 21 of 1935)
- Sensitive Coastal Areas (Draft Legislation)
- Conservation of Agricultural Resources Act (Act 43 of 1983)
- Subdivision of Agricultural Land Act (Act 70 of 1970)
- Cape Nature and Environmental Conservation Ordinance (No 19 of 1974)
- Land Use Planning Ordinance (Ordinance 15 of 1985)
- Western Cape Planning and Development Act (Act 7 of 1999)

- Mineral & Petroleum Resources Development Act (Act 28 of 2002)
- White Paper on Minerals & Mining Policy for S.A. (1998). (Precursor to the above act)
- White Paper for Sustainable Coastal Development in South Africa (April 2000)
- Mountain Catchment Areas Act, 1970 (Act 63 of 1970)
- The Forest Act, 1984 (Act 122 of 1984)
- Lake Areas Development Act, 1975 (Act 39 of 1975)
- National Building Regulations and Building Standards Act, 1977 (103 of 1977)
- "Ramsar" - Convention on Wetlands of International Importance as Waterfowl Habitats (1971)

The study has represented a particular challenge to ensure that the plethora of discussion documents, Green and White Papers, Draft Bills and New Acts and Regulations are assimilated and their implications balanced with a sustainable conservation and development strategy for the study area.

The following legislation is of particular importance:

- Mineral & Petroleum Resources Development Act (Act 28 of 2002)
- White Paper on Minerals & Mining Policy for S.A. (1998) (Precursor to the above act)
- National Environmental Management Act (Act 107 of 1998)
- Environmental Conservation Act (Act 73 of 1989) including:
 - Control of the Use of Vehicles in Coastal Zones
 - Regulations promulgated in terms of Section 21 (IEM Regulations)
 - Coastal Zone Regulations
- White Paper for Sustainable Coastal Development in South Africa (2000)
- Draft Coastal Management Bill (not promulgated yet)
- Development Facilitation Act (No 67 of 1995)

Summary

A key debate that has paralleled this study is the interrelationship between planning law and mining law.

The point of departure for this study is based on the fundamental premise that planning and environmental law (such as the Physical Planning Act, the Environmental Conservation Act, the Land Use Planning Ordinance and others) cannot be overridden by mining law and that mining permissions do not create land use rights.

Given the *de facto* situation, one of the purposes of the MDMP is to provide the policy and spatial framework for such land-use (primarily in the form of land-use departures to permit mining) approvals should they prove advisable.

7. PUBLIC PARTICIPATION

The preparation of the MDMP has been characterised by an intense and comprehensive process of participation with key stakeholders and interest groups.

- The study was advertised for public input on its inception.
- Letters were sent to all I&APs on a large database and responses received.
- A number of bilateral meetings were held with various groups.
- A number of site visits were held.
- A number of workshops were held with both the Technical Committee, and other key role players.
- A Steering Committee was formed, chaired by the CMC Administration, which managed the process of comment and debate on the various drafts prepared.
- Final draft document was advertised and workshopped with interested and affected parties, as well as an open day held for public in general.

Process Issues

The emergence of this report is the end result of an involved process as a result of transparency and extensive public participation in the form of community and stakeholder involvement. Any issues that may have emerged as a result of the above-mentioned process, had been addressed to the satisfaction of the parties concerned.

The final draft of the MDMP is to be submitted to the City Council for approval as policy guidelines for managing land use, mining utilisation, exploitation and conservation on a sustainable basis for the economic benefit and upliftment of the communities involved in particular, and the GCT's population in general. The plan has been finalised and is now submitted to the City Council for adoption as a formal structure plan in terms of Section 4(10) of the Land Use Planning Ordinance, No 15 of 1985.

Formation & Activities of the Macassar Dunes Co-Management Association

On the basis of the draft proposals put forward in the MDMP, the Tygerberg Regional Office initiated a process in November 2000, known as the Macassar Dunes Co-Management Demonstration Project. The Macassar Dunes Co-management Demonstration Project is a coastal development project that is unique in its partnership between local government (City of Cape Town), a university institution (Environmental Evaluation Unit, University of Cape Town), and a non-governmental organisation (Khayelitsha Education Resource and Information Centre).

This multi-faceted project set out to:

1. Generate employment opportunities and improve the biophysical system through an alien plant clearing and coastal dune rehabilitation programme;
2. Enhance community capacity through awareness raising and training initiatives on integrated coastal management;
3. Assess the feasibility and preliminary costs associated with the development of entrepreneurial activities in the area; and
4. Initiate the establishment of co-management arrangements in the area.

Challenges include the securing of funding for sustaining the momentum of the Macassar Dunes Co-management Working Group, such that those activities described in the feasibility studies and supported by the Working Group and the constituencies they represent, may be implemented.

In June 2004 a Section 21 Company, known as the *Macassar Dunes Co-Management Association* (MDCA), was formed to co-ordinate and manage the activities of the company as well as acquire the necessary funding to undertake the projects approved by the company. The representation of the company consists of the following categories:

- Representatives from community organisations, (NGO's and CBO's)
- Representatives from research organisations, and Resource users
- Representatives from government organisations,
- Representatives from private/business organisations, and
- Representatives from schools
- Individuals who become, in their own capacity, associated members.

The MDCA is a public, non-profit organisation established with the aim of promoting the sustainable use and management of the Macassar dunes resources and area by:

1. Increasing awareness and understanding concerning the value of the coast, the development potential it offers, and the need to manage the system wisely;
2. Facilitating and promoting educational outreach activities on the Macassar dunes area;
3. Building the capacity of stakeholders and user groups to apply the concepts and principles of integrated coastal management to the Macassar dunes area;
4. Playing a key role in the planning, decision-making and day-to-day management of the Macassar Dunes area;
5. Promoting and implementing a shared management vision and strategy that will ensure the long-term sustainable use and development of the Macassar Dunes area, and
6. Identify projects and programmes (and funds to support such activities) that are consistent with the objectives of the management plans, and in particular result in tangible benefits to local communities.

8. PROBLEMS & ISSUES / OPPORTUNITIES & CONSTRAINTS

The following issues were identified or raised by stakeholders during the course of the process:

♦ **Conservation**

Problems

- The lack of an holistic management plan.
- Impacts created by off-road vehicle activity.
- Some significant conservation-worthy areas are in private ownership.
- Heavy infestation of acacia leading to fire hazards and regression of indigenous species.
- Need to preserve the ecologically sensitive mobile coastal dune system.
- The existence of medicinal and other plants for subsistence use of the local community.

Opportunities

- Identified as a core conservation area and key part of CMOSS and the Biodiversity Strategy.
- The last major dune system on the Cape Flats.
- Regional recreational and educational resource.
- Preservation of the ecologically sensitive high dunes in parts of the study area.
- Conservation linkages need to be created between the higher dunes, the coastal dunes and the coastline itself.
- Preserving the indigenous plant and animal species and habitats that are being threatened by over use such as grazing and future mining.

♦ **Urban Development**

Problems

- Pressure for higher income residential development in the area.
- Existence of an undeveloped General Plan for the Macassar Beach Township that is problematic on environmental grounds.
- Macassar Beach and Monwabisi Resorts located in part on the sensitive coastal dune systems.
- Co-ordination / liaison between the various departments of Government is not exemplary.
- Different and conflicting planning proposals for the area within different policy plans, e.g. Urban Structure Plans, viz. Helderberg Sub-Regional Structure Plan, Tygerberg Spatial Development Framework, etc.
- Dumping of litter / refuse along the road leading to the Eerste River Sewage Works.

Opportunities

- Multiple private ownership, but a large area in state ownership.
- Existence of oldest Kramat in country, of particular historical and cultural interest.

♦ **Mining**

Problems

- Access to mining opportunities in the area has been difficult for the communities in the Macassar Area.
- A number of the mining operations have either no, inadequate or inappropriate rehabilitation strategies at the mine sites.
- Mining operations that are "illegal" in the sense that they do not possess all the statutory required approvals to mine, e.g. land use departures from Council.
- Some mining operations have and are exceeding their EMP provisions with relation to mining in areas that were allocated for conservation and/ or no mining purposes.
- There appears to be a lack of monitoring of mining operations.
- After mine land use scenarios have not been clearly defined.
- Some EMPs are not based on comprehensive impact assessments.
- Past conflict between mine owners and local community.
- Sand mining seen as a preferential land use by some parties, excluding a more holistic view.
- Wind blown sand and other direct impacts of mining (traffic, road safety).

Opportunities

- Constant supply of building and filling sand that is beneficial to the building trade and important for the local economy.
- Provision of job opportunities in close proximity to large communities.

♦ **Infrastructure**

Problems

- Visually obtrusive power line cutting across the top of the eastern dune.
- Visually obtrusive reservoir, impacts of supply networks.
- The inappropriate location of the wastewater treatment works at the estuary of the Eerste River.
- The negative impact of the pump station that is located within the sensitive mobile coastal dune zone near Monwabisi.
- The poor water quality in the Kuils River/ Eerste River and at the estuary.

Opportunities

- The estuary has limited access to the general public due to the location of the Sewage Works. With improved access and sustainable management the recreational potential can be realized.

♦ **Uses**

- The need to attempt to accommodate a variety of land uses in addition to sand mining, for example:

- Off-road vehicle recreation	- Passive recreation, fishing, etc.
- Cattle grazing	- Hiking Paths (access to beach)
- Managed Woodcutting	- Environmental education
- Sustainable Harvesting	- Eco-tourism opportunities
- Indigenous flora and fauna	- Maintenance of dune ecosystem.

9. PROPOSED VISION AND GOALS

The vision for the future of the Macassar Dune System is founded on the principles of sustainable development.

Key to the vision is balancing the competing interests applicable to the study area, namely:

- conservation and use of the natural environment;
- exploitation of the mineral resources, and
- use of land for urban development.

The following key goals underlie the vision for the Macassar Dunes:

- The Macassar dune system should be treated in a holistic manner and be seen as a metropolitan asset, recognising that the area is one of the 37 core botanical sites of the Cape Flats, in line with Council's Biodiversity strategy.
- The sustainable and appropriate economic use of the area's non-renewable and renewable resources, within a macro-regional perspective, should be encouraged.
- The long term recreational and eco-tourism potential of the area should be optimised.
- The conservation worthy areas should be effectively managed as a multiple-use conservation and community resource area by a dedicated body.
- A consultative body should be formed to assist in guiding future development and the allocation of resources in the area.
- The area allocated to sand mining should be optimised, having given due consideration to all interests and subject to ongoing review based on performance and future land use decisions.

Alternative Land Use Scenario Assessment

As part of the process of developing a management framework for the Macassar Dunes, various alternative land use and spatial scenarios were broadly evaluated.

It should be noted that most of the alternative land use proposals for the area currently mined or recommended for future mining would only be able to be implemented after approximately 20 years when mining approvals of the current sand mining operations would have expired. This date is also dependent on the relative pace of exploitation of sand which is connected to the economic cycle and hence rate of building in the GCT. These realities dictate that the MDMP should be regularly updated according to current policy.

The fact that the likely long term completion of mining operations will far exceed the five year review period generally pertaining to management or structure

plans, dictates that the final end-use options are extremely difficult to predict and should remain at the level of concept.

MACASSAR DUNES MANAGEMENT PLAN POSSIBLE ENDUSES OF MINED AREAS TO BE EXCLUDED FROM MINING		
AREAS PROPOSED FOR MINING Alternative end-uses at expiry of mining (approx.) 2020	CATEGORY	AREAS NOT PROPOSED FOR MINING Alternative uses of areas to be excluded from mining for conservation purposes
- No "pure" conservation possible given that mining will remove any natural veldt. - Rehabilitation to open space is to required in terms of EMPs.	Conservation	- Conservation use (formal proclamation). - Environmental education / interpretation
- Regional Scale Sports Facilities. - Recreation Facilities. - Horticulture / Market Gardening / Animal Husbandry. - Camping / Caravanning. - Natural Resource Harvesting and Woodcutting (prior to mining). - Golf Course(s) with / without Residential Component. - Investigate Off-road Vehicle Use of Area prior to Mining. - Investigate possibility of creating artificial wetlands after mining. (Note: Water level at $\pm 4-13\text{m}$ above mean sea level).	Recreation / Rural	(All activities below should be carefully planned and managed to ensure minimal damage to conservation area). - Hiking. - Picnicking. - Sustainable Use, e.g. Medicinal Plants / Natural Resource Uses such as sour figs, Boegoe, herbs, Wild Dagga, Wilde Bessie, etc. (note: legal harvesting of certain plants needs to be confirmed). Uses in areas that are disturbed: - Market Gardening. - Open grazing – Passive recreation / Multiple community use. - Camping / Caravanning. "Community Resource" Area. - Firewood gathering.
- Residential range of options from low income to high income and from low to high density. - Mixed Use – i.e. commercial / retail, etc. - Marina / Harbour.	"Urban" uses	- Beach Resorts. "Eco-Tourist / Cultural" Centres. - Environmental Education Centre.
- Active (intrusive) recreation such as off-road vehicles – carefully managed and controlled. - Investigate possible mining of sand from Zandvliet Wastewater Treatment Works prior to extension.	Other	- Infrastructure (Wastewater Treatment Works). - Pump station.

• Table 2: Land Use Scenario Assessment

However, various alternative uses can be assessed and implemented in the short to medium term. Table 2 indicates alternative sequential land uses for areas that could fall into future mining areas and, conversely, land uses appropriate to areas not recommended for mining.

Table 2, which should be read in conjunction with the figures contained in Chapter 10, indicates that whether an area is proposed for mining or not it could host a variety of different types of uses. These possible future uses have been separated into Conservation, Recreational / Rural, Urban and Other Uses. The figures in Chapter 10 explore various combinations of the types of uses illustrated in the table and highlight that they are not all mutually exclusive.

Coastal Setback Line

A significant amount of work was focussed on the recommendation of a southern setback line for mining.

Various lines were proposed by key stakeholders including the CSIR (appointed as specialist consultants), DEA&DP, Environmental Management Officials, Olympic Sands and their consultants, BOTSOC and members of the community.

Consensus was reached on the setback line and agreed to by all the relevant role-players (DME, Olympic Sands, the Council and community representatives).

The agreed-upon line is illustrated diagrammatically in the attached map (Figure 8) (A3-Format).

Alternative Mining Scenarios

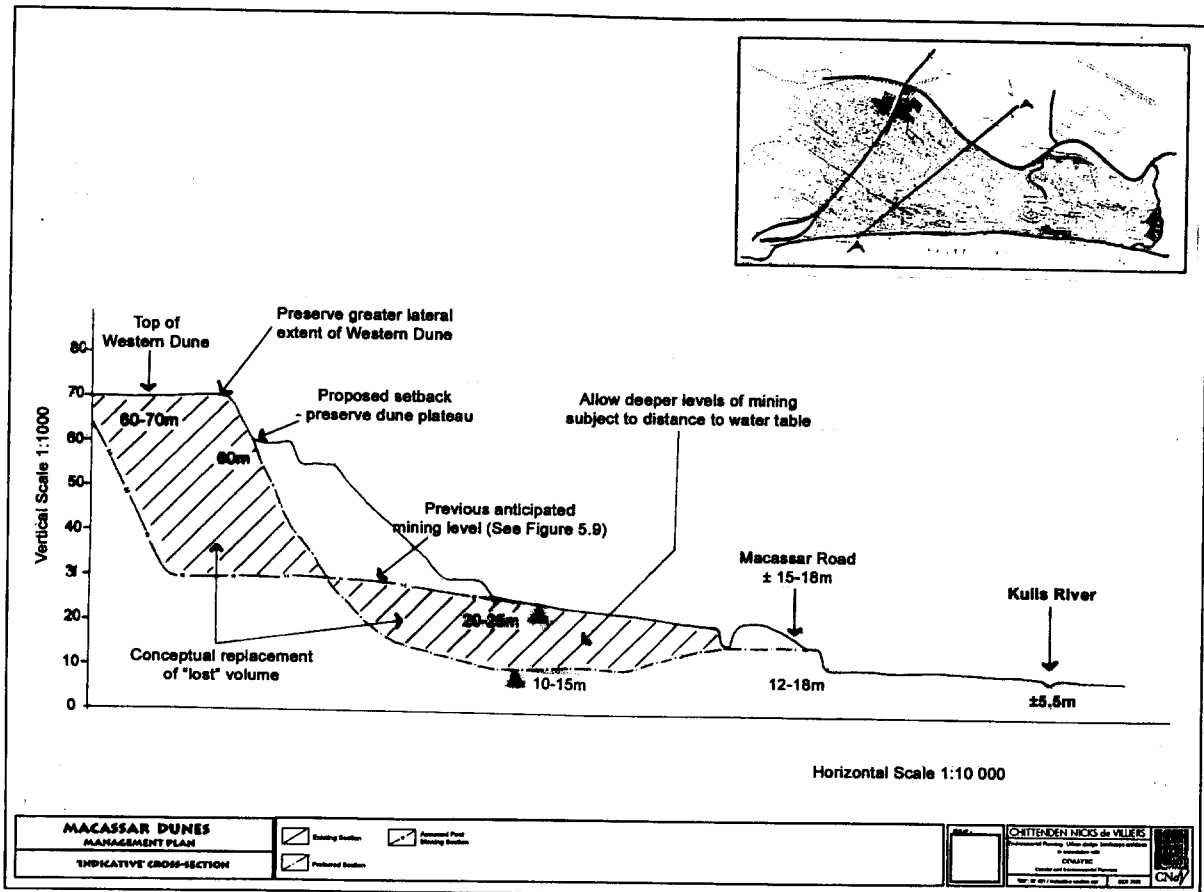
A number of alternative mining scenarios were investigated during the preparation of this report. Key considerations have been:

- To protect as much lateral extent of the conservation worthy dune systems as possible, in particular, a greater portion of the western dune than originally determined in the Holcim (Alpha) Mine EMP.
- To permit as deep a level of mining as possible to "compensate" for any volumes lost from existing mine permit areas, and also to ensure more efficient utilisation of the sand resource, which is likely to increase in quality at deeper levels without negatively impacting on the groundwater/aquifer.
- The position of the water table in relation to final mining levels and after use scenarios.
- The ability to deal with storm water from the post mine area.

All scenarios were predicated on the ideal retention of a greater lateral extent of the western dune, as well as the retention of the central dune as a key environmental link between the east and west of the study area.

A number of different mining scenarios were tested and debated with key role players including DME, DWAF, DEA&DP and Council. These scenarios were also presented at various steering committee meetings and adopted.

The "western dune toe" was retained in the conceptual scenarios as a logical continuation of the western dune profile, and significantly, due to the fact that it contains indigenous vegetation in pristine condition as confirmed on site by the environmental consultants, DEA&DP and BotSoc.



• Figure 9: Vertical trade-off in sand volumes to compensate for lateral loss

10. MANAGEMENT STRATEGIES / SPATIAL FRAMEWORKS

The following key strategies are proposed:

- A. Creation of formal conservation status for eastern and western dunes, including the coastal zone, river and estuary (all linked by means of conservation corridors) to form part of a "multi purpose community resource area" ("The Reserve").
- B. Establish multi purpose resource practices in the Macassar reserve.
- C. Redesign Macassar beach township and future extension to the resort.
- D. Restore the Eerste River estuary area to public use.

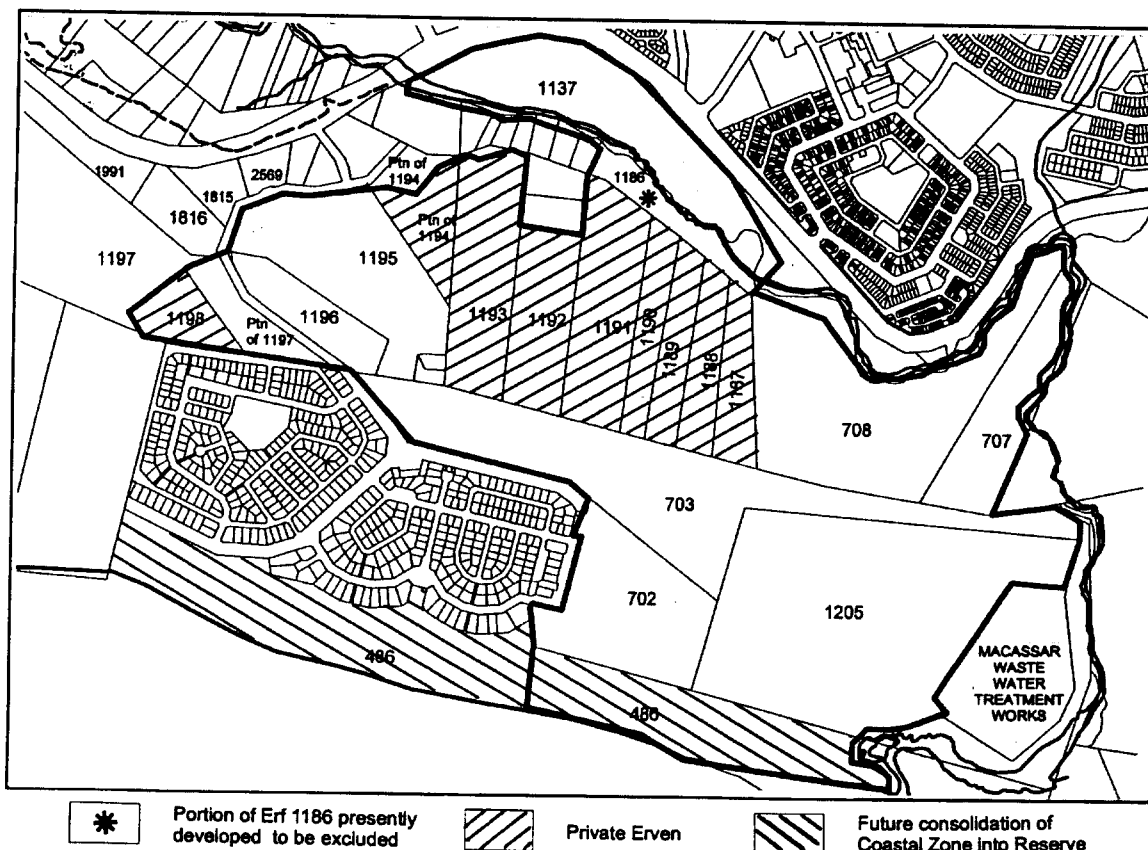
- E. Long term upgrading of Monwabisi & environs to regional mixed-use node.
- F. Establish final mining extent and mining levels, amend EMP's and plan for sequential use of mining areas.
- G. Regularise land-use and mining conditions.
- H. Further consideration of future after-use options in designated mining area.
- I. Environmental integration of existing facilities and infrastructure.
- J. Landscape improvements along existing road network.
- K. Develop a recreational activity infrastructure.
- L. Develop a policy and procedures around archaeological and palaeontological sites.

STRATEGY A : Creation of Formal Conservation Status for Eastern and Western Dunes, River, Estuary and Coastal Zone to Form Part of a "Multi Purpose Community Resource Area" ("The Reserve")

The following proposals are made for the implementation of Strategy A:

1. Formal declaration of the consolidated reserve area must be pursued and possible status be investigated (as a municipal or provincial Reserve).
2. Negotiations with private owners - to acquire land for the Reserve by means of land exchanges - should be pursued (as set out in 3 below).
3. Transfer of land in redesigned Macassar Beach Township to private landowners as compensation on equitable market basis for land exchanges (referred to in 2 above).
4. Publicly owned land should be formally incorporated into the new Reserve.
5. Funding could be budgeted for possible expropriation if necessary.
6. An extensive programme for eradication of all woody alien vegetation should be initiated and must focus on job creation opportunities for surrounding communities.
7. The dedicated body should be created to ensure ongoing conservation management of the new Reserve, as part of the broader False Bay Coastal Park. The appropriate legal entity of the conservation management team should be chosen from options available in terms of Environmental Conservation Act or SA Heritage Resources Act.
8. A dedicated conservation management team should be constituted under the guidance of a liaison committee to guide implementation and future management and implementation, and must be empowered with operating funds.
9. Investigate sources of operating funding for the new Reserve.
10. Access to the Reserve should be strictly regulated (No unauthorised vehicles should be permitted on the beach, to drive along the coast, or on to the dune conservation areas.)
11. An entry fee system should be investigated.
12. A fire management plan should be pursued to maximise plant structural and species diversity, and provide a varied habitat for a diversity of plant and animal species.

13. Fire management must reduce the risk of runaway and uncontrollable fires, particularly where residential development may be threatened.
14. The principles established in the Coastal Zone White Paper should be adhered to in all future planning in the coastal zone. (Refer specifically to goal B.3 : Design and Management of Coastal Settlements)
15. Restoration of the old Council quarry pits on eastern dune areas must be undertaken by Council.
16. Visual screening and berming of the water reservoir should be undertaken.
17. Restoration of other degraded areas, such as around the Macassar Wastewater Treatment Works should be undertaken.
18. Regular environmental review of the sand mines in the area must be undertaken.
19. In the long term, fencing the Reserve should be considered and the introduction of antelope and other animals investigated.
20. Initiate environmental education programmes around the Macassar Dunes and investigate the possible funding of such a facility.



• **Figure 10: Proposed Land Acquisition for Eastern Dune Conservation Area**

STRATEGY B: Establish Multi Purpose Resource Practices in the Macassar Reserve

The following proposals are made for the implementation of Strategy B:

1. Establish detailed proposals in consultation with all role players for sustainable use and custodianship of natural resources:
2. In particular, liaison with Western Cape Traditional Healers' Association should be established.
3. Establish community natural resource use initiative in liaison with local groups such as KERIC.
4. Establish interpretative "eco-trails" and facilities in participation with local schools.
5. School initiatives such as "green skilling" should be pioneered by Council and community / NGO groups.
6. Investigate opportunities for "township eco-tourism" ventures. In particular, an "African" market and sculpture garden should be investigated at the old military testing site.
7. No off-road vehicles to be allowed in the sensitive dune zones and coastal zone.
 - Adequate policing should be ensured;
 - Consult with local 4x4 club. (Refer to Strategy K), and
 - Investigate access control

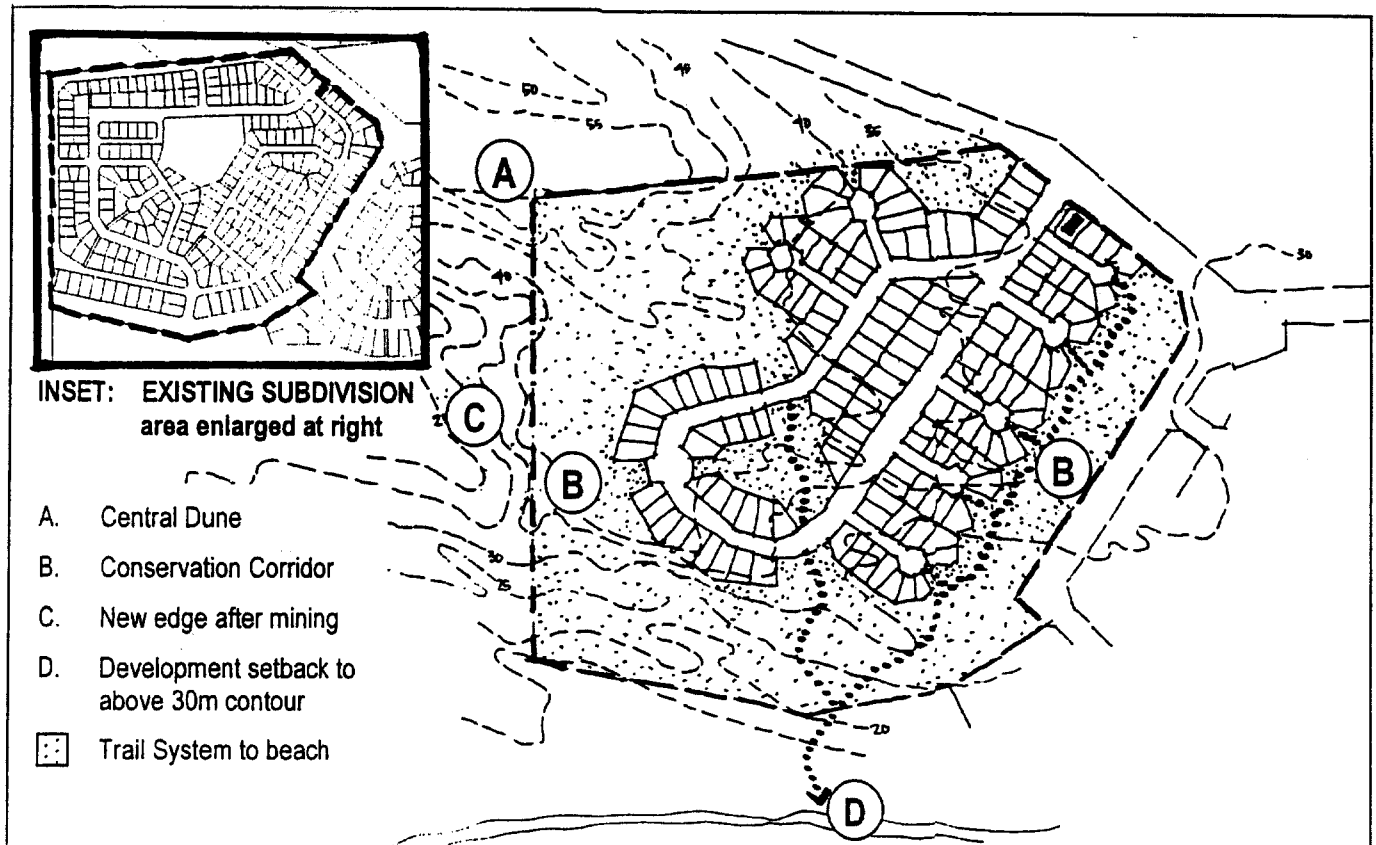


• Figure 11: Sculpture Market at intersection of Baden Powell Drive & Macassar Road

STRATEGY C: Redesign Macassar Beach Township and Extension to Resort

The following proposals are made for the implementation of Strategy C:

1. Negotiate the withdrawal of the old General Plan for Macassar Beach Township and Macassar Beach Resort with current owners.
2. Redesign Macassar Beach Township and extensions to Macassar Beach Resort as an integrated resort/ residential node that recognises "best practice" in Coastal Zone Design, including:
 - Retain corridors of open space;
 - Setbacks from Coastal Zone and key landscape features;
 - The existing parking area in particular, should be removed from the primary dune);
 - Provide pedestrian access to beach, and
 - Prepare architectural and landscape design guidelines (refer to figure 12 below for conceptual footprint).
3. Negotiate land-swaps with existing affected Title Deed holders.

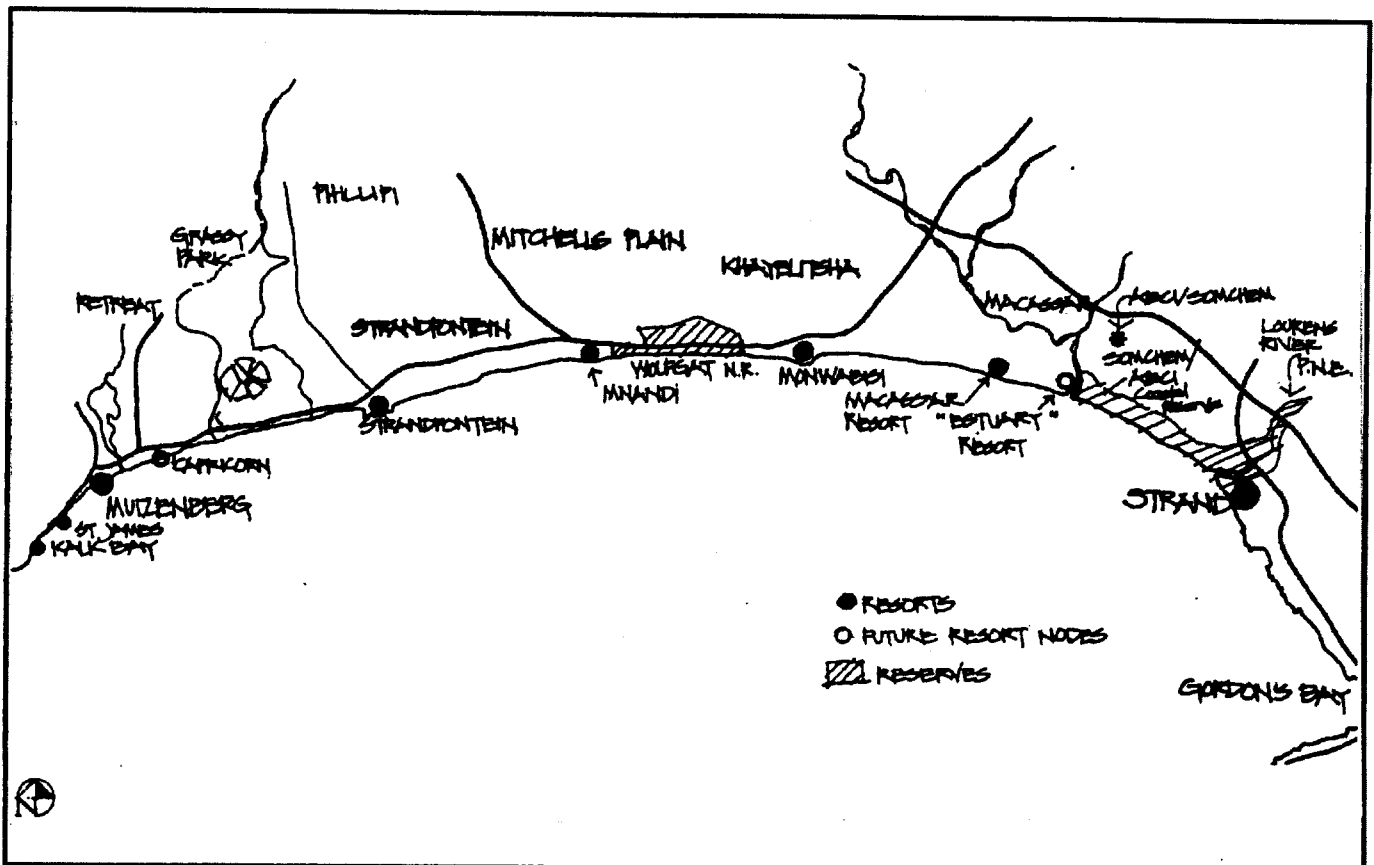


• **Figure 12: Redesigned Macassar Beach Township with possible corridors**

STRATEGY D: Restore Eerste River Estuary Area to Public Use

The following proposals are made for the implementation of Strategy D:

1. Council to investigate a long-term footprint for the sewage works and transfer of the balance of the land to multi-use Reserve (read with Strategy A.18).
2. Restore and improve public access to the estuary including construction of an access road and parking and picnic areas.
3. Urgent attention should be given to water quality. (Refer to Kuils River Moss Study and work of Council's Catchment Management Department).
4. Signage should be erected indicating water quality hazards.
5. The Estuary area is a key link for continuity between the AECl and Macassar Coastal Zones and priority should be given to this area which is presently unsafe and is a wasted resource.
6. Limited recreational development should be investigated at the estuary that is consistent with the nodal strategy envisaged for the False Bay Coastal Area.



• Figure 13: Study Area as part of proposed False Bay Coastal Area

STRATEGY E: Long Term Upgrading of Monwabisi & Environs to Regional Mixed Use Node

The following proposals are made for the implementation of Strategy E:

A dedicated investigation has been commissioned by the Tygerberg Regional Office for Monwabisi. The Macassar Dunes team has had a major input into the spatial development concept for Monwabisi. The long-term upgrading of Monwabisi therefore falls outside of the ambit of this study, but from a coordination and integration point of view, the broad goals and vision regarding the Macassar area should be taken cognizance of in the future planning and development of the Monwabisi resort and surrounding area.

STRATEGY F: Establish Final Mining Levels, Amend EMP's and Allow Sequential Use of Mining Areas

The following proposals are made for the implementation of Strategy F:

1. Further investigate the scenarios presented in the MDMP (refer to Chapter 9) with regard to proposed lower levels of mining and greater lateral extent of conservation area (recommended sand mining volume trade-off) namely:
 - The ease of servicing (stormwater, sewage) the post-mining platform should be qualified by Council's engineers;
 - The positive or negative impact on sand reserves should be quantified, and
 - The final input of DWAF regarding impact on the aquifer must be sought.
2. Short-term uses should be considered on the areas set aside for mining, until such time as mining commences. These could include controlled:
 - Collection of firewood
 - Agricultural practices
 - Harvesting of plants
 - Off road vehicle recreation
 - Grazing of livestock
3. All EMPs of current and future mining operations should be reviewed by DME in the light of the recommendations of the report. In particular, the following aspects should be addressed:
 - Restoration and rehabilitation;
 - Mining sequence in regard to restoration from south to north (prevailing wind direction);
 - Empowerment and community or previously marginalised groups' access to resources;
 - Extent of delimitation of area to be mined, and
 - Final mining levels.
4. Revise the EMPs of existing mining operations along the Macassar Road edge in regard to final levels agreed. (The extraction of calcrete must be incorporated into EMPs.)
5. The southern extent of mining must conform to the recommendations of this report (i.e. the southern setback line discussed in Chapter 9 and shown on Figure 8).

6. It is recommended that mining should ideally "work out" from south to north in the study area. Rehabilitation should therefore commence as soon as possible on the south face of the proposed mining area. Such rehabilitation must be actively monitored by the DME, Council and PG:WC environmental officers.
7. All mining rentals and royalties in the area should be reviewed by DME to ensure consistency.
8. All operators must accept full responsibility in respect of the prevention of wind blown sand that may result from mining activities.
9. DME and the mining operators must annually review the amount to be set aside by in the restoration fund to ensure that it is sufficient for restoration for the following year.
10. Negotiate amendments to the Holcim mine's EMP and departure conditions to ensure more organic shape to western dune face.

STRATEGY G: Regularise Land-Use and Mining Conditions

The following proposals are made for the implementation of Strategy G:

1. Formal notice should be served on those mining operatives without land use departures or other relevant land use consent. The required land use approvals must be sought and speedily processed by Council in accordance with the recommendations of this report and in liaison with the recommended consultative steering committee.

STRATEGY H: Further Consideration of Future After-Use Options in Designated Mining Area

The following proposals are made for the implementation of Strategy H:

1. Elaborate and evaluate long-term land use options. Several options for the long-term use of the mining area are possible.
2. Council and DEAT to further investigate long term possibilities of created "wetlands" with a more natural systems approach to sewage treatment being created as part of a future land use option. This relates to adaptation of the post-mining platform to allow for the creation of artificial wetlands while taking cognizance of the perennial flooding problem currently experienced at the Zandvliet sewage treatment plant, ensuring a safe outlet without the pollution of the potential waterbody referred to.
3. Since mining will be phased over several years (up to 2020, and beyond), the review and decision on possible alternative sequential uses should periodically be reviewed.

STRATEGY I: Environmental Integration of existing Facilities and Infrastructure

The following proposals are made for the implementation of Strategy I:

1. Council should negotiate with Eskom for the relocation of visually obtrusive power lines to less sensitive position, or ideally underground. Possible budgeting for this should also be negotiated between Council and Eskom.
2. Define an appropriate servitude for the construction of a rising main from the Macassar treatment works back to the Zandvliet works to address the seasonal flooding and pollution problem currently experienced at the latter.
3. Detailed planning and implementation of access road to the Eerste River Estuary as well as picnic and ablution facilities should be undertaken.

STRATEGY J: Landscape Improvements along existing Road Network

The following proposals are made for the implementation of Strategy J:

1. Budget for and undertake landscaping along identified routes in order to enhance the aesthetic experience and integration of roads into the surrounding landscape. The following routes are identified to be improved as such:
 - Road to the Eerste River Estuary
 - The Macassar Road
 - Baden Powell Drive
 - Road to Macassar Resort

STRATEGY K: Developing a Recreational Activity Infrastructure

The following proposals are made for the implementation of Strategy K:

1. Create official four-wheel drive and scrambler recreational areas, in consultation with relevant stakeholders, on areas to be included in future mining areas. Control should be exercised by clubs registered with Council and a payment structure should be considered to cover social and environmental costs (to be negotiated with private landowners and Council).
2. Implement a network of hiking trails and interpretative signage.
3. Provide appropriate pedestrian access ways to the beach.
4. Investigate "eco-tourism" routes with opportunities for local residents to act as guides etc.
5. Implement control measures for access of vehicles on the beach.

STRATEGY L: Developing of policy and procedures around Archaeological and Palaeontological sites.

The following proposals are made for the implementation of Strategy L:

1. A contingency plan for uncovering such sites must be built in to all EMPs and other development processes. This should include:
 - The Contract Department of the S.A. Museum to be contacted as required by the relevant SAHRA regulations for the recovery and conversation of historical / cultural artifacts.

- Education of site and mine managers regarding the procedures and responsibilities in terms of the SAHRA regulations.

11. CONCLUSIONS

The study area displays exceptional natural attributes and is a unique and valuable metropolitan asset that is providing, and should continue to provide, enjoyment and multiple-use by the local community and other role players, including the mining industry. These uses should be continued on a sustainable basis through efficient, equitable and just utilisation and resource extraction, appropriate recreation, education, traditional use and conservation programmes.

The Macassar Dunes is an area that exhibits a classic "confrontation" between conservation and development and therefore presents a challenge to find a sustainable balance between all competing uses.

A multi-use conservation area (approx. 60%), sand mining areas (approx. 25%) and nodal development areas (approx. 15%), are proposed in the draft spatial framework.

The key strategies are summarised as follows:

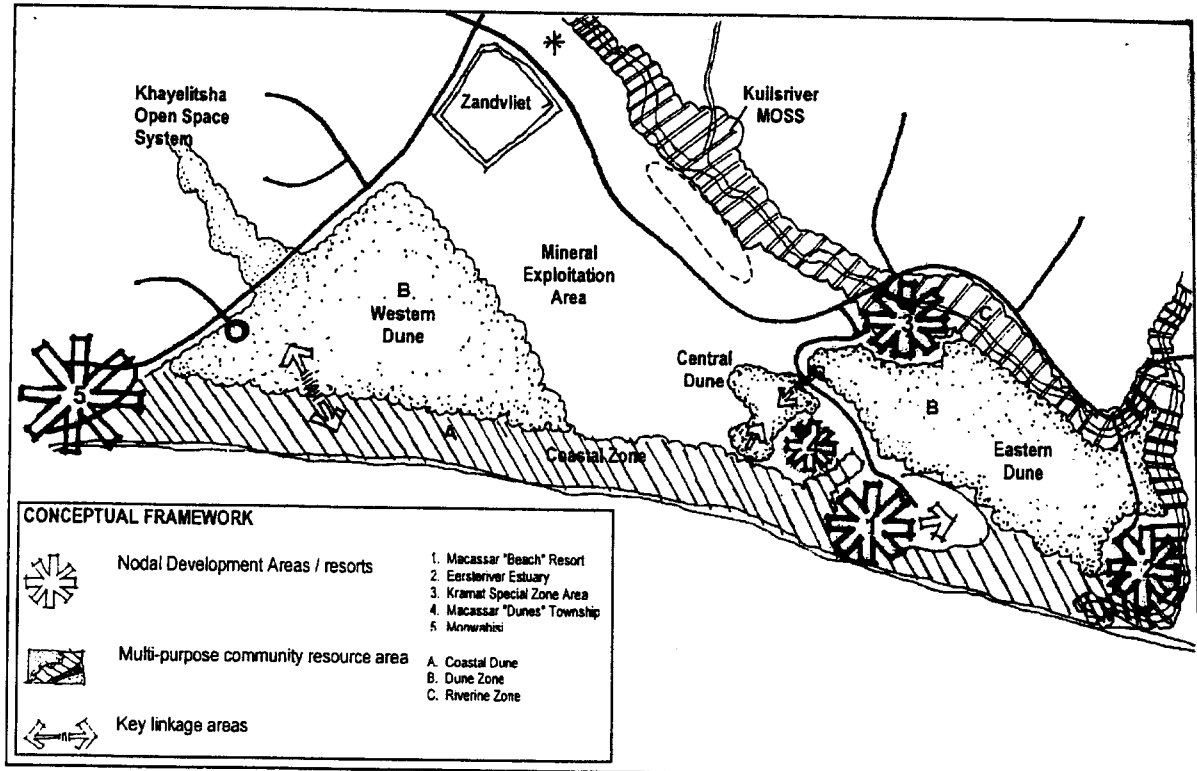
- Creation of a formal conservation status for eastern and western dunes, river, estuary and coastal zone to form part of a multipurpose community resource area.
- Establishment of "multi purpose resource practices" in the Macassar Reserve.
- Redesigning the Macassar Beach Township resort and extension.
- Restoring the Eerste River estuary area to public use.
- The long-term upgrading of Monwabisi and environs to a regional and mixed-use node.
- The establishment of final mining levels, amendments to EMPs and allowing the sequential use of mining areas.
- Regularisation of land use and mining conditions.
- Consideration of future after-use options in a consolidated mining area.
- Creation of appropriate areas for recreational activities (off-road vehicles, hikers, etc.)
- Provision in EMPs for uncovering of archaeological / palaeontological sites.

- Environmental integration of existing facilities and infrastructure.
- Convening a dedicated conservation management team to guide implementation and future management.
- Further studies should be initiated including a more detailed quantitative assessment of the spatial scenarios.
- The Plan should be subject to regular review.

The Macassar Dunes represent an important challenge to preserve a unique part of the few remaining coastal dune systems and their flora and fauna in the Western Cape, whilst ensuring that a sustainable balance is created between this conservation imperative and other demands on the resource including sand mining and urban development.

The conceptual plan was drawn up with the above guidelines in mind and in conjunction with the local communities involved and as such reflects the vision and philosophy behind the development framework, as discussed. The development framework – the MDMP – will serve as conservation and development policy guidelines over the medium- to long-term, that is, until completion of the sand mining activities in 2020, subject to regular review.

The final agreed conceptual plan is illustrated in Figure 14



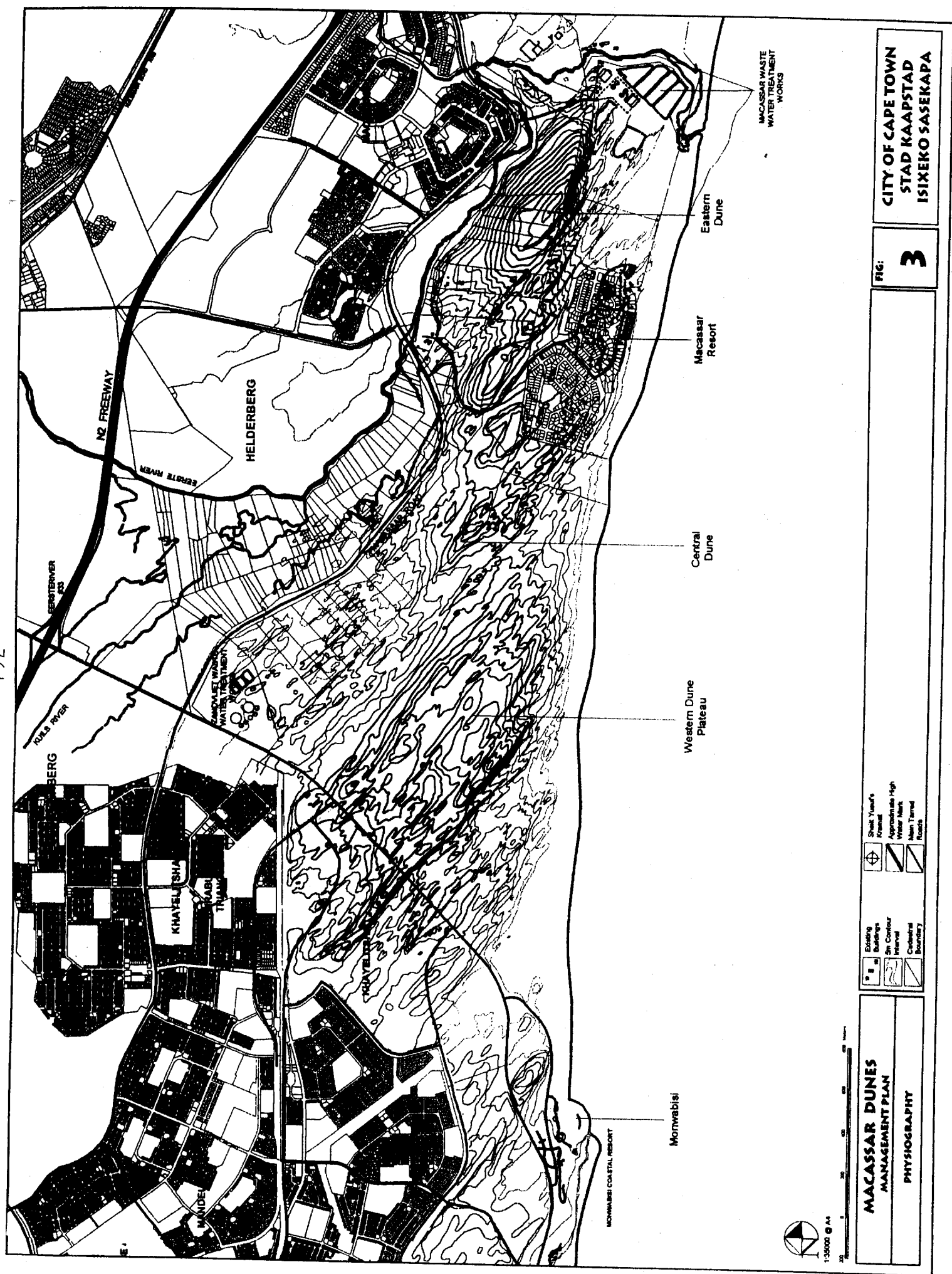
• **Figure 14: Macassar – Conceptual Approach**

The following plans are attached:

- Figure 3: Macassar Dunes Management Plan – Physiography (A3-Format).
- Figure 8: Macassar Dunes Management Plan – Mine Setback Line (A3-Format).
- Figure 15: Macassar – Detailed extract of proposed mining area (A3-Format).
- Figure 16: Macassar Dunes Management Plan – Conceptual Plan (A3-Format).
- Figure 17: Macassar Dunes Management Plan – Draft Proposals (A3-Format).

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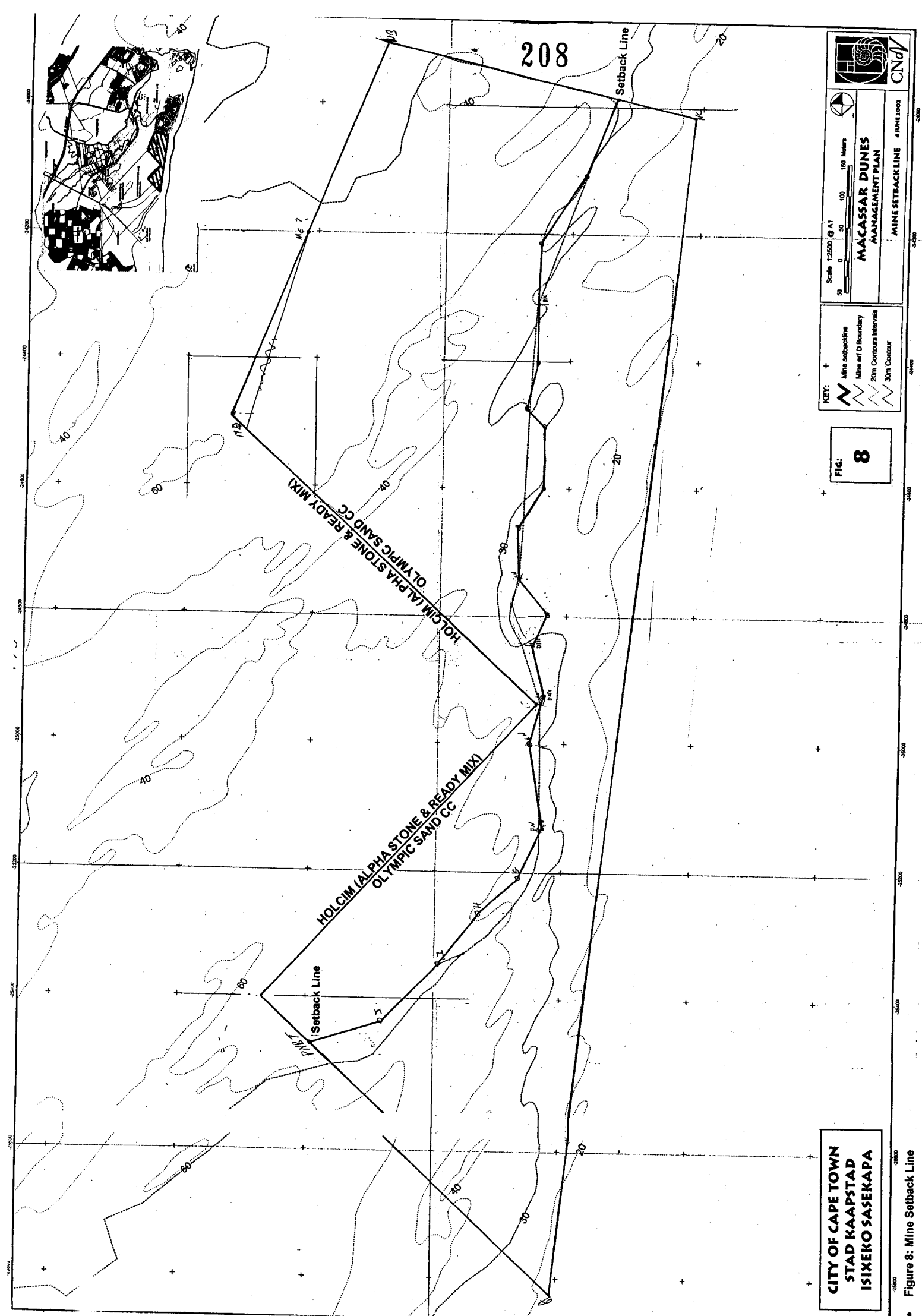
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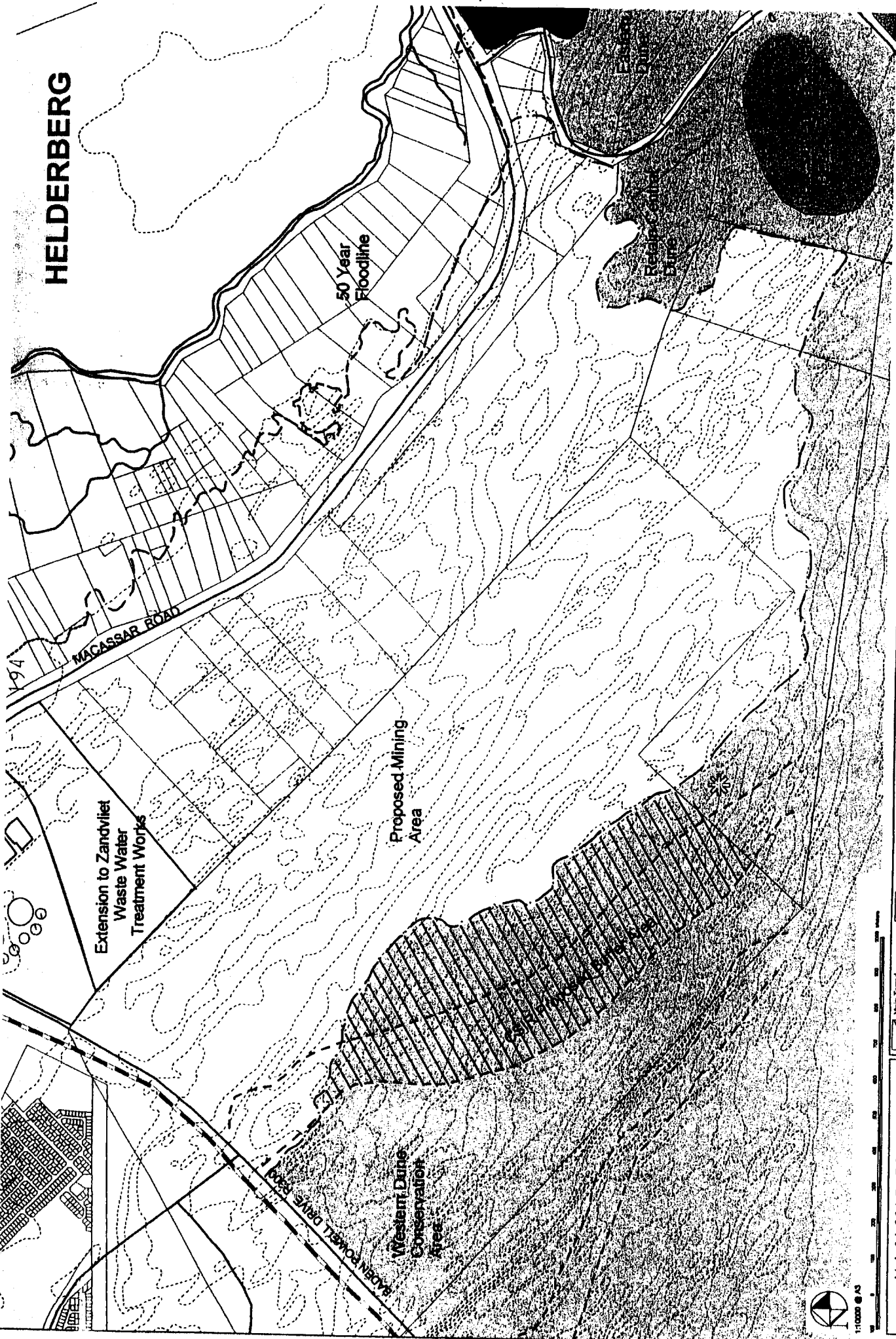
- | | |
|--------------------|------------------|
| Existing Buildings | Sheet 'X' of 'X' |
| Drainage | Kontak |
| Drainage | Approximate High |
| Drainage | Water Mark |
| Drainage | Main Tidal |
| Drainage | Roads |

MACASSAR DUNES
MANAGEMENT PLAN
PHYSIOGRAPHY

FIG: 3
CITY OF CAPE TOWN
STAD KAAPSTAD
ISIXEKO SASEKAPA



HELDERBERG



**MACASSAR DUNES
MANAGEMENT PLAN
DETAILED EXTRACT OF
MINING AREA**

FIG: 15

**CITY OF CAPE TOWN
STAD KAAPSTAD
ISIXEKO SASEKAPA**

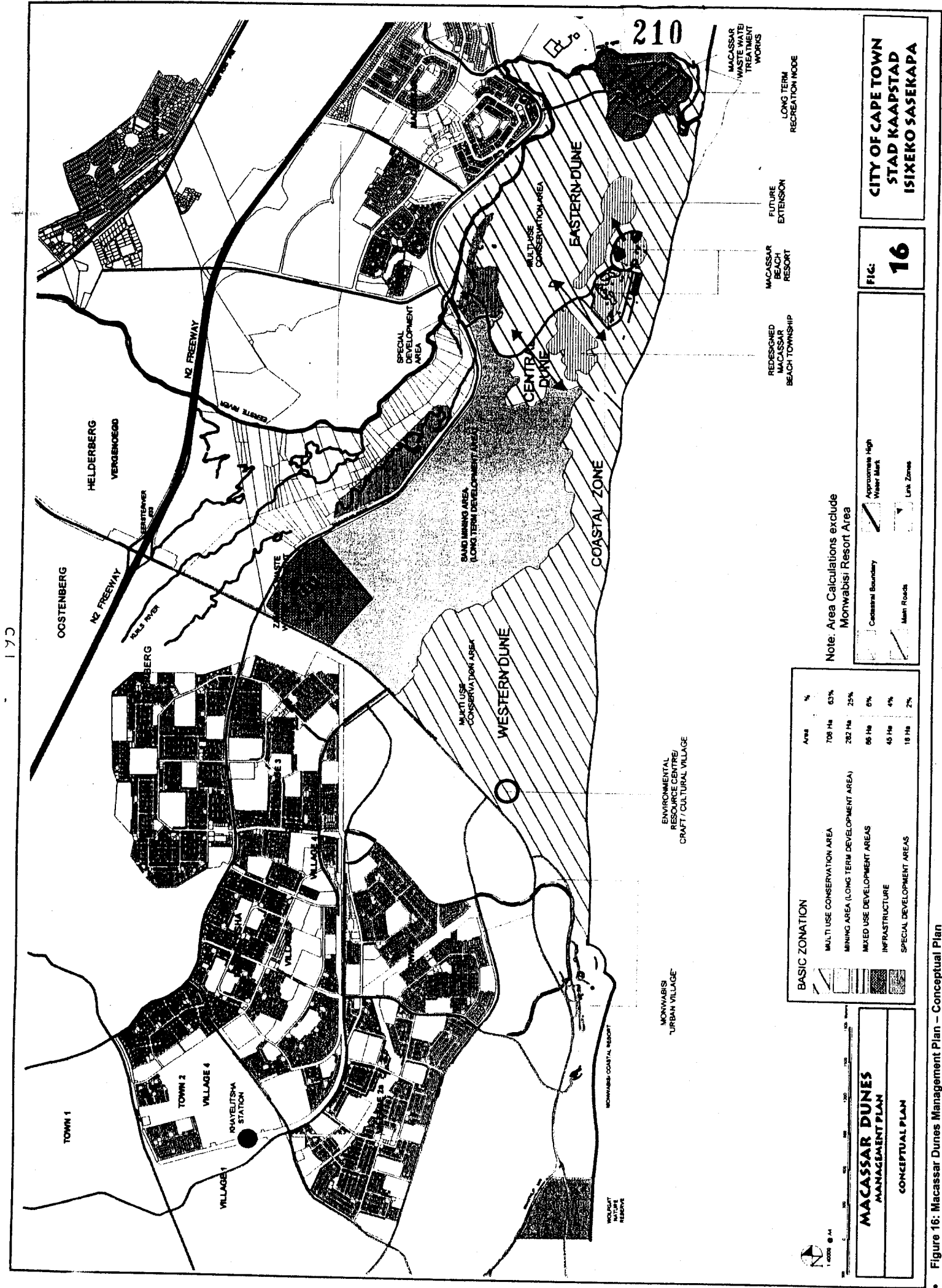
Urban Form Proposed Urban Edge Proposed Mining Subsoil Line (See Figure A.1) Existing Contours (m)	Conservation Zones Proposed Urban Edge Conservation Zone Conservation Area Proposed Urban Edge	Conservation Zones Proposed Urban Edge Conservation Zone Conservation Area Proposed Urban Edge	Conservation Zones Proposed Urban Edge Conservation Zone Conservation Area Proposed Urban Edge
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Scale: 1:1000 @ A3

0 10 20 30 40 50 60 70 80 90 100

North Arrow

• Figure 15: Macassar – Detailed extract of proposed mining area (lighter shading)



Note: Area Calculations exclude Montwabis Resort Area

☒ Cellar Boundary
☒ Main Roads
☒ Approximate High Water Mark
☒ Line Zones

BASIC ZONATION		Area	%
	MULTI-USE CONSERVATION AREA	709 Ha	63%
	MINING AREA (LONG TERM DEVELOPMENT AREA)	282 Ha	25%
	MIXED USE DEVELOPMENT AREAS	86 Ha	8%
	INFRASTRUCTURE	45 Ha	4%
	SPECIAL DEVELOPMENT AREAS	18 Ha	2%

MACASSAR DUNES
 MANAGEMENT PLAN
 CONCEPTUAL PLAN

Figure 16: Macassar Dunes Management Plan - Conceptual Plan



300	0	500	600	900	1200	1500	1800	2100	2400	2700	3000	3300
300	0	500	600	900	1200	1500	1800	2100	2400	2700	3000	3300

**DRAFT SPATIAL FRAMEWORK
OVERALL AREA**

 Possible Road

Main Tarred

Special Development

宝实 Potential Development

**State of Tennessee
Riverine Recreation**

Area subject to S

**CITY OF CAPE TOWN
STAD KAAPSTAD
ISIXEKO SASEKAPA**

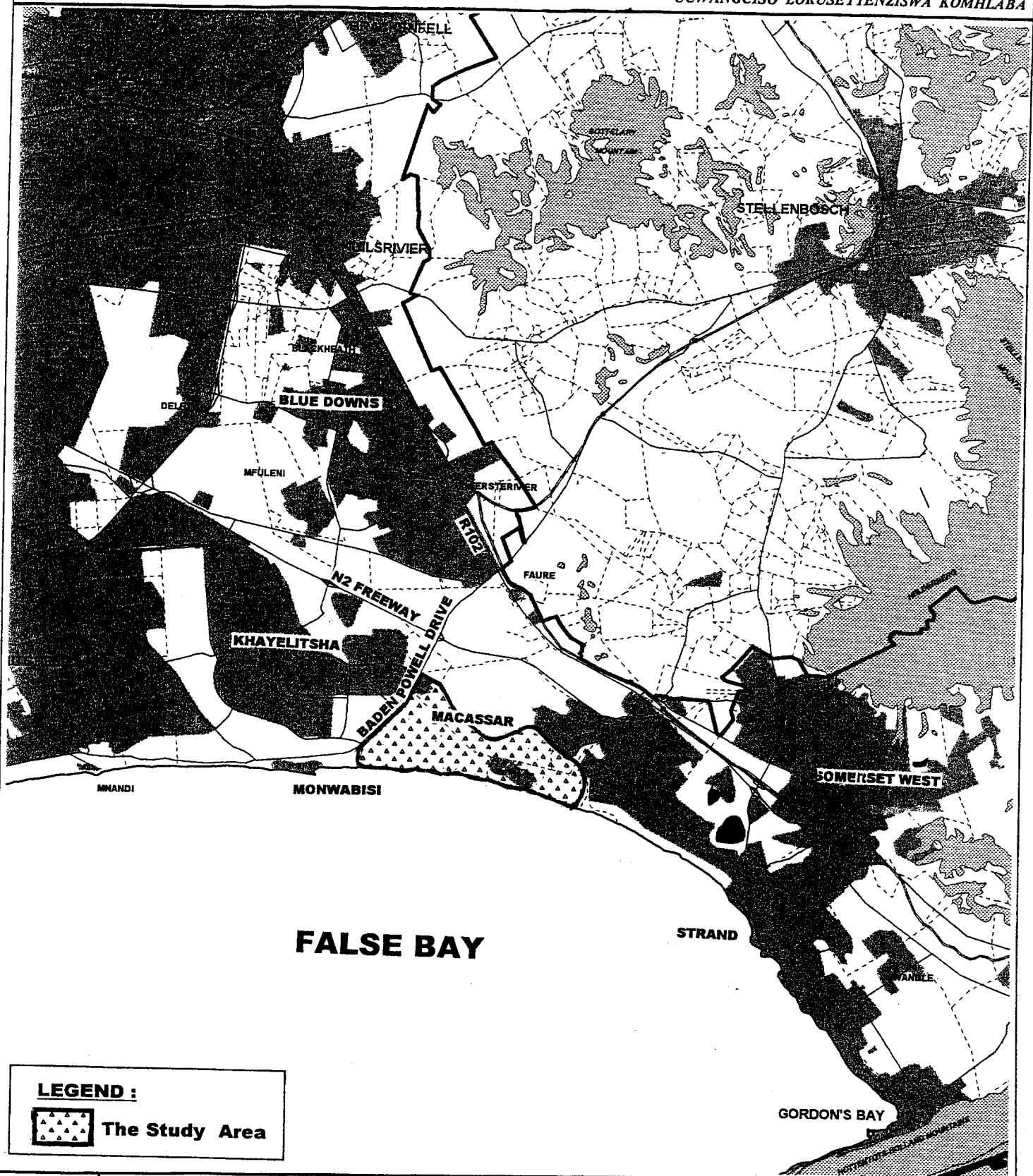
Figure 17: Macassar Dunes Management Plan – Draft Proposals

ANNEXURE B

**STAD KAAPSTAD
CITY OF CAPE TOWN
ISIXEKO SASEKAPA**

212

**SPATIAL PLANNING
RUIMTELIKE BEPLANNING
UCWANGCISO LOKUSETYENZISWA KOMHLABA**



LEGEND :



The Study Area



Locality Map - Metropolitan Context

Macassar Dunes Management Plan

DATE: 09 / 2004

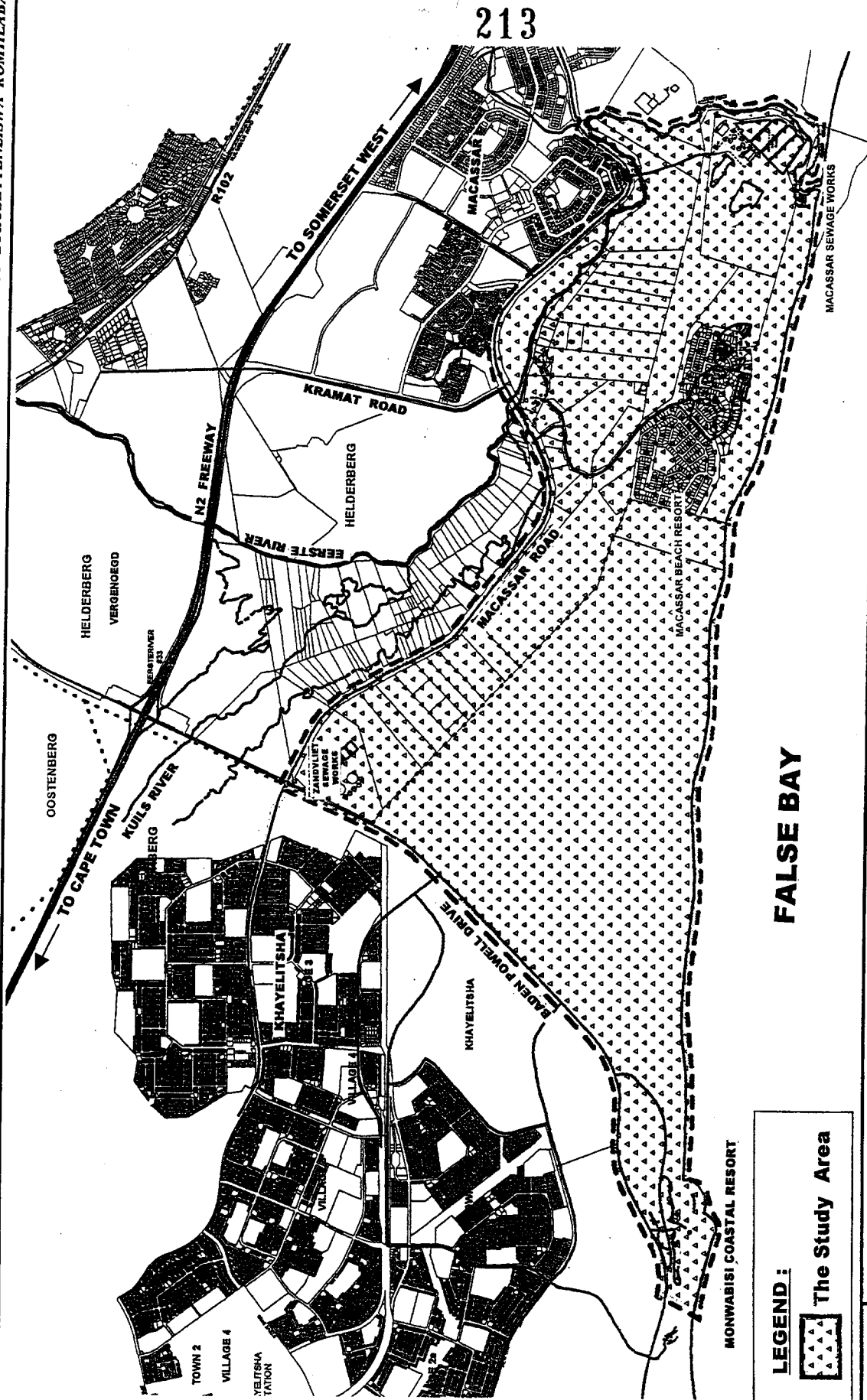
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NOT TO SCALE.

ANNEXURE C

SPATIAL PLANNING
RUMITELIKE BEPLANNING
UCWANGCISO LOKUSETYENZISWA KOMHLABA

STAD KAAPSTAD
CITY OF CAPE TOWN
ISIXEKO SASEKAPA



DATE : 09 / 2004

FILE : 30/15/9/31

NOT TO SCALE

Study Area

Macassar Dunes Management Plan



214 Annexure D

MACASSAR LIST OF INTERESTED AND AFFECTED PARTIES

#	Company	Title	First Name	Last Name	Address 1	Address 2	City	Code	Tel.	Fax	Cell Email
1.0 National Departments											
1.1	Land Affairs	Ms	L	Hall-Jones			423 4566	426 2702			
1.2	Transport	Mr	M	Mabasa			012 309 3162	012 324 2312			
1.3	Public Works	Mr	M	Maphisa			402 2911	419 2978			
1.4	Minerals and Energy	Mr	G	Aggenbag			419 8105	419 8260			
1.5	Education	Ms	N	Levin			012 312 5438	012 324 6346			
1.6	Water Affairs and Forestry	Mr	H	van Kleef			950 7169	946 9666			
1.7	Agriculture	Mr	W	Alheil			976 8136	976 1889			
1.8	Housing	Ms	G	Kekane			012 341 1671	012 341 8513			
1.9	Environmental Affairs and Tourism	Dr	C	Olver			012 310 3911	012 322 2882			
2.0 CCT Administration											
2.1	Tygerberg	Mr	Peter	Terblanche			360 1132	360 1113			
2.2	Heiderberg	Mr	Ossie	Asmal			918 7413	918 7336			
2.3	CMC - Catchment	Mr	Gerhard	Visser			850 4351	850 4354			
2.4	CMC - Waste Water	Mr	Gerald	Wright			851 6982	851 6982			
2.5	CMC - Catchment	Mr	Barry	Wood			487 2478	487 2441			
2.6	CMC - Waste Water	Mr	Alan	Maxwell			487 2213	487 9540			
3.0 Statutory Bodies											
3.1	Transnet	Ms	P	Hessan			011 308 1530	011 308 1532			
3.2	Telkom	Mr	S	Christians			414 2001	414 2063			
3.3	Escom	Mr	H	Landman			980 3412	980 3053			
3.4	MTP Advisory Board	Mr	E	Eadie			416 6830	419 5249			
3.5	SAHRA	Mr	D	Hart			462 4502	461 0738			
3.6	Council for Geological Sciences	Mr	D	Beer			948 4754	948 8788			
3.7	Botanical Society of SA	Ms	K	Maze			797 2090	761 5983			
4.0 Provincial Departments											
4.10	Transport Branch	Mr	C	Barnes			483 2006	483 2427			
4.10	Envl. Cultural Affairs & Sport	Mr	T	Toimey			483 4282	483 3016			
4.10	Education	Mr	BP	O'Connell			403 6237	421 1424			
4.10	Economic Affairs and Tourism	Mr	CO	du Preez			483 3600	483 3010			
4.10	Community Safety	Mr	MC	Joshua			483 4233	483 3479			
4.10	Health and Social Services	Dr	TJ	Sutcliffe			483 3561	483 3599			
4.10	Planning, Local Gov. & Housing	Mr	J	Africa			483 3339	483 3475			
5.0 Planning Consultants											
5.10	Brand Crous du Toit	Mr	Hennie	Brandt			PO Box 11333	Bloubaerg	7443	557 5420	557 5417
5.20	CNP	Mr	Simon	Nicks			PO Box 10211	Caledon Square	7905	461 5302	461 5466
5.30	CSR	Ms	Rene	Brown			PO Box 320	Stellenbosch	7599	888 2538	888 2693
5.40	Macroplan	Mr	De Preez	Lombard			PO Box 1444	Durbanville	7551	975 1307	952 2619
5.50	MCA	Mr	Madell	Cecil			PO Box 15709	Viesberg	8018	465 0590	465 0592
5.60	Planning Partnership	Mr	Johan	Prinsloo			PO Box 4866	Cape Town	8000	418 0510	418 0502
6.0 Community Organizational Representatives											
6.1	CODETA	Mr		Maggda			701 Marer House	Cape Town	8001	24 6162	24 6166
6.2	City of Cape Town	Mr	Rohda-Ann	Bazler			17 Musica Avenue	Macassar	7134	8571524	083 5171650
6.3	City of Cape Town	Mr	Lito	Benya			8780A Site C	Khayelitsha	7784		082 7793046
6.4	City of Cape Town	Mr	Jan	Bekus			Kleineweg 18	Frugrove	7110		082 4594717
6.5	City of Cape Town	Mr	Nontoni	Blie			D 99 Site C	Khayelitsha	7784	3872879	082 4969325
6.6	City of Cape Town	Mr	Vusile	Boyce			H 408 Lanaga Crescent	Khayelitsha	7784	3874522	082 6214896
6.7	City of Cape Town	Mr	Manalisa	Jonas			10 Southern Cross Avenue	Khayelitsha	7784	3617903	083 6355437
6.8	City of Cape Town	Mr	Princess	Kotpi			Y 680 Lelala Crescent Site B	Khayelitsha	7784	3617903	083 6404813
6.9	City of Cape Town	Mr	Phakamile	Kula			D 6 Town 2	Khayelitsha	7784	3617271	083 6404813
6.10	City of Cape Town	Mr	Elsie	Kwayinto			T 146 Site B	Khayelitsha	7784	3617271	083 6404813
6.11	City of Cape Town	Mr	Maxon	Ludliff			39 - 703 Gaba Street	Macassar	7140	8459559	082 4453236
6.12	City of Cape Town	Mr	Francisca	Lukas			7 Rose Street	Macassar	7140	8574642	083 6404816
6.13	City of Cape Town	Mr	Richard	Magerman			54 Kabejou Street	Macassar	7140	3619080	082 4594717
6.14	City of Cape Town	Mr	Heinrich	Makaleli			M 420 Site B	Macassar	7140	3619080	082 4594717
6.15	City of Cape Town	Mr	Vicket	Mavungavunga			19042 Syabona Street	Macassar	7140	3619080	082 4594717
6.16	City of Cape Town	Mr	Hiker	Moda			A 76 Zodac Street	Macassar	7140	3619080	082 4594717
6.17	City of Cape Town	Mr	Vivienne	Mhaga			45 Ngeel Street	Macassar	7140	3619080	082 4594717

MACASSAR LIST OF INTERESTED AND AFFECTED PARTIES

#	Company	Title	First Name	Last Name	Address 1	Address 2	City	Code	Tel.	Fax	Cell	E-mail
6.18	City of Cape Town	Mr	Mavis	Mofoko	5605 Vuyani Street		Khayelitsha	7784	361 2866			
6.19	City of Cape Town	Mr	Mbulelo	Nondana	38083 Ntshu Street		Khayelitsha	7784				083 3271285
6.20	City of Cape Town	Mr	Michael	Nongoma	D 3647 Site C	Harare	Khayelitsha	7784				082 4074818
6.21	City of Cape Town	Mr	Madobontse	Nongoma	39703 Gaba Street	Macassar	Khayelitsha	7784	362 6510			083 6403043
6.22	City of Cape Town	Mr	Xolisa	Peter	A 271 Tulani Street		Khayelitsha	7784	361 0732			083 3379061
6.23	City of Cape Town	Mr	Tembinkosi	Sengile	A55AC Makwetu Crescent Site C		Khayelitsha	7784				
6.24	City of Cape Town	Mr	Clifford	Shongu	37 Helela Street	Macassar	Khayelitsha	7784				083 6404817
6.25	Falco Bay Coastal Forum	Mr	ido Andry	Gubb	PO Box 30145		Tokai	7966	701 1397	701 1399		
6.26	Faure District Community Association	Mr	M Nazreen	Brauf	PO Box 26		Faure	7131	403 7371	403 7602		
6.27	Khayelitsha Development Forum	Mr	Jaku	Mtisi	PO Box 421		Khayelitsha	7784				
6.28	Khayelitsha Env Resource and Info. Centre	Mr	Michael	Benu	PO Box 269		Khayelitsha	7784	361 1668	361 1668		
6.29	Khayelitsha Business Forum	Mr	Dophus	Zenzile	PO Box 421		Khayelitsha	7785	361 0330			
6.30	Khayelitsha Resource and Information Centre	Mr	Dumtsani	Bangani	Khayelitsha Hostel		Khayelitsha	7786	361 5980	361 1668		
6.31	Khayelitsha Tourism Board	Mr	Tembelani	Mgobosi	Private Bag X93		Belville	7536	360 1119	360 1136		
6.32	Macassar Advice Office	Mr	Samuel	Keyn	PO Box 226		Macassar	7134	857 4005	857 2628		
6.33	MACDRA	Mr	Ron	Halford	PO Box 421		Macassar	7134	857 2308			
6.34	RDP Forum: Khayelitsha	Mrs	W	Kutta	PO Box 7		Macassar	7134				
6.35	RDP Forum: Macassar	Mrs	M	De Wet	P.O. Box 58		Macassar	7134	857 1010			
6.36	RDP Forum: Macassar	Mr	Frans	Swartz	P.O. Box 7		Macassar	7134	857 2500	7 082 771 2353		
6.37	RDP Forum: Macassar	Mr	Francis	Swartz	PO Box 421		Khayelitsha	7784				
6.38	RDP Forum: Site C, Khayelitsha	Mr	M	Ngoma	PO Box 421		Khayelitsha	7784				
6.39	RDP Forum: Tembikwezi, Elondaweni	Mr	LT	Jamies	PO Box 421		Khayelitsha	7784				
6.40	Sandvlei Radeypers Association	Mr	John	Heunel	PO Box 41		Faure	7131	857 2564			
7.0	Other NGO's											
7.1	Abalini Bezakhiya	Mr	Rob	Small	Private Bag X12		Observatory	7935	47 1256	361 9334		
7.2	AECI	Mr	Mervyn	Trout	Private Bag X101		Somerset West	7129				
7.3	Botanical Society of South Africa	Mr	Kristal	Maze	Private Bag X10		Newlands	7700	797 2090	797 2376		
7.4	Cape Land Rover Club	Mr	Goldenhuys	Peter	P. O. Box 778	Belville	Belville	7535	426 2806	426 2859		931 7810 botsocsa@jenn.co.za
7.5	China Town Committee	Mrs	Fosia	Thus	52 8th Street		Strand	7140	854 5572			
7.6	City of Tygerberg: Tourism	Mr	Mgobosi	Tembelani			Strand	7139				
7.7	Coastal Water Quality Committee	Mr	Brand	Cole	P.O. Box 3		Strand	7535	948 4754	948 8788		
7.8	Council for Geological Surveys	Dr	DL	Bowell	P.O. Box 572		Belville	7535	888 2400	888 2696		
7.9	CSIR	Mr	Laurie	McDaid	P.O. Box 320		Belville	7535	938 5782	938 5782		
7.10	Earthlife Africa	Mr	Liz	Coe	Private Bag X17		Belville	7535	938 5157	938 2464		kruger@enviro.uct.ac.za
7.11	Environmental Education and Resources Unit	Mr	Winston	Kruger	PO Box 123		Observatory	7935	761 6549	762 2238		
7.12	Environmental Education Unit, UCT	Ms	Lynelle	David	Penitich, PO Box 1906		Belville	7530				
7.13	Environmental Monitoring Group / Green Coalition	Mr	Ken	Marlens	PO Box 2100		Belville	7530	980 3911			
7.14	Environmental Unit	Mr	James	Mawick	PO Box 16588		Belville	8018	462 2040	461 9519		
7.15	ESCOM	Mr	George	Evans	P.O. Box 259		Somerset West	7130	658 3199	658 3119		
7.16	Farist Cape Association	Mr	Stella	Petersen	44 Brentwood Road		Wynberg	7800	797 2263			
7.17	Four Wheel Drive Club	Mr	Harold	Oliver	P.O. Box 1683		Somerset West	7130	851 4310			
7.18	Goldfields Environmental School	Mr	Max	Elwood	PO Box 1868		Somerset West	7129	851 2867	852 6507		silin@afrika.com
7.19	Heidelberg Action Association	Mr	Mike	Peters	PO Box 1868		Somerset West	7129	885 2971	885 2971		
7.20	Heidelberg Conservation Forum	Mr	G.	Cohen	PO Box 1868		Somerset West	7129	885 2971	885 2971		
7.21	Heidelberg Conservation Forum	Mr	Andreas	Greenwald	PO Box 515		Heidelberg	7135				
7.22	Heidelberg Conservation Forum	Mr	Chris	Neethling	Rome Homestead	P.O. Box 101	Somerset West	7129	851 2960	852 5900		
7.23	Heidelberg Tourism	Mr	Sumaya	Osmann	P.O. Box 19		Somerset West	7130	851 4022			
7.24	Heidelberg Tourism	Ms	Prof	Cowling	The Willows, 14th Ave		Somerset West	7941	398 3137	398 3137		
7.25	Honours Student	Mr	Nicolas	Baumann	Botany Department, UCT		Somerset West	7701	398 3137	398 3137		
7.26	Institute for Plant Conservation	Mr	Charmaine	Klein	Private Bag		Rondebosch	7701	850 4041	850 4041		
7.27	Khayelitsha Business Association	Mr	George	Liddle	117 Waterkant		Cape Town	8001	251710	214469		
7.28	Khayelitsha Development Unit: UWC	Ms	David	Kennel	PO Box X17		Belville	7535	959 3213	951 4459		
7.29	Land Development Unit, School of Government, UWC	Mr	George	Keet	PO Box 72		Belville	7535	959 3213	951 4459		
7.30	Macassar Disaster Action Committee (MDAC)	Mr	Julian	Keet	P.O. Box 36		Macassar	7134	857 2760			
7.31	Macassar Environmental Commission (Chairperson)	Mr	Adrian	Shrymmon	PO Box 36		Macassar	7110	857 1090	857 4582		
7.32	Macassar Environmental Commission	Mr	Adrian	Shrymmon	PO Box 36		Macassar	7110	857 1090	857 4582		
7.33	Macassar Environmental Commission	Mr	Adrian	Shrymmon	PO Box 36		Macassar	7110	857 1090	857 4582		
7.34	Macassar Secondary School BioClub	Mr	Adrian	Shrymmon	PO Box 36		Macassar	7110	857 1090	857 4582		
7.35	Metro Transport and Advisory Board	Mr	Adrian	Shrymmon	PO Box 36		Macassar	7110	857 1090	857 4582		
7.36	National Botanical Institute	Mr	Adrian	Shrymmon	PO Box 36		Macassar	7110	857 1090	857 4582		
7.37	Nature Conservation	Mr	Adrian	Shrymmon	PO Box 36		Macassar	7110	857 1090	857 4582		
7.38	Olympic Environmental Officer	Dr	Petrobella	Holmes	Private Bag X7		Cape Town	8000	762 1166	761 4887		
7.39	Quaker Peace : Khayelitsha	Mrs	Nokwanda	Magila	P.O. Box 19		Somerset West	7129	851 6882	851 6882		
7.40	PAC	Mr	Admat	Stewart	41 Zodiac Street		Khayelitsha	7784	850 2483	850 4046		
7.41	Paraisuta Mountain Forum	Ms	Nicki	Sterner	27 Hammond Street		Strand	7140	904 1586	361 9334		
					PO Box 30145		Total	7866	701 1397	701 0399		gnif@25d.co.za

MACASSAR LIST OF INTERESTED AND AFFECTED PARTIES

#	Company	Title	First Name	Last Name	Address 1	Address 2	City	Code	Tel.	Fax	Call E-mail
7.42	Petroleum Mountain Forum	Ms	Nicky	Slevens	PO Box 30145		Tokai	7984	701 1397	701 1399	npms@tsd.co.za
7.43	RDP	Mrs	Verna	Andrews	P.O. Box 69		Faure	7131	857 2562		
7.44	S.A. Federation of Shore Anglers	Dr	Vincent	Taylor	139 Joubert Street		Strand	7130	854 6059	959 2436	
7.45	SANCO	Mr	Raymond	Fredericks	24 Solly Avenue Close		Gustro	7140	853 3030		
7.46	SOMO-HEM SEAL/ CAER	Dr	Bernid	Brozo	Private Bag X7		Claremont	7735	782 1166	782 3229	
7.47	Somersel West Bird Club	Mr	B	Kakebeke	135a Irene Avenue		Somersel West	7130	362 7419	361 2100	
7.48	Strand Tourism Bureau	Ms	Anna	Friedman	P.O. Box 19		Somersel West	7130	853 6796		
7.49	Strandfontein Cares About Nature	Mrs	Ethri	Snell	Strandfontein Secondary School		Strandfontein	7798	33 2100	33 4155	
7.50	Teachers Environmental Structure	Mr	Phillip	Kubukeli	PO Box 35283		Gugulethu	7750	637 0060	637 0060	
7.51	Traditional Healers Association	Mr	John	Taylor	PO Box 603		Rondebosch	7701	689 4406	689 4411	082 564 6001
7.52	Western Cape Off-Road Forum	Mr	John	Taylor	PO Box 603		Rondebosch	7701	975 4621	975 1248	laylor@union.co.za
7.53	Western Cape Off-Road Forum	Mr	Willie S	van Heerden	PO Box 171		Somersel West	7130	851 2090	852 3402	
7.54	Western Province Shore Angling	Mr	Neville	Davey	P.O. Box 588		Somersel West	7130	855 1347	852 3402	
7.55	Wildlife Environmental Section	Mr	Paddy	Davey	PO Box 30145		Tokai	7966	701 1397	701 1399	
7.56	Wildlife Environmental Section	Mr	Sue	Mathews	Private Bag X5		Plumstead	7801	710 8000	762 5250	
7.57	Wildlife and Environmental Society	Ms	Julia	Wood	PO Box 456		Stellenbosch	7659	887 2892	887 9517	
7.58	World Wide Fund for Nature (WWF-SA)	Mr	B	Booyen	Private Bag X5		Plumstead	7801	7108000	7625250	
7.59	World Wide Fund for Nature (WWF-SA)	Mr	Julia	Wood							
7.60	World Wide Fund for Nature (WWF-SA)	Mr	Theo	Manuel							
7.61	Working for Water (PND on resource management - Wolfigad)	Mr									
8.0	Mining Operations										
8.1	Alpha Stone and Ready Mix (Hippo Quarries)	Mr.	Quinten	Dolman	PO Box 23021		Claremont	7735	689 1114	686 3940	
8.2	For Alpha	Mr.	Dave	Du Plooy	6th Floor, Nedbank Centre		Cape Town	8001	489 9400	23 5071	
8.3	Blue Circle (Ready Mix Materials)	Mr.	Hans	Lehmann	PO Box 139		Pardien Eiland	7420	511 0002	510 4900	
8.4	For Ready Mix	Mr.	Steve	van der Westhuizen	PO Box 3405		Cape Town	8000	22 1946	22 3490	
8.5	Bridgush (Malam Seuns/Mac Sand)	Mr.	PJ	Malan	PO Box 788		Belville	7535	366 2262		
8.6	Bridgush (Malam Seuns/Mac Sand)	Mr.	Andre	van Rooyen	PO Box 2177		Durbanville	7551	975 6550	975 6560	082 412 9289
8.7	For Olympic	Mr.	Steve	van der Westhuizen	PO Box 3405		Cape Town	8000	22 1946	22 3490	(083 2973381)
8.8	Danies Group (Macassar Sand)	Mr.	M Nazam	Braaf	PO Box 26		Faure	7131	403 7371	403 7602	
9.0	Owners										
9.1	National Housing Board : Development Board				Private Bag X9076		Cape Town	8000			
9.2	Province of the Western Cape (PAWC)				P.O. Box 3		Strand	7130			
9.3	Mohamedan Congregation				11 Upper Bloem Street		Cape Town	8000			
9.4	Hajee Sultan Shahmahomed Kramat Trust		cto Sybil Trust		P.O. Box 206		Cape Town	8000			
9.5	Adams, Adams, Adams, Adams				Kraai		Faure	7131			
9.6	Goosain Emeran				cmr Bloem & Pentz Streets		Cape Town	8000			
9.7	Mogamed Adam Philander				P.O. Box 20		Faure	7131			
9.8	ME Paal Children's Trust				P.O. Box 53		Faure	7131			
9.9	Ruby Martha Braaf				Third Street		Faure	7131			
9.10	Anhauser, Booyen, Braaf, Braaf, Braaf				P.O. Box 7		Macassar	7131			
9.11	Abraham Daniel Danies				P.O. Box 13		Faure	7131			
9.12	Herbert, Reformed Old Apostolic Church				P.O. Box 297		Faure	7131			
9.13	Braaf, Daniels, Heuvell, Louw				P.O. Box 59		Faure	7131			
9.14	Figgi, Figgi, Figgi, Figgi				35 Hercules Street		Belville, South	7530			
9.15	CMC (RSC - Cape Metropole)				P.O. Box 80		Stellenbosch	7600			
9.16	Williams, Williams				11 Prudence Road		Grassy Park	7945			
9.17	Dilgee, Dilgee				6 Fransdot		Mandlay	7785			
9.18	Jackson, De Wet, De Wet, De Wet				Sandvlei		Faure	7131			
9.19	Braaf Family Members				Morezon		Faure	7131			
9.20	Propatez 66 Pty Ltd				P.O. Box 788		Belville	7530			
9.21	Carries BE Danies				P.O. Box 166		Rondebosch	7700			
9.22	Salie, Adams, Coetzee, Danies, Galant				Blesboklaan 27		Lotus River	7945			
9.23	Williams, Williams				P.O. Box 111		Faure	7131			
9.24	Majet Achmad Estate				P.O. Box 61		Faure	7131			
9.25	JT Danies				P.O. Box 92		Macassar	7134			
9.26	WY BDL T Williams				P.O. Box 85		Faure	7131			
9.27	Heldenberg Municipality				P.O. Box 3		Strand	7140			
9.28	D Joseph				21 Brewery Street		Strand	7140			
9.29	GS Braaf				P.O. Box 253		Macassar	7134			
9.30	AJ Braaf & Ande				P.O. Box 7		Macassar	7134			
9.31	Y Danies & Ande				P.O. Box 38		Faure	7131			
9.32	A Salie & Ande				P.O. Box 172		Macassar	7134			
9.33	NB Nordin				4 Baimore Ave		Mountain View	7780			
9.34	Wyle Bdl K Danies & Ande				P.O. Box 201		Macassar	7130			

MACASSAR LIST OF INTERESTED AND AFFECTED PARTIES

#	Company	Title	First Name	Last Name	Address 1	Address 2	City	Code	Tel.	Fax	Cell E-mail
9.35	Khalie & Others				15 8th Avenue		Belgravia	7764			
9.36	Myosona Trust				P O Box 53		Faure	7131			
9.37	A Braaf & Others				P O Box 26		Sandvlei	7131			
9.38	CC Daniels				P O Box 71		Faure	7131			
9.39	DJ Collins				P O Box 77		Faure	7131			
9.40	Lanestown Heuvel				P O Box 41		Faure	7131			
9.41	ALL Braaf				P O Box 68		Zandvlei	7131			
9.42	SA Crow				28 Sukkerbosse Road		Belhar	7490			
9.43	HF Heuvel				7 Sunset Crescent		New Macassar Villa	7130			
9.44	IM Heuvel				Zandvlei		Faure	7130			
9.45	GS Braaf				P O Box 153		Macassar	7134			
9.46	EA Braaf				Sandvlei		Faure	7131			
9.47	LG Hendicks				4 5th Avenue		Crawford	7764			
9.48	Karaby Investment				P O Box 339		Gatesville	7764			
9.49	A Martin				226 Orian Road		Marostonlein	7490			
9.50	AD Daries				P O Box 13		Zandvlei	7131			
9.51	MA Jephtha				P O Box 24		Faure	7131			
9.52	NG Connolly				48 Harford Avenue		Wynberg	7800			
9.53	MA Braaf & Ande				Zandvlei		Faure	7131			
9.54	F Peters				P O Box 60		Faure	7131			
9.55	A Jephtha				P O Box 287		Faure	7131			
9.56	JP De Wet & Ande				143 Heather Road		Gaylee	7881			
9.57	E Bergstedt				P O Box 14		Faure	7131			
9.58	MS Adams & Fataar				P O Box 183		Macassar	7134			
9.59	A Salie				P O Box 32		Faure	7131			
9.60	MA COETZEE				P O Box 67		Faure	7131			
9.61	H NOLAN				28 HOOD WAY		SUNNY SIDE	7764			
9.62	S JOHNSON				SANDVLEI		FAURE	7131			
9.63	KARBARY INVESTMENTS				P O Box 339		GATESVILLE	7764			
9.64	AJ BRAAF				P O Box 78		FAURE	7131			
9.65	WA BRAAF				P O Box 37		FAURE	7131			
9.66	MA BRAAF				P O Box 59		FAURE	7131			
9.67	P A DRIES & ANDER				P O Box 13		FAURE	7131			
9.68	KD DILGEE				6 FRANS CLOSE		MANDALAY	7785			
9.69	C DE WET				P O Box 88		MACASSAR	7134			
9.70	CAPE METROPOLITAN COUNCIL : WASTE WATER DEPT				P O Box 1694		Cape Town	8000			
9.71	MF BOLTMAN				30 ZENITH WAY		ROCKLANDS	7786			
9.72	K PETERS				P O Box 82		MACASSAR	7134			
9.73	G DRIES & ANDERE				P O Box 21		FAURE	7131			
9.74	M EDWARDS				P O Box 33		MACASSAR	7131			
9.75	A BRAAF & ANDERS				P O Box 26		SANDVLEI	7131			
9.76	JA DE WET & ANDERS				P O Box 111		FAURE	7131			
9.77	GRACE C BERGSTEDT				151 ZANDVLEI		FAURE	7131			
9.78	A SLEWANG				P O Box 135		MACASSAR	7134			
9.79	S SLEWANG				P O Box 424		EERSTERIVIER	7100			
9.80	A PETERS				P O Box 19		FAURE	7131			
9.81	J SLEWANG				P O Box 135		MACASSAR	7134			
9.82	F DARRIES				35 CHEDDAR ROAD		WYNBERG	7800			
9.83	CS WILTERS				OU SANDVLEI WEG		SANDVLEI	7131			
9.84	AC JEPHTA				SANDVLEI		FAURE	7131			
10.0	MACASSAR BEACH										
10.1	SR Michael Kuhn				P O Box 1378		Somerset West	7130			
10.2	National Housing Board				P O Box 82		Macassar	7134			
10.3	JT Daniels				7 Fourth Street		Fingrove	7131			
10.4	AJ Nel				92 Macassar						
10.5	National Housing Board				Private Bag X65		Pretoria	0001			
10.6	National Housing Board : Community Building Dept				Private Bag X9027		Cape Town	8000			
10.7	National Housing Board : Community Services				PRIVATE BAG X9027		CAPE TOWN	8000			
10.8	JC Andrews				P O Box 69		Faure	7131			
10.9	GR Charles				P O Box 63		Faure	7131			
10.10	SF Peters				P O Box 76		Macassar	7134			