
SUNNYDALE LOCAL AREA

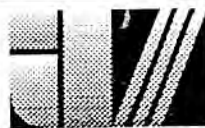
DRAFT

REVIEW OF THE DRAFT LOCAL STRUCTURE PLAN FOR NOORDHOEK VALLEY IN RESPECT OF SUNNYDALE LOCAL AREA

Reference: D1214

November 1995

CAPE METROPOLITAN COUNCIL



ARGITEKTE
ARCHITECTS

TAYLOR ■ VAN RENSBURG

VAN DER SPUY ■ VISSER

STADS- EN STREEKBEPLANNERS
TOWN AND REGIONAL PLANNERS

CONTENTS

EXECUTIVE SUMMARY

i-viii

1.	INTRODUCTION	1
1.1	Background	1
1.2	Aim of the study	2
1.3	Study brief	2
1.4	What is a Structure Plan?	2
1.4.1	Ordinance requirements	3
1.4.2	Opportunities and benefits contained in the Structure Plan	3
1.4.3	Methodology	4
2.	POLICY FRAMEWORK	7
2.1	The Vision	7
2.2	Goal formulation	7
2.3	The planning premise	8
2.4	Planning Principles	10
3.	PLANNING CONTEXT	12
3.1	The study area	12
3.2	Planning instruments	12
3.2.1	Statutory planning	12
3.2.2	Non-statutory planning	15
3.2.3	Key issues in terms of the various planning instruments	17
3.3	Regional context	17
3.3.1	The Peninsula	17
3.3.2	Noordhoek Valley	17
3.3.3	Implications for planning	18
3.4	Environmental context	18

3.4.1	Geology and soils	18
3.4.2	Climate	18
3.4.3	Topography and drainage patterns	19
3.4.4	Vegetation	19
3.4.5	Implications for planning	20
3.5	Demographic profile	20
3.5.1	Introduction	20
3.5.2	Population size	20
3.5.3	Population growth rate	22
3.5.4	Masiphumelele: demographic structure	23
3.5.5	Implications for planning	25
3.6	Economic profile	26
3.6.1	General	26
3.6.2	Key economic sectors	26
3.6.4	Informal sector activity	30
3.6.5	Implications for planning	32
3.7	Urban Environment	33
3.7.1	Introduction	33
3.7.2	Residential	34
3.7.3	Existing densities	36
3.7.3	Commercial	39
3.7.4	Industrial	40
3.7.5	Open spaces and recreation	40
3.7.6	Infrastructure	42
3.7.6.1	Engineering circulation	42
3.7.6.2	Transport infrastructure	43
3.7.6.3	Social infrastructure	44
3.7.7	Implications for planning	45
4.	SYNTHESIS OF PROBLEMS AND ISSUES	47
4.1	Urban form	47
4.2	Densities	47

4.3	Masiphumelele: socio-economic needs	48
4.4	Kommetjie Main Road	49
5.	SYNTHESIS OF EXISTING POLICIES AND POLICY PROPOSALS	51
5.1	Urban form	51
5.1.1.	Objectives	51
5.1.2	Existing policy	51
5.1.3	Policy proposals	52
5.2	Densities	52
5.2.1	Objectives	52
5.2.2	Existing policy	52
5.2.3	Policy proposals	53
5.3	Masiphumelele: socio-economic needs	54
5.3.1	Objectives	54
5.3.2	Existing policy	54
5.3.3	Policy proposals	55
5.4	The road structure	55
5.4.1	Objectives	55
5.4.2	Existing policy	56
5.4.3	Policy proposals	56
6.	LAND USE PROPOSALS (Plan 12)	57
6.1	Introduction	57
6.2	Design concept	57
6.3	The development capacity	58
6.3.1	Introduction	58
6.3.2	Implications of the draft structure plan	59
6.3.3	Developable land (Plan 10)	59
6.4	Population projection	61
6.4.1	Historic population growth rates	61
6.4.2	Developable unit potential	61
6.4.3	Densification of Sunnydale	62

6.4.4	Densification of the Draft Structure Plan Area	64
6.4.4	Estimated future growth	64
6.5	Residential development	65
6.5.1	Introduction	65
6.5.2	Densities	66
6.5.3	Low-medium and low densities ($\pm 7,5 - 10,0$ units/ha)	71
6.6	Transport System	71
6.6.1	Kommetjie Main Road (Class III)	71
6.6.2	Proposed link road (Class IV, Hou Moed Av)	73
6.6.3	Proposed residential collector roads (Class V)	73
6.6.4	Proposed residential access roads (Class V)	74
6.6.5	Cycle and pedestrian routes	74
6.7	Community facilities	75
6.7.1	Hierarchy of commercial centres	75
6.7.2	Masiphumelele: informal trading	76
6.8	Industrial sector	76
6.9	Community facilities	77
6.9.1	Schools	77
6.9.2	Government and local authority land uses	80
6.9.3	Sport facilities	80
6.10	Engineering services	81
6.10.1	Flood control	81
6.10.2	Water and electricity supply	82
6.10.3	Sanitation	82
6.11	Public open space	82

Annexure A: LETTER OF APPOINTMENT

Annexure B: COMMENTS RECEIVED

LIST OF TABLES

Table 1	Sub-regional population from 1984 - 1989
Table 2	Sub-regional population from 1990 - 1993
Table 3	Historic population growth trends
Table 4	Estimated population in Masiphumelele in January 1994
Table 5	Average monthly household income (Rands/monthly)
Table 6	Work status of potentially active population
Table 7	Distance to work for Masiphumelele population
Table 8	Formal, traditional and informal skills in Masiphumelele
Table 9	Existing residential and agricultural land use and zoning
Table 10	Non-residential land uses
Table 11	Development of single residential erven
Table 12	Development densities in Masiphumelele
Table 13	Existing schools within 10km radius
Table 14	Noordhoek Valley Draft Structure Plan Proposals: Implications for Sunnydale Local Area

LIST OF TABLES

Table 1	Sub-regional population from 1984 - 1989
Table 2	Sub-regional population from 1990 - 1993
Table 3	Historic population growth trends
Table 4	Estimated population in Masiphumelele in January 1994
Table 5	Average monthly household income (Rands/monthly)
Table 6	Work status of potentially active population
Table 7	Distance to work for Masiphumelele population
Table 8	Formal, traditional and informal skills in Masiphumelele
Table 9	Existing residential and agricultural land use and zoning
Table 10	Non-residential land uses
Table 11	Development of single residential erven
Table 12	Development densities in Masiphumelele
Table 13	Existing schools within 10km radius
Table 14	Noordhoek Valley Draft Structure Plan Proposals: Implications for Sunnydale Local Area

Table 15	Approximate areas of developed and undeveloped land
Table 16	Impact of higher densities in Noordhoek and Sunnydale
Table 17	Future growth scenario's
Table 18	Proposed residential land use zones
Table 19	Less formal residential land use requirements
Table 20	Community facility requirements for Sunnydale in respect of the entire Noordhoek Valley

LIST OF PLANS

Plan 1	Location plan
Plan 2	Regional context
Plan 3	Local perspective
Plan 4	Study area
Plan 5	Sunnydale Ratepayers Association
Plan 6	Proposed Land Use
Plan 7	Existing draft structure plan in respect of Sunnydale Local Area
Plan 9	Aerial perspective: Residential Areas
Plan 10	Existing zoning
Plan 11	Existing land uses and subdivision standards
Plan 12	Structure plan proposals

LIST OF FIGURES

Figure 1 The planning process

draft

EXECUTIVE SUMMARY

SUNNYDALE: REVIEW OF DRAFT LOCAL STRUCTURE PLAN FOR NOORDHOEK VALLEY

1. PROJECT BRIEF

The Noordhoek Valley is described in the Draft Structure Plan for Noordhoek Valley as "an area of superb natural quality" and represents one of the few remaining opportunities for a semi-rural living environment in the context of Metropolitan Cape Town. This situation has however changed drastically in recent years as a result of urbanisation and agricultural land uses making way for urban development. This phenomena is much more evident in Sunnydale, where the rate of urbanisation and population growth has almost doubled in only three years. The establishment of Masiphumelele Township early in 1990 has contributed significantly to this sudden population increase.

The sudden change in the composition and structure of the local population and its impact on the Noordhoek Valley, manifested in aspects such as the fulfilment of basic human needs and increased densities, required a review of the planning proposal of the Draft Local Structure Plan for Noordhoek Valley in respect of Sunnydale.

The following aspects were highlighted as the critical issues to be addressed in this review process.

- The impact of the Masiphumelele development that manifests itself in the need to create additional work opportunities, to review the social services provision and transportation requirements.
- The appropriateness of the current residential land use zonings and subdivision standards.

- The functioning of Kommetjie Main Road in regard to traffic flow, public transport and abutting land uses, inclusive of informal trading.
- The appropriateness of the present agricultural zoning.

2. THE PLANNING PREMISE

The planning premise "sets the scene" of the existing situation and provides the framework within which the study was undertaken.

- **Contextual base**
The contextual base refers to the aspects relating to the location of Sunnydale Local Area with reference to the local and regional context regarding: roads, infrastructure, population density, tourism potential, environmental conservation, future growth perspectives and the like.
- **Comprehensive community**
The Sunnydale Local Area is characterised by a wide spectrum and diversity of people relating to income, demographics, mobility, employment, housing, consumer needs etc.
- **Rationalisation of density**
The recent increase in higher density development in areas north of Kommetjie Main Road necessitates the review of the Draft Structure Plan proposals for lower densities and small agricultural allotments.
- **Environmental conservation**
The Sunnydale Local area is situated next to sensitive environmental systems where three ecosystems (the wetlands and the associated integrated hydrological system, endangered fynbos communities and the coastal zone with its backshore lagoons and dunes) are threatened by increased development that negatively impact on the environment.

- Tourism

The Noordhoek Valley is well known for its scenic beauty, unspoilt coastline, environmental education possibilities, and recreational opportunities. The Valley can therefore become an important tourist destination and tourism an important generator for economic growth.

- Kommetjie Main Road

This high order class 3 road is an important local and regional distributor. Higher traffic volumes, access onto this road and the location of different land use types along the road requires re-evolution of its function and requirements for safe utilisation there-of.

- Employment and low-income housing needs

Almost 40 % of the people from Masiphumelele are unemployed. The socio-economic development needs of the community therefore needs to be addressed in an holistic manner in order to facilitate the development of an integrated, comprehensive social and economic community structure.

- Equity and choice

The imbalances of the past as a result of the apartheid policy should be addressed by providing a framework and guidance to facilitate an equitable, convenient and affordable access to the opportunities and resources of the Noordhoek Valley

- Market forces

Future planning must take cognisance of existing market forces and trends in the real estate market and certain economic sectors (eg. agriculture, construction, commerce) through complimentary mechanisms in growth sectors and mitigating mechanisms in other sectors.

3. SYNTHESIS OF PROBLEMS AND ISSUES

3.1 Urban form

Issues that relate to urban form crystallised out of the planning process and recent planning studies, including the MDF draft proposals and draft proposals relating to policies for the South Peninsula Sub-Regional Plan.

- **Urban densification**

The focus should be on higher densities and multi-functional development in existing residential areas and development nodes such as at Louw's corner. A general policy towards densification in the South Peninsula is inevitable.

- **Urban sprawl and the urban edge**

Urban densification should be contained within a well defined urban edge to contain urban sprawl. Kommetjie Main Road with its scenic qualities should not become an activity corridor with associated high density development. Development should be contained in existing nodes.

- **Integration of land uses**

Spatial inequalities should be redressed and the Masiphumelele community should be integrated within the Sunnydale formal economy, community facilities and infrastructure, to allow a free flow of resources and to facilitate an integrated land use pattern.

3.2 Densities

In the light of the trend towards densification, the rate of development in Sunnydale and the issues related to urban form discussed above, the existing residential density policy should be reviewed.

- Rural character

Sunnydale and the Noordhoek Valley is perceived as a low density rural development area situated in an unique natural environment. The visual impact of densification and the possible impact on the environment should be evaluated within the local and regional (Noordhoek Valley, Fish Hoek and Kommetjie) contexts.

- Variety in urban landscape

Sunnydale is characterised by monotonous developments of medium density single residential developments. In order to provide a greater variety of housing options, to enhance the visual impact of the built environment and the importance of form and function on the structure of the urban environment, the ratio of special vs. single residential development should be increased.

- Less formal residential development

The extent of high density developments and the impact of possible further extension of the high density, less formal township on the population capacity of Sunnydale, should be evaluated.

3.3 Masiphumelele: socio-economic needs

The extent-of-development plight, highlighted by inequalities, lack of infrastructure and facilities, demand for housing, extent of poverty and the need for job creation in Masiphumelele were discussed in section [3.4.4]. A comprehensive strategy to address the needs of the community should be formulated and administered. Land use planning mechanisms to facilitate socio-economic upliftment should include the following:

- Determine capacity for expansion

Random informal squatting west of phase 1 has already created a demand in excess of 350 erven. The desirability of the extension of Masiphumelele should be evaluated in the context of development in the region, the densification

policy, impact on urban form, infrastructure, scenic and environmental qualities, job creation possibilities, the function of Kommetjie Main Road etc.

- Land use requirements

In order to meet the expected population growth, provision should be made to meet the land use requirements of community facilities (schools, churches, medical, sports etc.), job creation demands (informal markets, tourist industry, manufacturing, construction etc.) and the transportation requirements (taxi rank, footpaths etc.)

3.4 Kommetjie Main Road

Kommetjie Main Road has experienced an increase in traffic recently as a result of the following:

- increased tourist traffic in peak holiday periods
- commuting during peak hours on normal workdays.

The sudden increase in traffic highlighted the following problems:

- Safety concerns

Kommetjie Main Road, classified as a class II arterial (25-32m road width), consists of only two lanes and problems were therefore created at the intersection of Masiphumelele. The absence of additional lanes to accommodate right and left turning traffic created a serious safety risk. Problems were also experienced at this intersection with pedestrian crossings to taxis and the bus stops on the opposite side of the road.

- Limitations on the road capacity

Due to the proposed policy (within the South Peninsula Sub-Regional Plan) not to increase the capacities of this road dramatically as a result of the fear of more development pressure, an alternative approach is needed in order to address

policy, impact on urban form, infrastructure, scenic and environmental qualities, job creation possibilities, the function of Kommetjie Main Road etc.

- Land use requirements

In order to meet the expected population growth, provision should be made to meet the land use requirements of community facilities (schools, churches, medical, sports etc.), job creation demands (informal markets, tourist industry, manufacturing, construction etc.) and the transportation requirements (taxi rank, footpaths etc.)

3.4 Kommetjie Main Road

Kommetjie Main Road has experienced an increase in traffic recently as a result of the following:

- increased tourist traffic in peak holiday periods
- commuting during peak hours on normal workdays.

The sudden increase in traffic highlighted the following problems:

- Safety concerns

Kommetjie Main Road, classified as a class II arterial (25-32m road width), consists of only two lanes and problems were therefore created at the intersection of Masiphumelele. The absence of additional lanes to accommodate right and left turning traffic created a serious safety risk. Problems were also experienced at this intersection with pedestrian crossings to taxis and the bus stops on the opposite side of the road.

- Limitations on the road capacity

Due to the proposed policy (within the South Peninsula Sub-Regional Plan) not to increase the capacities of this road dramatically as a result of the fear of more development pressure, an alternative approach is needed in order to address

the safety aspects, particularly of this section of road in the study area.

- **Proposed link road**

The proposed link road between the commercial centre and Kommetjie Main Road is not designed to accommodate direct access from erven along this road.

4. POLICY PROPOSALS

4.1 Urban Form

- The overall density of Sunnydale should be increased.
- Development should be confined to the urban edge as defined by the 5m contour and the 1:50 year flood line and the 80m contour level on the mountain slopes.
- Natural drainage patterns should be maintained and serve as open space links with the natural environment.
- Masiphumelele should be integrated into the urban structure by means of transport linkages.

4.2 Densities

- Reduce the minimum subdivision standards for single residential erven to 450 m² minimum in selected areas.
- Subdivision of non-economical agricultural units and small-holdings should be permitted in selected areas.
- The allowance for special residential developments should be increased to ± 30 % of residential development.

4.3 Masiphumelele: Socio-Economic Needs

- Additional housing and the relevant infrastructure should be provided for the

existing community of Masiphumelele.

- Existing developments in Masiphumelele should be upgraded to a level of at least basic infrastructure and community services. The provision of permanent housing must be facilitated.
- Facilitate greater access to existing facilities, job opportunities and places of economic opportunities and provide linkages to these areas.
- Contain the expansion of less formal development within the environmental capacity, job creation possibilities and infrastructure capacities of the area.
- Land uses and facilities should be planned to capitalise on the expected increase in tourist traffic and ecotourism potential that the area holds. An informal trading area should be provided on Kommetjie Main Road near Masiphumelele.

4.4 The Road Structure

- Kommetjie Main Road should not be promoted as an activity corridor.
- Future development along Kommetjie Main Road should be guided so as not to have a detrimental effect on the scenic qualities.
- No other commercial activities except the informal market at Masiphumelele should have access from Kommetjie Main Road.

5. LAND USE POLICY PROPOSALS

5.1 Design concept

The overall design concept aims to explain the vision of a fully developed urban settlement in Sunnydale Local Area. This perceived design concept strives to achieve a coherent pattern and a balance between form, structure and function.

Form: The Sunnydale local area should be confined within well defined urban edges to prevent urban sprawl and ribbon development.

Structure: The structure or texture of urban development (that defines the overall

density of the development), should be of a medium density residential nature.

Function: The character of the settlement should be of a suburban nature, complemented by the semi rural and environmental qualities of the surrounding area.

5.2 Development densities/Expected population capacity

In order to establish the future needs of Noordhoek and Sunnydale Local Areas and to review proposals regarding the allocation of community and service facilities for these areas, the assumption was made that the overall gross density of Noordhoek and Sunnydale will increase to approximately 10 units per ha. As a result the expected population of the Sunnydale/Masiphumelele area when fully developed is expected to be approximately 11 500. This figure reflects an expected population of 6500 for the Sunnydale Local Area and an expected population of 5000 for Masiphumelele.

5.3 Residential development

5.3.1 Densities

The overall density of the study area needs to be increased. A grading of densities is proposed to provide the full range of residential needs. It is proposed that densities should be increased generally in a northern direction.

According to the policy principle of increasing the overall density of development it is proposed that a minimum of 30% of new development should be allocated to special residential development for cluster housing and group housing purposes.

5.3.2 High densities: ($\pm$ 30 units/ha)

The desirability of the extension of Masiphumelele should be evaluated in terms of the parameters for the determination of the development capacity and for the identification

of developable land. Against the background of these guiding principles it is proposed that Masiphumelele should be extended westwards, up to the proposed 20m connector road.

As a result of the current rate of urbanisation, more than 100 additional families have settled here since the survey of the squatter community was undertaken in January 1994. The effect of the phenomenon is that additional land, on Farms 945/25 and 945/12, will be required to meet the existing demand, and the expected increase in demand in the near future. No undeveloped land is available for the further extension of Masiphumelele as the proposed extension borders onto the Wetlands.

5.3.3 Medium density residential (Min erf size 450m²)

Medium density residential development is proposed to the north of Kommetjie Main Road, east of erven bounding Lekkerwater Road and south of Buller Louw Road.

It is proposed that the existing small-holdings, south west of Masiphumelele be retained as such for the time horizon of this Structure Plan. The effect of market forces and developments in Masiphumelele should be monitored for timeous intervention.

5.3.4 Low-medium and low densities

Low density (7,5 units/ha) and low-medium density (10 units/ha) residential developments are proposed in the following areas:

- south of the Kommetjie Main Road
- low densities south of Capri and Bermuda Drives below the 80 m contour and where slopes are less than 1:4
- low-medium densities where existing single residential development erf sizes are approximately $\pm 750 \text{ m}^2$ between Kommetjie Main Road, Capri and Bermuda Drives

5.4 Service Industry

Recent trends in the real estate market along Lekkerwater Road, resulted in a process where rezoning from single residential to other land uses have been proposed, including "spot zonings". It is therefore proposed that this visible trend in the market should be complemented and that this area (14,8 ha), including the previously designated community facilities site alongside the existing service industrial site on Hou Moed Avenue, should be allocated as service industrial areas. Other land uses may be permitted in this area with the consent of the Council.

5.5 Transport System

Kommetjie Main Road will, as a result of the expected increase in densities, become the "life-line" of economic and social activity in Sunnydale. Against the background of the policy proposals that the function of the road should be that of an arterial road, it should not be promoted as an activity corridor. The proposed link road (20m) according to the Draft Structure Plan, should become a matter of priority.

Several Class V collector roads are proposed to facilitate traffic movement through the residential areas (reserve width should be 16m). These roads are Capri Drive, Bermuda Drive and Lekkerwater Road.

Cycle routes are proposed according to the Draft Local Structure Plan along the proposed link road and Gencairn Freeway. A pedestrian route has been constructed along Kommetjie Main Road which provides access to the commercial centre at Louw's Corner.

5.6 Community facilities

The provision of community facilities for Sunnydale should not be planned in isolation, but within the context of land use requirements of the entire Noordhoek Valley and taking into consideration those facilities that are already provided.

Based on the standards of 1 primary school per 600 households and 1 high school per 1250 households, 4 primary schools and 2 secondary schools would be required for Sunnydale. The additional schools and other community facilities should be established on Farm 933.

Community facilities such as a clinic, general post office, library, hall and the like should be accommodated at the Regional Commercial Node.

The provision of sports facilities for the Noordhoek Valley is limited. Adequate provision exists for equestrian purposes but the greatest need exists in Masiphumelele, and it is therefore proposed that an area north of the proposed link road north of Masiphumelele be allocated for sports facilities. The need for a regional recreation and sport centre was also identified in the Draft Structure Plan for Noordhoek Valley. Farm 933, situated $\pm 0,5$ km from Louw's Corner, is proposed to serve the sport and recreation requirements of the South Peninsula population.

5.7 Engineering services

The increasing amount of higher density development taking place south of the reedbeds, will result in increased stormwater runoff being diverted into the reedbeds. This will increase the pollution level with the extent of reedbeds increasing as a result thereof. Control measures, in accordance with the provision of the Noordhoek Wetlands Study, will have to be implemented. This would include a Stormwater Management Programme.

The existing capacities for water and electricity supply are sufficient for the expected increase in demand. All services in Masiphumelele need to be upgraded to standard levels.

The use of septic tanks has been discontinued in many parts of Noordhoek and Sunnydale. Sunnydale has a conventional sewerage system discharging to the sewerage disposal works at Wildevoëllei. These sewerage works have sufficient

capacity to be expanded to accommodate the expected flow increase of Noordhoek Valley and surrounding local areas.

5.8 Public open space

It is proposed that open space corridors should provide a link between the PNE areas on the mountains and the area defined by the 1:50 year flood line in the Noordhoek basin. The linkage of these areas facilitate stormwater drainage and an environmental linkage between the wetlands and the southern hillsides. The existing open space system through the Capri Township will serve as the basis of the linkage system. A 20m wide linkage from Kommetjie Main Road to the wetlands is provided alongside existing streets through Fairy Knowe. Provision should also be made for safe pedestrian crossing at Kommetjie Main Road. A link for a proposed horse trail and a hiking trail according to the draft structure plan is accommodated on the western boundary of the study area between the wetlands and the PNE area of the mountains above Sunnydale. A wide Public Open Space strip is provided along Kommetjie Main Road to provide landscaping opportunities for this scenic route.

5.9 Commercial facilities

The Regional Commercial Node at Pick 'n Pay is more than adequate to meet all the needs of the Sunnydale Area. Provision is however made for a small informal market at Masiphumelele to facilitate the marketing of local handcrafts and produce.

6. CONCLUSION

The review of the Draft Noordhoek Valley Structure Plan for Sunnydale followed a pragmatic process and an attempt at reconciliation between local communities. It is believed that this revision reflects a rationalized process through which building blocks are laid for the development of an economically efficient, socially justifiable and environmentally friendly environment.

capacity to be expanded to accommodate the expected flow increase of Noordhoek Valley and surrounding local areas.

5.8 Public open space

It is proposed that open space corridors should provide a link between the PNE areas on the mountains and the area defined by the 1:50 year flood line in the Noordhoek basin. The linkage of these areas facilitate stormwater drainage and an environmental linkage between the wetlands and the southern hillsides. The existing open space system through the Capri Township will serve as the basis of the linkage system. A 20m wide linkage from Kommetjie Main Road to the wetlands is provided alongside existing streets through Fairy Knowe. Provision should also be made for safe pedestrian crossing at Kommetjie Main Road. A link for a proposed horse trail and a hiking trail according to the draft structure plan is accommodated on the western boundary of the study area between the wetlands and the PNE area of the mountains above Sunnydale. A wide Public Open Space strip is provided along Kommetjie Main Road to provide landscaping opportunities for this scenic route.

5.9 Commercial facilities

The Regional Commercial Node at Pick 'n Pay is more than adequate to meet all the needs of the Sunnydale Area. Provision is however made for a small informal market at Masiphumelele to facilitate the marketing of local handcrafts and produce.

6. CONCLUSION

The review of the Draft Noordhoek Valley Structure Plan for Sunnydale followed a pragmatic process and an attempt at reconciliation between local communities. It is believed that this revision reflects a rationalized process through which building blocks are laid for the development of an economically efficient, socially justifiable and environmentally friendly environment.

1. INTRODUCTION

1.1 Background

The Noordhoek Valley is described in the Draft Structure Plan for Noordhoek Valley as "an area of superb natural quality" and represents one of the few remaining opportunities for a semi-rural living environment in the context of Metropolitan Cape Town (Report No. TP. 5.4:5). This situation has however changed drastically in recent years as a result of urbanisation and agricultural land uses making way for urban development. This phenomena is much more evident in Sunnydale Local Area, where the rate of urbanisation and population growth has almost doubled in only three years.

The establishment of Masiphumelele Township early in 1990 has contributed significantly to the sudden population increase. The legacy of the apartheid policy has left in its wake the establishment of this informal settlement area that was never anticipated when a local structure plan was commissioned for the Noordhoek Valley in 1985 by the Western Cape Regional Services Council (WCRSC).

The sudden change in the composition and structure of the local population and its impact on the Noordhoek Valley, manifested in aspects such as the fulfillment of basic human needs and increased densities, required a review of the planning proposal of the Draft Local Structure Plan for Noordhoek Valley in respect of Sunnydale Local Area.

An alternative set of policies is therefore required to address the following:

- the growing need for smaller erven at higher densities
- the design of a compact and efficient urban form
- to evaluate the appropriateness of agricultural subdivisions
- to address the needs of a growing population
- to achieve a balance between the demand for urban development and the need to conserve the sensitive ecosystem of the Noordhoek wetland

- to review the capacity for development in Sunnydale in respect of the entire Noordhoek Valley.

1.2 Aim of the study

The structure plan for Noordhoek Valley was never adopted in terms of Section 4(6) of the Land Use Planning Ordinance (no. 15 of 1985). The aim of this study is to review the draft proposals of the Noordhoek Valley Structure Plan in respect of the Sunnydale Local Area. The review of this draft structure plan (The Noordhoek Valley Proposed Structure Plan: 1985) is largely a result of the impact of the development of Masiphumelele, an informal residential area that was established in 1991.

1.3 Study brief

The following aspects were highlighted as the critical issues to be addressed in this review process.

- (i) The impact of the Masiphumelele development that manifests itself in the need to create additional work opportunities, to review the social services provision and transportation requirements.
- (ii) The appropriateness of the current residential land use zonings and subdivision standards.
- (iii) The functioning of Kommetjie Main Road in regard to traffic flow, public transport and abutting land uses, inclusive of informal trading.
- (iv) The appropriateness of the present agricultural zoning.

1.4 What is a Structure Plan?

1.4.1 Ordinance requirements

In terms of section 5(1) of the Ordinance the purpose of the structure plan is defined as follows:

"The general purpose of a structure plan shall be to lay down guidelines for the future spatial development of the area to which it relates (including urban renewal, urban design or the preparation of development plans) in such a way as will most effectively promote the order of the area as well as the general welfare of the community concerned."

1.4.2 Opportunities and benefits contained in the Structure Plan

The benefits that a Structure Plan have for Sunnysdale Local Area include the following:

- Structure planning will provide a greater degree of certainty to the community regarding the future socio-economic and spatial development of the town. A basis of co-ordinated decision making and policy formulation is established and related to future land use.
- Essentially, the Structure Plan provides guidelines for orderly development.
- The Premier, government departments and other authorities and institutions that are involved in land use planning are committed to the Structure Plan proposals.
- A formal procedure is created in terms of which the public can participate in planning for the future of their community. The plan would become public ownership, when adopted by all interested and affected parties.
- Opportunities are created for the preparation of development and action plans which could be linked to financial budgets. Budgeting for infrastructure and capital expenses can now be prioritised from a broader perspective.

- The Council has the opportunity, in terms of Section 4(10) of the Land Use Ordinance, to prepare local development plans (detailed planning of the urban areas) within an accepted strategy framework.
- The present and future needs of the community are taken into account in the planning process to produce a diversified land use structure and taking into account the conservation of the environment.
- The Structure Plan also provides a framework for the development of social and economic activities.
- The product of the community participation process is a value system based on a vision, goals, policies and objectives.

1.4.3 Methodology

The planning process that was followed in the preparation of a Review of the Noordhoek Valley Draft Structure Plan in respect of Sunnydale Local Area, is illustrated in Figure 1.

A simple linear planning process is being followed. Given the fact that the aim of the study is to focus on a review process regarding the existing draft Structure Plan for Noordhoek, this review process will focus primarily on the issues contained in the brief.

The data collection process involved the following:

- Formulation of the brief

The finalisation of the brief presented by the WCRSC and the goals and objections of the study.

- Establishment of base maps

Computerised maps of the study area were supplied by the WCRSC. Aerial photos were also taken early in 1994 of the entire Noordhoek Valley.

- Collection of background information

The data that was collected covered a wide range of subjects including population statistics, existing land uses, geology, soils, contours etc. Most of this data was collected early in 1994.

- Existing secondary information

Since the project is based on a review process of the existing draft Structure Plan for Noordhoek valley, the collection of data was therefore simplified and a detailed analysis was not required. The existing data was however updated.

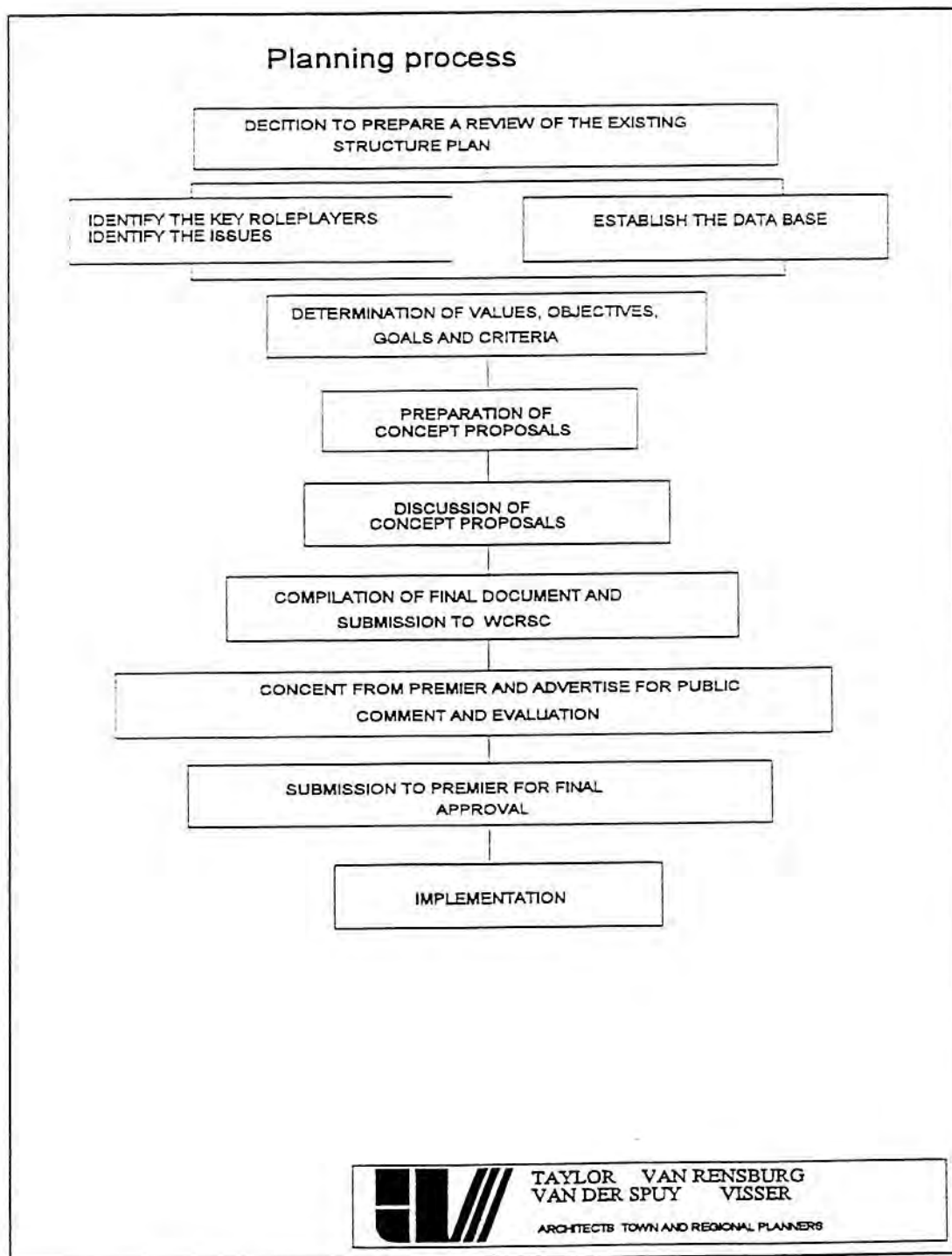
- Public participation

A process of public participation involved all the interested and affected parties, including private individuals, the general public, local and regional government, the Ratepayers Association, the representative of the Masiphumelele community and consultants. This process was marked by active participation by the public as reflected in the attendance of meetings and the input that was received.

- South Peninsula - Sub Regional Structure Plan.

This plan is in the process of being finalized and was acknowledged throughout the review process.

FIGURE 1: PLANNING PROCESS



2. POLICY FRAMEWORK

2.1 The Vision

The formulation of a vision statement provides the framework to serve as the basis and the rationale to the planning process and the formulation of proposals.

Broad Statement:

The town commits itself to satisfy the basic needs of the population and to the development of a strong economy in order to bring about orderly change whilst retaining its unique rural character.

2.2 Goal formulation

In order to achieve the vision for the town, the following goals need to be set:

- To effectively address the social needs and expectations of all sectors of the community
- To develop a broad and strong economic base
- To facilitate the development of a functional, diverse, yet well integrated, and comprehensible urban environment
- To promote a safe and efficient transport network
- To restore and conserve the natural built environment
- To ensure an efficient urban structure

2.3 The planning premise

The planning premise "sets the scene" of the existing situation regarding the main issues that need to be addressed (highlighted in section 1.1). The following aspects of the planning premise will be discussed in more detail in section 3:

- Contextual base

The contextual base refers to the aspects relating to the location of Sunnydale Local Area with reference to the local and regional context regarding: roads, infrastructure, population density, tourism potential, environmental conservation, future growth perspectives and the like.

- Comprehensive community

The Sunnydale Local Area is characterised by a wide spectrum and diversity of people relating to income, demographics, mobility, employment, housing, consumer needs etc.

- Rationalisation of density

The recent increase in higher density development in areas north of Kommetjie Main Road necessitates the review of the Draft Structure Plan proposals for lower densities and small agricultural allotments.

- Environmental conservation

The Sunnydale Local area is situated next to sensitive environmental systems where three ecosystems (the wetlands and the associated integrated hydrological system, endangered fynbos communities and the coastal zone with its backshore lagoons and dunes) are threatened by increased development that negatively impact on the environment.

- Tourism

The Noordhoek Valley is well known for its scenic beauty, unspoilt coastline, environmental education possibilities, and recreational opportunities. The Valley can therefore become an important tourist destination and tourism an important generator for economic growth.

- Kommetjie Main Road

This high order class 3 road is an important local and regional distributor. Higher traffic volumes, access onto this road and the location of different land use types along the road requires re-evolution of its function and requirements for safe utilisation there-of.

- Employment and low-income housing needs

Almost 40 % of the people from Masiphumelele are unemployed. The socio-economic development needs of the community therefore needs to be addressed in an holistic manner in order to facilitate the development of an integrated, comprehensive social and economic community structure.

- Equity and choice

The imbalances of the past as a result of the apartheid policy should be addressed by providing a framework and guidance to facilitate an equitable, convenient and affordable access to the opportunities and resources of the Noordhoek Valley

- Market forces

Future planning must take cognisance of existing market forces and trends in the real estate market and certain economic sectors (eg. agriculture,

construction, commerce) through complimentary mechanisms in growth sectors and mitigating mechanisms in other sectors.

2.4 Planning Principles

The vision statement, goals and the planning premise, provides the base for the formulation of planning principles. Planning principles will ensure that the planning of basic needs, the development of a strong economy and the standards of environmental integrity and qualitative design are achieved, thereby striving to improve the quality of life and the general welfare of the community.

These principles are:

- A comprehensive community structure

The participation of the community in the total spectrum of economic opportunity, to ensure equity, choice and participative decision making to achieve a comprehensive community structure and variety that will accommodate a broad spectrum of needs.

- Social well-being

Contribution to a social environment in which basic needs in terms of housing, health, education, safety and employment can be met, along with a sense of community well-being.

- Integrate the urban area

Housing: Promote opportunities for affordable and appropriate housing in areas close to existing economic, social and transportation opportunities

Land use: Promote a mutually supportive mix of residential, recreational,

commercial and employment opportunities

Transport System: Develop an effective, efficient and equitable transport system to better link jobs, housing and other opportunities

draft

3. PLANNING CONTEXT

3.1 The study area

Sunnydale Local Area is approximately ± 600 ha in extent. The study area is surrounded by natural features such as the lowlying wetlands and the Wildevoël Vleis in the north and north-east and the mountains and nature area in the south.

Sunnydale is surrounded by Fish Hoek municipality in the east, Ocean View and Kommetjie Local Areas in the west and Noordhoek Local Area in the north. Since large scale residential development has started early in 1980, the natural and scenic characteristics of the area has changed dramatically. The area was until fairly recently characterised as a low density rural development with land uses that were predominantly associated with agriculture.

3.2 Planning Instruments

The following section deals with existing planning studies and the relevant legislation that controls land use activities in the area. The relevant planning documentation includes metropolitan, regional, subregional and local policy matters that need to be taken into consideration to contextualise future policy and land use proposals.

Aspects with particular relevance for this study, will be briefly discussed below.

3.2.1 Statutory planning

■ Guide Plan

According to the Guide Plan for the Cape Peninsula area (Guide Plan, Volume 1:1988), the entire Sunnydale Local area is earmarked for urban development.

■ South Peninsula Sub-Regional Plan

At the time that this study was undertaken, the South Peninsula Sub-Regional Plan was still in a draft format and not available for official comment. Policy proposals regarding transport, tourism and urban development concerns have however been taken into account.

■ Noordhoek Valley Proposed Structure Plan

The proposals in this structure plan were undertaken during 1982 and 1983 and arose from the need to revise the Noordhoek Town Planning Scheme as a result of the "current increasing rate of development in recent years and the need to ensure that the pattern of development is compatible with the quality of the environment". (Noordhoek Valley Proposed Structure Plan, Summary reports 1985:1)

The proposals in this study were aimed at preserving the "rustic environment and rural atmosphere" and maintaining the low overall densities in the Noordhoek Valley. Other proposals included in the document with respect to Sunnydale are:

- a greater flexibility in the range of erf sizes to avoid the monotonous subdivision standard
- subdivision of agricultural land to a minimum of 8000 m²
- a link road branching from Kommetjie Main Road, skirting alongside the edge of the wetlands linking with the commercial node at Sun Valley.

The focus of the proposals in the draft Structure Plan was therefore aimed at preserving the rural character and atmosphere of the Noordhoek Valley. The establishment of Masiphumelele informal settlement together with a sharp increase in population has however resulted in a totally different human settlement pattern that requires new perspectives to the development of the

area.

■ Noordhoek Wetlands: Proposed Local Nature Reserve

A Development Plan and Management Proposal was drawn up by the consultants Taylor Van Rensburg Van der Spuy Visser Inc. The focus of the document is the establishment of a local nature reserve, the provision of educational and recreational facilities and the conservation and management of the nature reserve. The proposed boundary of the reserve is aligned on the western boundary of the Sunnydale Local Area and also includes all land below the 5 m contour in the reed beds area inside the northern boundary of Sunnydale.

Of particular importance are the monitoring control measures and pollution mitigating measures proposed in this document to control pollution of the resource base. These proposals include:

- The reedbed corridor should be extended at Louws Corner between the sewerage treatment works and the upper vlei in order to ensure adequate filtration of stormwater and sewerage effluent. Development should be prohibited in areas below the 5m contour in sensitive ecological areas.
- Stormwater is possibly a major carrier of litter into the wetlands areas and careful thought should be given to trapping and collecting litter and rubbish.
- The sudden increase of people into the Masiphumelele informal settlement has resulted in increased pressure on the environment. The link between poverty and the environmental degradation should be challenged in order to reverse the exploitation of the environment and simultaneously address poverty through community based programmes to create work opportunities and ultimate upliftment of the poor.

3.2.2 Non-statutory planning

■ The Environmental Evaluation for the CMA (MOSS)

This report focuses on the creation of a metropolitan open space system (MOSS), one of the major structuring elements of the Cape Metropolitan Area. An urban edge is proposed to limit further urban development in the short to medium term. Within the urban edge a network of open space areas should be provided to contain activities such as stormwater management systems, market gardens, recreation and education areas etc. "This network must overlay the entire build up area and connect it with the regional open spaces and mountain chains" (The Way Forward 1993:50).

The Noordhoek Valley is identified as an open space area where the "coastlines, dunes, vleis and associated indigenous vegetation" plays an "important biological, scenic, passive recreation and soil stabilisation role" (Environmental Evaluation 1993:11).

■ The Metropolitan Development Framework (MDF)

One of the main proposals of this document is the principle adopted by the MDF of managing urbanisation so that it concentrates urban development in specific areas, and protects particular natural resources in order to improve quality of life. The following proposals have relevance for the study area:

Transport: Kommetjie Main Road is identified as an activity street, a lower order functional route (The Way Forward 1993:44).

Activity corridors, nodes and suburbs: The study area is not identified as an activity corridor or a metropolitan activity spine. MOSS plays an important role in containing urban sprawl and it is proposed that development should be concentrated in a village centre or town in the Sunnydale area (The Way

Forward 1993:56).

Environment and Development areas: building development should not be permitted within 1:50 year floodlines and slopes greater than 1:4;
water and soil pollution should be controlled;
stormwater management should be addressed in areas prone to flooding;
facilitate greater integration of land uses and mixed use development;
embark on community up-grade programmes.

(The Way Forward 1993:61)

■ Draft Policy for Multipurpose use of the Cape Peninsula

This draft policy document attempted to address the need for an integrated comprehensive policy for the Cape Protected Natural Environment (CPPNE).

The

proposals are based on the establishment of the Cape Peninsula Heritage-Area, formalised in legislation to give the management authority of the Peninsula overriding powers over all legislation, ordinances and local authorities. The study area falls within the proposed "transitional functional area," where it is proposed that the Sunnydale Local authority will retain all current functions and powers, although the Heritage Area Authority will be "granted the right of final approval of any component of a development plan or a plan which is inconsistent with the policy", including:

- (i) growth management plans
- (ii) guide and structure plans
- (iii) applications to undertake controversial activities
- (iv) management plans

(UCT, Volume 2: 8.55)

■ Sunnydale Ratepayers Association: The ratepayers have over the years addressed various issues relating to the development of Sunnydale. Map No 5

reflects the land use structure envisaged by the association.

3.2.3 Key issues in terms of the various planning instruments.

- Emphasis should be placed on mixed-use development and the integration of communities into the urban and socio-economic structure of Sunnydale to secure a stable community and a strong economic base.
- Development should be concentrated in nodes and inside the urban edge to minimize impact on the surrounding natural areas, thereby supporting the principles of MOSS and provision of linkages with open space areas.

3.3 Regional context

3.3.1 The Peninsula

Sunnydale Local Area is part of the Cape Peninsula and situated almost halfway between Cape Town and the Cape of Good Hope. The Cape Peninsula is known for its environmental uniqueness, tourist attractions, scenic views and conservation areas. Major regional and district traffic distributors in a north-south direction (Kommetjie Main Road, Chapmans Peak Road, Glencairn Freeway and Ou Kaapse Weg) converge in Sunnydale, thereby highlighting its sub-regional functional role.

3.3.2 Noordhoek Valley

Noordhoek Valley is a low density residential and agricultural land use area known for its unspoiled natural area of beach, dunes and wetlands with great scenic beauty and a delicate ecological system. The basin is furthermore located in a unique location and setting where land, water, sea and mountains meet in a relatively unspoiled natural environment within 30 km of the CBD of Cape Town.

3.3.3 Implications for planning

- The study area is situated in a high quality environment where major access routes will accentuate the tourism potential of the area.

3.4 Environmental context

The nature of the abiotic and biotic features are well documented in the Data Base Report for the Noordhoek Valley Structure Plan.. The following is a summary of important factors to be taken into account in the formulation of proposals.

3.4.1 Geology and soils

The majority of the study area is covered by tertiary and quaternary deposits, that is sand and alluvial soils derived from the surrounding granites. Deep hydromorphic grey sandy soils cover most of the study area north of Kommetjie Main Road. The soils of the southern foothills vary in depth between 300 - 800 mm and are acidic. They have very little agricultural value. The soils in the valley basis are sandy and deeper than 1200 mm. Although highly permeable, drainage through these soils is poor and the water table is high though most of the year.

The implications for agricultural usage are that most of the soils on the southern foothills have low agricultural potential. This could be ascribed to the hot, dry circumstances and limited ground water supplies.

3.4.2 Climate

The southern slopes of the Glencairn mountains are drier, warmer and more exposed to the prevailing winds than are the other slopes and as such are generally less favourable to residential development. The lower lying parts of the study area are subject to the most severe summer south- easterly wind conditions. Although the mountain slopes in the study area are north- facing, climatic conditions as a result of

prevailing winds in lower lying areas closer to the valley basin, could be regarded as less favourable for residential development than western slopes and south-facing slopes in the norther part of the Noordhoek Valley.

3.4.3 Topography and drainage patterns

The natural drainage pattern in the study area is in a northern direction towards the valley floor. Only one non-perennial river course could be identified in the mountainous area.

The hydrological characteristics of the Valley floor mean that it is regarded as a very sensitive system subject to impacts of sea level rise, stormwater pollution, seasonal flooding and aquifer pollution. A delicate balance exists and in the absence of a detailed floodline analysis, the 5 m contour is regarded as the development limit.

The implication of the delineation of the 5 m contour is that no development or infilling should take place in the reedbed area. A stormwater monitoring programme would be required, planned within an open space system, to address flood attenuation requirements and to control storm pollution of the aquifer.

3.4.4 Vegetation

Invasive alien vegetation has covered most of the undeveloped slopes in the southern area of the structure plan. Fynbos is widespread over the valley floor and in the mountainous areas. A detailed survey of the location and fynbos types will give an indication of the existence thereof and provide guidance as to the delineation of future residential development on the southern boundary.

The reedbeds below the 5 m contour play a functional role in extracting nutrients from stormwater that flows into the wetlands system. This open space corridor plays an important role in the hydrological cycle of the valley, and provides a link with the nature area and the possibility of job creation through harvesting of reeds.

3.4.5 Implications for planning

- The quality of the soils on the southern mountain slopes and in the valley are relatively poor and not suitable for agricultural production. Areas close to the 5 m contour do however have limited capacity for cash crop production.
- The study area is exposed to very strong prevailing summer wind conditions that should be taken into account in the design of structures.
- The reedbed area will play an important future role in stormwater pollution control, flood attenuation, job creation possibilities and to provide a physical and psychological link with the proposed nature reserve.

3.5 Demographic profile

3.5.1 Introduction

- 3 In the discussion of population trends, the following facts should be kept in mind. Firstly, given that accurate population statistics for Sunnydale Local Area have only been available since 1989, it follows that any forecast of future trends should be interpreted with care as it is based on a relatively short time span. Secondly, the census data is based on yearly counts supplied by the Western Cape RSC data bank, which gives more accurate data than the national census with over three- to five-year intervals. Thirdly, the aggregate population had to be divided into three population groups as each group is in a different phase of the demographic transition cycle and consequently, fertility, mortality and migration rates differ for each population group.

3.5.2 Population size

Population statistics for Sunnydale were only included in the latest population census (1991), and could therefore not be compared with previous years. The population according to the central statistics for 1991 was 966, and 1780 according to the Western

Cape RSC data bank.

This discrepancy can be ascribed firstly to the fact that census data was collected at different times of the year and secondly to the sudden population increase in Masiphumelele after the completion of site and service infrastructure.

Population statistics for Sunnydale Local Area were only compiled by the WCRSC for the first time in 1989. The population figures for Sunnydale Local Area were, until 1989, combined with Noordhoek population figures.

TABLE 1: SUB-REGIONAL POPULATION FROM 1984 -1989						
Local Area	1984	1985	1986	1987	1988	1989
Noordhoek/Sunnydale	1040	1070	1120	1370	1460	1816
Fish Hoek	12240	12490	12560	12690	12800	12985
Kommetjie	950	950	990	1040	1360	1380
Ocean View	10120	10400	10710	10900	12500	13520
TOTAL	24350	24910	25380	2600	28120	29701

Source: WCRSC Data Bank, Cape Town

TABLE 2: SUB-REGIONAL POPULATION FROM 1990 -1993							
Local Area	1990		1991		1992		1993
Noordhoek	1385		3300		2620		2390
Sunnydale	605	1990	1780	5080	4045	6665	3490 5880
Fish Hoek		13619		13890		14050	14300
Kommetjie		1750		2000		2025	2100
Ocean View		13870		14500		14500	14880
TOTAL		31229		35470		37240	37160

Source: WCRSC Data Bank, Cape Town

The population statistics clearly indicate a drastic population increase during 1990 and 1991 as a result of the establishment of Masiphumelele. An interesting phenomenon is that the population of Noordhoek started to decrease for the first time in 1991. This could be attributed to many factors, including the fact that people who lived in Noordhoek in the less formal settlement, moved to Masiphumelele. The accuracy of these figures are however questionable due to the changing recording basis.

3.5.3 Population growth rate

TABLE 3: HISTORIC POPULATION GROWTH TRENDS		
Area	Period	% Growth
Sub-regional population	1984 - 1989	0,74
	1990 - 1993	0,56
	1984 - 1993	0,93
Noordhoek and Sunnydale	1984 - 1989	0,94
	1990 - 1993	1,25
	1984 - 1993	1,19
Sunnydale	1984 - 1993	1,19
	1990 - 1993	1,68

The population of Noordhoek and Sunnydale almost tripled in only three years between 1990 and 1993. As indicated earlier, this could be attributed to the establishment of the informal settlement at Masiphumelele. The sudden increase in population is also reflected in the population growth trends for Sunnydale and the Noordhoek Valley as indicated in table 3. The sudden population increase is one of the most important demographic parameters responsible for the initiative to review the socio-economic needs of the community. The manifestation of this phenomenon in the settlement pattern in Sunnydale and Noordhoek Valley in general, therefore requires a change in the existing land use policies of the existing draft Structure Plan.

3.5.4 Masiphumelele: demographic structure

The demographic characteristics of the community at large indicate a clear tendency towards the racial class differences that are evident in most urban settlements in South Africa. The correlation that exists between the racial composition and socio-economic indicators such as household income and family size manifested itself in the settlement pattern in formal and informal residential areas.

The socio-economic indicators of the predominantly "white" population in the "formal residential areas", is typical of the "white" population as a whole in the Metropolitan area. Although no detailed investigation was made of these indicators, there is no reason to believe that the age-specific population structure or household size, gender ratio, education profile, employment status or economic activity will differ significantly from 1985 when the data for the existing draft Structure Plan was collected. It should however be noted that an earlier trend was identified that the population profiles indicated a general flattening out (ie. with fewer young people and more older people).

The impact of the sudden population increase in Masiphumelele and the associated socio-economic needs of the community, necessitates a more detailed demographic analysis.

■ Population

The following statistics for Masiphumelele are based on recent population counts by consultants VKE and EJ Azorin. Given the fact that the population of this informal settlement is in a constant state of flux it was only possible to make population estimates based on recent surveys that have been undertaken during 1993 and early 1994.

The estimated population of Masiphumelele according to Azorin (1993:4) is 2765, living in approximately 708 shelters at an average occupation rate of 3,9 people per unit. The population that was calculated for the purpose of this study is firstly based on the

assumption that phase I was fully occupied and secondly takes into account the 350 shacks already erected west of Masipumelele, calculated by VKE in January 1994. (VKE: Site 5-Noordhoek Analysis 1994). The total population that lived in Masipumelele early in 1994 was approximately 3200 (see table 4).

TABLE 4: ESTIMATED POPULATION IN MASIPHUMELELE IN JANUARY 1994			
Settlement Area	Units	Average Occupation per erf/ unit	Population
People in phase 1	450	4,0	1800
Informal squatting	350	2,9	1015
Total	800	3,5	2815

■ Age profile and gender

The population is relatively young with almost 60 % of the inhabitants between 16 and 45 years and 30 % under 16 years of age. The population has a relatively large number of males - almost 55 % (Azorin 1994:5) The age profile of the population in Masipumelele is typical of a developing community.

■ Education

Only 15 % of the population recorded by Azorin (1994:7) have school qualifications above standard 7 and ± 58 % of the population up to standard 7. VKE (1993) recorded in their survey that school attendance was very good at 100 % and estimated the school population at almost 400.

■ Income

Azorin (1993:14) recorded in his study that problems were experienced in the calculation of the household incomes, the reason, amongst others, being that the earnings are so variable. Almost 50% of the household reported monthly earnings of between R273,00 and R658,00, while 17% were below the former and 32% were above

the latter. (See table 5).

In another study by consultants VKE, the average gross monthly income recorded in January 1994, was R425. The level-of-development plight of the community becomes more evident when considering the fact that almost 75% of the community earn less than R12 500 per annum, the minimum income level to qualify for government housing subsidy.

TABLE 5: AVERAGE MONTHLY HOUSEHOLD INCOME (RANDS/MONTHLY)			
Household income	Number of households	Average Income	%
0 - 500	40	225	47,5
501 - 1000	32	764	38,1
1001 - 1500	7	1230	9,5
15001 - 2000	4	1824	4,8
2001	1	9000	1,2
TOTAL	84	-	100

Source: Azorin 1994: 14 (Adapted)

3.5.5 Implications for planning

- The level of underdevelopment and the socio-economic plight of the community in Masiphumelele, will require urgent measures to develop a policy for a comprehensive action programme towards development and employment.
- Consideration must be given to the possible impact on the natural environment and the capacity of the region and the study area to accommodate the projected population increase.
- The largest proportion of the population increase will be in the low-income category and therefore require pro-active planning initiatives for their diverse socio-economic needs.

3.6 Economic profile

3.6.1 General

Historically, agriculture played a very important part in the economic activity of the Valley. During the last decade agriculture played a much less important role, a trend that could be ascribed to the subdivision of allotments and the proliferation of uneconomic agricultural units. Subject to detailed assessment, it can be assumed that the economic base has shifted from agriculture to secondary sector activity including light industry (construction and commerce) and service sector activity.

3.6.2 Key economic sectors

In the absence of statistics for economic sector activity for Sunnydale, the sectoral economic structure of Simon's Town Magisterial district and statistical region 01: Metropolitan Cape Town is assumed to be a representative perspective of the local "formal" economy. The increasing importance of informal trading is not reflected in these statistics, while it could also be assumed that these figures do not give an adequate reflection of economic activity in less affluent low-income areas, such as at Masiphumelele. The study by Azorin of economic sector activity for Masiphumelele, confirms the notion of the large discrepancy between "formal" and "informal" economics, (see section 3.5.3 - 3.5.4.)

The service, manufacturing and construction sectors' contribution to employment in Sunnydale in general and in Masiphumelele more specifically, can be attributed to the fact that two relatively large service industrial nodes are situated in the study area, namely at Herron Park next to Kommetjie Main Road (18 businesses) and near Louw's Corner (20 businesses). Most evident is the presence of furniture-type businesses (cabinet making and joinery, kitchens), clothing, steel engineering and sports equipment.

■ Service sector

The service sector was recorded as the most important economic sector in Simonstown and the second most important sector in Masiphumelele. This sector is a key segment of the regional economy even though it is seldom viewed as an autonomous growth generator.

The service sector activity in Masiphumelele and the contribution to the local economy differ slightly from the formal economy, given the fact that the informal service sector is focussed around community, social and personal services sector (including educational, health, and welfare services) whereas the formal economy also includes the financial services sector.

■ Manufacturing sector

With almost a quarter of employment, as well as regional product, originating in manufacturing, much of the debate about development potential in the Western Cape should focus on this sector (Wesgro 1992:53). In terms of employment the most significant sectors are clothing, food, textiles, printing, metal products, chemicals and beverages.

Although recorded as the second highest economic sector in Simon's Town Magisterial District and Development Region: 01, with almost 25 % contribution to the regional product, this sector was the second lowest generator of production and employment in Masiphumelele. This fact can be mainly attributed to the absence of manufacturing industries in the Noordhoek Valley. The swing towards smaller enterprises and the informal sector is likely to become more pronounced, "given the consolidation of African urban settlements and the growing number of small-scale self-employment ventures ..." (Wesgrow 1992:55). Given the high unemployment rates in Masiphumelele, future manufacturing based employment could expand substantially in the informal employment market. The potential for subcontracting and home-based business, and recent technological changes (in the field of computerised production), may strengthen

the cooperation of bigger and smaller (home- or hive-based) producers.

■ The construction sector

Although ranked between fifth and sixth most important sector in the Western Cape economy, the construction sector was ranked as the highest economic sector in Masiphumelele (Azorin 1003:12), and therefore will play an important role in the future economic upliftment of the local community for the following reasons:

- real growth in the medium-term should be well and above population growth, since housing and infrastructure backlogs have to be addressed
- this could lead to the incorporation of informal 'self-builders' and non-registered subcontractors involved in squatter construction and upgrading in Masiphumelele
- population growth should promote steady growth in construction coupled with gradual net inflow of foreign capital (Wesgrow 1992:62)

■ Employment

The employment data indicates that 27 % of the population is unemployed and taking into account the "unknown" figure, unemployment could be as high as 43,5 % (Table 6). Almost 80 % of the population stay within 5km of work, indicating that people spend relatively low proportions of their income on travel expenses. (Table 7). According to Azorin, and contrary to perceptions concerning lack of skills, 74 % of the population admitted to having skills or being involved with informal activities. Only 8,4 % reported know-how of ethnic crafting.

TABLE 6: WORK STATUS OF POTENTIALLY ACTIVE POPULATION						
	Unknown	Non-eco. active	Employed	Unemployed	Self-employed	Casually employed
Female	-	7,9	5,3	12,2	5,2	1,3
Male	-	2,5	18,8	14,9	7,1	8,3
Total	16,5	10,4	24,1	27,1	12,3	9,6

Source: Azorin 1994 : 10

TABLE 7: DISTANCE FROM WORK OF MASIPHUMELELE POPULATION				
DISTANCE	< 5km	< 15km	> 15km	Not recorded
No. of workers	106	10	11	4
Percentage %	81	7,6	8,4	3,1

Source: Azorin 1994 : 10

The types of activities that people are involved with in Masiphumelele as indicated by Azorin (1994:10) show that the community possesses a wide range of skills that could be classified as "formal" and "informal" economic activities. The different activities that are indicated in table 8, are an important starting point in the formulation of job creation strategies.

TABLE 8: FORMAL, TRADITIONAL AND INFORMAL SKILLS IN MASIPHUMELELE		
Traditional and/or ethnic skills	Formal skills	Informal related activities
hut building thatching sewing knitting hairdressing	building bricklaying carpentry motor mechanics electrical technicians	spaza shops shebeens vegetable growers livestock owners gardening firewood gathering fishing musicians etc.

Source: Azorin 1994: 10 (Adapted)

■ General overview

- There is a relatively large discrepancy (more than 10%) in sectoral activity between Masiphumelele and surrounding areas (except in the transportation and commerce sectors)
- Sixty percent of the labour force in Masiphumelele is permanently or temporarily employed in the following sectors: services, construction and the informal sector
- The construction sector is the largest employment sector in Masiphumelele, contributing proportionally three times more to employment than Simon's Town and statistical region 01.
- Agriculture, mining, manufacturing, electricity, transport and the financial sector each contributes less than 4 % to the economy of the area and less than 20 % in total.
- Informal sector activity contributes to 20 % of economic activity, the third largest sector in Masiphumelele.
- According to Azorin (1993:12) the construction sector's income contribution to the local economy is the largest (26 %) followed by the informal sector (23 %) and the service sectors (21 %). This can be attributed to lower salaries in the services sector, contrary to its position as the largest contributor to economic sector activity.

3.6.4 Informal sector activity

The informal sector is widely acknowledged as an important generator of economic activity and the development of skills for people who are unable to take part in the "formal sector". According to Azorin (1993:12) it is evident that the growth and/or partial "formalization" of the informal sector, "will be a key element for the economic growth and development of this community."

The study area and its surroundings provide a unique opportunity for sustainable development, consisting of human resources (with a wide variety of skills) and natural

resources such as an aquifer, medium potential soils for cash crops production, vast quantities of acacia to be used in the firewood industry, flower picking and eco-tourism possibilities. The Institute of Plant Conservation at the University of Cape Town has been actively involved in a project towards the establishment of a "resource centre". The aim will be to "direct, assist and implement development projects" (Azorin 1994:4). The "centre" will provide an administrative structure and co-ordinate efforts of local entrepreneurs, services and donor agencies. The main components of the project activities are:

- The establishment of Masiphumelele market

The market will be a catalyst for economic development for the local residents and tourists that could include a local cottage industry, producers of traditional meals and drinks, vegetable and flower producers and firewood sellers. In addition recreation sites, several structures and an amphitheatre will be part of the market's attraction.

- The firewood industry

Firewood from Port Jackson and rooikrans trees is extensively used for basic energy needs. The Resource Centre, in co-operation with Mr. Azorin, is also involved in the development of the firewood industry and ultimately the economic upliftment of the local woodseller. Efforts are concentrated to find solutions for the restricted market of the roadside woodseller. The Resource Centre will play an important role in providing space at the informal market for woodsellors, the development of a transport system and a marketing strategy, and will encourage the use of alien wood in feeding programmes, production of furniture and wooden structures and horticulture products.

- Development of the "conservation industry"

The large unemployed labour force could assist in mechanical alien control.

Flower-picking and fynbos restoration could be linked to the restoration of the fynbos system and clearing follow-up operations.

■ Eco-tourism

The proposed establishment of a local nature reserve in the Noordhoek Basin could result in an increase in tourism. Local residents could therefore be trained as conservation officers and guides for the proposed walking trails.

The benefits of the proposed resource centre towards a co-ordinated effort to initiate economic development and job creation, provide the ideal opportunity to accommodate a wide spectrum of community needs and a sense of community well-being (see planning principles section 2.4). Ultimately, the benefits that will accrue from the successful implementation of this project at Masiphumelele will be to the environment, to the people and to the overall improvement in their quality of life.

3.6.5 Implications for planning

- Improvement in the social well-being of the community at large and the population of Masiphumelele in particular, will require pro-active planning initiatives to stimulate economic growth and job creation incentives.
- Stimulation of the "informal" economy in Masiphumelele should focus on secondary sector activities where the existing skills of the population could be accommodated and where the scope for subcontracting and home-based business will generate growth.
- The manufacturing sector is totally undeveloped in the Noordhoek Valley and could be expanded, including the clothing, food and boat building industry to allow subcontracting for the growing small enterprise sector and "informal" market.

- The implementation of the "Resource Centre" at Masiphumelele to co-ordinate development, social reconstruction initiatives and general upliftment of the community should be encouraged. The establishment of an informal market will require the allocation of land near Kommetjie Main Road to maximise exposure to (tourist) traffic and to provide a market for the firewood industry and the "conservation industry" and to capitalise on the potential for eco-tourism development.
- Expansion of the construction and manufacturing sector will require the allocation of land for light industrial purposes near (within walking distance) of Masiphumelele.

3.7 Urban Environment

3.7.1 Introduction

A detailed land use survey was conducted to determine the present land use structure of the town. Although it is beyond the scope of this study to give a detailed analysis of all the different land uses, the aim of the following section is to provide a broad background of the issues at hand. The interrelated nature of all the functional elements of the different land uses (as well as purely methodological reasons) necessitates a "broad brush" analysis of the existing situation in order to achieve the overall goals and vision statement of the study.

A summary of all the residential land uses for Sunnydale are illustrated in table 9 and the non-residential land uses in table 10. The statistics given in this table are a reflection of the situation in July 1994 and include recent approved applications for subdivisional areas.

TABLE 9: EXISTING RESIDENTIAL AND AGRICULTURAL LAND USE AND ZONING								
Zoning	Density	Developed land			Undeveloped			Total units
		units	ha	%	Units	ha	%	
Single residential 600 - 800 m ²	10u/h	150	15,0	15,9	250	250	25,5	400
801 - 1500 m ²	7 u/ha	206	28,0	21,9	250	330	33,7	453
Special and general residential	20- 30u/ha	29	0,7	3,1	130	6,5	13,2	143
Informal residential	23 u/ha	453	19,4	48,1	350	6,8	35,7	803
Agriculture								
4000 m ²	2,5u/ha	82	60,2	8,7				82
> 4000 m ²	1,2u/ha	21	80,1	8,6				21
TOTAL	7 u/ha	941	203,4	100	980	71,3	100	1902

* Includes public facilities, open space etc.

** Density $\pm$ 50 u/ha.

*** Includes area at Lekkerwater Road.

TABLE 10: NON-RESIDENTIAL LAND USES	
Land use	ha
Service Industrial	1,9
Community Facilities	1,6
Commercial	6,8
Public and private open space	$\pm$ 9,0
Area below 1:50 floodline	$\pm$ 45,5
Rural (above 80m contour)	$\pm$ 250,0
TOTAL	314,8

3.7.2 Residential

■ Single and general residential

There is a total of $\pm$ 996 formal residential erven in Sunnydale, of which 83 % are single

residential units and only 17 % are general residential or Special residential.

An important phenomenon of the development pattern in Sunnydale, is that only $\pm 45\%$ of approved subdivisions have been developed. Sunnydale therefore has a large capacity within the existing zoning parameters to expand its population, with nearly 730 undeveloped single and special residential erven.

The ratio for single residential vs. special residential erven is relatively low compared to existing development elsewhere in the region. Special residential units represent 14% of single residential development or only 7% of the allocated land. Adding to this, only 20% of special residential erven have been developed compared to 41% of single residential development. The rate of development in Sunnydale increased dramatically during the last decade as indicated in table 11.

Single residential development increased within the past seven years by more than 400 %. General residential housing development has become more popular in recent years as a result of escalating cost structures in the housing market.

TABLE 11 : DEVELOPMENT OF SINGLE RESIDENTIAL ERVEN		
YEAR	DEVELOPED	VACANT
1987	93	492
1989	178	526
1991	225	697
1992	313	804
1994	388	914

Source: WCRSC Data Bank

■ Agriculture

The historic role that agriculture has played in the Noordhoek Valley greatly contributed

to the quality of the environment and a rural, rustic atmosphere. The Noordhoek soils are however of a better quality than the soils in Sunnydale and therefore contributed to the fact that agriculture has been progressively ousted from Sunnydale. The pressure for urban development and the economic non-viability of the agricultural sector have resulted in a situation where almost all agricultural land is threatened to be sold to developers.

The existing subdivisional standard allows for a minimum erf size of 4000 m². The majority of these small-holdings are situated in three areas: north of Kommetjie Main Road, along Lekkerwater Road and north-west of Noordhoek Main Road. Almost 50% of all land/area or nearly 140 ha (see table 10) is used for agricultural purposes that could be developed in future if found to be suitable for residential development.

■ Informal residential

The minimum erf size in Masiphumelele is ± 185 m². Phase 1 of 450 erven is already fully occupied and random squatting has taken place on the remainder of the land on "phase 2" (nearly 350 squatter units, VKE 1993).

The demand for expansion and development of phase 2 at Masiphumelele has been expressed by various researchers (Azorin 1993 and VKE 1993). The socio-economic survey by VKE during November 1993, indicated the demand for infrastructure for almost 350 families living in shacks outside phase 1 of Masiphumelele. Township development for this population is currently under view by authorities and consultants and subject to formalisation of the government's new housing policy.

3.7.3 Existing densities

■ Single residential

The existing single residential densities of Sunnydale can be subdivided into two groups as reflected in their geographical location. The first group is situated north of

the Kommetjie Main Road at an average density of 10 u/ha and an average erf size of $\pm 700 \text{ m}^2$. The second group is situated south of Kommetjie Main Road, also known as Capri Village, where the average density is 7 u/ha and average erf size of $\pm 1000 \text{ m}^2$.

The configuration of single residential densities indicate the following tendencies:

- * Residential densities generally decrease in an Western direction and south of Kommetjie Main Road. Lower densities south of Kommetjie Main Road can be ascribed to good views from the southern mountain slopes, the rural character of the environment and development constraints as a result of steeper slopes.
- * Higher densities are located north of Kommetjie Main Road as a result of even slopes, proximity to major road work opportunities and commercial activities.
- * Smaller clusters of special residential units are situated nearby public open space areas, major roads and the commercial node at Louw's Corner.

■ Special residential densities

A number of special residential developments were developed recently. The density of these developments varies between 15 units/ha - 30 units/ha. Although the proportional distribution of special residential developments are relatively low, this development type had the following impact on urban form:

- * increased the overall density of Sunnydale
- * provided more variation in an otherwise uninteresting, mountainous and predictable environment
- * provided a better variety of choice for different income groups and peoples with varying life-style housing requirements.

- * it created an "agricultural - cum - village" atmosphere.
- * the visual impact of less development along the scenic route of Kommetjie Main Road.
- * a quality environment that attracts people to live in the area.

3.7.3 Commercial

The commercial activities in the study area are situated at the intersection of Ou Kaapse Weg and Chapman's Peak Drive at the Sun Valley Pick & Pay Centre. With a gross floor area of 7300 m², it is the commercial node and the centre of economic activity in the Noordhoek Valley. The size of the Sun Valley Centre and the thresholds of the commercial activities provided, indicate that this high order centre serves the entire population of Sunnydale,

Noordhoek, Ocean View, Kommetjie Local Areas and a section of the Fish Hoek population. The commercial centre provides higher order goods (supermarket, jewellery shop) and lower order goods (clothes, chemist, food stalls, liquor shop, etc.), and is nearly the only commercial activity in the Noordhoek Valley, except for a decentralised commercial activity at Village Green in the Noordhoek Local Area (clothing, shop, restaurant, nursery).

The recent increase in tourist related shops and facilities could be ascribed to an increase in tourism. The Monkey Valley timeshare units (± 22 units) and four country lodge bed and breakfast establishments and associated restaurants and shops, are indicative of the increase in demand and the potential future expansion possibilities of this market sector.

The commercial sector activities of Sunnydale and the Noordhoek Valley can therefore be described as localised and confined to one centralised and one decentralised commercial node with limited functional diversification to meet the demand of an

essentially residential area or dormitory town.

The importance of the informal sector in creating job opportunities and to "kick-start" the local economy in Masiphumelele was highlighted in section 3.5.3 and 3.5.4. The establishment of an informal market and the firewood industry, will provide the initial incentive to develop commercial activities and to stimulate local economic growth in Masiphumelele.

3.7.4 Industrial

The light industrial areas of the Noordhoek Valley are situated at Herron Park (± 3 ha) next to the sewerage works and Kommetjie Main Road. Development of Phase 11 of Herron Park (± 2 ha) will start in the near future. A second light industrial area, Louw's Corner (± 2 ha), is located next to the Sun Valley commercial centre. At Herron Park 18 light industries have already been established, and at Louw's Corner, 20 light industries. A wide variety of products and services is provided, ranging from construction and engineering works, furniture production and vehicle repairs, to food and clothes producers.

Louw's Corner and the first phase of Herron Park are nearly 100 % developed, and the need has been expressed to develop phase 11 at Herron Park. A number of "spot commercial applications" have been approved outside Service Industrial area for nurseries with tea gardens, and for brick sales (in small holdings area west of Masiphumelele) and similarly along Lekkerwater road (also small holdings).

This phenomenon of associated light industrial land uses on land zoned for agricultural or residential purposes, indicates the shift in market forces and an increase in demand for a number of light industrial erven.

3.7.5 Open spaces and recreation

A number of public open spaces are provided in the Sunnydale Local Area, which

contribute to the rural character of area. It can be assumed that the provision of open space exceeds the general standard of 1,8 ha per 1000 population.

The open space areas can be categorised in mainly 3 types, namely:

- 1) passive recreation areas situated nearby surrounding residential areas;
- 2) functional open space areas to facilitate stormwater drainage and infrastructural services;
- 3) conservation areas, namely the CPPNE and the mountain fynbos situated in the south of the study area.

Passive recreation areas: Distribution, configuration accessibility, safety and variety all play an important role in the utilisation thereof by people living nearby. These areas can also become active recreation areas by providing playing structures or sport fields. Active recreation facilities are generally not available in the study area and a demand for facilities such as sport fields has been expressed by the community.

- **Functional open space areas:** Three functional linear open space areas in the study area are defined by 1:50 year floodlines. Two linear open space areas that originate in the mountains facilitate stormwater drainage along the drainage channels in a northern direction and provide a link with the 5m contour and the reedbeds on the valley floor. The 5m contour, delineating the 1:50m contour, serves as an interim floodline measure. The reedbeds area therefore plays a very important role in the overall drainage pattern of the Noordhoek Valley and in extracting nutrient from stormwater channelised into the low lying areas and streams.

Conservation areas: The CCPNE area situated on the southern boundary has been established in terms of the Environment Conservation Act (73 of 1989) to "promote the preservation of specific ecological processes, natural systems, natural beauty or species of indigenous wildlife or the preservation of biotic diversity" (Fuggle 1992:701). Although a large portion of the Southern part of the study area has been declared a PNE, building activity has taken place beyond the boundary limit. The proper

delineation of the PNE boundary and regulations regarding protection of the natural environment need to be established in order to identify the urban "edge" (the PNE boundary) and to implement efficient management and control.

3.7.6 Infrastructure

The infrastructural services for Sunnydale Local Area are divided into three groups, namely: engineering services, transport infrastructure, and social infrastructure.

3.7.6.1 Engineering circulation

■ Electrical circulation

Electricity supply is provided by Eskom and the majority of households are connected to the grid network. The main electrical supply of 11 km follows the routes of Chapman's Peak Drive and Kommetjie Main Road.

■ Water supply

The main water supply also follows the above routes and consists of 300 mm and 400 mm diameter respectively.

■ Sewerage

A 450 mm diameter sewer serves Sunnydale area and extends along the lower boundary of Masiphumelele and the existing township near the Sun Valley Mall, close to the 5 m contour. The sewerage site has enough capacity (almost 5 times existing capacity) to accommodate the projected future demand.

■ Stormwater drainage

Stormwater runoff is collected in the natural drainage channels that drain into

the area below the 5 m contour. Proper linkage of the two main stormwater channels to the reedbeds needs to be investigated in conjunction with a stormwater management programme. Stormwater management is required to protect the river from clogging due to excessive reed growth, to monitor the increased risk of flooding and to provide control over stormwater pollution.

■ Refuse disposal and cemetery

The identification of sites for refuse disposal and the identification of a regional cemetery site is currently the subject of a study by consultants on a sub-regional structure plan level.

3.7.6.2 Transport infrastructure

A road hierarchy is proposed in the Draft Local Structure Plan for Noordhoek Valley (1985:20), consisting of five levels ranging from primary distributors to minor access roads.

- The proposed road system that will be reviewed in this study is the class 3 primary distributor (Kommetjie Main Road) and the class 3 district distributors, namely the proposed link between Kommetjie Main Road, along the southern edge of the reedbeds, linking with the commercial node and Ou Kaapse Weg.

According to proposals in the Subregional Structure Plan, Kommetjie Main Road should not be promoted as an activity corridor. The scenic qualities of the route should also be conserved while higher densities could be considered along the route. It is proposed that bus stop and taxi facilities should be provided near Masiphumelele intersections and attention should also be given to safety aspects of the road. This high order road should also have limited intersections and cycle and pedestrian routes and landscaping should be considered along the route.

3.7.6.3 Social infrastructure

■ Education and training

There are a number of pre-primary schools, creches, and day care mothers in the Noordhoek Valley. There are 2 creches in Noordhoek and 4 in Sunnydale. Except for a primary school in Masiphumelele, there are no other schools in the Noordhoek Valley. Pupils from Sunnydale and Noordhoek attend schools of surrounding local areas in Kommetjie, Ocean View, Sunvalley and Fish Hoek. The following table gives a breakdown of the existing school capacities in the area.

TABLE 13: EXISTING SCHOOLS WITHIN 10/KM RADIUS			
	CAPACITY	PRESENT ENROLMENT	
Sun Valley Primary (St. 1 -5)	500	360	70 %
Fish Hoek Primary (St. A - 4)	720	650	90 %
Fish Hoek Middle School (St. 5,6,7)	560	501	89 %
Fish Hoek Senior High (St. 8,9,10)	700	495	71 %
Kommetjie Primary	200	180	90 %
Ocean View High School (St. 6-10)	1 000	818	82 %
TOTAL	2 680	2 944	81 %

■ Health Services

There are no hospitals situated in the Noordhoek Valley. There is however one clinic situated in Noordhoek that operates with a combi serving Noordhoek and Redhill. A large proportion of the people that live in Masiphumelele live below the minimum subsistence level and therefore have unequal access to public health facilities. The establishment of a clinic in Sunnydale should therefore also be considered.

■ Social welfare

The Catholic Welfare Society is the most active in the local community, situated in Ocean View. The establishment of social welfare for Masiphumelele should be in conjunction with the provision of health services and form part of an overall strategy for job creation and improvement of the social well-being of the community. These public facilities could also be incorporated into the proposed "Resource Centre" (see section 3.5.4) that will co-ordinate community based social and economic projects.

3.7.7 Implications for planning

- The general increase in density in "formal" residential areas and the establishment of the less formal residential area of Masiphumelele, requires the adjustment of the policy and density standards proposed in the Draft Structure Plan.
- The high population growth rate for Sunnydale during the last 4 years and the probability of a sustained annual growth rate, indicates that planning must take cognisance of existing market forces in the residential market. The forward identification of land for future urban expansion is therefore required to achieve a well integrated framework and functional land use structure.
- The capacity to expand the construction and manufacturing sector, the growing number of small-scale and self-employed ventures and the shift in market forces towards light industrial land uses outside Service Industrial areas (e.g. Lekkerwater Road), emphasises the need to establish a light industrial area in Sunnydale. This would also contribute towards the job creation needs of Masiphumelele.
- The existing commercial node has enough capacity to expand, although decentralised secondary commercial activities should be considered near high density residential areas accessible to surrounding communities. The

establishment of the proposed informal market at Masiphumelele and the associated tourist attractions will contribute towards the creation of job opportunities.

- Residential expansion should not be allowed beyond the CPPNE, subject to detailed alignment of the boundary. The need has been identified to draw up a stormwater management plan as a result of the need to link the mountainous area with the wetlands and to prevent pollution of waterbodies. The lack of active recreation facilities, such as soccer fields for Masiphumelele, has also been identified.
- The impact of increased densities in Masiphumelele and "formal" residential areas on the traffic circulation should be evaluated. Aspects to be looked at are, safety requirements, landscaping, widening of roads, pedestrian routes etc.
- Although the Structure Plan cannot create jobs directly, it can undertake an enabling role by ensuring an adequate and efficient supply of land for employment purposes. The discussions in previous section 3.5 and 3.6 highlighted the fact that the employment opportunities of Sunnydale could be expanded.

4. SYNTHESIS OF PROBLEMS AND ISSUES

4.1 Urban form

Issues that relate to urban form evolved out of the planning process and recent planning studies, including the MDF draft proposals and draft proposals relating to policies for the South Peninsula Sub-Regional Plan.

■ Urban densification

The focus should be on higher densities and multi-functional development in existing residential areas and development nodes such as at Louw's corner. A general policy towards densification in the South Peninsula is inevitable.

■ Urban sprawl and the urban edge

Urban densification should be contained within a well defined urban edge to contain urban sprawl. Kommetjie Main Road with its scenic qualities should not become an activity corridor with associated high density development. Development should be contained in existing nodes.

■ Integration of land uses

Spatial inequalities should be redressed and the Masiphumelele community should be integrated within the Sunnysdale formal economy, community facilities and infrastructure, to allow a free flow of resources and to facilitate an integrated land use pattern.

4.2 Densities

In the light of the trend towards densification, the rate of development in Sunnysdale and the issues related to urban form discussed above, the existing residential density policy

should be reviewed.

- Rural character

Sunnydale and the Noordhoek Valley is perceived as a low density rural development area situated in an unique natural environment. The visual impact of densification and the possible impact on the environment should be evaluated within the local and regional (Noordhoek Valley, Fish Hoek and Kommetjie) contexts.

- Variety in urban landscape

Sunnydale is characterised by monotonous developments of medium density single residential developments. In order to provide a greater variety of housing options, to enhance the visual impact of the built environment and the importance of form and function on the structure of the urban environment, the ratio of special vs. single residential development should be increased.

- Less formal residential development

The extent of high density developments and the impact of possible further extension of the high density, less formal township on the population capacity of Sunnydale, should be evaluated.

4.3 Masiphumelele: socio-economic needs

The extent-of-development plight, highlighted by inequalities, lack of infrastructure and facilities, demand for housing, extent of poverty and the need for job creation in Masiphumelele were discussed in section [3.4.4]. A comprehensive strategy to address the needs of the community should be formulated and administered. Land use planning mechanisms to facilitate socio-economic upliftment should include the following:

- Determine capacity for expansion

Random informal squatting west of phase 1 has already created a demand in excess of 350 erven. The desirability of the extension of Masiphumelele should be evaluated in the context of development in the region, the densification policy, impact on urban form, infrastructure, scenic and environmental qualities, job creation possibilities, the function of Kommetjie Main Road etc.

- Land use requirements

In order to meet the expected population growth, provision should be made to meet the land use requirements of community facilities (schools, churches, medical, sports etc.), job creation demands (informal markets, tourist industry, manufacturing, construction etc.) and the transportation requirements (taxi rank, footpaths etc.)

4.4 Kommetjie Main Road

- Kommetjie Main Road has experienced an increase in traffic recently as a result of the following:

- increased tourist traffic in peak holiday periods
- commuting during peak hours on normal workdays.

The sudden increase in traffic highlighted the following problems:

- Safety concerns

Kommetjie Main Road, classified as a class III minor arterial (25-32m roadwidth), consists of only two lanes and problems were therefore created at the intersection of Masiphumelele. The absence of additional lanes to accommodate right and left turning traffic created a serious safety risk. Problems were also experienced at this intersection with pedestrian crossings to taxis and the bus stops on the opposite side

of the road.

- Limitations on the road capacity

Due to the proposed policy not to increase the capacities of this road dramatically as a result of the fear of more development pressure, an alternative approach is needed in order to address the safety aspects, particularly of this section of road in the study area.

- Proposed link road

The proposed link road between the commercial centre and Kommetjie Main Road is designed to accommodate direct access from erven along this road at Masiphumelele. The safety requirements, road function, environment impact, classification and alignment of this road should therefore be re-evaluated.

5. SYNTHESIS OF EXISTING POLICIES AND POLICY PROPOSALS

The focus of this section of the planning process is to evaluate the existing policy statements in the Draft Local Structure plan with respect to Sunnydale Local Area, against the background of the problems and issues that were discussed in the previous section. Following this comparison, alternative policy proposals will be formulated with the view to addressing the issues at hand in a proposed structure plan for the study area.

5.1 Urban form

5.1.1. Objectives

The following objectives were derived from the evaluation of policy statements and proposals in planning studies on a regional basis:

- To guide and contain urban development within the urban edge and to limit urban sprawl into areas with agricultural, environmental and ecological potential.
- To facilitate densification of Sunnydale within the context of Noordhoek Valley and the South Peninsula.
- To facilitate the integration of Masiphumelele into the urban structure.

5.1.2 Existing policy

As a result of the low density character of Sunnydale and the lack of guiding principles regarding future urban development on a regional scale, the draft structure plan does not provide policy statements in this regard.

5.1.3 Policy proposals

- The overall density of Sunnydale should be increased.
- Development should be confined to the urban edge as defined by the 5m contour and the 1:50 year floodline.
- Natural drainage patterns should be maintained and serve as open space links with the natural environment.
- Masiphumelele should be integrated into the urban structure by means of transport linkages and linkages to economic activity and places of work.
- Development should be permitted onto un-economic agricultural units within the urban edge.

5.2 Densities

5.2.1 Objectives

- To increase the residential densities in areas close to transport links, work opportunities and the commercial node.
- Addressing the monotonous urban landscape by the introduction of variety through the use of land use controls.
- To provide a greater variety in residential densities in order to meet the different life-cycle requirements.

5.2.2 Existing policy

- The overarching policy of the draft structure plan is to maintain the existing

rural/agricultural character of the area through the maintenance of a low overall population density.

- Special residential development should represent 15% of the residential land. Two single residential density standards are proposed with plot sizes of 1000 m² and 750 m² respectively to be permitted south and north of Kommetjie Main Road.
- The permissible percentage of special residential units should be increased, but the overall dwelling density should be maintained in a township development.
- No less than 5 units and no more than 15 units should be permitted on any one group, eliminating large monotonous special residential developments.
- The presence of small-holdings can be justified by the presence of good agricultural soils, and plays an important role in retaining the "agricultural-cum-village" atmosphere.
- To facilitate a semi-rural lifestyle, the existing subdivision standard of 4000 m² was increased to 8000 m² to allow the development of a group housing project with the same dwelling unit density.

5.2.3 Policy proposals

- Increase the overall density of Sunnydale while retaining elements of the rural character such as the mountains, selected agricultural areas, natural drainage patterns, trees etc.
- Increase the minimum subdivision standards for single residential erven to 450 m² minimum in selected areas. Residential densities should be graded from high densities north of Kommetjie Main Road, to medium densities north of Capri Road and low densities south of Capri Road.

- Subdivision of non-economical agricultural units and small-holdings should be permitted.
- The subdivision of special residential developments should be increased to $\pm$ 30 % of residential development. The permitted units per subdivision should also be increased and limited by the size of the cluster or group housing development.
- The density of informal residential development should be increased to allow for high densities.
- Provide a greater spectrum of erf sizes, firstly to provide greater variety of the urban landscape and secondly to accommodate the needs of different income groups and people's varying life-style and housing requirements.

5.3 Masiphumelele: socio-economic needs

5.3.1 Objectives

- To plan and implement a comprehensive socio-economic upliftment strategy to address the demand for basic necessities and to achieve integration in the wider community through the judicious planning of land uses.
- To address the need for housing, job opportunities, community facilities, transportation requirements and infrastructural needs.

5.3.2 Existing policy

- As a result of the establishment of Masiphumelele recently in 1990, the mere existence of a less formal residential development was not anticipated. The impact of this development will therefore require a re-evaluation of the settlement pattern and policies of the Noordhoek Valley and the region as a

whole.

5.3.3 Policy proposals

- Additional housing and the relevant infrastructure should be provided for the existing squatter community of Masiphumelele.
- Existing developments in Masiphumelele should be upgraded to a level of basic infrastructure and community services.
- Facilitate greater access to existing facilities, job opportunities and places of economic opportunities and provide linkages to these areas.
- Contain the expansion of less formal development within the environmental capacity, job creation possibilities and infrastructure capacities.
- Land uses and facilities should be planned to capitalise on the expected increase in tourist traffic and ecotourism potential that the area holds. An informal trading area should be provided near Kommetjie Main Road and Masiphumelele.

5.4 The road structure

5.4.1 Objectives

- To integrate all residential areas, especially low income areas, within the wider context of Sunnydale and the South Peninsula, in order to facilitate participation in the local economy and other activities in the area.
- The planning of a safe and efficient transportation system and the improvement of accessibility from high density residential areas to areas of work opportunities, shopping and other amenities.

5.4.2 Existing policy

- A road hierarchy consisting of five levels ranging from primary distributors to minor access roads is proposed.
- The link road is proposed as a district distributor (class 4, recommended road width 20m), designed to minimise the traffic load on Kommetjie Main Road and to give direct access to the commercial node at Louw's Corner.
- Local collectors (class 5, road width 16m) should facilitate as a central spine or through route and should be used as public transport routes in residential areas.
- Separate cycle tracks are necessary along all district distributors and require a road reserve of 2m. Pedestrian routes should be confined to the public open space system.

5.4.3 Policy proposals

- Kommetjie Main Road should not be promoted as an activity corridor.
- Future development along Kommetjie Main Road should be guided so as not to have a detrimental effect on the scenic qualities, but to enhance those elements (natural and tourist attractions) that contribute to the overall visual perception of development complemented by a unique environmental surrounding.
- No other commercial activities except the informal market should have access from Kommetjie Main Road, in order to minimise the possibility of corridor development taking place or any additional vehicle turn-offs that might create a safety risk.

6. LAND USE PROPOSALS (Plan 12)

6.1 Introduction

The aim of this section is to put forward specific land use proposals which are to guide the future development of Sunnydale. These proposals are based on the background research and consultation with the local community (Chapter 3: Analysis) and the proposals (Chapter 4 and 5) that evolved from of the planning process.

6.2 Design concept

The overall design concept aims to explain the vision of a fully developed urban settlement in Sunnydale Local Area. This perceived design concept strives to achieve a coherent pattern and a balance between form, texture and function.

Form: The Sunnydale local area should be confined within well defined urban edges to prevent urban sprawl and ribbon development.

Texture: The texture of the urban fabric (that defines the overall density of the development), should be of a medium density residential nature i.e. a relatively fine grain.

Function: The character of the settlement would be of a suburban nature, complemented by the unique rural and environmental qualities with relatively low impact development, to create the visual perception of a gateway to the tourist destinations of the South Peninsula.

6.3 The development capacity

6.3.1 Introduction

The determination of the population capacity of a town or city is based on a variety of

parameters. These parameters include data that is based on physical parameters, (geology, drainage, slope, soils, climate etc.), environmental parameters (fauna and flora, sensitive ecosystems, conservation of worthy natural elements etc.) and socio-economic parameters (population density, availability of developable land, political motivations, culture, economic viability etc.).

The determination of the population capacity of a settlement is ultimately dependent upon the value system of the community. This value system is in a constant state of change, a process that needs to be re-assessed over time. The South African society is subject to radical changes in its socio-political value systems based on the re-integration of society as a whole. These changes on a macro level are now being implemented on a local scale in a variety of ways, in which the government's Reconstruction and Development Program (RDP) plays a significant role.

Current planning should therefore be evaluated within the context of the existing value system. Structure planning proposals and the determination of the capacity of a settlement should, amongst other parameters, be evaluated in the context of:

- the existing proposals of the RDP program.
- the basic structure and "building blocks" of the MDF proposals.
- the principles as set out in the WCRSC's draft document for the South Peninsula Sub-Regional Plan.

6.3.2 Implications of the draft structure plan for Noordhoek Valley

Table 14 provides a summary of the land use implications of the Draft Structure Plan proposals for Noordhoek Valley. The statistics for Sunnydale Local area were derived from the proportional size of the study area ($\pm 35\%$) with respect to the entire Noordhoek Valley.

Although not very accurate, this method does provide an indication of the land use implications of the structure plan proposals in respect of Sunnydale Local Area. According to these proposals the development and population capacity of Sunnydale

was 5227 people with an average density of 5 units/ha of all developable land.

TABLE 14: NOORDHOEK VALLEY DRAFT STRUCTURE PLAN PROPOSALS: IMPLICATIONS FOR SUNNYDALE LOCAL AREA			
SUNNYDALE LOCAL AREA		NOORDHOEK VALLEY	
Land	293,5 ha (35,8 %)		820,3 ha (100 %)
Single Residential	121,5 ha (42,4%)		286,6 ha (100 %)
Agriculture	171,6 ha (32,3%)		533,7 ha (100 %)
Population Potential	5 227 (35,8 %)		14 600 (100 %)
Potential Dwelling Units	1 490 (35,8%)		4 166(100 %)

6.3.3 Developable land (Plan 10)

A more detailed calculation of developable land (non-residential zoning) in Sunnydale was undertaken with a view to determining the future development boundaries and ultimately the population capacity of the study area. Almost 167 ha of developable land was identified on the following basis:

- Urban edges

The urban edges of the study area are defined by the physical constraints to development, namely the 80m contour, the CPPNE boundary, the 1:50 year floodline in the basin, existing development in Fish Hoek Local Area and the WCRSC sewerage disposal works and Industrial Park site (Herron Park) on the western boundary.

- Agricultural suitability (> 8000 m²)

The majority of undeveloped land is zoned or currently used for agricultural land uses. Given the fact that the soil conditions on the southern slopes south of Kommetjie Main Road are not conducive to agricultural production, most agricultural units are either

vacant or uneconomical units and could therefore be developed.

- Small holdings ($\pm 4000 \text{ m}^2$)

The small holdings that are situated north of Kommetjie Main Road are mainly used for residential purposes for people that want to live in a low density rural environment. Only a few small holdings could be classified economic units where service industrial or mixed use activities such as nurseries or construction related activities occur.

- Infilling of vacant land

The subdivision of small holdings next to Lekkerwater Road resulted in a mixture of land uses such as residential, agricultural, nurseries, construction and service industrial related activities. Infilling of residential and/or other land uses could therefore increase the development potential of the area.

- Identity and visual perception

Future development boundaries of Sunnydale Local Area should be planned within the context of development in the surrounding local areas of Noordhoek, Fish Hoek and Kommetjie to define "urban" and "rural or environmental" areas. The visual impact of a sharp boundary edge in the north (wetlands), the west (nature area and agriculture) and south (CPPNE nature area) between "urban" and "rural or environmental" areas will create a sense of identity and accentuate the visual perception of the urban and natural environment. The transition from "urban" to "environment" especially along Kommetjie Main Road will, from a tourism point of view along this scenic route, create an awareness of the scenic views, a change in land uses and create a "gateway effect" to other tourist destinations in the South Peninsula.

6.4 Population projection

6.4.1 Historic population growth rates

Different methods are used to determine the future population of a society, of which calculation on the basis of historic growth rates is the most common. As a result of the impact of the sudden population growth in the study area, the lack of accurate statistics and the short time period, the historic growth method was not regarded as an accurate reflection of population growth trends.

The population growth estimates for Sunnydale and the subregion (see table 3) are also inconsistent with the growth estimates by the Development Bank of SA (Simonstown Magisterial District 1995-2000: 1,329 % growth; and Cape Province Development Region A 1995 - 2000: 1,94 % growth).

6.4.2 Developable unit potential

A more reliable method for the calculation of the population capacity of Sunnydale was to determine the total (unit) development potential of the area based on the following:

- the proposed policy to increase the overall density of the area to a medium density of approximately 13 units/ha (gross).
- the extent of developable land that was identified (see table 15), and the criteria discussed in section 6.3.5.

The total extent of land identified for development is ± 325 ha, resulting in a residential capacity of $\pm 4\,000$ units. The projected population capacity of Sunnydale local area is $\pm 15\,000$ people. The gross residential density according to the development capacity of the study area is approximately 13 units/ha and the overall average density of the entire study area (the urban edge) of ± 350 ha is approximately 11 units/ha (see tables 18 and 20).

6.4.3 Densification of Sunnydale

The increase in density from ± 5 units/ha for Sunnydale according to the Draft Sturcutre Plan proposals, to a proposed gross density of ± 13 units/ha, represents a dramatic overall increase. The desirability of this densification should be seen in the context of the development pattern of the surrounding urban environment, and taking into consideration the following:

- The recent increase in demand for housing in Sunnydale is the result of development in the Sun Valley area (Fish Hoek Local Area) that has almost reached capacity for middle income homeowners.
- Development west of Glencairn Freeway is evidence of this phenomenon. The density and type of single residential developments correspond to the existing pattern in Sun Valley Extension immediately east of the study area.
- The proposed densification on developable land in the study area therefore complements recent trends in the real estate market and would result in a "rounding off" of the westward development trend.
- In order to prevent further ribbon development along Kommetjie Main Road, the development should be limited within the urban edge "boundaries" that were identified in section 6.3.3.

TABLE 15: APPROXIMATE AREAS OF DEVELOPED AND UNDEVELOPED RESIDENTIAL LAND		
Area	Extent (ha)	%
Developable land: Agricultural zoning	170,6	53
Developable land: Residential zoning		
Developed land: Residential zoning	34,8	11
Developed land: Informal Residential	89,8	28
	29,8	9
TOTAL	325.0	100

6.4.4 Densification of the Draft Structure Plan Area

The result of the proposed density increase in Sunnydale should also be evaluated in the context of the development impact on the entire Noordhoek Valley. Higher population densities will have certain land use implications that could effect the proposals of the Draft Structure Plan for Noordhoek Valley.

In order to establish the future needs of Noordhoek and Sunnydale Local Areas and to review proposals regarding the allocation of community and service facilities for these areas, the assumption was made that the overall gross density of Noordhoek and Sunnydale will increase to approximately 10 units per ha. As a result the density of Noordhoek is anticipated to increase to approximately 8,3 units/ha (see table 16). The expected lower increase in the rate of development of Noordhoek compared to Sunnydale is the result of the following:

- The Noordhoek Local Area is known for its unique and high quality living environment, situated against the backdrop of the mountains of Noordhoek and other unspoilt natural areas. These high quality living environments are conducive to high quality and lower density rural residential developments.
- The quality of the soils on the southern slopes of the mountain is much higher

than in Sunnydale. The opportunity therefore exists for larger areas to be utilised for agricultural production that will enhance the rural character of the surrounding area.

- The extent of development is still relatively low in this area, compared to Sunnydale and Sun Valley where the visual impact of existing development is more evident at the intersection of district distributor access routes.

TABLE 16: IMPACT OF HIGHER DENSITIES IN NOORDHOEK AND SUNNYDALE						
	Noordhoek	%	Sunnydale	%	Total	%
Land (ha)	508,0	62	312	36	820,3	100
Units	4226	49	3977	51	8203	100
People	16904	48	15908	52	32812	100
Gross density Sunnydale : 12,8 units/ha Gross density Noordhoek : 8,3 units/ha Total gross density : 10,0 units/ha						

6.4.5 Estimated future growth

Table 17 provides an indication of the time period in which it is expected that certain target populations and the population capacity of Sunnydale will be reached. At a growth rate of 2 %, Sunnydale is expected to reach the capacity population approximately in the year 2040. At this growth rate, the population is expected to double within approximately 40-50 years.

TABLE 17: FUTURE GROWTH SCENARIOS			
	Annual growth rate		
Population	1%	2%	5%
7 500	24,5 years	12,3 years	5,0 years
10 000	53,4 years	26,8 years	10,9 years
12 500	75,8 years	38,1 years	15,5 years
15 000	94,1 years	47,3 years	19,2 years

6.5 Residential development

6.5.1 Introduction

The Structure Plan is concerned with the optimum use of land and this is of great importance in an area located within a unique rural and quality natural environment. A balance needs to be achieved between densities, the demand for additional housing, and the need to provide satisfactory residential environments in a quality natural environment. Table 18 provides a summary of the proposed allocation of residential densities and the expected population capacity of the study area.

TABLE 18: PROPOSED RESIDENTIAL LAND USE ZONES

Min. Single residential erf size	Density description	Residential density (units/ha)		Area (ha) approximate	Units	Population
		Single	Special			
1000 m ²	Low	7.5	-	32	240	840
750 m ²	Low-medium	10.0	15 - 25	80	1040	3640
450-600 m ²	Medium	13.0	20.0- 30.0	87	1444	5054
185 m ²	High	30.0	-	34	1054	4080
TOTAL				233	3778	13614

Assumption: Special residential @ 30% of total area.

* 50% of mixed use area for residential purposes

People/unit is 3,5 except for high density (4 people/unit)

All calculations and assumptions are based on averages.

6.5.2 Densities

According to the policy proposals formulated in section 5.2.3 the overall density of the study area needs to be increased. A grading of densities is proposed to provide the full range of residential needs that would have the following benefits to the community:

- better utilisation of service infrastructure
- preventing urban sprawl
- a desirable mix is created for different income groups, family sizes and preferences
- land use control mechanisms are put into place to ensure the desired physical form, function and texture is achieved to maintain the residential character of the area and to achieve a quality environment.

It is proposed that densities should be increased generally in a northern direction in the

following manner:

- low densities (7,5 units/ha) south of the Capri Drive.
- low to medium densities (10 units/ha) between Capri Drive and Kommetjie Road
- medium densities ($\pm$ 13 units/ha) north of Kommetjie Main Road and east of Lekkerwater Road.
- High densities in the Masiphumelele and westward to the edge of the study area.

According to the policy principle of increasing the overall density of development it is proposed that a minimum of 30% of new development should be allocated to special residential development for cluster housing and group housing purposes. The following changes are also proposed to the existing policy regarding special residential development:

- The extent of a development should not be guided by the number of units, but by the size of the development.
- The size of individual special residential development should be limited to 1,5 ha with a maximum of 2 ha.
- Densities higher than 30 units/ha should be permitted in some instances, but specific regulations should be formulated by Council to control the visual impact of these developments (aesthetics, landscaping, open space etc).
- Land use control mechanisms (and necessary changes to the scheme regulations) should be implemented to ensure the following:
 - (i) the location of special residential development adjacent to public open space areas or low density development.
 - (ii) location adjacent to public transport routes and close to residential collector

roads (class 4) or residential access roads (class 5).

- (iii) location near community facilities or shopping centres.

The desirability of the extension of Masiphumelele should be evaluated in terms of the parameters for the determination of the development capacity (section 6.3.1) and for the identification of developable land (section 6.3.5). Against the background of these guiding principles it is proposed that Masiphumelele should be extended westwards. Reasons therefore are:

- the existing squatter community outside phase one is already more than 350 families. This community cannot be relocated anywhere else in the Noordhoek Valley area.
- The non-existence of any basic infrastructure services, the level of underdevelopment and socio-economic poverty, and the total collapse in the provision of basic human needs, requires urgent measures to address these problems.
- Township establishment for this community will require land in excess of the area zoned as a less formal residential development. The remainder of this adjoining property should therefore, from a desirability point of view, also be utilised, either for lower density residential purposes or urban agricultural purposes.
- Westward development will result in a "rounding-off" of the future settlement pattern firstly within the proposed urban "edge" and secondly within the jurisdiction boundaries of Sunnydale Local Area.

The existing demand for housing of the 350 units (phase II) in the squatter community will require the development of ± 9 ha west of Masiphumelele. In order to meet this demand $\pm 2,5$ ha of land is therefore required (gross density : 30 units/ha) of the

adjacent Farm 945/25 and Farm 945/12.

As a result of the current rate of urbanisation, almost 100 additional families have settled here since the survey of the squatter community was undertaken in January 1994. The effect of the phenomenon is that additional land, of approximately 5,6 ha in extent (phase 3) on Farms 945/25 and 945/12, will be required to meet the existing demand, and the expected increase in demand in the near future (see table 21).

TABLE 19: LESS FORMAL RESIDENTIAL: LAND USE REQUIREMENTS				
Phase	Description	Area (ha)	Nett Density Units/ha	Units
Phase 1	existing development	19,37	23,4	450
Phase 2	existing squatting	9,75	40,0	350
Phase 3	additional demand (100 units) plus ± 150 units increase	6,25	40,0	250
TOTAL		34,37	32,3	1054
Remainder	West of phase 3	6	25	150(a)
	north of Link Road	6	-	(b)

(a) Alternative 1: Residential @ 20-30 units/ha

(b) Alternative 2: Urban agriculture

Two alternative land uses are proposed on the remaining 12,0 ha of developable land on Farm 245/25 and Farm 245/12:

- (i) The remaining ± 6 ha immediately west of the proposed phase III development area could be developed at a relatively lower density (20-30 units/ha) for higher income families. The function of this development will be to create a more gradual change in the visual impact of the built environment towards the reedbeds and the proposed Noordhoek Wetlands nature area. Alternatively the

development of very high density development of ± 50 units/ha should also be investigated. This density could be achieved for special residential type developments with a height restriction of two floors, similar to "walk-up apartments" in high density residential areas.

- (ii) The possibility exists that the area could be used to establish urban agricultural development for small scale farmers. Preliminary investigations regarding soil conditions, water availability etc. by the Department of Agriculture, have indicated that vegetable type farming could be undertaken in the area (see Annexure A). The benefit of this alternative type of farming is firstly that additional job opportunities are created for almost 120 families ($\pm 100\text{m}^2/\text{unit}$) to grow food for own use, the tourism and informal market. Secondly, the transition from high density urban development to the proposed nature reserve will minimise the visual impact and the physical and psychological impact on the environment.
- (iii) The decision on the utilization of the remaining 6 ha should be taken by the local Masiphumelele community.

Recent trends in the real estate market along Lekkerwater Road, resulted in a process where rezonings from agriculture to other land uses have occurred, including residential "spot zoning" (nurseries, construction materials etc.). It is therefore proposed that this visible trend in the market should be complemented and that this area (14,8 ha), including the small holdings area south west of Chapman's Peak Drive (6,9 ha), one to be designated for service industry.

■ Small-holding areas

It is proposed that existing small holding areas (west of Masiphumalele an north of Chapmans Peak Drive) be retained for at least the next five years after which the land usage can be re-assessed. This will foster a stabilization of the existing fluid situation.

6.5.3 Low-medium and low densities ($\pm 7,5 - 10,0$ units/ha)

Low density (7,5 units/ha) and low-medium density (10 units/ha) residential developments are proposed in the following areas:

- low densities south of Capri Drive and below the 80 m contour or slopes steeper than 1:4
- low-medium densities where existing single residential development erf sizes are approximately $\pm 750 \text{ m}^2$ and low densities where the existing erf sizes are $\pm 1000 \text{ m}^2$ in extent.
- middle to high income families that can afford higher property prices and live at longer distances from work.

The development of special residential development is proposed at the same proportional ratio and requirements as proposed in 6.5.2.

6.6 Transport System

6.6.1 Kommetjie Main Road (Class III)

Kommetjie Main Road will, as a result of the expected increase in densities, become the "life-line" of economic and social activity in Sunnydale. Against the background of the policy proposals that the function of the road should be a district distributor and that it should not be promoted as an activity corridor (section 5.4.3), the following are proposed:

- Improvement of safety standards
- * In order to accommodate the increasing need for right turns to Masiphumelele and two other proposed crossed intersections with Kommetjie Main Road (Capri Road), a traffic study should be undertaken to establish the need for additional traffic lanes and the possibility of providing signals at these intersections.

- * The intersection spacing should be located at $\pm 350\text{m}$ intervals and 150m at the proposed "T"-intersection at Masiphumelele.
- * Pedestrian crossings should be discouraged and a bus stop and taxi facilities should be provided at Masiphumelele intersection.
- * Informal trading activities next to this road should be limited to the informal market at Masiphumelele or any other designated trading area where necessary safety considerations should be implemented (eg. slip lanes).
- * Direct access to any of the proposed land uses should not be permitted, except at the proposed intersections with Kommetjie Main Road.

■ Landscaping

A landscape plan for Kommetjie Main Road should be implemented to achieve the following:

- * conservation and maintenance of existing tree lanes and other vegetation to preserve the rural qualities of the area.
- * the use of existing trees and planted vegetation to screen residential development.
- * the judicious planting of trees, gardens and other landscaping elements to accentuate the scenic qualities of this important tourist route
- * pedestrian and cycle routes currently under construction should be incorporated in the landscaping program.
- * the proposed upgrading of the road surface and landscaping should be jointly planned to provide a safe, efficient and scenic traffic route.

6.6.2 Proposed link road (Class IV, Hou Moed Avenue)

The proposed arterial link road (20m) according to the Draft Structure Plan, should be further investigated. The following aspects should be considered:

- Uncertainty over the classification of this road as a Class III minor arterial or a Class IV collector road. Classification of the road is required in order to address the question of frontage access at Masiphumelele, considering the design speed of 50-80 km/h of this road.
- The alignment of the road should be subject to the establishment of the 1:50 year floodline near the reedbeds area.
- Two alternative alignments of this road are proposed. The first is aligned from the commercial node along the edge of the existing development, parallel to the reedbeds and the 1:50 year floodline and then branches off along the servitude (sewerage) pipe line, in a western direction toward the western boundary of the study area. The second alternative is aligned north and parallel to the first alternative, but along the 1:50 year floodline.
- The alignment of the road along the western boundary of Sunnydale between the Light Industrial development and the existing small holdings, should also be investigated further.

6.3.3 Proposed residential collector roads (Class V)

Several Class V collector roads are proposed that are intended to provide a through route to concentrate traffic and facilitate movement through the residential areas (reserve width should be 16m). These roads are:

- Capri Drive

It is proposed that the existing Capri Drive be extended to Kommetjie Main Road where the two major traffic intersections (probably signalled) are proposed. From the intersection at Fairy Knowe, the road is proposed to be extended to the proposed Class IV Link Road. Capri Drive should be extended from the western intersection in a northwest direction at the existing small-holdings to meet the western leg of the proposed Link Road.

■ Bermuda Drive

Bermuda Drive should be extended to form a loop road that links with Capri Drive.

■ Lekkerwater Road

This north-south collector will ultimately provide access to the proposed high density commercial and residential areas and provide vital links to integrate the communities via Kommetjie Main Road and the proposed link road to other commercial, work and residential destinations.

6.6.4 Proposed residential access roads (Class V)

The function of these roads is to provide a link between minor housing access roads and the local collectors. The recommended width is 13 m.

6.6.5 Cycle and pedestrian routes

Cycle routes are proposed according to the Draft Local Structure Plan along the proposed link road and Gencairn Freeway. A pedestrian route is also currently under construction along Kommetjie Main Road that will provide direct access to the commercial centre at Louw's Corner.

Given the fact that a large proportion of the expected road users of the proposed link road fall in the low income category, it is proposed that a pedestrian access route

rather a cycle route should be constructed along this route. The construction of these pedestrian routes along the access collector roads, should contribute towards the goal to integrate the community of Masiphumelele within the wider context of Sunnydale.

6.7 Community facilities

6.7.1 Hierarchy of commercial centres

A hierarchy of commercial centres is not well developed in the Noordhoek Valley and surrounding local areas. Only a few local convenient shopping areas are located in the area, mainly distributed at the commercial centre. This can be attributed to the close proximity of the existing commercial centre at Louw's Corner. This commercial node falls in the category of a neighbourhood centre and serves the function of a shopping centre that provides convenience goods and personal services within 5-10 min driving time.

The future growth of commercial activity will be driven by growth in population. American standards of 0,4 m² retail space required per head of population are used in areas with a well developed shopping hierarchy. In a study by VDD (1988: unpublished) of commercial space requirements, a gross leasable area (GLA) of 0,26 m² per person for the lower-middle income market is proposed.

The existing GLA of 7200 m² has sufficient capacity to be expanded to almost twice the existing size. Given a standard of 0,2 m² GLA per person and a capacity of 14000 m² GLA, this neighbourhood centre could serve a population of ± 54 000. The available commercial space should therefore be sufficient for the future needs of Sunnydale Local Area and surrounding local areas.

The service range of 5-10 min driving time is expected to decrease in future with an increase in densities. As a result of the close proximity of Sunnydale, the commercial needs are expected to be sufficient for the future population capacity.

The future location of local convenience shops (minimum support population of 1000 - 2000 people) will be dictated by market forces and specific local conditions. The location and number of shops should therefore be subject to detailed analysis and market research by the private sector and the local council.

6.7.2 Masiphumelele: informal trading

The importance of the informal sector in alleviating underdevelopment and poverty in Masiphumelele and to "kick-start" the economy is widely acknowledged. (See section 3.5.4). The establishment of the informal market in Masiphumelele is an important step towards realising this goal. An area of approximately 8000 m² has been allocated for these purposes in Masiphumelele next to Kommetjie Main Road. The informal market will be the focus of commercial activity in Masiphumelele, including other minor shops scattered around the settlement that provide food, basic household needs, shebeens, spaza shops, hairdressers etc.

These informal commercial activities together with the informal market, will in future provide the commercial needs of the community. The need for an additional shopping centre should be investigated, subject to research on the possible impact on the local informal commercial industry and the needs of the community.

6.8 Industrial sector

One of the objectives of the Structure Plan is to encourage economic development and growth in employment. Although the Structure Plan cannot create jobs directly, it can undertake an enabling role by ensuring an adequate and efficient supply of land for employment purposes. Sunnydale does not have a large industrial area nor additional space for expansion. Limited growth of light industrial activities in Herron Park (phase 2) is expected in the near future. The employment creation possibilities of this area are limited, taking into account that only 2 ha could be developed that could ultimately provide ± 60 additional jobs (standard 28 workers/ha).

Service industrial activities along Lekkerwater Road has the potential to generate a potential 200 employees at the standard norm of 28 workers/ha a slow growth curve is, however, expected.

6.9 Community facilities

The provision of community facilities for Sunnydale should not be planned in isolation, but within the context of land use requirements of the entire Noordhoek Valley and taking into consideration those facilities that are already provided. The sharing of facilities between different Local Authorities have several benefits including:

- more efficient use of resources as a result of economies of scale
- economic benefits as a result of better utilisation of the existing capacities
- the integrated nature of human needs and the benefits of a co-ordinated land use pattern

The requirements of community facilities of the Noordhoek Valley in respect of Sunnydale local area, is summarised in table 20. Proposals for specific land uses will be discussed in the following sections.

It should however be noted that as a result of the uncertainty regarding the structure of future local government in this area and the function of different local authorities in this area, the future requirements and location of community and government facilities should be re-evaluated on an ongoing basis.

6.9.1 Schools

■ Future requirements

The future requirements for education are difficult to determine as a result of recent changes in the national education system. The integration of existing schools in the

Noordhoek Valley is likely to create new patterns in the future and it is considered necessary to review the situation on an on-going basis in order to ascertain the future land use requirements for educational facilities. Furthermore the standards applied to the land use requirements for schools are likely to be reviewed in order to utilise land more efficiently.

Based on the standards of 1 primary school per 600 householders and 1 high school per 1250 households, the number of schools that would be required for Sunnydale is 4 primary schools and 2 secondary schools. This requirement is considered excessive, based on previous experience.

■ Proposed school sites

The schools requirement of Sunnydale should be evaluated in the context of existing schools in the surrounding area. Existing schools in the area have reached almost 80% capacity, and it is therefore expected that only a small portion of the population increase in Sunnydale will fill the vacancies in these schools.

The expected increase in population will place an enormous burden on existing schools. Since the residential capacity of the study area could expand to almost 3 times the existing population, it may be necessary to increase the capacity of existing schools.

The possibility exists that additional schools and other community facility requirements could be established on Farm 933 in Noordhoek Local Area. The central location of Farm 933 in respect of the entire Noordhoek Valley, the fact that this is public land, the large extent of available land, good accessibility (next to Chapmans Peak Drive) and the close proximity to Sunnydale, makes this an ideal alternative location to accommodate the additional school requirements for Sunnydale. It is therefore proposed that this alternative should be further investigated within a wider context.

TABLE 20: COMMUNITY FACILITY REQUIREMENTS FOR SUNNYDALE IN RESPECT OF THE ENTIRE NOORDHOEK VALLEY

Total population, Noordhoek Valley : ± 28 000
 Total population, Sunnydale Local Area : ± 14 000

Type of facility	Standard	Ha	Required	Existing	Provision	
					Noordhoek	Sunnydale
Library	1/20 000	0,2	1	0		1
Community Hall	1/20 000	0,2	1	0		1
Clinic	1/20 000	0,2	1	0		1
GPO	1/20 000	0,1	1	0		1
Convenience shop	1/1000-2000	0,1	±5	4	±2	1
Neighbourhood shop	1/15000-40000	2,0	1	1		1
Police	as per comm	0,2	1		1	
Primary schools	1/600 units	3,0	*	1	*	*
Secondary schools	1/1250 units	3,5	*		*	*
Local authority	as per comm	0,5	1	0	1	
Sport	as per comm	±4,0	1	0	1	1
Masibhumelele: Community facility requirements						
Community centre	as per comm	0,2		1		
Informal market	as per comm	0,8		1		
Convenience shop	as per comm	0,1				
Sport facilities	as per comm	2,0				
Clinic	as per comm	0,1		1		
Primary school	1/600	2,0	1	1		

* See section 6.9.1

6.9.2 Government and local authority land uses

The following facilities are proposed at the development node near Louw's Corner, namely a police station, general post office and a clinic. The total land use requirement for these facilities is approximately 0,5 ha. Other local authority services, namely a library and a community hall are also proposed at this development node next to Hou Moed Avenue. The location of government services and Louw's Corner have several benefits:

- the site is ideally located at the centre of commercial and community activities in respect of Noordhoek Valley.
- excellent access is provided via Chapmans Peak Drive, Ou Kaapse Weg, the proposed extension of Hou Moed Avenue and Glencairn Freeway.

A site for local authority purposes is proposed in Noordhoek and corresponds to the proposed location according to the Draft Structure Plan proposals.

6.9.3 Sports facilities

The provision of sports facilities for the Noordhoek Valley is serverly limited. The majority of sport facilities are used for equestrain purposes. The greatest need exists in Masiphumelele, and it is therefore proposed that an area above the proposed link road north of Masiphumelele be allocated for sports facilities. The need for a regional recreation and sport centre was also identified in the Draft Structure Plan for Noordhoek Valley. Farm 933, situated $\pm 0,5$ km from Louw's Corner, was identified for this purpose. It is anticipated that this area would serve the sport and recreation requirements of the South Peninsula population. The proposal is however still being investigated along other with proposed land uses such as government and community facilities, including schools (see section 6.9.1).

6.10 Engineering services

6.10.1 Flood control

In terms of the Water Act No. 54 of 1978, no township shall be established or extended within the 1:20 year flood line in respect of any watercourse with a known and defined channel and with a catchment exceeding one square kilometre. Only certain developments or structures which are considered not to be detrimental to the character of the river are to be allowed within the 1:50 flood line.

The increasing amount of higher density development taking place south of the reedbeds, will result in a large proportion of stormwater runoff being diverted into the reedbeds. It is expected that pollution levels will increase and that the extent of reedbeds in the area will increase. In order to control the possible impact on the environment, the control mechanisms proposed in the study the establishment of a nature area in the Noordhoek basin (see section 3.1.1), should be implemented. The following considerations should also be taken into account:

- any development within the 1:50 year floodline should be strictly controlled and designed in accordance with environmental controls.
- the proposed 20m arterial road between Mispumelele and the wetlands should be investigated. An EIA must be conducted to ensure that the wetlands are not negatively impacted. No development or fill may take place below the 5m contour line (VKE 1994: South Peninsula Structure Plan).
- the use of the 5m contour to delineate the 1:50 year floodline should be subject to a hydrological analysis for the entire Noordhoek Valley.
- access control mechanisms to the wetlands from the high density residential areas should be investigated together with the job creation possibilities that exist in the harvesting of reeds.

- specific measures should be investigated for the purification of stormwater such as sifting of floodwater by means of traps to remove litter and the purification role of reedbeds.
- the location of retention dams in the area near Louw's Corner should be investigated as part of the hydrological study for the area.

6.10.2 Water and electricity supply

The existing capacities are sufficient for the expected increase in demand. The squatter settlement in Masiphumelele should be upgraded to a basic level of engineering services.

6.10.3 Sanitation

The use of septic tanks has been discontinued in many parts of Noordhoek and Sunnydale. Sunnydale is linked to a conventional sewerage system by the WCRSC and connected to the sewerage disposal works next to Kommetjie Main Road. These sewerage works have sufficient capacity to be expanded to accommodate the expected flow increase of Noordhoek Valley and surrounding local areas.

6.11 Public open space

The requirements of active recreational open space areas were discussed in section 6.9.3. Passive recreation open space areas provide variety and aesthetic benefits for the urban landscape. The location of future passive recreational open areas for residential suburbs should strive to comply with safety standards and should be accessible to the local community. The standards for the provision of community services differ in accordance with the density stratification. The demand for playgrounds is, for example, much higher in high density areas compared to low density areas, where the role of open space areas has a less functional role and the emphasis is more towards aesthetic requirements and the visual impact on the character of the

residential suburb.

The linear area space channels (see section 3.6.5) play an important functional role in the overall design concept. It is proposed that these linear channels should provide a link between the PNE areas of the mountains and the area defined by the 1:50 year floodline in the Noordhoek basin. The linkage of these areas will in the first instance provide a drainage and link between these areas and secondly, serve as a public pedestrian route between the northern and southern parts of the study area. A public open space linkage of approximately 20m wide is proposed parallel to Lekkerwater Road and immediately east of Fairy Knoll, to facilitate stormwater drainage and pedestrian access to the floodline area and the reedbeds in the northern section of the study area. Provision should also be made for safe pedestrian crossing at Kommetjie Main Road.

A link for a proposed horse trail and a hiking trail according to the draft structure plan is accommodated on the western boundary of the study area between the wetlands and the PNE area of the mountains above Sunnydale.

draft

Annexure A

LETTER OF APPOINTMENT



WES-KAAPSE STREEKSDIENSTERAAD WESTERN CAPE REGIONAL SERVICES COUNCIL

HOOFKANTOOR/HEAD OFFICE
KAAPSTAD/CAPE TOWN
Waalstr. 35 & 44 Wake St. (8001)
Postbusse/P.O. Boxes 840 & 1073

STREEKKANTOOR/REGIONAL OFFICE
PAARL
Hooftstr. 194 Main St. (7646)
Postbus/P.O. Box 23
Tel. (02211) 611001
Faks/Fax (02211) 21277

STREEKKANTOOR/REGIONAL OFFICE
STELLENBOSCH
Alexandersstr./St. (7600)
Postbus/P.O. Box 80
Tel. (022231) 75111
Faks/Fax (022231) 72271

KANTOOR/OFFICE

Cape Town
ONS VERW./OUR REF
15/1/2/8

NAVRAE/ENQUIRIES

C BLANDY
U VERW./YOUR REF

TELEFOON/TELEPHONE

487-2285
FAXS/FAX
487-2213

DATUM/DATE

June 10, 1994

TAYLOR VAN RENSBERG VAN DER SPUY VISSER
132 MAIN ROAD
P O BOX 1794
SOMERSET WEST
7129

ATTENTION : MR O TAYLOR

Dear Sir

DRAFT STRUCTURE PLAN : SUNNYDALE LOCAL AREA : APPOINTMENT

Further to the various meetings with you and your most recent letter dated 25 May 1994, it is with great pleasure that I confirm your appointment as Town Planners to review that portion of the current draft local structure plan for the Noordhoek Valley within the Sunnydale Local Area.

The terms of the appointment are as follows:

1.0 Brief:

You are to review that portion of the draft local structure plan for the Noordhoek Valley within the Sunnydale Local Area and prepare it for submission and approval in terms of Section 4(6) of the Land Use Planning Ordinance.

The review is to consider in particular the following:

1. The current applicability of the land use zonings and minimum subdivision sizes and particularly as a consequence of the introduction of the Masiphumelele less formal township into the area.
2. The need to create employment opportunities in the area.
3. The role of Kommetjie Main Road as a regional collector road and scenic route in the light of changing land uses in the study area.

/ 2.0 Public Participation.

2.0 Public Participation:

You are to liaise directly with the Sunnydale Ratepayers Association and the representative body/civic association representing the residents of Masiphumelele in the course of the study. Adequate notice of all public meetings is to be given to all residents and sufficient opportunity given for public input into the review and to comment on proposals formulated.

3.0 Cost

The cost of the project is to be R51 200.00 including VAT, but excluding disbursements which amount should not exceed R5 000.00.

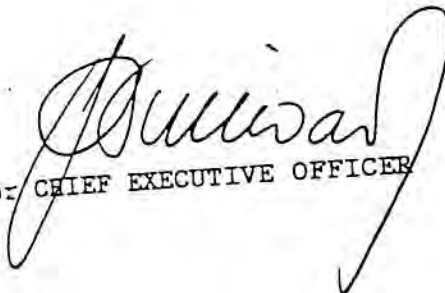
Three copies of the final document will be required.

Please quote Job No. XC 0811 on all accounts submitted.

Please liaise with Mr Carne Blandy who will be responsible for the supervision of this project.

Thank you for taking on the assignment.

Yours faithfully


for CHIEF EXECUTIVE OFFICER

draft

Annexure B

COMMENTS RECEIVED



DEPARTEMENT VAN LANDBOU
DEPARTMENT OF AGRICULTURE

Navrae: J. van Zyl
Enquiries:
Verw.: 17/11/4/3
Ref.:

Elsenburg Landbou-ontwikkelingsinstituut
Elsenburg Agricultural Development Institute

Privaatsak
Private Bag
7607 ELSenburg
Republic of South Africa

15 Julie 1994

Mnre. Taylor, Van Rensburg & Vennote
Argitekte Stads- en Streekbeplanning
Van der Bijhuis
Markstraat 37
STELLENBOSCH
7600

Aandag : Mnr. Gerhard Swart

Geagte Mnre,

GROND POTENSIAAL : "SITE 5" ANEX

Die grond van die "Anex" gedeelte bestaan uit relatief diep, kwaternêre tydperk, grys tot bleekgeel sand afsettings van Tafelberg Sandsteen oorsprong.

Twee profielgate is ondersoek wat: no. 1, mediumdiep, growwe grys sand ontbloeit het bestaande uit 'n goedgegreineerde boonste ± 60 cm grys sand onderle deur 'n seisoenaal versadigde, baie bleek growwe sand wat op ± 85 cm oorgaan op digte onderliggende nat klei (Kroonstad vorm grond). Vry water was aanwysig op 'n diepte van ± 70 cm. No. 2. Soortgelykedierte ooriggende grys sand (± 60 cm) wat onderle word deur geel goedgegreineerde sand tot 'n onbepaalde diepte vanaf 120 cm, wat die waarnemings diepte was (Clovelly grondvorm).

Op die 1:250 000 geologiese kaart van Kaapstad word die aanwesigheid van Natrium (Sout) aangedui op die rand van die depressie gedeelte onderkant die 5 meter kontoer aan die Noordweste kant van die betrokke area.

Verbrakking kan dus 'n rol speel onderkant die kontoerhoogte.

Volgens hierdie Departement se evaluasie norme vir landboukundige aanwending, word die grond aangeslaan as laag vir langtermyngetasse en medium vir sekere eenjarige getasse soos groentegewasse byvoorbeeld.

Met die nodige geordende beplanning, bemestingsaanbevelings en watervoorsiening vir besproeiing, is daar geen rede waarom groentegewasse nie suksesvol op hierdie gronde verbou kan word nie.

Dit word vertrou dat dié bevindings en inligting u sal rugsteun in u beplannings-voorlegging.

Die uwe



DIREKTEUR



WES-KAAPSE STREEKSDIENSTERAAD WESTERN CAPE REGIONAL SERVICES COUNCIL

HOOFKANTOOR/HEAD OFFICE
KAAPSTAD/CAPE TOWN
Waalstr. 35 & 44 Wale St. (8001)
Postbusse/P.O. Boxes 840 & 1073

STREEKKANTOOR/REGIONAL OFFICE
PAARL
Hootstr. 194 Main St. (7845)
Postbus/P.O. Box 23
Tel. (02211) 811001
Faks/Fax (02211) 21277

STREEKKANTOOR/REGIONAL OFFICE
STELLENBOSCH
Alexandersstr./St. (7600)
Postbus/P.O. Box 80
Tel. (02231) 75111
Faks/Fax (02231) 72271

KANTOOR/OFFICE

Cape Town
ONS VERW./OUR REF
15/1/2/8

NAVRAE/ENQUIRIES

Mr L. Rost
U VERW./YOUR REF

TELEFOON/TELEPHONE

487-2287
FAXS/FAX
487-2213

DATUM/DATE

August 29, 1994

Taylor, van Rensburg, v/d Spuy & Visser
P.O. Box 1794
SOMERSET WEST
7129

Der Sir

REVIEW OF THE DRAFT NOORDHOEK LOCAL STRUCTURE PLAN: SUNNYDALE LOCAL AREA:
COMMENTS RECEIVED

Council referred your draft document in terms of Section 4(5) of the Land Use Planning Ordinance, 1985 to all the orginazations and institutions as required by the Western Cape Provincial Administration during August 1994.

Attached please find the comments received thus far for your information and attention.

Yours faithfully

for CHIEF EXECUTIVE OFFICER



WES-KAAPSE STREEKSDIENSTERAAD WESTERN CAPE REGIONAL SERVICES COUNCIL

HOOFKANTOOR/HEAD OFFICE
KAAPSTAD/CAPE TOWN
Waalstr. 35 & 44 Wake St. (8001)
Posbusse/PO. Boxes 840 & 1073

STREEKKANTOOR/REGIONAL OFFICE
PAARL
Hooftstr. 194 Main St. (7846)
Posbus/P.O. Box 23
Tel. (02211) 811001
Faks/Fax (02211) 21277

STREEKKANTOOR/REGIONAL OFFICE
STELLENBOSCH
Alexanderstr./St. (7800)
Posbus/P.O. Box 80 (7599)
Tel. (021) 887-5111
Faks/Fax (021) 887-2271

KANTOOR/OFFICE
Cape Town.

NAVRAE/ENQUIRIES
Mr L. Rost

TELEFOON/TELEPHONE
487-2287

ONS VERW./OUR REF

U VERW./YOUR REF

FAKS/FAX

15/1/2/8

487-2213

DATUM/DATE

November 21, 1994

Taylor, van Rensburg, v/d Spuy & Visser
P.O. Box 1794
SOMERSET WEST
7129

Dear Sir

REVIEW OF THE DRAFT NOORDHOEK LOCAL STRUCTURE PLAN: SUNNYDALE LOCAL AREA:
COMMENTS RECEIVED

Your meeting on 8 November 1994 with officials from Council refer.

As agreed, a copy of the mailing list of the departments and organizations requested to comment is hereby attached for your information.

Copies of comments received which were not included in Council's letter dated 29 August 1994, addressed to you, are also attached for your information.

Yours faithfully

for CHIEF EXECUTIVE OFFICER

Cape Town

15/1/8

Mr L. Rost

487-2287

487-2213

June 29, 1994

COMMENTS REQUIRED IN TERMS OF ORDINANCE 15 OF 1985: REVIEW OF THE DRAFT
NOORDHOEK LOCAL STRUCTURE PLAN: SUNNYDALE LOCAL AREA

The Administrator has, in terms of Section 4(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) authorized the Western Cape Regional Services Council to proceed with the revision of the Draft Local Structure Plan for Noordhoek as pertaining to the Sunnydale Local Area.

The above-mentioned Ordinance requires that interested and affected parties be approached for comment before the drafting of proposals and, in terms of Section 4(5), for comments on the proposals contained in the particular draft Structure Plan.

As this exercise is a revision of the existing Draft Structure Plan, comments from official organizations are only requested in terms of Section 4(5). Your comments are therefore required on the attached plan.

Your attention is drawn to the contents of Section 37 of the Land Use Planning Ordinance, 1985 which requires that comments must be submitted within 60 days of receipt of such a request. Your co-operation in this regard would be appreciated.

Yours faithfully


for CHIEF EXECUTIVE OFFICER

4
REGISTRY / ADMINISTRATION
BUILDING SURVEY RECORDS
TOWN PLANNING ADMINISTRATION

2.0 Public Participation:

You are to liaise directly with the Sunnydale Ratepayers Association and the representative body/civic association representing the residents of Masiphumelele in the course of the study. Adequate notice of all public meetings is to be given to all residents and sufficient opportunity given for public input into the review and to comment on proposals formulated.

3.0 Cost

The cost of the project is to be R51 200.00 including VAT, but excluding disbursements which amount should not exceed R5 000.00.

Three copies of the final document will be required.

Please quote Job No. XC 0811 on all accounts submitted.

Please liaise with Mr Carne Blandy who will be responsible for the supervision of this project.

Thank you for taking on the assignment.

Yours faithfully


for CHIEF EXECUTIVE OFFICER

Masiphumelele SANCO Branch
P O Box 43809
FISH HOEK
7975

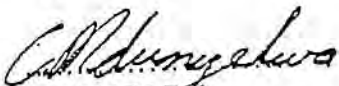
Taylor, Van Rensburg, van der Spuy, Visser
37 Market Street
Van der Bijl House
STELLENBOSCH
7600

SUPPORT OF THE SUNNYDALE STRUCTURE PLAN

The Masiphumelele SANCO branch wish to compliment your firm for taking into account the needs of all people in the area including the minority groups.

We therefore say we support hundred percent the draft structure plan proposed to us on the 11/05/95 at Sunnydale Primary school.

Yours faithfully


SECRETARY



Jonkershoek-natuurbehoewingsstasie
Privaatsak X5014 Stellenbosch 7599

Jonkershoek Nature Conservation Station
Private Bag X5014 Stellenbosch 7599

Faks/Fax 021 867-1606

Telefoon/Telephone 021 867-0111

Navrae/Enquiries

The Chief Executive Officer
Western Cape Regional Services Council
PO Box 840
CAPE TOWN
8000

Verwysing/Reference

Datum/Date

1995-06-21

For attention Mr L. Rost

P. Hardcastle



COMMENTS ON THE NOORDHOEK LOCAL STRUCTURE PLAN: SUNNYDALE LOCAL AREA

Your letter 15/1/2/8 dated 29 June 1994 refers

Environmental management and the conservation of Table Mountain and its natural surroundings, are important issues in the Cape Peninsula. The Noordhoek valley wetlands are an important conservation area, and part of the planning area for the structure plan falls within the boundaries of the Cape Peninsula Protected Natural Environment (CPPNE). Therefore, it is imperative that the above-mentioned structure plan must reflect sound environmental planning principles. Some of the principles and issues that should be addressed in the structure plan, include:

- 1) The Integrated Environmental Management (IEM) principles as recommended by the Council for the Environment, based on the environment and its processes, must guide development in the planning area. Environmental concerns are a sensitive public issue in the Noordhoek community, and the acceptance of these principles will promote the transparency of the public participation process.
- 2) The environmental principles or guidelines of the proposed document must be compatible with those of the CPPNE where the planning areas overlap. The same apply for any other relevant planning documents with overlapping planning areas.
- 3) The structure plan must also include policies for the protection and preservation of the natural environment within the planning area. The objective of these policies must be to address environmental management of natural area, including public utilization, access and development thereof.
- 4) A principle of creating sufficient open or "green" areas within development and residential area must be accepted. Ideally, these areas should coincide with existing natural vegetation remnants and wetland areas (including drainage paths). The maintenance of "green" areas within developed areas and effective buffer zones around nature areas, could promote tourism. Extensive outdoor recreational opportunities within these areas, should also be incorporated in the planning process.
- 5) The ecological "corridor" and "buffer zone" concepts must also be actively promoted during the planning process. Where possible, natural areas must be linked through natural corridors and sufficient buffer zones be created around sensitive areas (eg

7.2
rivers, water paths and wetlands). Where natural corridors are lacking, road reserves and buffer zones around drainage lines can also serve this purpose. These are important ecological principles that will enhance the longterm preservation of natural areas.

- 6) The structure plan must also provide adequate protection from all sources of pollution. Policies should be devised to limit air pollution from industries, as well as water pollution from stormwater and sewage effluent
- 7) Policies must also be devised to minimize the visual and aesthetic impact of future developments. The area must still retain its natural and cultural integrity. Existing natural areas should not be allowed to be fragmented by encroaching development, and fixed development boundaries must be incorporated into the structure plan. Principles that should be used in determining these boundaries include:
- Gradients of slopes
 - A specific contour line
 - Conserving natural features as a whole, without allowing fragmentation thereof.

A balance must be maintained between future developments and the responsibility of managing the natural surroundings. The natural features of the Noordhoek valley must be seen as an asset which should be promoted as such.

Yours faithfully


P. HARDCASTLE
For: Regional Manager

Copies for info

Control Nature Conservator
South-western Division

MR	
	A
	HE
	T
	HL
	✓

STREEKSDIENSTERAAD
REGIONAL SERVICES COUNCIL

9

REG.OFFICE	BEAMPT/OFFICIAL	UITBR/EXT	VERW.NR/REF.NO	DATUM/DATE
TOWN	L.Rost	2287	15/1/2/8	July 20, 1994

MEMORANDUM AAN/TO: Chief Engineer: Maintenance: Mr Rowan

M. ROST

REVIEW OF THE DRAFT NOORDHOEK LOCAL STRUCTURE PLAN: SUNNYDALE LOCAL AREA

The attached plan reflects proposed amendments to the Draft Noordhoek Structure Plan. The study area includes only the Sunnydale Local Area.

Your comments on the proposals are requested.

Should you require additional information you may contact Mr Rost at 2287.


DIRECTOR: TOWN PLANNING



1. SPORTS FIELDS IN WETLANDS / REED BEDS

SPONGE AREA SLOW DRAINING - REQUEST REW COMMENT ON
SUITABILITY & IMPACT OF FILLING ON DRAINAGE & FLOOD LEVELS (BACKWATER TO
GREAT LAKES.

- C.G.A. & PROVINCIAL ROADS COMMENTS ON COMMERCIAL NODE
ACCESS OFF SERVICE ROAD FROM LOCITEL TO LEKKERWATER.

JYR 10/8/94

REKSDIENSTERAAD
REGIONAL SERVICES COUNCIL

REG.OFFICE	BEAMPT/Official	UITBR/EXT	VERW.NR/REF.NO	DATUM/DATE
TOWN 1	L.Rost	2287	15/1/2/8	July 20, 1994

MEMORANDUM AAN/TO: Chief Engineer: Design: Mr Mitchell

REVIEW OF THE DRAFT NOORDHOEK LOCAL STRUCTURE PLAN: SUNNYDALE LOCAL AREA

The attached plan reflects proposed amendments to the Draft Noordhoek Structure Plan. The study area includes only the Sunnydale Local Area.

Your comments on the proposals are requested.

Should you require additional information you may contact Mr Rost at 2287.

[Signature]
DIRECTOR: TOWN PLANNING

⇒ *M. OBRE*

Please discuss with K. Molej
and comment.

Run 4/8

→ Kris

As discussed, please
investigate the service
implications & discuss.
Mark
4/8.

■ Less formal residential

The impact of Masiphumelele on the residential densities of Sunnydale, was an increase in the overall density from ± 9 units/ha to ± 13 units/ha (excluding agricultural and non-residential land uses). The existing density in Masiphumelele is reflected in table 12.

TABLE 12: DEVELOPMENT DENSITIES IN MASIPHUMELELE			
	Units	Area (ha)	Density
Phase 1	453	19,4	23 units/ha
Informal squatting	350	6,8	52 units/ha
TOTAL	803	26,2	31 units/ha

In a survey by consultants VKE (1994 : unpublished), the data that was collected of shack occupancy at the informal squatting area indicated that the average floor area is only 5 m². The average number of rooms per shack is only 1,64 and the average occupancy nearly 2,8 per shacks. (VKE 1994: Unpublished). These statistics serve to illustrate increasing population density that ultimately results in worsening living conditions and living standards of the community.

■ Agricultural densities

Agricultural subdivisions and the number of small-holdings in Sunnydale, contribute to the low density character of the study area. This visual impact of the lower densities is more evident in the western part of Sunnydale where the majority of small holdings are situated north and south of Kommetjie Main Road.

Agricultural land use has contributed in the following manner to the lower density character of Sunnydale:

- * agriculture played a transition function role between the urban environment and the natural environment.



Departement van Landbou

Direktoraat: Hulpbronbewaring

Department of Agriculture

Direktoraat: Resource Conservation

Private Bag X120
PRETORIA 0001

33:14-16

The Chief Executive Officer
Western Cape Regional Services Council
P O Box 840
CAPE TOWN
8000

1994-08-03

15.5.94

REVIEW OF THE DRAFT NOORDHOEK LOCAL STRUCTURE PLAN : SUNNYDALE
LOCAL AREA

With reference to your letter 15/1/2/8 dated 29 June 1994 I wish to inform you that the matter has been referred to this Directorate's office at Durbanville for their comment and recommendation.

On receipt of the above-mentioned comment the matter will receive further attention.

DIRECTOR: RESOURCE CONSERVATION

12000

WELD ASS. CONS. RESERVATION NUMBER
PLEASE QUOTE THIS NUMBER IN YOUR REPORT



410-2177
R/P/R1/25/3/5
DATE 04.8.1994
REFERENCE
TELEPHONE
TELEFON
DATE

W. S. C.
- 5 AUG 1994
ACQ 16-89
W. S. C. R.

33.14 ✓
44.14 ✓-

Tak Paaië en Verkeersadministrasie

Dear Sir

REVISION OF DRAFT LOCAL STRUCTURE PLAN FOR NOORDHOEK VALLEY:
SUNNYDALE LOCAL AREA: COMMENT REQUIRED IN TERMS OF
ORDINANCE 15 OF 1985

	MR
	A
	HE
	HC
	E

1. Your letter 15/1/2/8 dated 29 June 1994, has reference,

2. Attached please find a copy of a plan extract showing metropolitan routes in the Noordhoek area...

3. I comment as follows:

- ### 3.1 The hierarchical order of the roads shown on the unnumbered Discussion Plan accompanying your letter is not in accordance with this Branch's view of the hierarchical order required to satisfy the structure planning currently under way for the South Peninsula Sub-Region.

- 3.2 The attached copy of a plan extract shows the route numbers and road numbers of roads of metropolitan significance in the vicinity of the Sunnydale Local Area. Please note that there is no relationship between the two numbering systems.

- 3.3 The roads of metropolitan significance are required to have the following hierarchical classification:

- ### 3.3.3.1 Class 2 Primary Distributors

Main Road 115 (Route M64) being a portion of Ou Kaapseweg.
Main Road 103 (Route M6) being the portion of Glencairn Expressway between the four-legged intersection with Kommetjie Road and the start of Ou Kaapseweg.
Main Road 106 (Route M6) being a portion of Glencairn Expressway.



HEAD OFFICE HOOKRANTOOR
25 ALFRED STREET ALFREDSTRAAT 25
P.O. BOX 2603 CAPE TOWN 8000 POSTBUS 2603 KAAPSTAD 8000
FAX: (021) 410-2267 FAKS: (021) 410-2261
TELEGRAM: PROVROADS TELEGRAM: PROVROADS

HOOFKANTOOR
ALFREDSTRAAT 25
POSBUS 2603 KAMPSTAD 8000
FAKS: (061) 416-2261
TELEGRAM: PROVROADE

Main Road 106 (Route M65) being the portion of Kommetjie Road between the four-legged intersection with Glencairn Expressway and the intersection with Main Road 109 near Sun Valley.

3.3.2

Class 3 District Distributors

Main Road 103 (Route M6) being a portion of Chapman's Peak Drive. Main Road 103 (Route M65) being the portion of Kommetjie Road between the four-legged intersection with Glencairn Expressway and Kommetjie.

3.4

The proposed hierarchy shown on the Discussion Plan should be amended to take the foregoing into account. Furthermore Houmoed Avenue between Kommetjie and Chapman's Peak Drive should be shown as a Class 4 Local Distributor.

3.5

Other Class 4 Local Distributors are correctly shown. These include Buller Louw Road, Longboat Road, Bordeaux Road, Lekkerwater Road, Capri Drive and Bermuda Avenue.

3.6

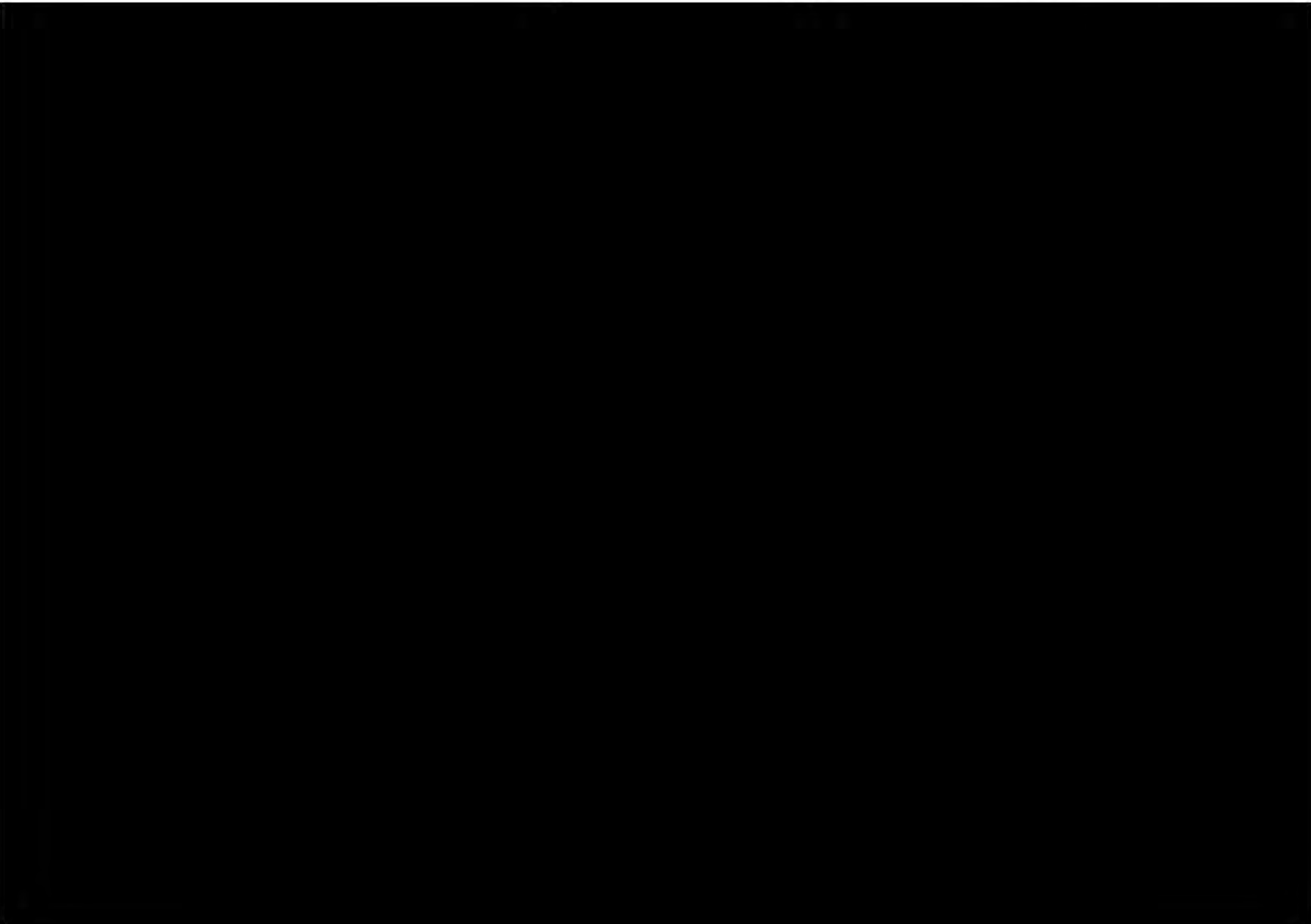
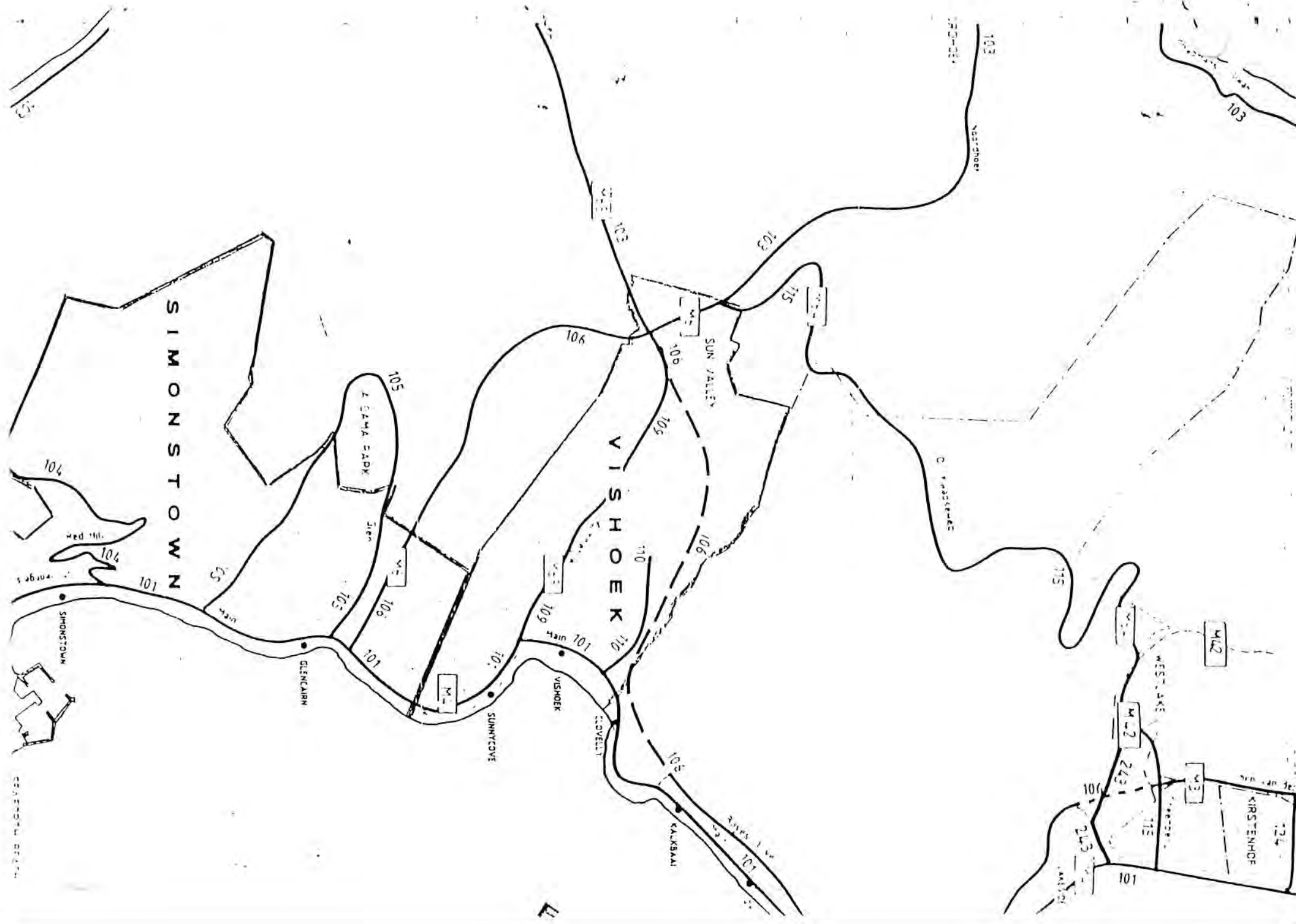
Provision is being made for community and commercial services along Kommetjie Main Road (MR 103) in the vicinity of the Lekkerwater Road intersection. Direct frontage access will not be permitted to these proposed sites, and some form of access control will have to be applied. The Structure Plan should contain statements to this effect, so that prospective developers and other public institutions can be properly informed of the constraints pertaining to roads proclaimed in terms of the Road Ordinance, 1976 (Ordinance 19 of 1976).

4.

You are kindly requested to forward copies of the completed draft Structure Plan for the Sunnysdale Local Area to this Branch and to the District Roads Engineer, Western Cape at Paarl.

Yours faithfully


(ACTING) PROVINCIAL ROADS ENGINEER
CGB/1e/noordhkv



MUNICIPALITY

Fish Hoek

MUNISIPALITEIT

Civic Centre - Central Circle
Burgersentrum - Sentralesirkel
☎ 22455 Fish Hoek 7975
Vishoek
☎ (021) 7821112
Fax (021) 7821112



4 August 1994

Mr Pelser

B3/3/8 (d)

Deel/Daart:

Aan/toespreker:

Ref./Verw:

The Chief Executive Officer
Western Cape Regional Services Council
P O Box 840
CAPE TOWN
8000

Dear Sir

COMMENTS REQUIRED IN TERMS OF ORDINANCE 15 OF 1985: REVIEW OF DRAFT
NOORDHOEK LOCAL STRUCTURE PLAN: SUNNYDALE LOCAL AREA

Your letter 15/1/2/8 dated 29 June 1994 refers.

We are pleased to see that there is provision for the establishment of additional industry in the area and hope that it will provide employment for the evergrowing semi-skilled and unskilled population in the area.

We are however concerned about the carrying capacity of Ou Kaapse Weg and Kommetjie Road due to the proposed increase in single and general residential zoning and it is felt that consideration be given to increase the carrying capacity of Ou Kaapse Weg and/or the construction of Fish Hoek Northern Bypass.

Yours faithfully

H K CHAPMAN
CHIEF EXECUTIVE/TOWN CLERK

/ma



	A
	HE
	T
	HC
1	E



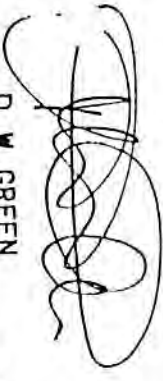
ATTENTION : MR L ROST
Western Cape Regional
Services Council
P O Box 1073
CAPE TOWN
8001

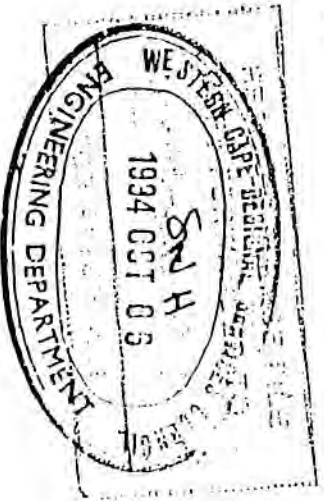
Dear Mr Rost

REVIEW OF THE DRAFT NOORDHOEK LOCAL STRUCTURE PLAN :
SUNNYDALE LOCAL AREA

With reference to your letter dated 29 June 1994 concerning the above.
Telkom has no comments at this stage. I would be grateful if I could
be informed if and when any further developments / meetings occur.

Yours faithfully


D W GREEN
for REGIONAL MANAGER



Fax Number : 683-3569
20 SEPTEMBER 1994

(21)
Smeekhofbestuurder: Wes-Kaapland
Regional General Manager: Western Cape
Private Bag X4, Claremont 7735
Ons verwysing 1W/94
Our reference: 33:14-V-
Navraag: Mr D W Green/mcs
Enquiry:
Telefoon: 683-1191
Telephone:
U verwysing:
Your reference:



Republiek
van
Suid-Afrika

Republic
of
South Africa

DEPARTMENT OF MINERAL AND ENERGY AFFAIRS
STREEKDIREKTEUR
REGIONAL DIRECTOR
Private Bag X9105
CAPE TOWN
8000

33:14.4

The Chief Executive Officer
Western Cape Regional
Services Council
P O Box 840
CAPE TOWN
8000

021 461 2389
021 461 7424
Miss H Priem
1994-10-04

ATTENTION: Mr L Rost

In u antwoord meld asseblief verwysingsno.
In your reply please quote reference No.

6/3/27.174

Dear Sir

REVIEW OF THE FARM NOORDHOEK LOCAL STRUCTURE PLAN: SUNNYDALE
LOCAL AREA

Your 15/1/2/8 dated 29 June 1994 refers.

This Department has no objection to the proposed reviewed
structure plan for the Sunnydale Local Area.

Yours faithfully

Hester
REGIONAL DIRECTOR
WESTERN CAPE

HP/no W/Cape RSC



	A
	HE
	T
	HC



Noted & 24/10



Departement van Landbou

Direktoraa: Hulpbronbewaring

Department of Agriculture

Directorate: Resource Conservation

Private Bag X120
PRETORIA 0001

11 NOV 1994
14/11/94

The Chief Executive Officer
Western Cape Regional Services Council
P.O. Box 840
CAPE TOWN
8000

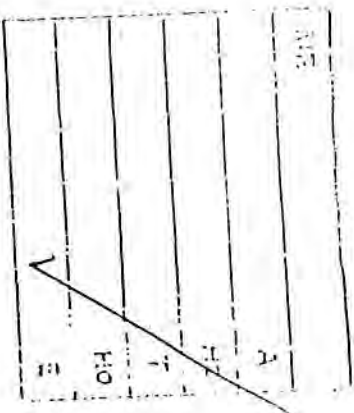
1994-11-03

REVIEW OF THE DRAFT NOORDHOEK STRUCTURE PLAN: SUNNYDALE LOCAL
AREA

Your letter 15/1/2/8 dated 29 June 1994 as well as my
evenlynumbered letter of 3 August 1994 refer.

This office is in agreement with the plan as submitted on
condition that provision is made for conservation of the wetland
to ensure natural purification of the water entering the wetland
before flowing into the lake.

DIRECTOR: RESOURCE CONSERVATION



MELO ASB. ONS VERWYSINGSNUMMER
IN U ANTWOORDE
PLENTOIR
11 NOV 1994
14/11/94

Verw/Ref: 03-07
Navrae/Enquiries: Mrs S Burger/mn3

Fax: (012) 329-5938
Tel: (012) 319-7541

P.O. Box 2201
Fish Hook.

7975.

18.04.94.

Mr. Taylor
de Hiss's Taylor, van Zeeburg
van der Spuy & Visser.
Architects, Town & Regional Planners
132 Main Road
Somerset West.

Re. Sunnyside.

Dear Sir,

My first question is. -
If the Administrator had entrenched
the 1985 structure plan would the Government
have had the legal right to appropriate the
Pheffer land (slides) without return for some
period from adjoining property owners?

If the answer is no, meaning that
property owners would have had the right to its
compensation then every property owner would use
the previous structure plan adopted immediately.
As I said on Wednesday evening, there
is a mechanism whereby changes in zoning
can be applied for. Nobody will convince me that
a structure plan can be designed to cater for
the next 10 years.

The main priority in your brief in my
opinion is to ensure that on site 5. You have
their representative, we have up to 5 members

in our structure we need more land. What are
the Provincial Administration employees who are
right there in their office going about it. We
are their specialists as the women they use
the area around Pit and Bay.

Burnside may only accommodate
one tile 5. My family have been in Burnside
for over 1 year and the clerks busy with a
land subdivision extends to the side of the
main a 4 million rand devaluation in our
property do understand why I speak the way -
do

If the Administration is informed that
the roadways - roadways - probably owners of many
was the present structure plan adopted has to
any choice?

I don't want to be negative but
this stage I don't think there is time to imple-
ment your long list of work descriptions for
community groups.

Yours faithfully
J. A. Jones

Attention Mr O Taylor

7 Antigua Avenue
Capri Village
Sunnydale 7975
26 April 1994

Taylor ■ Van Rensburg ■ Van der Spuy ■ Visser ■ Inc
PO Box 1794
Somerset West
7129

Dear sir

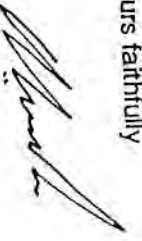
SUNNYDALE STRUCTURE PLANNING : KEY ISSUES

I respond to some of the comments discussed at the recent public meeting held at Sun Valley Primary school on 13 April 1994 and wish to record some of the key issues to be considered within your planning report.

1. **Kommetjie main road** - This is the main transport link to Fish Hoek and Kommetjie as well as tourist route for the Southern peninsula. Particular attention is to be given to making this a safer route for all users and to promote tourism in the area.
2. **Parks and Recreational facilities** - The structure plan does not allow for these types of facilities in the area. Specific requirements are :
soccer fields closer to site 5.
grassy areas in and around Capri village (P.O.S areas)
The residents in this area are presently using the Pick n Pay fields for this purpose.
The mountain reserve areas have major tourism potential eg. Bird sanctuary, flora area, trails etc.
and should be set aside for this.
3. **Commercial development** - Whilst certain people are against promoting small business I believe that job creation is needed within our community. Adequate provision should therefore be made for small businesses both along Kommetjie road and Louws industrial development.
4. **Site 5** - The limits of this development must be clearly defined with reference to the 50 yr flood line which appears to run through it. Jurisdiction of this area has to be determined and preferably incorporated into Sunnydale, after all it is a proclaimed township.
5. **Schools and churches** - When Capri village was first developed, there was provision for a primary school in the area. This is now zoned single residential. Alternate provision should be made for a primary or pre primary school in this area. To my knowledge we have only two churches in the area. These are both so called "cult churches". Are there any other sites which can be made available?
6. **Area security** - Capri drive is shown as a cul de sac off main road. This is good planning in terms of security for residents south of K.M.R. The same principal should be incorporated into Bordeaux rd. off Buller Louw drive so that access in Fairy Knobe remains off K.M.R. What about a pedestrian route from sites directly to Pick n Pay below the 50yr flood line? It certainly seems to be a shorter route.

I trust that you are familiar with some of these issues discussed, however should you wish clarify any points I can be contacted at work (021 237050).

Yours faithfully



M van der Poll

(11)
P O BOX 58
NOORDHOEK
7985
4th June 1995

Tel: Van Hensburch, Van der Spuy, Visser Inc.
P O BOX 1784
SOMERSET WEST
7129

Dear Sirs

SUNNYDALE STRUCTURE PLAN

Just a few points concerning the structure plan presented and discussed at your recent workshop held at the Sun Valley Primary School.

I have to admit that at one point I was seriously concerned that the meeting was going out of control and I must say that the animosity shown by the two sides was most unpleasant. This was not helped by the way that apparently the plan had been discussed with one party, radically altered and then presented to all parties more or less as some sort of fait accompli. It must be remembered that this structure plan is the key to the assimilation of the Masiphumelele Community into the overall Valley Community and that what affects them affects All the Valley and particularly the area immediately surrounding Masiphumelele. It is, in fact, the key to the future peace of the Valley.

I cannot emphasise it sufficiently, that anything that goes into the plan MUST be agreed in preliminary discussions or workshops involving ALL the parties at the same time. You cannot go off in a huddle with one side, raise their hopes and perceptions and then leave it to the other side to disillusion them. It is not just another town planning exercise, it is an exercise in establishing peace and understanding in the area. If you do not see your role in this way and if you feel that the role of peacemaker is not covered by your terms of reference then you had better ask for your t.o.r. to be altered accordingly.

Back to town planning:

1) I am appalled at the complete lack of emphasis on the need to provide a serviceable road network to cope with the increased population and the public transport required to cope with it. Kommetjie Road is already a death trap not having been designed to handle the volume of traffic generated by Ocean View & Kommetjie. The last thing it needs is the traffic milling already generated by the Masiphumelele turn-off let alone by the taxi rank proposed in your plan. There is also some sense in Masiphumelele's request for another exit in order to cope with the expansion in a southerly direction. There is proposal that they have a link back to the Kommetjie Road through the developing industrial area on the north side of the sewage works is reasonable but not practical in that it still does not deal with the public transport/taxi problem. What is needed is a road loop that will serve Masiphumelele and prevent traffic milling in and out of Kommetjie Road. This can only be provided by the construction of the proposed road

...turning from Pick-n-Pay along the west side of Masiphumelele and the reconstruction of Lekkerwater Road to fill tared-road standards. Such a road loop would have the following effect:

- (a) Access can be provided to Masiphumelele at any desired point along its western boundary.
- (b) Traffic flow, and particularly public transport flow, could be smoothed by reducing the need to re-access Kommetjie Road because of the return link to Pick-n-Pay. If it comes to the point this could be assured by making Lekkerwater road a one-way link.
- (c) Taxibanks (or bus turning circles) could easily be provided out of the through traffic of Kommetjie Road and reasonably close to all sections of Masiphumelele thus avoiding any need for taxi/bus access to Masiphumelele internal roads.
- (d) Foot traffic would naturally follow the new route as the shortest road to Pick-n-Pay thus avoiding the need to take the long way along Kommetjie Road or to filter through the residential areas in between.
- (e) The new road would hopefully provide a 'hard edge' to urban development thus discouraging any further encroachment on the wetlands.

I appreciate that there are probably pressures on you to avoid the expense of road construction (particularly at Provincial expense) but then Province should have seen to it before they built 'Site 5' instead of losing the road network in their bureaucratic quagmire as they did despite requests for the road at various meetings.

The only disadvantage that I can see in the construction of the new road is the question of what effect it would have on seepage and storm water flowing into the wetlands. This basic engineering problem would need to be carefully investigated before it results in the construction of a further environmental disaster.

- (2) The proposal in the structure plan to convert the Lochiel Road smallholdings into high-density housing seemed to meet with little enthusiasm at the meeting. Has this been discussed with the owners or was this another bit of 'fait accompli' handed out? Would this area not be a better candidate for your 'mixed zoning' area rather than Lekkerwater Road seeing that the area has already acquired a commercial nursery in recent months?

- (3) I got the feeling that people needed some re-assurance on the concept of the proposed 'mixed zoning' area particularly with regard to the control and definition of acceptable activities and land usage. The way it was presented, the concept came across as being somewhat woolly with no definition of how such a new thing would or could be controlled. Perhaps you could even consider taking the TMS on board on this one so that Councilors and Officials can gain some understanding of what will be required of them?

- (4) Your proposal to rezone the northernmost portion of Sunnydale (the little piece on the northern side of Noordhoek Main Road) as single residential 1000sq.m. is completely unacceptable to Noordhoek. This area, which should never have been included in the Sunnydale Local Area, is currently zoned Agricultural

the boundary between Sunnydale and Noordhoek here
is an arbitrary line drawn between cadastral survey points
because the geographic boundary of Noordhoek Main Road was too
difficult to define.
I fail to understand how any town planner worth his salt can
propose the intrusion of higher densities into this area simply
because it falls within arbitrary boundaries included in his
terms of reference. Had you enquired of the neighbouring local
Council you would have been informed of its views on the subject
including the struggle it has pursued to maintain the
agricultural zoning of the whole Dassenberg area despite
attempts by would-be developers to introduce high density
housing into it. Even CMC town planning should have been able
to advise you on this.
A look at the 'Urban Edge' proposal of the South Peninsula
Sub-Regional Plan (Figure 19) would also show that at this
point Noordhoek Main Road is taken as the natural delimiter of
the 'Urban Edge' with urban areas on the south side and
'non-urban' on the north side.

(5) The questions regarding gerrandation between the Sunnydale
Structure Plan and the South Peninsula Sub-Regional Plan drew
somewhat vague answers, as did similar questions at the recent
workshop held for the latter. It would appear from the skimpy
summary that I have seen that there has not even been too much
in the way of liaison between the Sunnydale Structure Plan and
the Proposed Noordhoek Wetlands Nature Reserve Plan drafted by
consultants Taylor, Van Rensburg etc. - not necessarily in major
concepts but apparently in detail aspects.

(6) The provision of the two green passages from the mountain
through Capri down to Kommetjie Road is much appreciated. I
have some difficulty, however, with the thin passageway of
public open space that is envisaged running down the western
boundary of 'Fairy Knave' from Kommetjie Road to the proposed
Houmoed Avenue. This appears to be too small to be a true
greenway, too thin to be a separator between different
levels of residential development and to be pointing in the
wrong direction to be a link from the wetlands to any mountain
hiking trail. It fact, unless it provides protection for an
existing river bed, or gives access to a reed-bed bird hide or
similar feature in the proposed wetland nature reserve it would
seem to be a walkway leading to nowhere in particular.

Surely any link from mountain to wetland should be aimed towards
the southernmost tip of 'The Lake', or am I missing something?

(7) It is my belief that any plan for development and urbanisation
anywhere in this valley needs to be accompanied by a stormwater
disposal plan. Admittedly average rainfall in Sunnydale is a
good deal less than in Noordhoek, nevertheless increase and
concentration of run-off on the scale envisaged here will
eventually cause havoc unless carefully planned. What are the
possibilities of producing such a plan?

Yours faithfully

J.S. Cannan
Councillor, Fish Hoek/Kommetjie/Noordhoek TMS

P.O. Box 178
Noordhoek
7985

20 June 1994

Messrs Taylor, Van Rensburg, Van der Spuy, Visser Inc
P.O. Box 1794
Somerset West
7129

Attention: Mr Owen Taylor

Dear Sirs

Further to the recent meeting regarding the structure planning for Sunnydale area there are certain suggestions and recommendations which I would like to bring to your notice.

Since we all agree that Site 5 is here to stay I and all residents abutting and abounding this massive and ill placed area of informal housing must bear the brunt of totally slumped property values and vastly increased crime rate, totally attributable to the acute shortage of employment in this previously "up and coming" but basically rural area.

I attach copy of plan which I have in my files and which was circulated amongst residents. This shows a taxi rank incorporated within the boundaries of Site 5. Now, according to the later structure planning this taxi rank has been extended right along to encompass Rock Aloe and also our property, "Prospect", which is situated on the corner of Kommetjie Road and Lekkerwaterlaan, across from Rock Aloe. (Incidentally, the boundary line of the taxi rank cuts through the middle of our home.)

My wife and I have lived at Prospect for over 25 years and besides the heartbreak of what we see happening around us let us look at this from a totally practical point of view.

When we submitted plans for our entrance gateway our plans were turned down by the local authorities - the reason being that we should access through Lekkerwaterlaan as they were planning to curtail excess access into Kommetjie Road because of the increased traffic since the establishment of Ocean View township. This was 8 years ago - long before Site 5 was ever thought of. After lengthy correspondence and since our home is built facing Kommetjie Road, we were reluctantly given permission to put a Kommetjie Road as our entrance. And now it is intended to put a taxi rank and/or convenience shops on this same property. This is simply not feasible. Especially since Site 5 is unfortunately still growing in size and it is obvious that Kommetjie cannot take this amount of traffic; it is already a dangerous road to

travel/...

travel on, vide the amount of bollards that have been knocked down. These are supposed to give protection to pedestrians walking on the footpath alongside the road. However these bollards are still lying there adjacent to the road and they were only cemented into position last year.

It seems to me that the obvious solution to this problem would be to expedite the construction of the proposed road linking Houmoed Avenue in Sun Valley to the industrial area in Heron Park. Although we, as ratepayers, have been told that there is no money for this project it seems to be of utmost importance in diverting an enormous amount of traffic from Kommetjie Road. As Sun Valley Shopping Centre is the main shopping centre for our area, encompassing clothing stores, bottle store, chemist and supermarket, this road would be far more beneficial than, for example, the amphitheatre planned for Site 5.

As a follow up I would like to suggest that the taxi rank be resited to the other end of Site 5 i.e. close to the new road. From a humanitarian point of view this would be more convenient for the majority of people walking to and from and, from the other point of view a taxi rank is not a pretty sight and let us please remember that we are on a main tourist route.

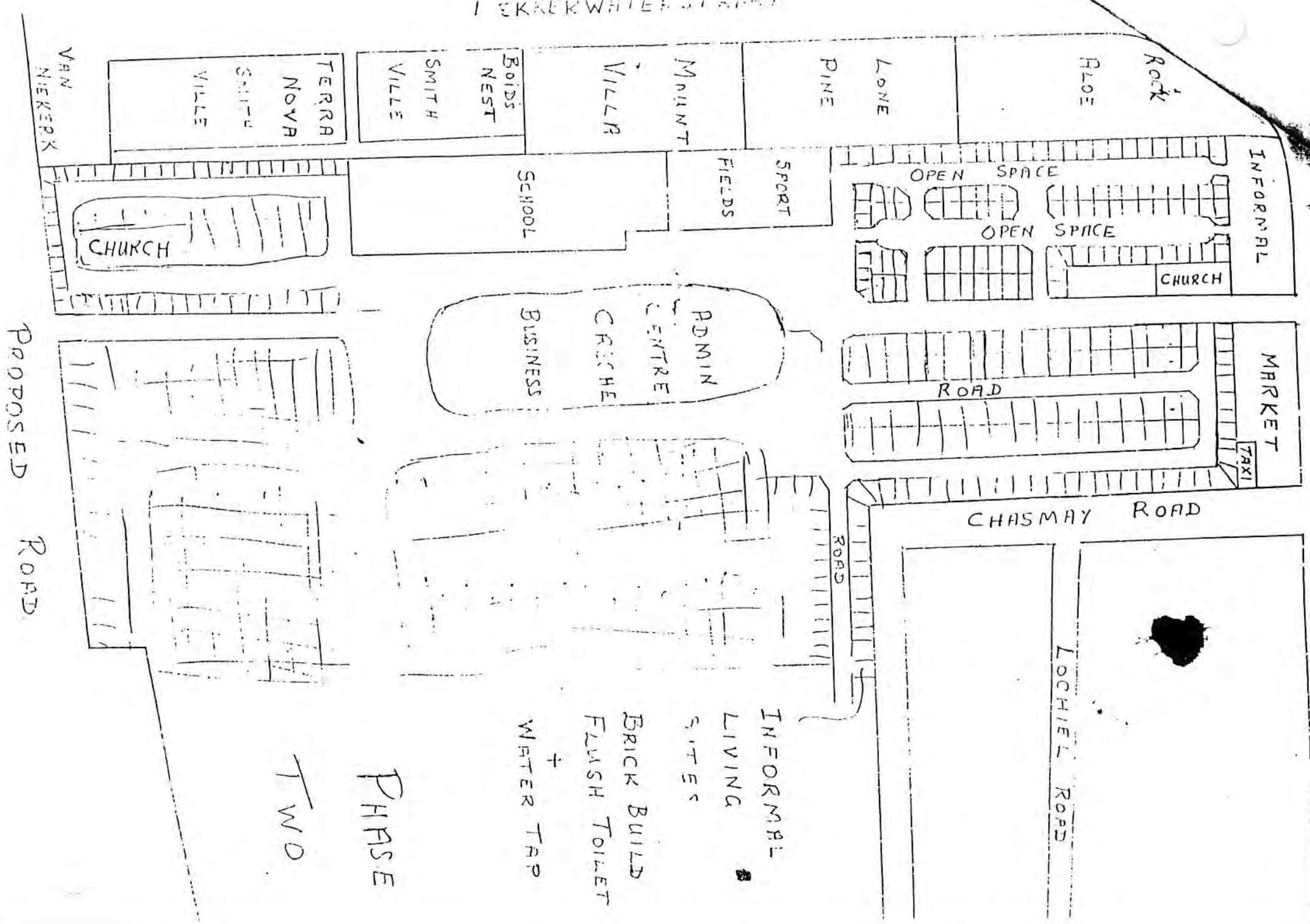
We have to be realistic about the limitations set by a township of informal houses but we would all like the opportunity to live in dignity and pride in the area which we have chosen.

As we have no intention of subdividing or selling our home I must in any event request that the identification of taxi rank be removed from our property.

Thanking you

Yours faithfully


RAYMOND WRIGHT



P O Box 22588
FISH HOEK
7975

20 June 1994

Taylor, Van Rensburg, Van der Spuy, Visser
P O Box 1794
SOMERSET WEST
7129

ATTENTION: Mr O Taylor

Dear Sir

SUNNYDALE STRUCTURE PLAN

I would, in my personal capacity as well as Vice Chairman of Sunnydale Ratepayers Association, like to thank you very much for your contributions to the Public Meeting at Sun Valley on 9 June 1994, and for my prompt receipt of the map of the proposed Structural Plan.

I would like to make the following comments, most of which were made to you verbally at the above meeting.

1. I was very disappointed to learn at the meeting that you had been given a general directive to reduce the erf size in the Sunnydale area. It was not clear from whom the directive had originated, but I would point out that such a trend would be directly contrary to the wishes of the land owners to the west, south west and south of Masiphumelele, whom I represent, and who have at several public meetings during 1993 and 1994 clearly expressed the view that efforts should be made to retain the "large-plot rural" atmosphere of this area.
2. I have distinct reservations regarding the viability of the proposed agricultural area to the west of Masiphumelele. The soil in this area is very sandy (it does in fact represent a fossil beach several thousand years in age) with a very low level of organic matter and extremely poor water retention. In order to attain viability for your proposal a massive programme of soil upgrading would be necessary and irrigation during summer would be essential. Who would pay for this?

2/..

3. At a public ratepayers meeting in 1993 it was agreed (and minuted and ratified at a subsequent Sunnydale Ratepayers Association Executive meeting) that the SPRA recommendation for the area west of Masiphumelele would be for high-density formal housing (to limit the sprawl of informal housing), and to retain the large-erf agricultural classification of the areas marked A5, A4, B4 and D1 on your plan. I was disturbed to learn that your earlier proposals that conformed with this recommendation but that they had been subsequently reversed. I very strongly urge you to heed the suggestions of the existing (and most effected) residents.

4. Subsequent to the Sun Valley public meeting it has been pointed out to me that the area in the north-west (designated Reedbeds on your plan) dries out during the summer to an extent that vegetable farming (as currently envisaged on the land to the west of Masiphumelele, but see my points 2 and 3) would be very viable. I can confirm from many personal observations that the soil in this region is rich in organic matter, fertile and retains moisture well so that during the summer minimal irrigation would be necessary. I urge you to give this suggestion careful consideration as it would provide some practical use for this land.

I thank you for the opportunity to be able to comment on the Structure Plan proposals.

Yours faithfully



R W FOSTER

cc Chairman, Sunnydale Ratepayers

SUNNYDALE RATEPAYERS ASSOCIATION

20.3.95

P.O. Box 22311
FISH HOEK
7975

15/12/8
7852837(F)

Tel: Secretary - 785-2850

Cape Metropolitan Council
Attn: Carole Blundy

8080888 16548

Cape Villager 10/03/1995

Dear Sirs,

MR	A
	H
	T
	H
	E

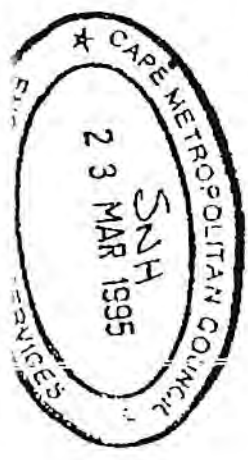
Re: Revised Draft Local Structure Plan - Sunnydale Local Area

The "SRA" has studied the revised Draft Structure Plan as presented to us during a recent meeting.

The presented structure plan deviates substantially from the one accepted at a Public Meeting in July 1994. Changes to the Structure Plan were done without Public Involvement and without the knowledge of either the "SRA" or "Ratepayers" of Sunnydale. As a financial contributor, the "SRA" rejects the "Draft Structure Plan" in its present form. The "CMC" and "Taylor, Van Rensburg, Van Der Spuy, Visser" did not perform in accordance with the mandate given to them at Public Meetings. Until such time as the structure plan conforms with the mandate given, the "SRA" will dispute any financial responsibilities. The "SRA" also disputes any additional financial obligation as a result of the revised Draft Structure Plan.

At the recent meeting you also indicated that the changes and delays were caused by several objections by various "State Departments/institutions" and the community of Masiphumalele. However, your revised "Draft Structure Plan" only produces one copy of a letter by the Department of Agriculture. It would be appreciated if you could forward copies of all objections received by the various parties, as well as minutes of the meeting held with the community of Masiphumalele, as well as your reasons why you did not inform the "SRA" of the changes.

The "SRA", on behalf of all Ratepayers that contributed to the "Original Draft Structure Plan", wishes to express its dissatisfaction with the manner in which the project was handled by the "CMC" and the "Town Planners".



X

The situation is aggravated by the lack of response to our
telephone letter sent to the "RSC" in December/January
requesting information on the status of the Draft Structure
Plan, which in turn, should have been presented to the
Premier of the Western Cape already. We also object to the
secret manner in which changes were instituted at "Private
Meetings" as late as January/February 1995, which 7 months
after the original plan was accepted at a public meeting.

ie "SHA" insists that the "CMC" and the "Townplanners"
engage for a "Public Meeting" to present the revised
document to the Communities of Sunnydale. It will be the
"CMC's" obligation to ensure that all parties affected will
be invited.

We are looking forward to your reply and the requested copies
and wish to assure you of our co-operation.

Yours faithfully
Sunnydale Ratepayers Association


J. Hambach
(Secretary)

DRAFT

C BLANDY

487-2265

487-2213

1/2/8

April 4, 1995

SECRETARY
SUNNYDALE RATEPAYERS ASSOCIATION

BOX 22311

HOEK

SIR

RE: DRAFT LOCAL STRUCTURE PLAN : SUNNYDALE LOCAL AREA.

Letter dated 10 March 1995, received 23 March 1995, refers.

Letter raises a number of concerns regarding the procedure followed in preparation of the current draft version of the structure plan and that proposals contained therein are unacceptable. Furthermore you request that public meeting be arranged to discuss the revised proposals.

Regarding the procedure followed it is necessary that I reiterate the explanation given to your association at the meeting held on the evening of 9 February 1995 at the home of Mr. Hambach and attended by Mr. Blandy of the CMC. Messrs Taylor and Swart as the consultant town planners. The plan that was presented at the public meeting in July 1994 was a draft plan that needed to be advertised for public comment and the comment of various state and provincial departments needed to be obtained. Mr. Blandy also stated at the public meeting that the proposals to date had been the product of consultation between the public and the consultants and that the then WCRRC had given final input (a strategy that had been followed so as to allow the public concerns to come to the fore). It was also stated that following the public advertising the plan would be redrafted and presented at another public meeting before being submitted to the Council for adoption and on-ward transmission to the Premier for approval. At no time was the plan presented at that public meeting considered as being the final draft for submission for approval.

The reason for the subsequent meeting with the Masiphumalele community was explained clearly at the meeting of the 9 February as being necessary to have a written record of their concerns and interests in the formulation of the plan. It was explained that this community, through the Provincial Administration, had contributed 60% of the cost of the exercise. This community had been poorly represented at the public meeting and the reason for subsequent contact with them was to solicit and record community in the area, which was available to yourselves or any other community in the area, to notify the Council to notify

The Town Planning Branch of the CMC needed also to review the proposals and comment received and make their professional input into the plan. This was done during November 1994 and incorporated into the revised draft submitted to you in February 1995.

Your indication that another public meeting is necessary is endorsed as this was always the intention. This has been provisionally arranged for Tuesday 25 April 1995. You will recall however, that at the meeting on the 9 February your Committee requested that this public meeting follow the submission of the plan to the Premier on the understanding that he would require a public meeting prior to his final consideration of the plan.

No reply was made to your telex as the matters raised were discussed at the meeting on the 9 February.

Copies of the comments received on the advertising of the plan are attached. Mr Taylor has been asked to forward a copy of the minutes of the meeting with the Masiphumalele community to you.

The Consultants have revised their plan following the meeting with you on 9 February and have forwarded a copy to you. I wish to record that the Town Planning Branch of the CMC has not responded to these amendments.

You gave no indication of the aspects of the plan to which you object. Would you kindly do so in order for the Consultants and the CMC to review the draft proposals.

CHIEF DIRECTOR : ENGINEERING SERVICES

SUNHILL FARM

P.O. Box 262
NOORDHOEK
7985

Tel: (H) 785 1434
(W) 24-0480

21 April 1994

Mr Taylor Van Rensburg Van Der Syppe Visser
P O Box 1794
SOMERSET WEST
7130

Dear Sirs

Thank you for your informative meeting on the Sunnydale Structure Plan. As a result of my appointment as chairman of the meeting, I did not complete your attendance register or provide you with an address to which future correspondence can be sent. Please note my details above. I am also not in possession of your notice setting out the heads under which you wish residents to address you on the structure plan, however, I will deal with my points that I wish to raise as logically as possible.

1. General principles

The body of the residents at the meeting on the 13th inst. supported the view of the ratepayers association and that is that the existing draft structure plan should be adopted as far as practically possible and should not be recreated from base principles. The fundamental changes which have come into the area and which are envisaged in the future should be brought into the plan by way of a revision.

Clearly the most important issue is that of Masipumalele. Something dramatic and innovative needs to be done to blur the boundaries between the existing community and the new community. The message from those present at the meeting was that Masipumalele must be upgraded to achieve the foregoing goal rather than having the surrounding area downgraded.

Another major point of departure from the existing draft structure plan which will be found in the envisaged density of the population in the area. Sunnydale accommodated generally two classes of property being residential and agricultural. It would seem that the planners tried to keep properties as big as possible and thereby keep the standard of living in the area high. Clearly the area can no longer be considered as a high class area, especially with the introduction of Masipumalele. It is therefore imperative that densities throughout Sunnydale be increased to bring the properties down to a size more suited to the

pocket of those wanting to buy in the area. One acre small holdings are a luxury people cannot afford.

I wish to make input on the following aspects of the future structure plan of Sunnydale.

1.1

The Kommejie Road

This road is dangerous and over burdened. Alternate roads must be introduced into the area to take residents to shopping centres and the like, or alternatively Kommejie Road must be treated as a residential road and stop streets should be introduced at major intersections such as Capri and Masipumalele.

Unless another arterial road is introduced to the Southern Peninsula, Kommejie Road will have to continue to serve this purpose. It is accordingly imperative that the road be free of commercial activities so as to allow proper traffic flow and prevent a permanent bottleneck develop.

1.2

Masipumalele

A plan must be devised to prevent a general downgrading of the whole area because of the introduction of Masipumalele. I do not know of a magic formula, however, the present situation is intolerable and will lead to owners of neighbouring properties being driven off their land and the squaller of the township increasing unabated. We also cannot go on forever having double standards. The black community in Masipumalele live on sites of 200 sqm with up to 5 families on a site. Adjoining properties owned by whites have a minimum subdividable size of 4000 sqm. No building health or other regulations apply within the township, however, they are stringently applied outside the township. It seems to me that either a neutral zone around Masipumalele must be created to allow an integration of the communities which are presently pulled apart, or the township must be moved to a site which can lend itself to easier integration.

1.3

Business district

Sunnydale has two business districts. The one is the Sun Valley Shopping Centre and the other is the Pelican Industrial Park (in nomans land). Both these commercial and industrial areas can be expanded and are presently not fully occupied. The Regional Services Council have passed plans allowing for a major extension of the Pelican Park industrial area should this become economically viable in the future. Under no circumstances should future industry or commerce be introduced in other areas of Sunnydale. To do this will fragment the area detrimentally.

1.4

The area south of Kommejie Road (mountain side) and west of Capri

Parts of this area was zoned residential and other parts agricultural with a minimum size of one acre per property. Present planning has deviated dramatically from this old format. Capri has high density pockets and in Mr Shepardon's development De Oudeweg, property sizes down to 650 sqm have been approved. Opposite Masipumalele an equestrian centre with a high density residential area has also been approved. Developers

will tell you that they were unable to sell one acre plots as the general body of people can no longer afford such large areas. It furthermore does not make sense to try and keep the remaining land in this area zoned differently to the new developments and my suggestion is that the whole of this area be zoned residential with densities down to 650 sqm per plot. I can add that as this land is on the mountain side, there is no water and because of gradient and soil conditions the land is not suitable for agricultural use. All farming activity in this area has now ceased.

1.5 Greenbelts

The Regional Services Council have ignored the provision of greenbelts made on previous structure plans. We presently have developments which have pockets of public open spaces which ultimately become overgrown, harbour vagrants and are then redeveloped. A properly defined network of greenbelts must be entrenched to give the residents of Sunnydale access to the wetlands and the mountain south of the area. The Ratepayers Association have submitted plans to the council on this issue.

Finally it must be remembered that in the future Sunnydale will be a ward in a greater South Peninsula Municipality. This greater area will have facilities such as post offices, libraries, sports grounds and there is therefore no necessity to make provision in Sunnydale itself for such facilities. When assessing the structure plan for Sunnydale, the area must not be looked at in isolation. To the west of Sunnydale is poverty stricken Ocean View with their low cost housing development and an industrial park. To the east of Sunnydale is Sun Valley a middle class and reasonably high density area. In the middle of Sunnydale is Masipumale a high density area. Clearly the whole of Sunnydale must be replanned to become a high density area and that every effort be made to prevent pockets of industry and small holdings being entrenched into the future plan of the area. I trust my views are of assistance to you.

Yours faithfully



D MARSHALL

FISH HOEK RESIDENTS ASSOCIATION
 INMUNERS VERENIGING VISHOEK

22 AUG 1994
 13:30
 M X S D R

P.O. BOX }
 POSTBUS } 22125
 FISH HOEK — VISHOEK
 7975

17.08.94

Chief Executive Officer
 Western Cape Regional Services Council
 P O Box 840
 Cape Town 8000

Your ref. 15/1/2/8

Dear Sir,

REVIEW OF THE DRAFT NOORDHOEK LOCAL STRUCTURE
 PLAN: SUNNYDALE LOCAL AREA

Thank you for your invitation to comment on the above Draft Plan. As you are no doubt aware this part of Sunnydale falls outside of Fish Hoek's existing boundaries and this association has no mandate to pass comment on RSC controlled areas.

However, recent storms have resulted in flooding of the adjacent Sun Valley area and we are concerned that the free flow of storm water from Sun Valley, through the existing drain pipes, is being impeded at the pipe outlets in RSC controlled land.

The possibility of this problem occurring was raised at one of the Noordhoek Wetlands Consultation Group meetings by our attending representative.

It is felt that proper provision should be made to ensure that drainage from the Sun Valley area into the reed beds and what was known as "Louw's Pan", is unimpeded. This was the traditional water course of drainage from the Western water shed of the Fish Hoek valley. We suggest that you liaise directly with the Fish Hoek Town Engineer in this regard.

Yours faithfully,

Stuart Lane



10.7	
A	
He	
T	
HO	

DISCUSSION PLAN

REVIEW PLAN

LOCAL AND REGIONAL COMMERCIAL NODE
 (i) Light Industrial
 (ii) Library, Church
 (iii) Community Hall, G.P.O., Police.
 (P) Pick 'n Pay

AGRICULTURE
 Small Holdings

COMMERCIAL AND COMMUNITY SERVICES
 Informal market
 Tavern and Crafts
 Convenience shop
 Service Industrial

AT A2 A3 A4 A5
 Single Residential
 Min. ext. size: 650m²
 Density: 12 units/ha
 Group housing/General Residential
 Min. ext. size: 400m²
 Density: 18 units/ha

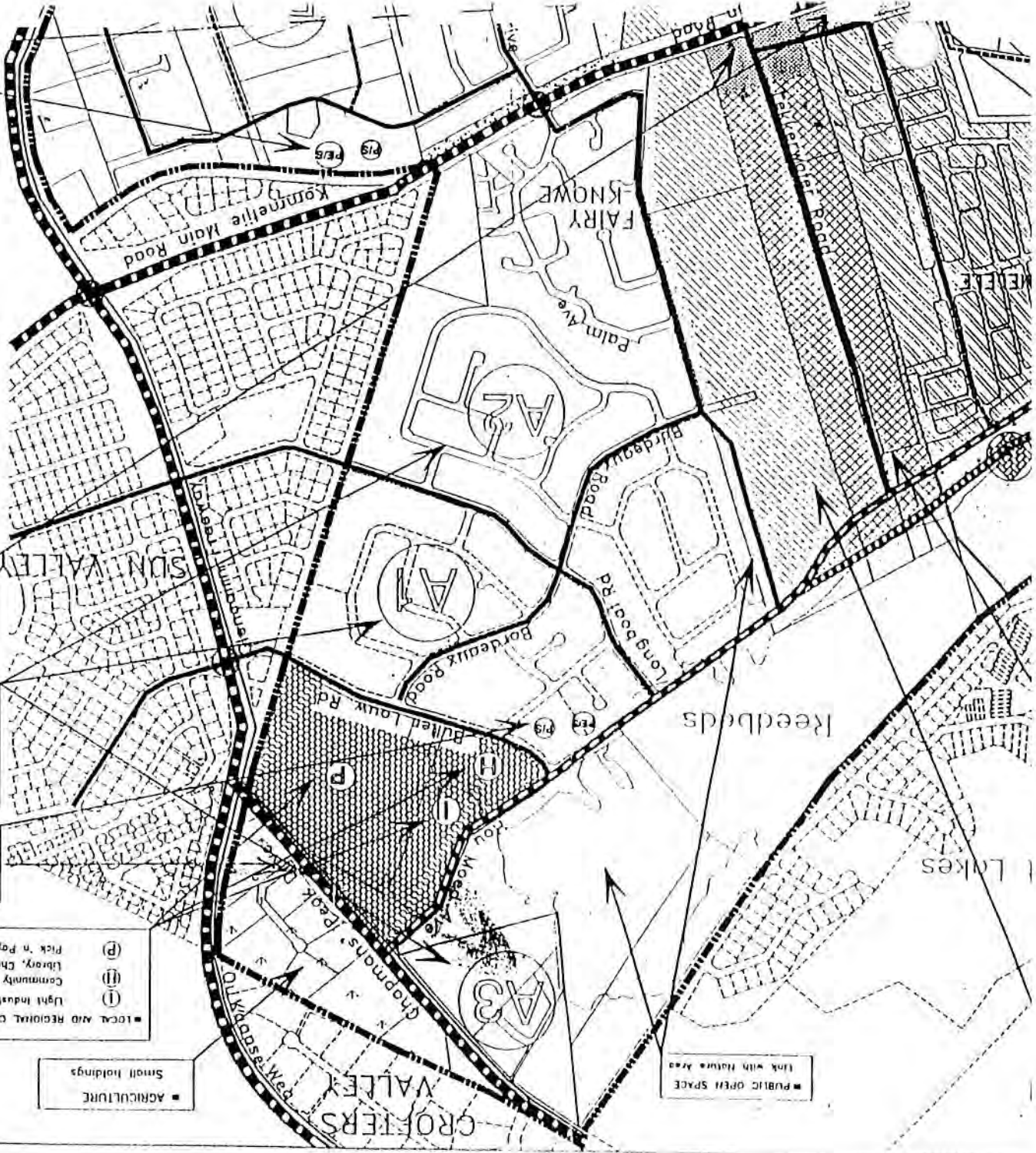
SCHOOLS
 Alternative 2
 Pre-primary school
 Primary school

SCHOOLS
 Alternative 1
 Pre-primary school
 Primary school

Public Open Space

ROADS
 Primary Distributors (Class 2)
 (Existing regional distributors)
 * 20 - 30m road width
 District Distributors (Class 3)
 * 20m road width
 Local Collectors (Class 4)
 * 15m road width
 Local Access Roads (Class 5)
 * 15m road width
 Existing/Possible Signals
 BOUNDARIES
 CPHE
 Structure Plan
 Boundary

NOTE: UNITS/HA = NETT DENSITY



TELEFAX

TO Taylor, Van Rensburg ...
ATTN: Mr. Owen Taylor
FAX NO. 024-512889

FROM SUNNYDALE RATEPAYERS ASSOCIATION
DIETER HAMBACH
FAX NO. (021) 785-2637

TELEX NO. 1-94006

PAGES: 1

DATE: 22/01/95

Dear Sirs,

RE: Meeting - Structure Plan

As I will be away next week, I have to use this method to make arrangements for a meeting between WCRSC - Carne Dandy, yourselves and our association. The date of 01/02/1995 is not suitable as three of the four members responsible for this portfolio will not be available. We therefore request you to arrange a meeting on 09/01/95. Please advise Mr. D. Henderson (Tel. 785-3409) of the venue of the meeting.

785 2409

We would like to place on record, that we are very dissatisfied with the development regarding the plan. The Sunnydale Ratepayers Association initiated this structure plan, the WCRSC acted on behalf of the association when it instructed you to proceed with the structure plan. We cannot accept that claims are now being made, that Masephumalele was unaware of this structure plan. At the meeting in June 94 representatives from Masephumalele were present. Furthermore all notices were for public meetings. Your meeting with representatives of Masephumalele without the knowledge/participation of our association is totally unacceptable.

You are hereby requested to submit two sets of the "Draft Structure Plan" to the Association. (Repeat of request to your secretary) Please forward to P.O. Box 22311 Fish Hoek before 04/02/95, the date of our next meeting in connection with this matter.

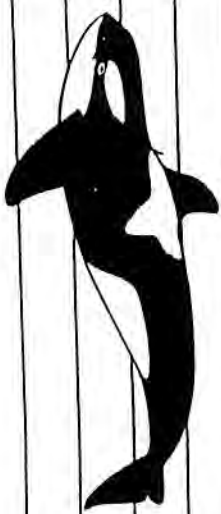
Should you have any further questions please contact Mr. D. Henderson.

Thanking you in anticipation of your co-operation.

Yours faithfully
Sunnydale Ratepayers Association

Dieter Hambach
(secretary)

no. 2 Java Close
APR 1 VILLAGE
FISH HOEK
1995



D.R. BOWER

1807 DEWARCIE

CARL VIVACE

SUNDAY

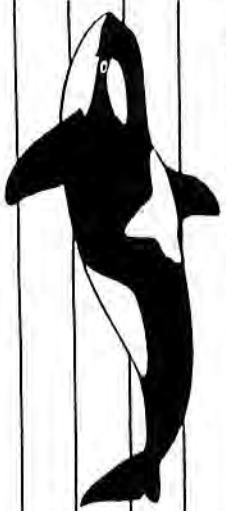
25 MAY 1985

1 OBSERVATION TO THESE TWO AND THREE OR ANY FURTHER
AND ASSOCIATION OF INCORPORATION INTO EXISTING "SITE 5"

Dear Sir

I object to any proposal to create further
upland cottonland and adjacent to "SITE 5" on either side
of the existing demonstration. I formulate or propose
a structured plan solely in terms of independent
or lowest income request of the population of living
is unfair and unjust and without taking the feeling and
objection of the remainder of property holders, with the
whole, into account.

I object to the lack of independent financial control
with over 100 years one sided proposal. The association
of Keweenaw and Cape Breton were living within
one of the most beautiful lands on the Keweenaw. Since
we were living here many more centuries I will have
the vision and how a standard plan to uphold family
rights as for as it has? If you can help family challenges
are planned for in this one of the generation most beautiful
wellend even and it is also the open land from the CTC
I am personally taking the time to court it and
my family is in any way harmed due to any accident
directly or indirectly associated with this unfair, if
action is done in the way of independent planning
and implementation is a great loss. Kindly from
D.R. BOWER + Paul as provided for in



Prior to this blind lead and information, lots of robots
 at the far way when at Corin Drive interaction and
 at the far interaction and very further interaction than
 in the future. What is going to say for the information change
 how is it going to affect the new beauty of the formula. I'm
 about to the manner in which Over the top service
 unknown to the people. The people are
 conduct private meetings with residents of separate
 normative groups. Now, the new residents to face
 their point of view - and eventually return to the
 already spent after the previous meeting. The route
 people who do not hold the lead as yet (they are
 still waiting for them) and are not going to be
 if they are contribute the lead to the new information.

1st: Structural Plans are 10 year Plans I would like
 to see you give why no informal assessments have
 been included into yearly multiple structural plans
 and why Structural are not correct define boundaries
 and why an informal assessment was updated in
 the first place - from an area within Structural and
 re-located into an area - Soundale. that conveniently
 did not have a structural plan, without any consultation
 with the Planning Committee of Soundale. this has
 consequences for the system and specific areas.
 The current assessment is a structural plan
 and is a structural plan. I am not sure if
 there is a structural plan.

These findings are generally consistent with the
involvement in certain cases of individuals - 14-15 years
old in some cases in the past to



in the middle do an experiment local minimum - form a peak at

~~Goal~~
 I'm excited to create a version of "high density" houses!
 to follow at the same time allocate acres of land for
 informal checks for from any form of public transport!
 or any aspect of infrastructure! (housing data!) that might
 employ these people in the future.

I am such a Storkery and I at first thought in my
 mind cater for what Mr Owen Hougher has in mind
 as in his own words at the last public meeting he
 stated that this kind of Storkery I am that he is
 within forward "worse" well in Blue down, Dell and
 Viscapentem for they have moved themselves in these
 kind of areas I agree with him but do not see
 the similarity between Storkery and the above areas
 not for one moment!!

will be reading a copy of the letter to the Times Magazine

114. Herma Krief and the others as well as the other
here my feelings and beliefs are taken into account

from Fairbairn
Bernadette K. Koser

we were not that close to him - The lower part of Cain Valley
between the "Public Open Space" and Komag's Rd, which is 95% build
a 100m² - 150m² area was then shaped in the proposed structure
seen to be + 400m² but this makes absolutely no sense to me
see then note that in the next 10 years there have been an
outstanding plan to take gardens and create a parkland with adjacent
= 100m² longest or in the next 10 years planning on
over 100m² and I suggest the CTC personally
over 100m² and I suggest the CTC personally
over 100m² and I suggest the CTC personally



the thrive on nature and open space. There will certainly
be their horses and participate in this form of pleasure
and recreation. What will our scenic Peninsula drive
be like if we encourage equatorial development alongside
the route that could generate millions of pounds for
employment of people living conditions throughout Care Home
Please Sir don't let this type of development continue
into other areas it now and rethink - how ~~can~~ we
accommodate everyone in a structured plan that
is sensitive to the ~~local~~ ecological and environment
the certain care Home public.

Thank you again

○
カ
カ

"Lochiel"
Guineafowl Road
SUNNYDALE 7975
Phone 785-1352
19 June 1995

Taylor, Van Rensburg, van der Spuy, Visser
SOMERSET WEST
FAX NO. 021 8632150
ATTENTION: MR. G. SWARTS

Re: STRUCTURE PLAN : SUNNYDALE AREA : PLAN 12
PROJECT D1214

Dear Sirs,

Further to our telephonic conversation on 15 June 1995 I would like to place the following on record in objection to the above mentioned Structure Plan of Sunnydale.

Changes to areas affected are mostly in the area from Kommetjie Road/Chasmay Road to Lochiel Road, i.e. the area between Kommetjie Road and Masiphumelele Phases 1 to 3.

None of the people staying in the area were notified of the structure plan, finalization, or that objections were to be lodged by 15 June 1995.

I feel that the notice at Pick 'n Pay Sunnydale was insufficient. On going to the Pick 'n Pay Centre I noticed that there is no official notice board and that the map had been posted in the Optometrist's window. A flyer or posted notice should have been sent the residents in this area.

Mrs. P. Moolenschot owning properties 945/39 and 58 resides in Constantia and as yet has not received notification of the structure plan or proposals.

We find it strange that in a democratic era when transparent negotiation between the people and local government is of utmost importance, that these changes can be proposed without proper notification being given.

I further object to the inclusion of farm 945/12 (Johnson property) into informal development phase 3. This area should rather be high density development with formal housing.

Further to our telephonic conversation, there will be NO access roads from the smallholding area into Masiphumelele phases 2 & 3. The roads, namely Guineafowl, Chasmay, Francolin & Lochiel roads will only service the small holdings in the area.

Masiphumelele access roads will be the extension of Houmoed Avenue or + contour 5 to the north of Masiphumelele, and also the main feeder road off Kommetjie Road, which is already constructed.

Trusting in your favourable consideration of the above.

Yours faithfully


A.D. CURTIS.

2

RESIDENTS :
LOCHIEL, CHASMAY,
GUINEA FOWL ROADS
PO BOX 37656
VALYLAND
7978

25 May 1995

Mr O Taylor
Taylor, van Rensburg, van der Spuy, Visser Inc
PO Box 1794
SOMERSET WEST
7129

Dear Mr Taylor

RE : LOCAL STRUCTURE PLAN FOR NOORDHOEK VALLEY IN RESPECT OF
SUNNYDALE LOCAL AREA - MEETING HELD 11 MAY, 1995

1.0 The meeting held on 11 May, 1995, with regard to the above
issue is viewed by the undersigned with scepticism and
concern for the following reasons :

1.1 The ~~general announcement of particulars pertaining to the~~
~~meeting of a public display board in the Sun Valley Mall was~~
inadequate, especially where the outcome of such a meeting
could have a further negative impact on the immediate
residents in Chasmay, Lochiel, and Guinea Fowl Roads
surrounding Masiphumelele.

~~Furthermore the authorities have previously given a~~
~~commitment to one affected residents whereby post 1~~
~~communications would be given in the event of further~~
developments concerning Masiphumelele.

1.2 The ~~timing~~ of the proposed plan to extend Masiphumelele
(Phase 3) is inappropriate as the property market has only
recently become active in this area, albeit far below market
values since the establishment of Masiphumelele 4 years ago.

1.3 Residents have only now come to terms with the informal site
whilst the following guarantees given by the authorities to
the immediate residents bordering Masiphumelele have not
been met :

- 1.3.1 formal housing
- 1.3.2 control of influx of people (hence the requirement
for more land).
- 1.3.3 security.
- 1.3.4 control measures for smoke and noise pollution.
- 1.3.5 upholding the image of the area (planting of
trees, etc to improve the frontage of the informal
area).
- 1.3.6 a green belt to prevent huts being built against
residential boundaries.

3.2 If rezoning to single residential then the following should be guaranteed:

- a. That the property owner has the ~~right to subdivide~~ if they wish and not be forced into a situation whereby they must pay ~~additional taxes~~ on a property with subdivision rights.

- b. The minimum size of erf for this area should be 1000 square metres. If subdivision rights are granted, then the property owner has the right to subdivide to any size as long as it is no smaller than 1000 square metres.

- c. Additional rates and taxes should not be levied if property owner does not wish to subdivide.

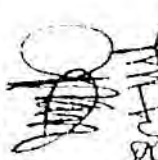
4.0 We request that each property owner listed below be informed of the next meeting timeously, either in writing or by telephone.

5.0 We request a response to this letter in writing by mid July, 1995.

If we all work together, Noordhoek will remain the beautiful valley that it is, and not become a slum as proposed by the CPA, Cape Metropolitan Council and by yourselves.

Yours faithfully

ERF NO	NAME	TEL NO	SIGNATURE
445/54	Meyer, I.	785 2592	
<i>REMANOVIC</i>			
<i>Section 6</i>			
ERF 945/29	C. LONDON	785 3662	
ERF 945/29	D. HENNEY	785 1700	
ERF 945/29	L. ESTERHUIS	785 2683	
ERF 945/27	P. J. VAN DER BEEK	785 1416	
ERF 945/109	B. E. J. F. F. F. F.		
ERF 945/30	D. GRIFFITHS		
ERF 945/53	W. D. GRIFFITHS		
ERF 945/63	AD COR 715		
ERF 945/47	P. C. HEENE		
ERF 945/52	A. GARCIA		
ERF 945/44	T. NOURIE		

ERR NO	NAME	TEL NO	SIGNATURE
945/44	RBT BETTISON	785 350 3	
945/35	J. Austen	785 3238	
945/43	J. PRIVETT	785-2157	
945/22	John Evans	785-2664	
945/40	Nbuku Ndlovu	783-1708	
945/31	K. N. S. S. S. S.	785 2745	
14/5/95	E. FOSTER	785 2397	
14/5/95	H. Appender	785 2631	
14/5/95	N. P. P. P.	785 2610	
945/36	E. H. H. H.	785 2663	
945/34	J. R. R. R.	785 2340	
945/40	J. S. S. S.	785 2743	

By 7129

Taylor, van Rensburg, van der Spuy & Visser Inc
P.O. Box 1974
Somerset West
7129

10 June 1995

Proposed zoning of Lekkerwater Road

We the undersigned property owners of Lekkerwater Road would like to restate the proposal that Lekkerwater Road be zoned light/service industry as was recommended by our rate payers association on many occasions.

We therefore object to mixed use and insist on light/service industry zoning with consent for commercial and residential.

LEKKERWATER RD PROPERTY OWNERS

ERF NO	NAME	ADDRESS	SIGNATURE
944/31	J Van Zyl	P.O. Box 22154 Fish Hoek	[Signature]
944/32	S. Boyd	PO Box 134 Simon's Town	[Signature]
944/33	M. Stalling	P.O. Box 16120 Vlaeberg 808	[Signature]
944/34	I. D. Hermanden	P.O. Box 22150 Fish Hoek	[Signature]
944/35	M. E. L. Roux	P.O. Box 22390 Fish Hoek	[Signature]
944/36	F. J. van Eden	P.O. Box 37579 Veldrand	[Signature]
944/37	P. J. van den Berg	P.O. Box 22120	[Signature]
944/38	E. van Niekerk	Box 37546, Veldrand, 7978	[Signature]
944/39	L. J. T. T. T.	P.O. Box 22550 Veldrand 7925	[Signature]
944/40			

ERF NO	NAME	ADDRESS	SIGNATURE
944/67	J.N. WHITE	P.O.Box 43774 Fish HILL	[Signature]
944/5	B.J. LARGE	P.O. Box 22117 FISH HILL	[Signature]
944/19	N.F. SMITH	P.O. Box 2862 Noordhoek	[Signature]
944/17	A. Blake	P.O. Box 327 Newellville	[Signature]
944/34	T. WRIGHT	Box 178 Noorland	[Signature]
944/12	D.D. ROBERTS	Box 221 N.E. Fish Hill	[Signature]
944/10	E. ALLEN	Box 221 N.E. Fish Hill	[Signature]
944/4	N.P. SMITH		
944/7	M.T. MURPHY, S.O. S.I., S.S.		
944/3	S.B., S.S., S.B., S.T., G.L.		

19, Ranger Road,
2150 ROSEB. 7075.
12th June, 1985.

Messrs. Taylor, Van Rensburg, Van der Spuy & Visser,
P.O. Box 1794,
SOMERSET WEST.
7125

Dear Sirs,

TO: OBJECTIONS TO THE LATEST STRUCTURE PLAN
FOR THE SUNNYDALE AREA

I write as a Director of C.D. Centre (Johannesburg) (Pty) Ltd., the owners of the "Remainder Farm 1407", Sunnydale, and wish to object to certain changes in the Structure Plan for the area as presented to interested parties at a meeting in Sun Valley School recently.

- (1) I object most strongly to the proposed extension of the Masiphumalele site and service area.

When this project was first put to rate-payers and other interested parties some years ago, there were very strong objections from the majority of residents in the Sunnydale, Noordhoek, Kommetjie, Ocean View & Fish Hook areas.

Notwithstanding these objections, the then C.D.C., went ahead with their original plans. We were, however, promised that the original area would not be increased in size at any time; that the number of residents would be strictly controlled; and that the site would be only for squatters already living in the Valley.

These promises have not been kept and one extension has already been allowed.

My objections to the further extension proposed in your recent Structure Plan are for good and valid reasons, namely:-

- a) the Valley cannot cope with any increase in residents who
 - i) do not pay any rates
 - ii) do not have adequate transport facilities
 - iii) cannot and do not allow their children to attend school
- b) there are no job creating opportunities for existing, let alone, future squatters.

c) the ~~original site~~ in the area, including Kommetjie & Fish Hoek has increased considerably since the creation of the original scheme.

d) the creating of Nasirphumalele has considerably decreased ~~property values~~ in the area. Any extension of the Site can only result in further deterioration.

(2) In your Structure Plan dated 30/5/94 areas between the extension of Capri Drive & Kommetjie Road were zoned for "Single Residential - Min. Erf. Size 650 sq. m. and Group Housing/General Residential - Min. Erf. Size 400 sq. m."

Your latest Plan proposes Min. Erf. Size 750 sq. m. and in fact this is most unrealistic as the ground in question is close to Kommetjie Road and the Nasirphumalele site. Your proposed increase in Erf. size could well place the very necessary development of this area in jeopardy and we, therefore, object to your current proposals.

(3) Regarding the area above Capri Drive, this was zoned in your original Plan as "Single Residential Min. Erf. Size 800 sq. m. and Group housing/General residential Min. Erf. Size 450 sq. m."

Your new proposal is Minimum Erf. Size 1000 sq. m. and we object to this change for the same reasons as under (2) above.

Your acknowledgement of this letter of objection would be appreciated.

Yours faithfully,

R. W. Bok.

DIRECTOR.

SUNHILL FARM

IR AANDAG
JWEN

P.O. Box 262
NOORDHOEK
7985

Tel: (H) 785 1434
(W) 24-0480

12 June 1995

FAX NO. 883-2150
TAYLOR, VAN RENSBURG
VAN DER SPUY & VISSER
STELLENBOSCH
ATTENTION: MR GERHARD SWART

*15 June 1995
per seker*

Dear Sirs

SUNNYDALE STRUCTURE PLAN PROPOSALS

I wish to raise the following objections to your latest structure plan proposals:

1. Matters of principle

1.1 I object to you unilaterally making changes which had previously been accepted at a general meeting.

1.2 I object to you unilaterally dealing with Masiphumelele to the exclusion of Sunnydale whose structure plan you are supposed to be attending on.
Masiphumelele -> Nite part - see minutes

1.3. Mixed use areas

I object to the introduction of mixed use areas. This is not a defined animal and does not lend itself to country residential living which is the area that you are dealing with. You are not dealing with a highly populated suburb close to established business and industrial districts. You are dealing with an area which has been primarily established for normal residential living. You cited Blue Downs and Krafontein as good examples of mixed use areas. I highly doubt whether either area was planned to turn out the way they have. Both areas are ugly and depressing. A mixed use area creates a bad environment for residential living and an ineffective industrial area.

Structure and design

+

5. Smallholdings

As mentioned above, the smallholdings are abutting on light industrial areas. In order to compensate those owners for the introduction of Masiphumelele, they should be given industrial rights

Handwritten note: I have seen in the past for Cooper give to the smallholders a

6. My Property, being Erf 951/30

You have coloured my erf yellow reflecting low density on your plan. Clearly your introduction of my property low density was to make it look pretty on a map by having a low density being adjoining the mountain area. This is not acceptable. The properties alongside me are all zoned medium density (not the low medium density which you have reflected) and there is no reason why my property should be singled out as an exception. I deserve as much compensation for the introduction of Masiphumelele as my neighbours have received. Furthermore my property is well below the 80m contour and should be treated in the same way as the other properties.

Masiphumelele

Your intention to perpetuate the squalor of Masiphumelele by forcing on them additional land to be developed in an informal way is scandalous. Any further development of Masiphumelele must be for formal housing only to enable the existing population to better themselves.

8.

It is my view that you have thrown sound town planning principles to the wind simply to satisfy either the CMC or the Civic Association of Masiphumelele. Your function as town planners is to convince the CMC and Masiphumelele of what is the correct thing to do on a professional basis and not simply submit to their needs. My enquiries with other town planners as to fragmenting industry in a residential area has been confirmed as totally unacceptable and I accordingly urge you not to create this monster in Sunnydale. The regional plan for the Southern Peninsula is strongly against creating massive informal areas. Again this runs in the face of what you are doing. Your future as a town planning firm rests on your ability to be professional. I accordingly urge you to reconsider locating light industry in Lekkerwater Road and to reject the concept of mixed use as being totally unacceptable in a rural residential area.

Yours faithfully

Handwritten signature: D Marshall

D MARSHALL

Gravenhorst

On your plan you have reflected the green belts that the people wanted connecting the wetlands to the mountain. You have, however, placed your green belt straight down the middle of existing and proposed roads. ~~Now, the road is green.~~ ~~It is this where you would perceive that~~ ~~residents of Sunnydale are to take their afternoon walk with their dogs~~ ~~and children. Is this the area where you would have people ride their~~ ~~horses.~~ ~~It is not proposed that you should attempt to make such a~~ ~~superficial proposal which you know cannot work.~~ What we mean by green belts is of the nature which you will find in Constantia. I would like you to go back to the drawing board and identify land which can be used to link the wetlands to the mountain. This must be land alongside existing townships which ~~township developers must forfeit~~ ~~to the people and which green belts are preferable to the small~~ ~~unutilised pockets of land which the Council has traditionally~~ ~~demanded of developers to leave as parks.~~

Horse Trails

On your plan you have reflected horse trails as traversing through existing smallholdings. For your information all these properties are fenced off and you cannot draw a line on a plan and expect people to give up land to accommodate your line. If you intend having a horse path running between the light industrial area next to the sewerage works and the smallholdings, then this must be reflected as a green belt and it should be land which the Council requires the developer of the light industrial area to give up as a green belt. Please make this clear.

Lekkerwater Road

There is an existing light industrial area at the sewerage works. This comprises of Heron Park which is being completed and Eagles Nest, the services of which are now being put in place. It is my view that the sound town planning would have any future need for light industry to be placed alongside the existing light industrial sites. The smallholdings therefore should be zoned as light industrial.

For you to make Lekkerwater Road a mixed use area with light industry is fragmenting the industrial area, creating pockets of industry throughout a suburb. This is not acceptable, because you create a situation that throughout the suburb of Sunnydale commercial and heavy duty vehicles are moving about, creating a major danger to residents. Noise and pollution in light industrial areas are higher than in residential areas. You are therefore introducing nuisance into a residential area.

It is my submission that sound town planning would have the Lekkerwater Road area zoned as medium high density formal housing to supplement the transition from the informal area to the formal medium density area of Fairy Knolls and bordering properties.

DIETER & JOAN HAMBACH
1 JAVA CLOSE
CAPRI VILLAGE / FISH HOEK
7975 / R.S.A.
TEL.: 021 785-2850
FAX.: 021 785-2837

Taylor*Van Rensburg*
Van der Spuy*Visser
P.O. Box 1794
Somerset West
7129
Telefax No. 883-2150

Dear Sirs,

re: Structure

the following objections to your latest

since June 1994.

1. I object to your making ~~unilateral~~ the majority of people present at Plan that was accepted by the majority of people present at June 1994.

2. I object to your having ~~the~~ subsequent negative error of Masiphumalele and the subsequent negative error of the plan for Sunnydale.

3.1 Mixed Use
3.1 Mixed Use of Chapmans Peak Drive/Noordhoek
The areas south of Chapman's Peak Drive should not be zoned Mixed Use within country

residential area and not to create a second living and not to create a second Capri Village Country Club at the corner of Capri Drive/

The arbitrary line between "Medium" and "Low Density" is not as low residential Drive and Bermuda Drive and property lines.

3.3 Masiphumalele extension of Site and must
Your proposal to allow extension at Masiphumalele to uplift
in our area is deplorable. Development at Masiphumalele must
conflict with the

South Peninsula Council need to limit current informal housing in its present borders, to upgrade them to Formal Housing

P.O. Box 178
Noordhoek
7985
13 June 1995

By Hand
Taylor, van Rensburg, van der Spuy & Visser Inc.

P.O. Box 1794
Somerset West
7129

re: Structure Plan Sunnydale

As a property owner abutting Lekkerwater Road I wish to place on record my objection to the rezoning of this area to Mixed use. I have carefully perused the faxed copy of Mixed use - Proposed Land use regulations etc. and feel that Mixed use is the thin end of the wedge which will result in this area quickly deteriorating into a slum.

For example: the first paragraph under the heading Background "Local employers will be in a position to provide housing for employees on site". If "the need is to provide job opportunities within walking distance from nearby residential areas" e.g. Masiphumelele, why should they be housed on site - unless they come from other areas in which case matters can very quickly get out of hand with families and extended families ad infinitum being housed.

Nature of Development

"Residential land uses will provide a greater variety of land uses and meet the need where business owners wish to have people reside on premises. Activities during day and night will ensure continued human presence to create a higher degree of surveillance with better security." Most factories employ night watchmen who do not reside; they sit up and watch!

We of the Sunnydale Ratepayers Association and residents in the area agreed previously to the Lekkerwater Road area being re-zoned Light Industrial in order to give those people who are unhappy with the formation of Masiphumelele the chance to possibly dispose of their properties and move away. Some of us, of necessity, will remain.

I and my family request that Light Industrial zoning remain and that we are not burdened with further encroachment into our once happy standard of living.

Yours sincerely

J. Wright
(Ms.) Jean Wright - Erf no. 000944024

SUNNYDALE RATEPAYERS ASSOCIATION

P.O. Box 22311
FISH HOEK
7975

Tel: Secretary - 785-2850

Taylor*Van Rensburg*VdSpuy*Visser
P.O. Box 1794
Somerset West
7129

Sunnydale, 14/06/1995

Dear Sirs,

Re: Revised Draft Structure Plan - Sunnydale Local Area

the "SRA" would like to object in the strongest possible terms against changes made to the Draft Structure after June 1994. The meeting on June 14, 1994 was a properly constituted one and notices/invitations were issued to all interested. The Draft Structure Plan dated May, 30 1994 was tabled for discussion and approved by the majority of people present. After this meeting in total 12 objections were received, none of which requested the fundamental changes made to the Draft Structure Plan on three accounts, January 12, 1995, February 17, 1995 and May 03, 1995. This was clearly undemocratic and contrary to the agreed procedure for formulating the Structure Plan. We also object that minutes of a private meeting between the Committee of Masiphumalele, the CMC and "Taylor*Van Rensburg*Van der Spuy*Visser" be accepted as official objection. The meeting was in direct conflict with standard procedures.

Having said this, Taylor*Van Rensburg*Van der Spuy*Visser should go back to the Original Structure Plan as a basis for future discussions, otherwise we have no option but to question your professional integrity.

As to regard to various items changed we wish to comment as follows:

1. Proportion South of Chapman's Peak/Noordhoek Main Road
(Even 943/ and 944/...)
These were originally zoned Single Residential with 650m² and Group Housing with 450 m². In terms of the May 3, 95 proposal, "Mixed Use" zoning has been introduced in this area, as well as "Low-Medium" and "Low".
1.1 To introduce three different zones in such a small area is absurd and represents poor town planning.
1.2 We object to introducing unidentified zoning, e.g. Mixed Use, in Sunnydale along a main tourist route.
1.3 The general ambience of the area is low density and this should be enforced, rather than being the exception.
1.4 The confusion that you are exerting in this area has resulted in one "High Density" development being marketed Heron Park in total disregard of the CMC-Proposal.

...the ... planning ...
...industrial nodes in the ...
...also.

Lekkerwater Board
This area has been changed from "Light Industrial" to "Mixed Use" as well. During discussion at the public Meeting on May 11, 1995, Mr. Owen Taylor was unable to define what this meant and referred to developments in Kramfontein and Blue Downs and furthermore made them examples of what was wanted. Sunnydale does not want to become either of those two and rejects any zoning not clearly specified.

If any additional usage, other than "Light Industrial" is to be granted in this area, it must be clearly identified and stipulated. We have a prime objection to the zoning as "Mixed Use" and would rather accept zoning for certain clearly identified commercial use as well.

3. Masiphumalele

To the changes introducing "Informal Housing" what was previously zoned as agricultural land (food basket) we wish to comment as follows:

3.1 During the Public Meeting on May 11, 1995 Mr. M. Boyce stipulated that there are currently not more than 2800 occupants at Masiphumalele. At a density of 3.5 people per erf (see table 4, page 17 of the draft structure plan) this means that the present community could be housed within phases I and II.
3.2 The "SRA" fully supports the upgrading of the community by introducing low-cost housing at Phases I & II but we are strongly opposed to the dejected conditions of informal housing being extended to a Phase III as well.
3.3 It is imperative to note that no written objection was received by the committee of Masiphumalele after the Public Meeting in June 1994.

3.4 The South Peninsula Sub-Regional Structure Plan supports the upgrading of existing "Site and Service Schemes" with formal low cost housing, but strongly opposes extensions to existing schemes. The identification of alternative sites for the settlement of destitute people was identified as top priority.
3.5 If the people of Masiphumalele reject the use for the agricultural land, then that land must be rezoned as to "Medium" and "Medium-High" for low-cost housing as to enable the community to upgrade their conditions. This was the original proposal by the "SRA". Under no circumstances should a further extension of "Site and Services" even be considered.
3.6 Reference has been made to "Informal Area". The purpose of the Structure Plan is to determine the density and not to identify the purpose of accommodation. The Structure Plan should only encourage "Formal Housing".

7 Your proposal for the erection of "Apartment Buildings" at Masiphumalele are in direct conflict with the areas zoning as single residential. No Apartment Buildings should be permitted in Masiphumalele. We do not need another development with washing lines dangling between two buildings, and that along a major tourist route.

22

4. Lochiel Small Holdings

In this area density has been increased from "Medium" to "Medium High", clearly a further attempt to appease Masiphumalele representation at the expense of the existing community. Bearing in mind that the existing community had lived in peace and harmony for many years in the Sunnydale Local Area prior to the introduction of Masiphumalele, their wishes should be paramount in your considerations. Any extension of "Site and Services Schemes" is not acceptable to ratepayers in the Area.

5. ERT 951/30

This area was previously zoned "Medium" density along with neighboring properties. There is no basis for making a change by zoning it "Low Density" now.

6. Hou Moed Avenue - Link Road Proposal

In your report page 37 you do not specifically emphasize the urgent need for this road to be built. The introduction of industry as well as the dramatic increase in the population of Masiphumalele underline the urgent need for a Link Road. The main considerations are:

6.1 Providing direct access for Masiphumalele residents and others to the commercial centre (Pick 'n Pay) and to take pressure of the Kommetjie Main Road.

6.2 The original proposed route - away from the Wetlands - should be followed to allow a discharge from Longshot Road and to provide access to the new Light Industrial Area "Eagles Nest" as well. Likewise Lochiel and Lekkerwater Road are to be upgraded as to service as link between Hou Moed Avenue and Kommetjie Road.

7. Capri Village

The arbitrary line, demarcated along Bermuda and Capri Drives with densities of "Medium" and "Low" densities transgresses existing properly lines.

The Country Club Site should be specially zoned as to denote the special usage for sports, recreation and commercial use.

8. Green Belts

According to the plan the green belt linking the Wetland Area with the Mountain Reserve run on Juniper Road. Your previous plan reflected that the green belt was to run on land adjacent to the road. The purpose of green belts is for recreation, which cannot be carried out along roads. The reserve must once again be clearly demarcated and located. To underline this, to make the area next to the Kommetjie Main Road a Green Belt is a recipe for disaster. Do you really expect children to play along a main road.

9. Liaison with other Structure Planning Bodies

Despite claim to be in communication with other Structure Bodies, "Taylor*Van Rensburg*Van der Spuy*Visser" have apparently only had superficial discussions. This is clearly contrary to our interest. We refer to the letter of the Roads and Traffic Department of the CPA, as well as other planning aspects which are in contrast to those of other structure plans for the area.

10. Written Objections

We have received copies of twelve letters from the "CMC" regarding the "Draft Structure Plan" of June 1994. None of the objections received required the changes made in January 1995, February 1995 and May 1995. Our remarks are attached. (Addendum 1 / 2 pages)

11. General Remarks

The Structure Plan was redrafted to exclusively appease the community of Masiphumalele, at the expense of the established community in the Sunnysdale Local Area. The structure plan fails in its task to identify Sunnysdale as one area with one community, but rather succeeds in dividing the community by making unilateral changes after secret and private meetings with the committee of Masiphumalele.

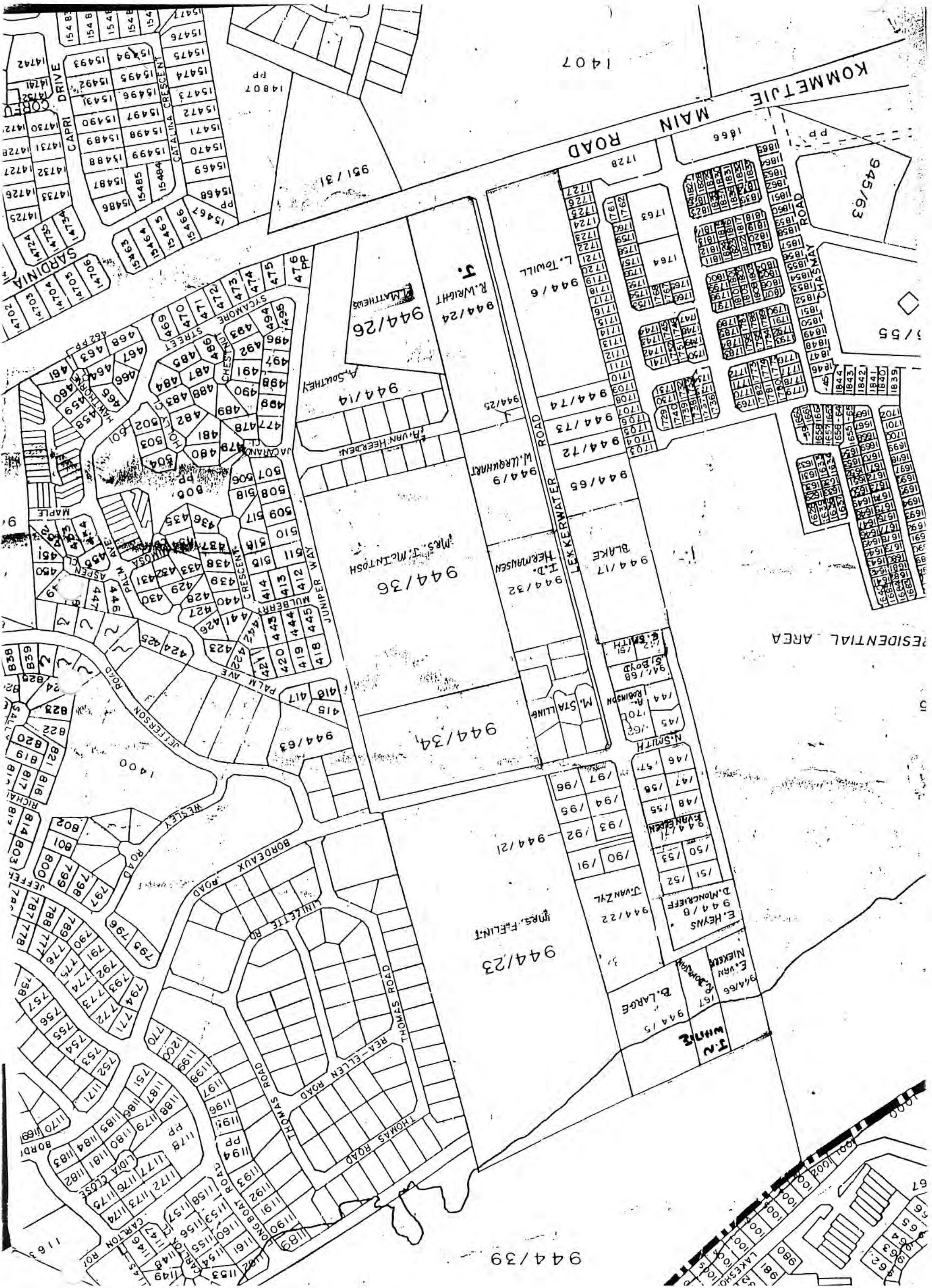
12. Minutes of Public Meeting May 11, 1995

The "SHA" would like to place on record that we have still not received the official minutes of the Public Meeting held on May 11, 1995. We like to remind you that it was agreed that these minutes would be presented to the "SHA" for approval and acceptance before they could be made official. We ask you to have these minutes sent to us before June 29, 1995, the date of our next executive meeting.

The "SHA" urges you to follow the prescribed procedure whilst preparing the "New Draft Structure Plan" and insists that decisions achieved by democratic means at Public Meetings be honored in future. It is our view that you have disregarded sound town planning principles to satisfy either the CMC or the Committee of Masiphumalele. Your duty should have been to convince them of what is the correct thing to do on a purely professional basis and not to adhere to their wishes. It is important that Sunnysdale does not get transformed into a "Mixed Use" Getto and we urge you once again to return to pure town planning principals and consider the future of the community of the Sunnysdale Local Area.

Yours faithfully
Sunnysdale Ratepayers Association

D. J. Ambach
D. J. Ambach



1

Executive Officer
Municipal Council
Box 848
BE TOWN
00

W.D. Greeff
945/58 + 58
P O Box 22408
FISH HOLE
7975
15/6/93

Re. Draft structure plan for Sunnyvale Local Area

I, WD Greeff, who is a concerned resident owner of property adjacent to the area earmarked for the development of phase-3 for use by the residents of Masiphumelele, would like to officially place my views and suggestions on record.

I am deeply distressed with the proposed further expansion of Masiphumelele in the area designated phase-2 and 3 on the proposed structure plan. This area has presumably been set aside for habitation of displaced persons on an informal housing basis, to wit, veranda, shack and ~~other informal housing~~.

I realise that their plight is unenviable and although I would not like to see them in a residential area, I feel that allowing them to live in the area would be a waste of the value of my and the Christian property. However, as I have seen the value of my and the Christian property tumble unchecked during the past two years, I must protest, in the strongest possible terms, the latest proposal for the land to be used for high-density, informal housing which will certainly lead to uncontrolled squatting.

The mere fact that their plight is unenviable is all the more reason not to allow similar living conditions (as well as the total use of the unhygienic toilet facilities where the residents make liberal use of the (veranda) to develop during phase-2 and 3.

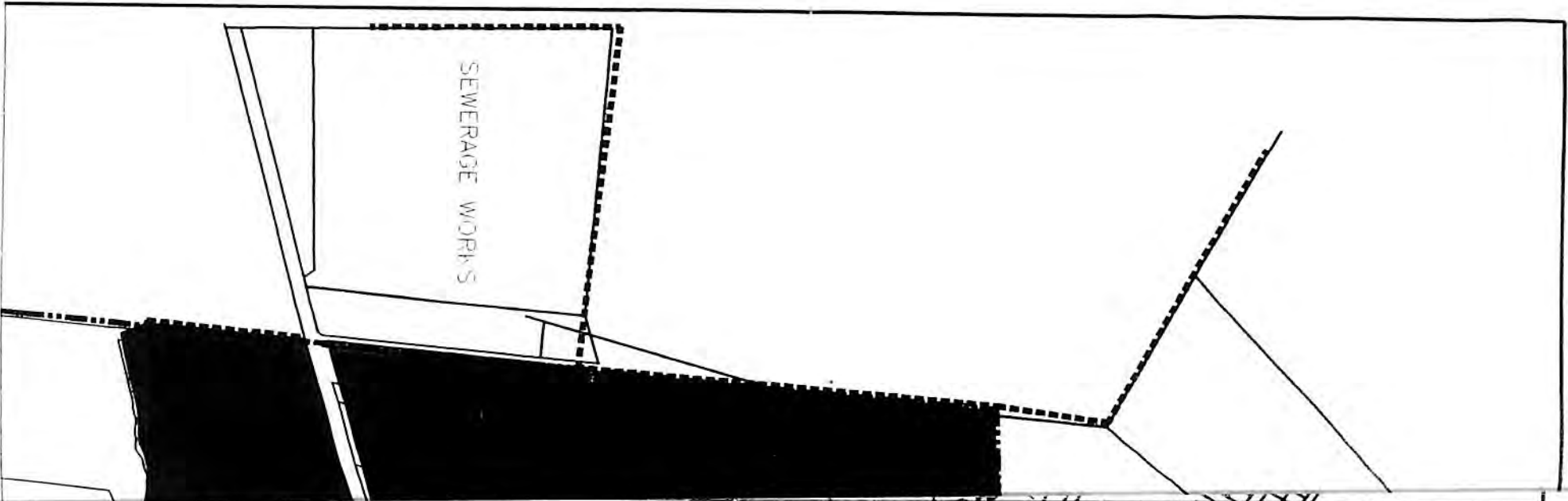
My proposal is that, if this area is to be zoned for habitation, or if occupation of this area is to be allowed -
1. the area be zoned for low-cost housing and
2. minimum building standards be set at the erection of formal housing.

I further contend that although the majority of the residents of Masiphumelele, if asked whether they would opt for structured housing, would decline as their present accommodation is free of charge whereas more formal housing would at the very least incur a minimum rates levy. I however feel strongly about, and the new government is also moving towards, enforcing the principal of pay-to-stay.

I also contend that a larger number of the residents of Masiphumelele than is presently realised could well afford more formal housing as well as any rates or other monthly charges as that such housing would incur.

I thus hereby tender my vote against the creation of the existing structure plan.

Thanking you,



LEGEND

	Sunnydale Local Area
	CPNE

EXISTING LAND USE	AVERAGE SUBD. SIZE
	Agriculture
	Small holdings
	Less formal residential
	Single residential
	Single residential
	Commercial node
	Mixed use



Scale: 1:10000

Drawn:	Date:
	12/07/34

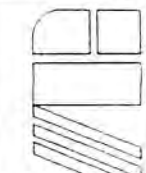
Drawing:

EXISTING LAND USES AND SUBDIVISION STANDARD

Project: REVISION OF DRAFT LOCAL STRUCTURE PLAN FOR ROODPOORT VALLEY IN RESPECT OF SUNNYDALE LOCAL AREA

Client:

WESTERN CAPE PSO



TAYLOR & VAN RENSBURG
VAN DER SPY & VISSER
ARCHITECTS TOWN AND REGIONAL PLANNERS
STUENBOESCH 7650
VAN DER BARNUS
112 MAIN ROAD
TEL: (021) 71151
FAX: (021) 833150
SOUTHERN WEST 7126
TEL: (021) 512845
FAX: (021) 512889

Map number	Project Number
11	D1214

Taylor*Van Rensburg*VdSpuy*Visser
P.O. Box 1794
Somerset West
7129

Capri Village 13/06/1995

Dear Sirs,

re: Revised Draft Structure Plan - Sunnydale Local Area

We are concerned Ratepayers of Sunnydale and would like to object in the strongest terms against changes made to the Draft Structure after June 1994.

1. The meeting on June 14, 1994 was a properly constituted one and notices/invitations were issued to all interested parties. The plan was tabled for discussion and approved by the majority of people present.
2. As a matter of principle, I object to the fundamental change made unilaterally afterwards to the Draft Structure Plan on three accounts. This was clearly undemocratic and contrary to the agreed procedure for formulating the Structure Plan.
3. We also object to decisions being taken at private meetings between the CMC and "Taylor*Van Rensburg*Van der Spuy*Visser and the Committee of Masiphumalele."
4. The introduction of undefined zoning "Mixed Use" into the Sunnydale Area is rejected. We do not want to become a Kraaifontein or Blue Downs. Zonings should be clearly defined or not at all mentioned in the structure plan.
5. Any further extension to Site and Service Schemes is rejected. No area should be zoned "Informal" in terms of townplanning principles. Informal settlements should be upgraded to formal low cost housing schemes.
6. In Capri the Site for the future Country Club with its special commercial/recreational/sport facilities should be identified as such.

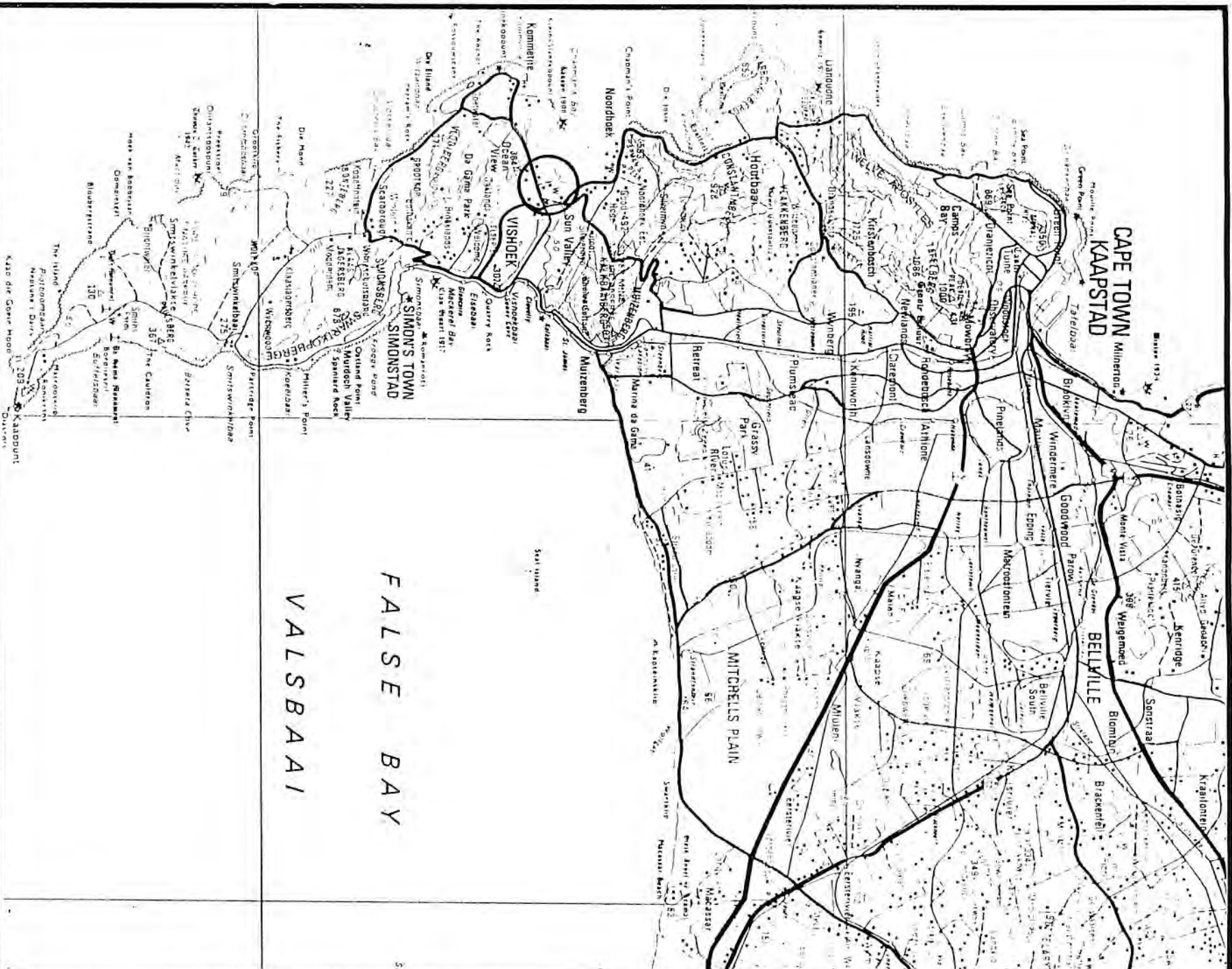
We are concerned that you have sacrificed your professional integrity as a town planner by satisfying the wishes from the CMC of the Committee of Masiphumalele. Your continuous unilateral changes to the plan cannot be explained otherwise. You are hereby urged to return to the accepted plan of June 1994 as a point of discussion.

Yours faithfully


S. N. HENDERSON

S.N. Henderson
S.N. HENDERSON CML

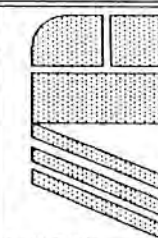
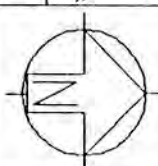
BEAUCREST,
19 BEKAUBA DRIVE,
CAPRI VILLAGE.
FISH HOEK.
7975.
15-6-95



LOCATION PLAN

Review of Draft Local Structure Plan for Noordhoek Valley in respect of Sunnyside Local Area

STUDY AREA



TAYLOR & FRANCIS
VAN DER SPY & VISSE
ARCHITECTS, TOWN AND REGIONAL PLANNERS
STELLENBOSCH 7600
VAN DER SPY & VISSE
37 MARKET STREET
TEL: (021) 86 71321
FAX: (021) 86 52150

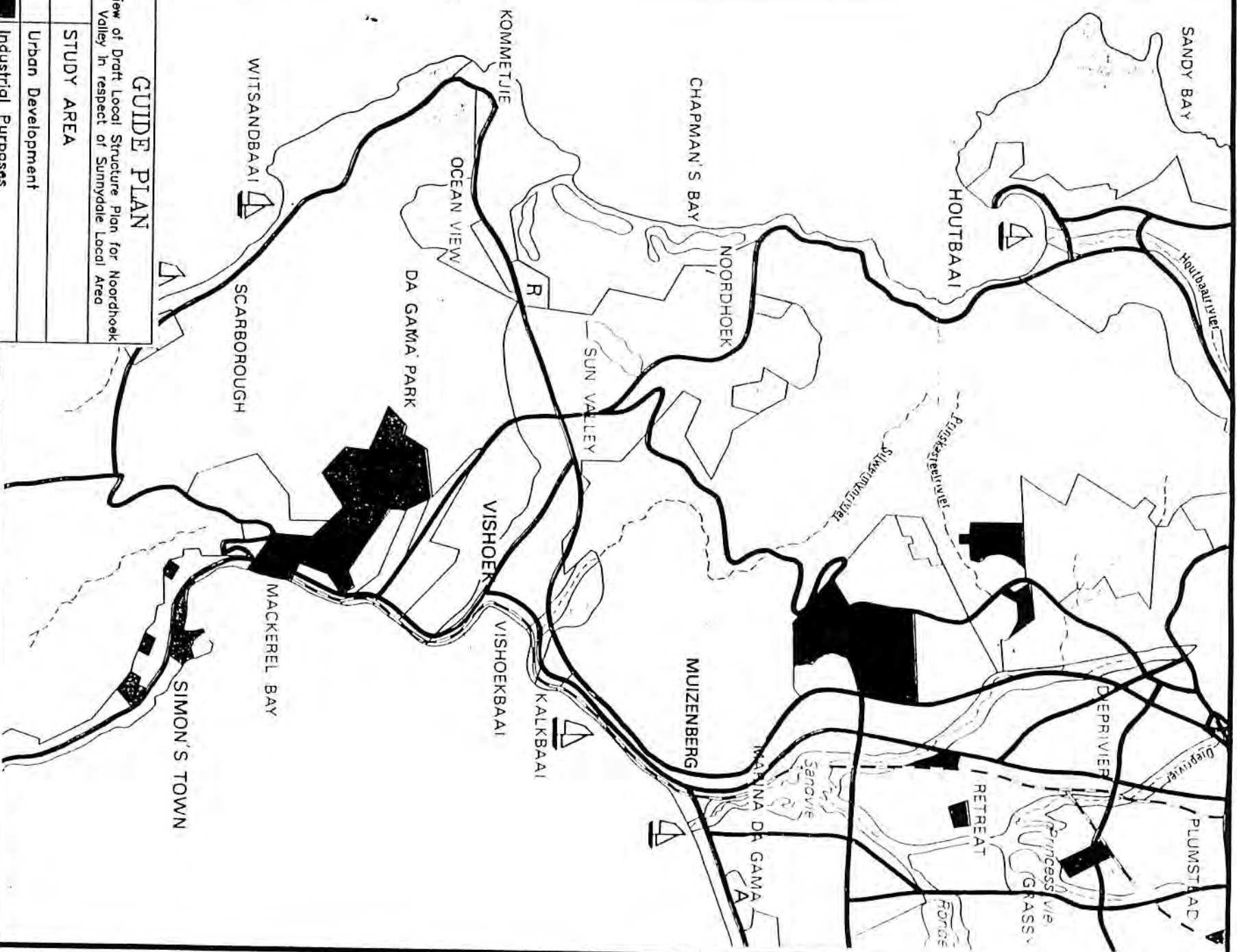
132 MAIN ROAD
SOMERSET WEST 7128
P.O. BOX 1794
TEL: (024) 512885
FAX: (024) 512889

Scale: 1:250 000

Date: FEB 1995

Project Nr: D1214

Plan Nr: 1



GUIDE PLAN

Review of Draft Local Structure Plan for Noordhoek Valley in respect of Sunnydale Local Area

STUDY AREA

Urban Development

Industrial Purposes

Nature Area

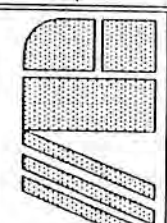
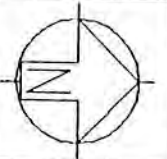
Open Space

Government Use

Minerals and Construction Area

Agriculture

Sewerage Works



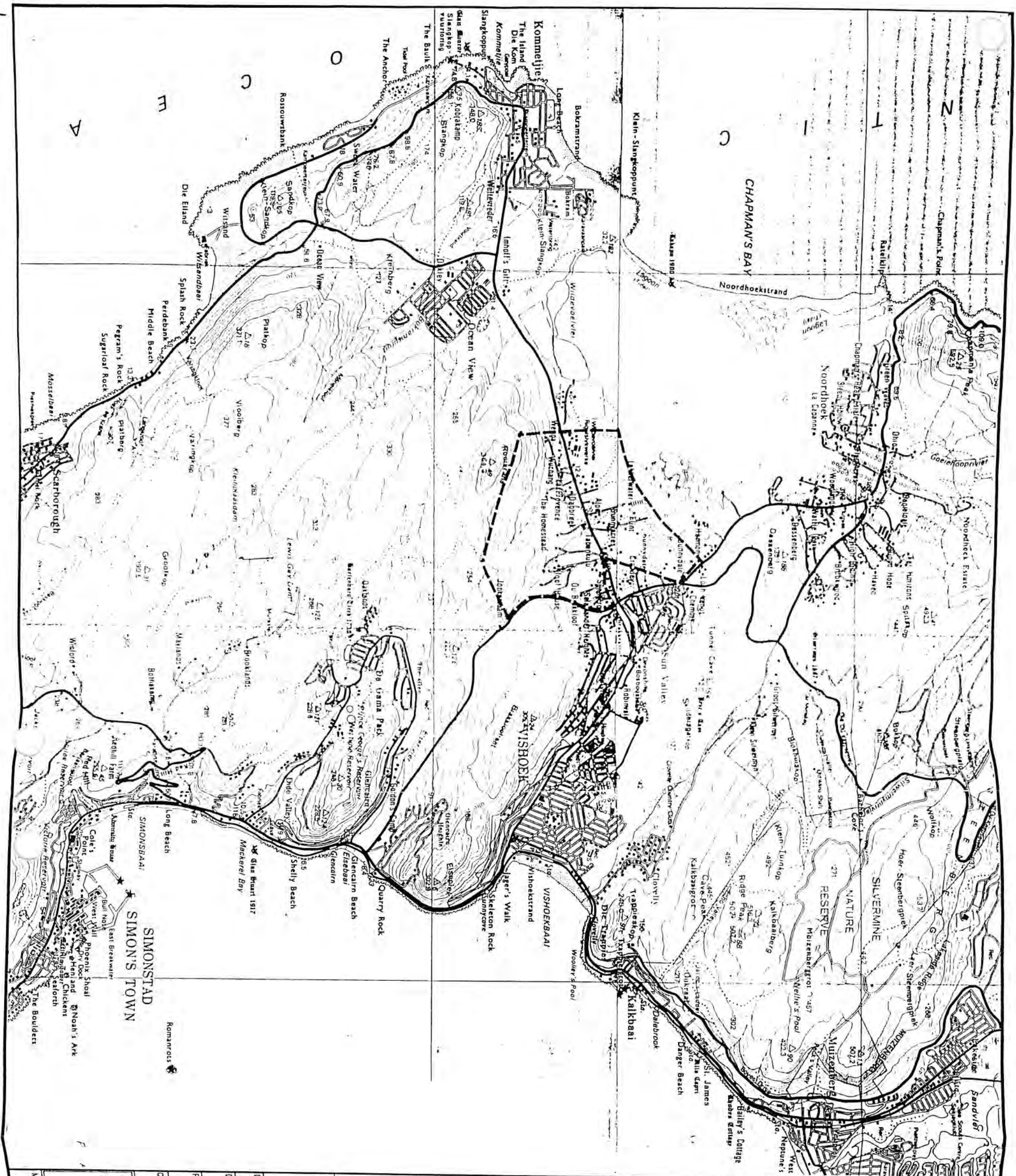
TAYLOR & FRANCIS
VAN DER SPUY & VISSER
ARCHITECTS, TOWN AND REGIONAL PLANNERS
STELLENBOSCH 7800
37 WILHELMUS STREET
TEL: (021) 88 71371
FAX: (021) 88 32150
132 MAIN ROAD
SOMERSET WEST 7129
TEL: (021) 512445
FAX: (021) 512689

Scale: 1:100 000

Date: FEB 1995

Project Nr: D1214

Plan Nr: 6



LEGEND

--- STUDY AREA

Scale 1 : 50 000

Dec 1995

REGIONAL CONTEXT

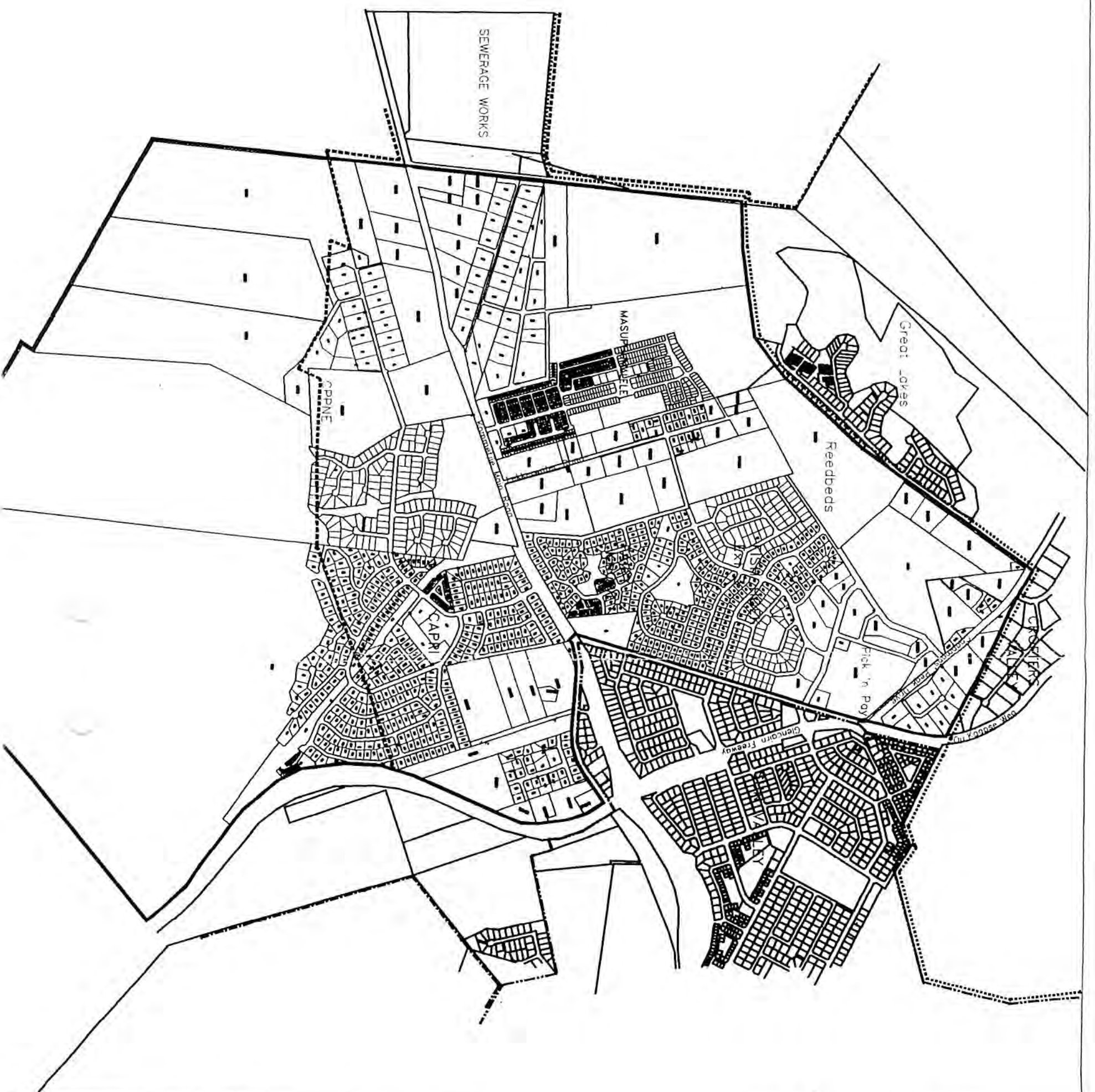
Project: REVIEW OF DRAFT LOCAL STRUCTURE PLAN FOR NOORDHOEK VALLEY IN RESPECT OF SUNNDALE LOCAL AREA

Client: WESTERN CAPE RSC

TAYLOR VAN RENSBURG VAN DER SPY & VISSER
ARCHITECTS, TOWN AND REGIONAL PLANNERS
STILLMECHER 1800
VAN DER SPY 1731
VISSER 1731
TEL (021) 512111
FAX (021) 512111

Map number: 2

Project Number: D1214



LEGEND

	Sunnydale Local Area
	Noordhoek Municipality
	Fish Hoek Municipality
	Simonstown Municipality
	CAPPNE



Scale: ±1:15000

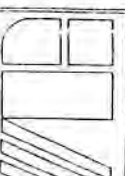
Drawn: _____ Date: _____

Drawing: **STUDY AREA**

Project: REVISION OF LOCAL STRUCTURE PLAN NOORDHOEK VALLEY IN RESPECT OF SUNNYDALE LOCAL AREA

Client:

WESTERN CAPE RSC



TAYLOR & RENSBURG
VAN DER SPUY & VISSER
 ARCHITECTS TOWN AND REGIONAL PLANNERS
 STELLENBOSCH 7600
 VAN DER BURG
 17 MARKET STREET
 TEL (021) 71151
 FAX (021) 522750
 SOMERSET WEST 7125
 132 MAIN ROAD
 P.O. BOX 1794
 TEL (021) 512685
 FAX (021) 512689

Map number: 1

Project Number:



LEGEND

- Single Residential
- Informal Residential Area
- Agricultural
- Light Industrial
- Equestrian Centre

TAYLOR & FRANCIS
VAN DER SPY & VISSER
 ARCHITECTS, ENGINEERS, PLANNERS
 101 MARKET STREET
 CAPE TOWN 8001
 TEL: (021) 512555
 FAX: (021) 512556

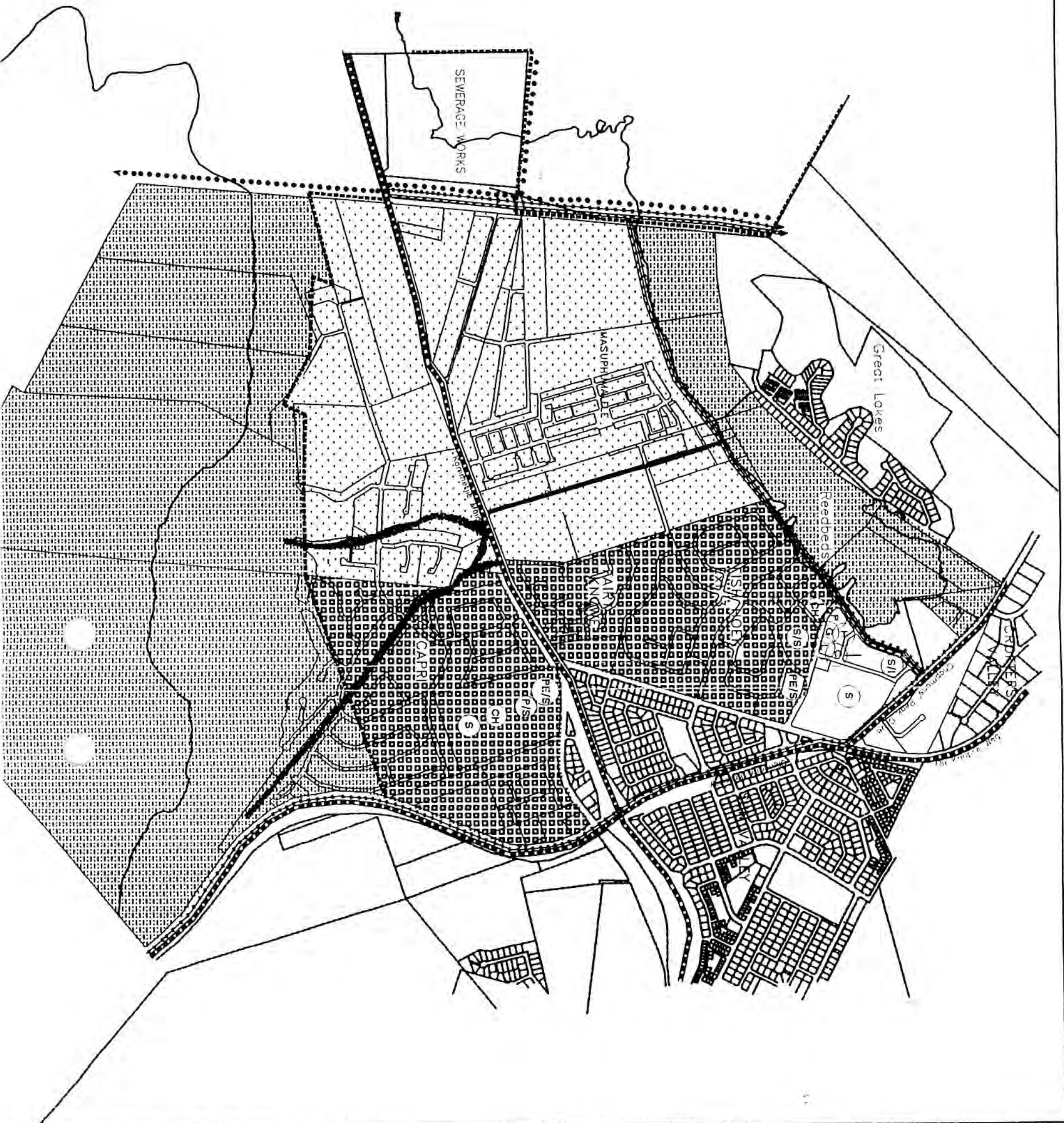
CLIENT:
 WESTERN CAPE RSC

Project:
 REVISION OF DRAFT LOCAL STRUCTURE PLAN FOR NOORDHOEK VALLEY IN RESPECT OF SUNNYSIDE LOCAL AREA

Drawing:
 SUNNYSIDE RATEPAYERS ASSOCIATION
 PROPOSED LAND USES
 (as voted on 16/11/93)

Scale: 1:15000
Date:

Client:
 WESTERN CAPE RSC



LEGEND

	Single Residential
	Agricultural
	Rural
	Public Open Space
	CPNNE
	Primary Distributors Class II
	Proposed District Distributors Class III
	Peninsula Hiking Trail
	Equestrian Routes
	Cycle Routes
	Secondary School
	Primary School
	Pre-primary School
	Community Hall
	Library
	Post Office
	Shopping
	Service Industry
	Church
	Police Station
	Clinic



Scale: 1:15 000

Drawn:

Date:

FEB 1995

EXISTING DRAFT STRUCTURE PLAN IN RESPECT OF SUNNYSDALE LOCAL AREA

Project: REVIEW OF DRAFT LOCAL STRUCTURE PLAN FOR NOODHOEK VALLEY IN RESPECT OF SUNNYSDALE LOCAL AREA

Client:

WESTERN CAPE RSC

TAYLOR & VAN RENSBURG
VAN DER SPUY & VISSER
 ARCHITECTS TOWN AND REGIONAL PLANNERS
 137 MAIN ROAD
 ST. MARK'S STREET
 TOWN OF ST. MARK'S
 TEL: (021) 820 510
 FAX: (021) 820 510

Map number:

7

Project Number:

N1714



LEGEND



STUDY AREA



Scale

Drawn

Date

FEB 1995

Drawing

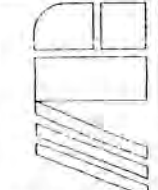
AERIAL PERSPECTIVE:
RESIDENTIAL AREAS (FEB 1994)

Project

REVIEW OF DRAFT LOCAL STRUCTURE PLAN FOR NOORDHOEK
VALLEY IN RESPECT OF SUNNIDALE LOCAL AREA

Client

WESTERN CAPE RSC



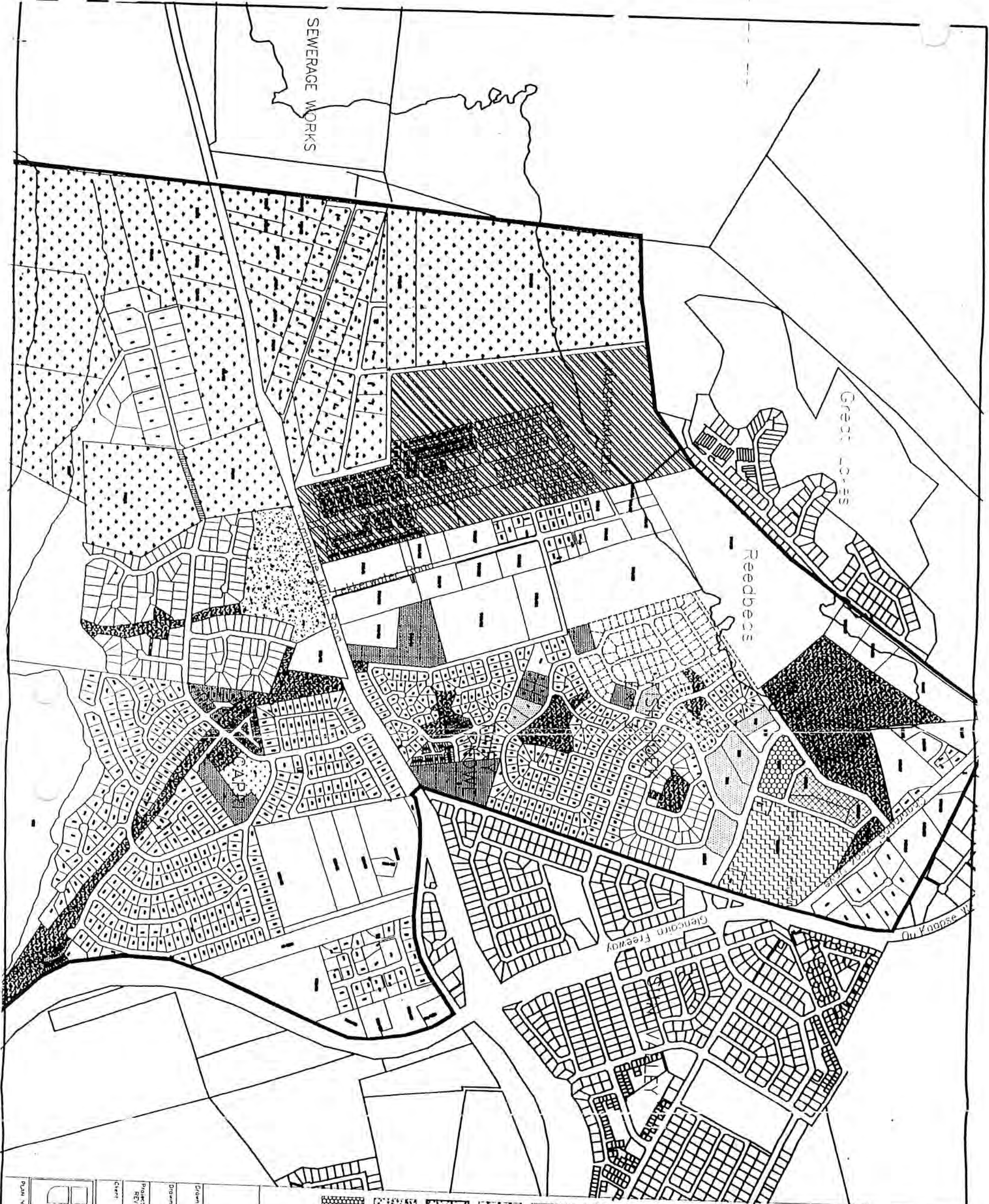
TAYLOR & VAN RENSBURG
VAN DER SPUY & VISSER
ARCHITECTS TOWN AND REGIONAL PLANNERS
STELLENBOSCH 7600
VAN DER BURG
37 MARKET STREET
TEL (022) 311 7132
FAX (022) 311 52150
SANDHURST WEST 7129
P.O. BOX 1794
TEL (021) 515866
FAX (021) 512889

Map Number

9

Project Number

D1214



LEGEND

	Single Residential
	Special Residential
	General Residential
	Informal Residential
	Amenity
	Commercial
	Industrial (Service)
	Agricultural
	Public Open Space
	Private Open Space
	Civic and Community



Scale: 1:10000

Drawn: 15/07/94

EXISTING ZONING

Project: REVISION OF 2001 LOCAL STRUCTURE PLAN FOR INCORPORATING VALLEY IN RESPECT OF SUNNYDALE LOCAL AREA

Client: WESTERN CAPE RSC

TAYLOR & VAN RENSBURG
VAN DER SPUY & VISSER
ARCHITECTS, DESIGNERS AND REGIONAL PLANNERS
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Plan Number: D1214

10

Project Number: D1214

