

APPROXIMATE ESTIMATION OF EXISTING DEVELOPMENT RIGHTS

Property Description	Property Extent	Transformed Area	No of Units
304	3		135
304	RE/4		2
304	9		156
304	10		32
304	12		62
304	13		16
304	14		81
304	15		5
304	16		69
304	21		48
304	22		139
304	23		26
304	25		2
304	33		47
304	34		2
304	35		12
304	39		28
304	66		76
304	74		34
304	82		3
304	91		51
304	103		43
296	3		20
296	5		8
296	RE/5		20
296	8		8
296	10		60
296	14		23
164	RE		4
388			60
165			23
164			20
Keurbooms Settlement			140
Rural Hinterland Properties			22
Total No of Units			1293

Short term holiday accommodation calculated as:
3 beds/160m² = 1 unit
3 guests = 1 unit
3 stands = 1 unit

COASTAL CORRIDOR NODAL DEVELOPMENT POTENTIAL

Property Description	Nodes	Property Extent	Transformed Area	No of Units
24/204	1	4.3ha	3.8ha	43
RE/2/204	2	33.8ha	4.3ha	82
RE/4/204	3	2.3ha	2.3ha	24
126/204	4	3.3ha	2.8ha	29
31/204	5	9.3ha	1.8ha	19
192/204	6	7.3ha	6.8ha	67
10/204	7	22.8ha	3.3ha	41
11/204	8	21.8ha	2.8ha	35
12/204	9	22.8ha	2.3ha	32
13/204	10	29.8ha	2.3ha	28
91/204	11	14.7ha	1.8ha	19
Total No of Units			389	

RURAL HINTERLAND NODAL DEVELOPMENT POTENTIAL

Property Description	Nodes	Property Extent	Transformed Area	No of Units
RE/5/41	1	9.7ha		3
4/7/4	2	31.1ha		10
7/7/2/4	3	39.7ha		13
10/7/4	4	24.8ha		8
6/7/4	5	37.8ha		13
5/4	6	28.8ha		10
5/4/5	7	121.3ha		40
7/7	8	8.3ha		3
5/2/5	9	8.8ha		3
RE/17/204	10	16.8ha		6
RE/2/204	11	28.8ha		10
Total No of Units			118	

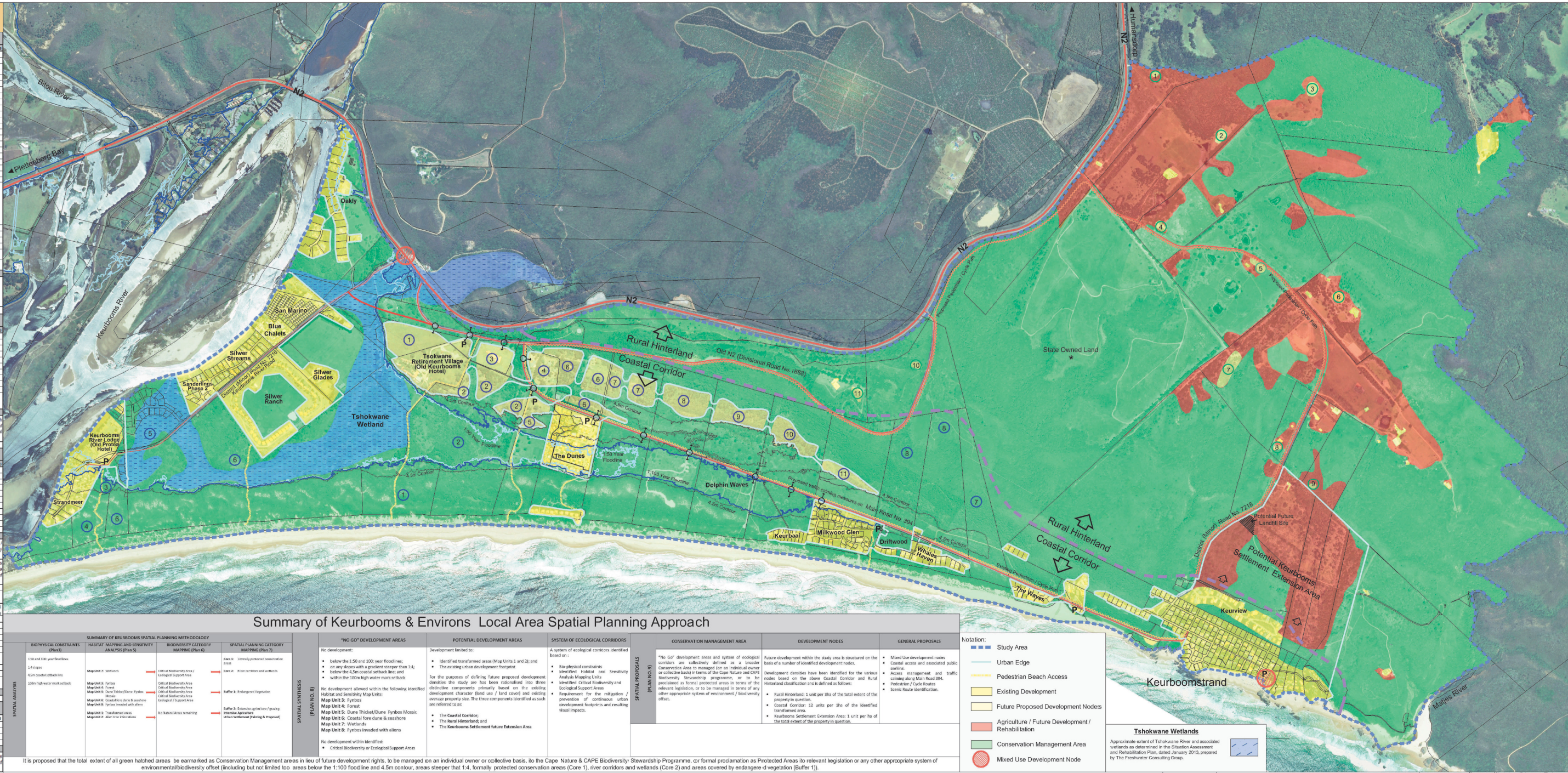
HISTORICAL LAND USE RIGHTS CLAIMS

Property Description	Nodes	Property Extent	Transformed Area	Provisional No of Units
5	1			4-8
32	2			1-2
71	3			4-8
61	4	N/A	N/A	1-2
136	5			10
161	6			20
168				0
16	7			0
32	8	N/A	N/A	69
129				10
Total No of Provisional Units				113

KEURBOOMS SETTLEMENT POTENTIAL EXTENSION AREA

Property Description	Nodes	Area	Transformed Area	No of Units
RE/156 (S&S)		79.8ha		79
ER/17		16.3ha		16
Farm 256/1		7.3ha		7
Farm 256/2		7.3ha		7
Farm 256/3		7.3ha		7
Total No of Units				116

The tabled summary above reflects the potential number of units that can be developed as part of the potential extension area, calculated as a density of 1 unit / ha of the total extent of the identified properties.



Summary of Keurbooms & Environs Local Area Spatial Planning Approach

BIOPHYSICAL CONSTRAINTS (Plan 1)	HABITAT MAPPING AND SENSITIVITY ANALYSIS (Plan 5)	BIODIVERSITY CATEGORY MAPPING (Plan 6)	SPATIAL PLANNING CATEGORY MAPPING (Plan 7)	"NO GO" DEVELOPMENT AREAS	POTENTIAL DEVELOPMENT AREAS	SYSTEM OF ECOLOGICAL CORRIDORS	CONSERVATION MANAGEMENT AREA	DEVELOPMENT NODES	GENERAL PROPOSALS
<ul style="list-style-type: none"> 1:50 and 1:500 year floodlines 2.4 ft tides 4.5m coastal setback line 300m high water mark setback 	<ul style="list-style-type: none"> Map Unit 8: Wetlands Map Unit 9: Fynbos Map Unit 10: Dune Thicket/Dune Fynbos Map Unit 11: Coastal forest and woodland Map Unit 12: Various wooded areas Map Unit 13: Transformed areas Map Unit 14: Other non-vegetation 	<ul style="list-style-type: none"> Critical Biodiversity Area/ Ecological Support Area Critical Biodiversity Area Critical Biodiversity Area Critical Biodiversity Area Risk Natural Area/Endangered 	<ul style="list-style-type: none"> Case 1: Formally protected conservation areas Case 2: River corridors and wetlands Case 3: Endangered vegetation Case 4: Endangered vegetation Case 5: Coastal forest/dune & seashore wetlands Case 6: Fynbos invaded with aliens 	<ul style="list-style-type: none"> No development: below the 1:50 and 1:100 year floodlines; on any slopes with a gradient greater than 1:4; below the 4.5m coastal setback line; and within the 300m high water mark setback 	<ul style="list-style-type: none"> Identified transformed areas (Map Units 1 and 2); and The existing urban development footprint 	<ul style="list-style-type: none"> A system of ecological corridors identified based on: Risk physical constraints Identified habitat and Sensitivity Analysis Mapping Units Identified Critical Biodiversity and Ecological Support Areas Requirement for the mitigation / prevention of continuous urban development footprints and resulting visual impacts. 	<ul style="list-style-type: none"> "No Go" development areas and system of ecological corridors are collectively defined as a broader Conservation Area to be managed on an individual owner or collective basis in terms of the Cape Nature and CAPE Biodiversity Stewardship Programme, or to be proclaimed as formal protected areas in terms of the relevant legislation, or to be managed in terms of any other appropriate systems of environment / biodiversity offset. 	<ul style="list-style-type: none"> Future development within the study area is structured on the basis of a number of identified development nodes. Development densities have been identified for the various nodes based on the above Coastal Corridor and Rural Hinterland classification and is defined as follows: Rural Hinterland: 1 unit per 3ha of the total extent of the property in question. Coastal Corridor: 12 units per 3ha of the identified transformed area. Keurbooms Settlement Extension Area: 1 unit per ha of the total extent of the property in question. 	<ul style="list-style-type: none"> Mixed Use development nodes Coastal access and associated public facilities Access management and traffic calming along Main Road 394 Pedestrian / Cycle Routes Scenic Route Identification

Notation:

- Study Area
- Urban Edge
- Pedestrian Beach Access
- Existing Development
- Future Proposed Development Nodes
- Agriculture / Future Development / Rehabilitation
- Conservation Management Area
- Mixed Use Development Node

Tshokwane Wetlands
Approximate extent of Tshokwane River and associated wetlands as determined in the Situation Assessment and Rehabilitation Plan, dated January 2013, prepared by The Freshwater Consulting Group.

It is proposed that the total extent of all green hatched areas be earmarked as Conservation Management Areas in lieu of future development rights, to be managed on an individual owner or collective basis, in the Cape Nature & CAPE Biodiversity Stewardship Programme, or formal proclamation as Protected Areas in terms of the relevant legislation or any other appropriate system of environmental/biodiversity offset (including but not limited to: areas below the 1:100 floodline and 4.5m contour; areas steeper than 1:4; formally protected conservation areas (Core 1); river corridors and wetlands (Core 2) and areas covered by endangered vegetation (Buffer 1)).

Proposed Keurbooms & Environs Local Area Spatial Plan