

- 2. The Scoping Report does not state whether electricity to the development will be provided by the Makana Municipality or Eskom. You are therefore requested to clarify this matter and provide written confirmation for such.**

There is an overhead Eskom power line in close proximity to the proposed development (as shown in the Plate below). The proposed clubhouse and pump for the Lilliput system could therefore tap into this line, since minimal power will be required for the proposed development. Below is confirmation that the previous land owner had the right to use 25 KVA for farming activities. It is unlikely that the golf course development will utilize more power than this.

However, the applicant has committed to using solar panels for the generation of electricity, should Eskom not be able to supply power to the proposed development.



The existing ESKOM line that runs through the proposed development site (indicated by the orange arrow).

3. You are also required to consider and report on alternatives to the proposed site location.

Belmont Dev. Co. currently owns property outside of the urban edge, whereas the property for the existing golf course is owned by the golf club. Belmont Dev. Co. have a written agreement with the current golf club stating that if a new golf course is constructed on the property owned by the applicant they will do a land swap, so that the proposed residential/commercial development can take place within the urban edge. An application has been placed to DEDEA for the construction of the residential/commercial development (Ref No EC04/LN2/M/11-97). These two environmental assessments will run in parallel since they are dependent upon one another. Furthermore, the Spatial Development Framework for the Makana Municipality (more specifically Grahamstown) shows no available land for recreational purposes and/or sport fields within the urban edge as is demonstrated by Figure 7.1. There is however provision made for urban settlement (yellow shading). It is unlikely that any of these areas could be used for the development, since according to the SDF there is a housing backlog within the Grahamstown area and thus there is a need for housing developments. The right to shelter is entrenched in the Constitution and requires the municipality to address the housing requirements for the residents. Integral to this is the need to accurately establish the housing need/backlog in Grahamstown. According to the Makana Municipality SDF the list of nearly 13 000 persons in Grahamstown has not been verified to accurately establish the need for housing and thereafter the prioritization of beneficiaries. The provision of alternative housing forms especially rental housing and multi-storey buildings need to be accommodated in the housing strategy for Makana. A housing plan is currently being prepared for the municipality and therefore until such time that the actual need for housing developments is established, land set aside for urban development in the SDF should be maintained for this purpose.

In addition to this according to the Makana Municipality SDF the considerable tourism potential of the region should be developed in an effort to broaden the tourism and recreation base of the region. Plans to extend these facilities should be encouraged as they serve both the development of tourism opportunities as well as the protection of natural assets. The existing golf course is not very scenic and the potential of it as a tourist attraction is therefore limited. Belmont Valley on the other hand provides this scenic component. For these reasons no location alternatives were considered.

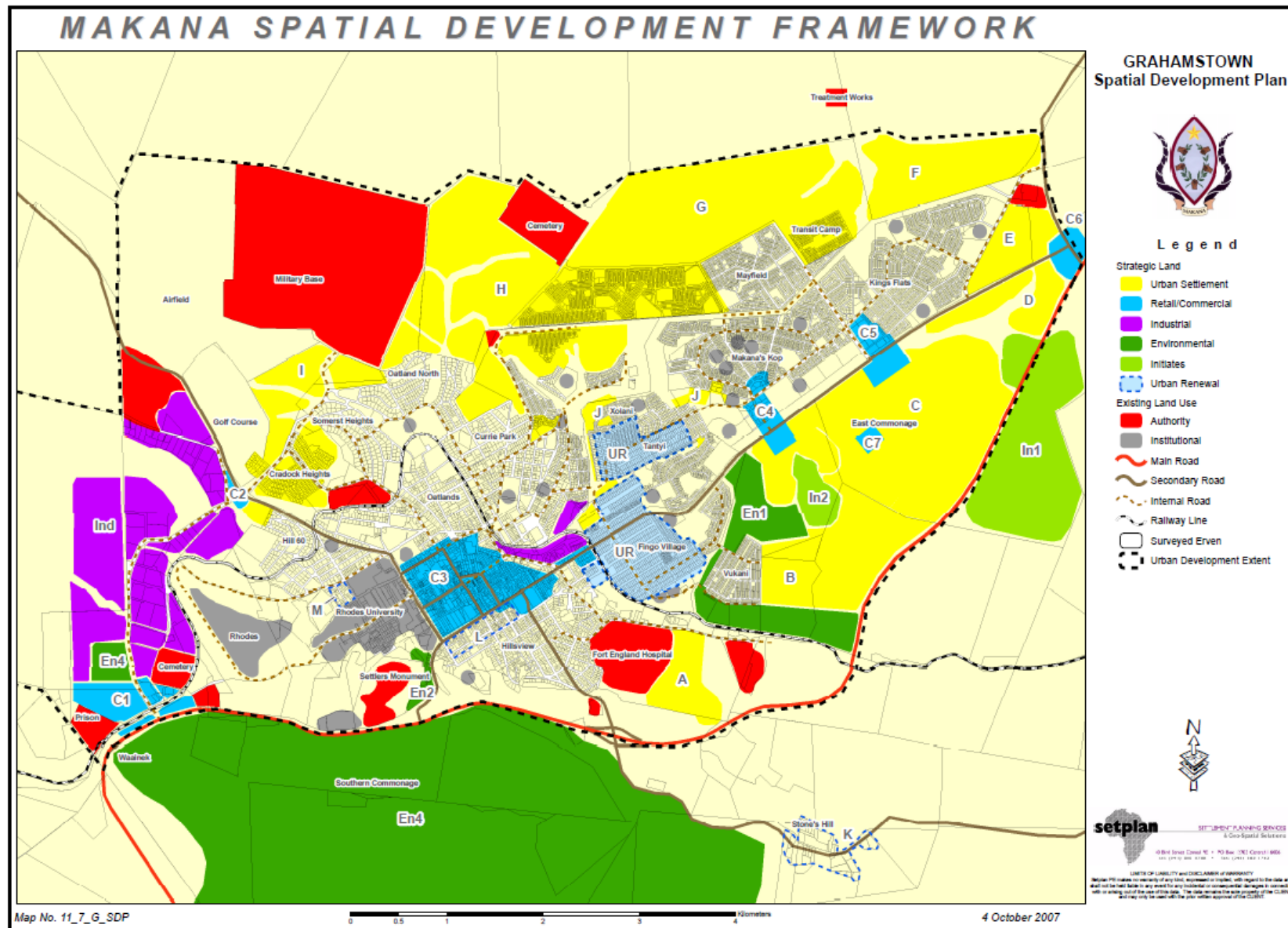


Figure 7-1: Makana Municipality Spatial Development Framework: Desired Spatial Form. Note: The proposed development lies outside the scope of this map, i.e. outside the urban edge.