

CAPE COASTAL TOWNSHIPS

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A PRELIMINARY SURVEY AND REPORT
OF
CAPE COASTAL TOWNSHIPS AND RESORTS

PREPARED BY THE TOWN AND REGIONAL
PLANNING SECTION

THE PROVINCIAL ADMINISTRATION OF THE CAPE OF GOOD HOPE

REPORT NO. 1



The photograph shows part of Struis Bay Township which comprises 811 erven. The small amount of development found here (14%) is common in many of the resort regions along the Cape Coast.

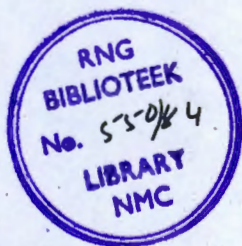


TABLE OF CONTENTS

Page

Foreward	1
Introduction	
Acknowledgements	
Index of Townships and Resorts	
Coastal Townships: Kei River - Great Fish River (East London Area)	1
Coastal Townships: Great Fish River - Bushmans River - Cannon Rocks (Port Alfred Area)	19
Coastal Townships: Gamtoos River - <u>Cape St. Francis</u> (Jeffreys Bay Area)	31
Coastal Townships: <u>Glentana</u> - Gouritz River (Mossel Bay Area)	41
Coastal Townships: Hamerkop - <u>De Kelders</u> (Agulhas Area)	54
Coastal Townships: Silverstroom - <u>Elandsbaai</u> (Saldanha Area)	63
Conclusions	72
Recommendations	78
Further Investigations	79

LIST OF MAPS

Following
Page

Coastal Township Location Map

Coastal Townships:	East London Area	18
"	" : Port Alfred Area	30
"	" : Jeffreys Bay Area	40
"	" : Mossel Bay Area	53
"	" : Agulhas Area	62
"	" : Saldanha Area	71

LIST OF TABLES

Table I	Analysis of Coastal Development: East London Area	18
Table II	Analysis of Coastal Development: Port Alfred Area	30
Table III	Analysis of Coastal Development: Jeffreys Bay Area	40
Table IV	Analysis of Coastal Development: Mossel Bay Area	53
Table V	Analysis of Coastal Development: Agulhas Area	62
Table VI	Analysis of Coastal Development: Saldanha Area	71
Table VII	Regional Analysis of Registered Erven	77
Table VIII	Regional Analysis of Coastal Development	77
Table IX	Cumulative Maximum Vacant and Minimum Developed Erven	75
	Diagrams.	
Diagram I	Cumulative Maximum Vacant and Minimum Developed Erven.	77

FOREWORD

In the light of the following statement made by Dr. The Hon. J.N. Malan, Administrator of the Cape Province, at Cape Town, on 3rd October, 1968, this preliminary survey of the existing coastal development has been prepared.

From time to time in the past I have found reason to caution members of the public regarding the danger of buying land without first making sure of all the facts relating to such land and in many cases even before inspection. The time has arrived for this warning to be repeated particularly for the benefit of those people from the inland areas of the Republic for whom our Cape coast has so much fascination.

One notices the appearance of glowing advertisements in our newspapers offering plots for sale at various spots along the Cape coast, often on a hire purchase basis. Some of these places are advertised in terms far more glowing than what they are in reality.

It is a matter of grave concern to my Administration that these advertisements often relate to townships which have not yet been approved by us and which in some cases have not even been accepted in principle. Following on these sales pressure is brought to bear on the Administration to approve such townships on the grounds that plots have allegedly already been sold for several hundred thousand rand. In the wake of this follows heartrending pleas from people who have committed themselves to buying plots and who have supposedly paid the purchase price and, therefore, require transfer. Even, in cases where such a township is established, complaints from buyers of plots are received because such plots do not measure up to what the buyer had expected.

The purpose of this statement is firstly to warn the public once more that neither the Townships Board, nor my Executive Committee will allow this practice to influence us in our consideration of whether the establishment and development of such a township is in fact necessary or desirable and secondly to appeal to the public to exercise a reasonable measure of prudence in their own interest by establishing the facts before committing themselves to such Deeds of Sale. Approval of the establishment of a township is not something which is automatic or lightly granted and even after approval, there are numerous conditions relating to the supply of essential services and other matters with which the township promoter must comply before permission to sell or transfer etc., is granted.

The/.....

The coastline of the Cape Province is a valuable national heritage of which far too much has already been despoiled. Everybody realises and appreciates the attraction of our seaboard and that ordered development thereof is essential. There are thousands of plots still available for sale and undeveloped along our coast in approved townships and my Administration is not prepared in future to allow further haphazard development merely for the sake of gain. It has accordingly been decided that a factual survey be made of the existing position along our coasts and this is already in hand. Once this survey is completed, the whole picture will be reviewed in the light of this statement.

INTRODUCTION

The purpose of this survey is:

1. An investigation of coastal development along sections of the presently frozen Cape coast.
2. To arrive at an interim stage during which period possible township applications could be carefully considered and either be approved or rejected, in the light of information gained in this preliminary report.

In the light of the more comprehensive report which is to follow, revision of recommendations will be studied and more specific policies laid down.

For the purpose of this report sections of the coast were divided into regions, six in all, where it was felt immediate investigation was required. These were regions where a number of applications for townships were either being made and/or in which areas speculation in the purchase and sale of erven appeared to be most apparent.

It should be stressed that regional boundaries are arbitrary with regard to this report and do not necessarily reflect homogeneity in terms of amenity or geographical factors.

These regions were selected as follows:-

- (i) East London area: Kei River - Great Fish River.
- (ii) Port Alfred area: Great Fish River - Cannon Rocks.
- (iii) Jeffreys Bay area: Gamtoos River - Cape St. Francis.
- (iv) Mossel Bay area: Glentana - Gouritz River.
- (v) Agulhas area: Hamerkop - Agulhas - Die Kelders.
- (vi) Saldanha area: Silwerstroom - Saldanha - Elandsbaai.

A short account of individual existing and proposed developments has been produced (in geographical order from east to west along the coastline). It should be borne in mind that this report was not designed for the purpose of continuous reading and would, therefore, prove to be rather monotonous and unrewarding, but rather as an index of developments each of which may be individually studied. Tables I - VI are comprehensive lists of all developments grouped in their six regions. These provide the reader with an indication of the type of spatial distribution of development within each region.

Information/...

Information for this survey was obtained by means of questionnaires sent to the respective Divisional Councils and Local Authorities. Questionnaires sent to Divisional Councils included questions on description and location of development, details of residential development of registered townships or erven (numbers of erven sold and built on, temporary and permanent occupancy), cottages or leasehold plots or unregistered syndicate townships, caravan parks and holiday camps, details of services provided, the main attractions to the area and any further information considered relevant or important. Local Authority questionnaire returns included information on single dwelling erven, flats, hotels and boarding houses, caravan parks, holiday cottages and tent camps, and details of the number of houses built in 1967 and between January and October, 1968.

Sections of the Cape Coast which were omitted from this report were:-

- (i) Port Elizabeth Area: Sundays River - Gamtoos River.
- (ii) Cape St. Francis - Plettenberg Bay - Knysna - Glentana.
- (iii) Gouritz River - Cape Infanta.
- (iv) Hermanus - Cape Town.
- (v) Cape Town - Silwerstroom.

The main report following this one will first attempt to make a comprehensive analysis of the development of the whole Cape coastline (incorporating the five sections omitted) and this coupled with studies of population distribution and growth, land use and recreational trends and requirements, an attempt will be made to group developments according to homogeneous factors pertaining to them, with a view to constructing a master plan for the controlled development and protection of certain areas along the coastline.

It is hoped that during the time while the second report is being prepared more information regarding the Coastal Road will become available, as this road is in certain respects vital to the development of some coastal resorts, and certain isolated areas offering a wide range of amenities and sites for future townships and/or holiday cottage type development or caravan parks.

INDEX OF TOWNSHIPS AND RESORTS

COASTAL TOWNSHIPS: KEI RIVER - GREAT FISH RIVER
(EAST LONDON AREA)

Page 1

DIVISIONAL COUNCIL OF KOMGHA

Page

1.	<u>Village Management Board of Kei Mouth</u>	1
2.	Morgan Bay	1
3.	Double Mouth	2
4.	Black Rock	2
5.	Fish Bay	2
6.	Hag A Haga Ext. No. 1	2
7.	Haga Haga	2
8.	Rooiwal	3
9.	Kwenxura Mouth	3

DIVISIONAL COUNCIL OF EAST LONDON

10.	Kefani River	3
11.	Cintsa East	4
12.	Cintsa West	4
13.	Vosloo's	4
14.	Glenmuir	5
15.	Krause's Beach	5
16.	Steyns	5
17.	Maclachlan's	6
18.	Swart's	6
19.	Gleneden	6
20.	Glengariff Hotel	7
21.	Yellowsands	7
22.	Kwelera Mouth	7
23.	Sunrise-on-sea	8
24.	Rainbow Valley	8
25.	<u>Municipality of Gonubie</u>	8
26.	Quinera Lagoon	9

	Page
27. <u>Municipality of Beacon Bay</u>	9
28. Welcomagin	10
29. Cove Rock Guest House	10
30. Rockclyffe-on-Sea	11
31. Winterstrand	11
32. Igoda Holiday Inn	11
33. Roebert's	12
34. Rayners	12
35. Aqualea	12
36. Kidds Beach	13
37. Kidds Beach Ext. No. 1	13
38. Lincott Holiday Resort	14
39. Palm Springs	14
40. Ross'	14
41. Christmas Rock	15
42. Kayser's Beach	15
43. Stone's Seaside Cottages	16
44. Chalumna (West)	16

DIVISIONAL COUNCIL OF PEDDIE

45. <u>Village Management Board of Hamburg</u>	16
46. Begha Mouth	17
47. Gualana	17
48. Mpekweni	18

COASTAL TOWNSHIPS: GREAT FISH RIVER - BUSHMANS RIVER - CANNON ROCKS	19
--	----

DIVISIONAL COUNCIL OF BATHURST

1. Fish River Mouth Camping Site	19
2. Fort D'Acree	20
3. Palmiet or Brak River Mouth	20

	Page
4.0. Kleinemonde Rivers East and West:	20
4.1. Seafield Township	21
4.2. Farm Seafield	21
4.3. Farm Peninsula	21
4.4. Kleinemonde Camping Site	22
4.5. Tharfield	22
5.0. Riet River	22
5.1. Riet River Camping Site	23
5.2. Greenfontain	23
6.0.	
7.0. <u>Municipality of Port Alfred</u>	23
8.0. Freshwater Estates:	24
8.1. Portions 1 and 2	24
8.2. Portion 3	24
8.3. Portion 4	25
8.4. Portion 5: Rainbow Park	25
8.5. Portion 6	25
8.6. Portion 7	25
8.7. Portion 8	25
8.8. Portion 9: Bretton Beach Crest	25
8.9. Portion 10: The Spinning Reel	26
8.10. Portion 11: Flame Lily	26
8.11. Portion 12: S.A. Army Fund Holiday Camp	26
9. Kasouga	26
10. Seaview and Restholm	27
11. Grant's Valley	27
12. <u>Village Management Board of Kenton on Sea</u>	28

DIVISIONAL COUNCIL OF ALEXANDRIA

13. <u>Village Management Board of Boesmansriviersmond</u>	29
14. <u>Local Board of Richmond (Bakanas or Boknes)</u>	29
15. Cannon Rocks	30
16. Put se Vlakte	30

	Page
COASTAL TOWNSHIPS: GAMTOOS RIVER - CAPE ST. FRANCIS (JEFFREYS BAY AREA)	31
DIVISIONAL COUNCIL OF HUMANSDORP	
1. Papiessfontein	31
2. Kabeljous Holiday Camp	31
3. Kabeljous-on-Sea	32
4. Protea Holiday Camp	32
5. <u>Municipality of Jeffrey's Bay</u>	32
6. St. Francis Bay Township on Swan Lake	33
7. Paradise Beach	33
8. Paradise Beach Ext. No. 1	34
9. Osbosch	34
10. Boschkloof	34
11. Kromme Island	35
12. Subdivision of Lot 575	35
13. Subdivision of Kleinriver	35
14. Amaninzi	36
15. Goedgeloof	36
16. Kromme River	36
17. Subdivision of Portion 68 Goedgeloof	37
18. Sea Vista Township	37
19. Sea Vista Ext. No. 1	37
20. Sea Vista Ext. No. 2.	38
21. Sea Vista Ext. No. 3	38
22. Sea Vista Township Ext. No. 4	38
23. Sea Vista Township Ext. No. 5	39
24. Sea Vista Township Ext. No. 6	39
25. Cape St. Francis	39
26. Cape St. Francis Ext. No. 1	40

	Page
COASTAL TOWNSHIPS: GLENTANA - GOURITZ RIVER (MOSSEL BAY AREA)	41
DIVISIONAL COUNCIL OF GEORGE	
1.0 Glentana Township	41
1.1 Glentana Camping Site	42
2.0 Glentana Hills	42
2.1 Outeniqua Strand	42
3. South African Teachers Union (S.A.O.U.)	43
4. <u>Village Management Board of Groot Brak River</u>	44
5. Tergniet	44
6. Local Area of Reebok	45
7.0 Local Area of Klein Brak River	45
7.1 Brinkleys Motel	46
8. De Hoek	46
9. Hartenbos Forest Reserve	46
10. Hartenbos Picnic Plots	47
11. Seashells Motel	47
12. Hartenbos Drive-in Cinema	47
13.0 Local Area of Hartenbos	48
13.1 Hartenbos Holiday Resort	48
13.2 Hartenbos Ext. No. 4	48
13.3 Riviera Hotel	48
14. <u>Municipality of Mossel Bay</u>	49
15. Droefontein	49
16. Blinderivier	49
17. Klipfontein	50
18. Marlin Bay	50
19.0 Vleesbaai	50
19.1 Vleesbaai	50
19.2 Vleesbaai	51
19.3 Vleesbaai	51

	Page	
20.0	Fransmans Hoek	51
20.1	Fransmans Hoek Caravan Park	51
21.	Kanon	52

DIVISIONAL COUNCIL OF RIVERSDALE

22.	The Fisheries (Gouritz River Mouth)	52
-----	-------------------------------------	----

	COASTAL TOWNSHIPS: HAMERKOP - DIE KELDERS (AGULHAS AREA)	54
--	--	----

DIVISIONAL COUNCIL OF BREDASDORP

1.	Hamerkop	54
2.	Skipskop	54
3.	Ryspunt	55
4.	Arniston	55
5.	Molshoop	56
6.	Struisplaat	56
7.	Struis Bay	57
8.	Skulpies Bay	57
9.	<u>Village Management Board of Agulhas</u>	57
10.	Die Dam	58
11.	Buffelsjagtbaai	58
12.	Pearly Beach	58

DIVISIONAL COUNCIL OF CALEDON

13.	Uilenkraalsmond	59
14.	Franskraalstrand	59
15.	Van Dyks Bay	60
16.	Kleinbaai	60
17.	Birkenhead	61

	Page
18. <u>Municipality of Gansbaai</u>	61
19. De Kelders	61
Further Township Development	62

COASTAL TOWNSHIPS: SILWERSTROOM - ELANDSBAAI
(SALDANHA AREA)

DIVISIONAL COUNCIL OF MALMESBURY

1. Silwerstroom	63
2. Yzerfontein	63
3. Kreeftbaai	64
4. Hugo's Pos	64
5. Donkergat	65
6. Salamander Bay	65
7. Ouderpos	66
8. Rietbaai	66
9. Stofbergfontein	66
10. Churchhaven	67
11. Schrywers Hoek (Flamingo Farms)	67
12. Schrywers Hoek	67
13. Schrywers Hoek	68
14. <u>Local Board of Langebaan</u>	68
15. <u>Municipality of Saldanha</u>	68
16. Jakobs Bay	69
17. Tietie se Baai	69
18. Abdol Bay	69
19. Paternoster	70
20. Seal Island: Great Paternoster Point	70
21. St. Helena Bay Township (Municipality)	70

DIVISIONAL COUNCIL OF PIKETBERT

22. <u>Municipality of Velddrift</u>	70
--------------------------------------	----

23. Dwarskersbos

71

24. Elandsbaai

71

COASTAL TOWNSHIPS : KEI RIVER - GREAT FISH RIVER.

(EAST LONDON AREA)

Background Sketch.

The coastline is characterised in many places by steep cliffs rising abruptly out of the sea and which in the vicinity of river mouths give way to a more gently rising coast with short stretches of beach along its base. These river mouth areas have become the nuclei around which development has occurred. Road linkages between settlements are poor and often their only common link is to the National Road sometimes 30 miles inland. Looking at development along this coast from a broad view it is clustered and isolated and centres on the variety of amenities afforded by the river mouth - beach front combination namely: boating generally, bathing, walking and fishing.

DIVISIONAL COUNCIL OF KOMGA.

1. Kei Mouth.

The owner is the Village Management Board of Kei Mouth.

Single dwelling erven zoned number 497, of which only 59 (or 12%) have been built on. 39 of these dwellings are permanently occupied thus giving Kei Mouth a permanent population of perhaps 100 persons.

The rate of development may be stepping up - no houses were built in 1967 but January to October 1968 showed 5 houses under construction.

2. Morgan Bay.

This is a township incorporated in the Komga Divisional Council area.

A total of 62 erven have been zoned and all (62) have been sold. 42 plots (or 68%) have been built on, but only 20 are permanently occupied and support a permanent population of 30 persons.

Services are available in the township. Water supply is taken from individual boreholes or stored rainwater. Sewerage is in the form of individual septic tanks and garbage disposal is carried out by a tractor and trailer. A good gravel road links the resort with the national road about 30 miles away.

In addition to the natural amenities there are bowling greens and a golf course.

3. Double Mouth.

This is an undeveloped camping ground on land under Forestry Department control with an area of about 60 morgen.

There are no houses or holiday camps and no services are provided. Connection is made to the National Road via a gravel road which is in reasonable condition.

4. Black Rock.

Like Double Mouth this is an undeveloped camping ground on Forestry Department land - an area of approximately 100 morgen.

There are no houses or holiday camps and no services are provided. A poor gravel road links the site with the National Road.

5. Fish Bay.

This undeveloped camping ground is the last area in a stretch of about 8 miles between Morgan Bay and Haga Haga which shows no development as yet. The property is approximately 80 morgen in extent and is part of Forest Reserve.

There are no houses or holiday camps and all services are non-existent. A minor gravel road is the only link to the National Road.

6. Haga Haga Ext. No. 1.

This is a declared township falling within the control of the Komga Divisional Council. It lies to the east of Haga Haga and 90 erven are registered but more have been sold or built on.

Services are limited to a central water supply coming from boreholes - a water scheme is envisaged for the near future. A good gravel road is the connector to the National Road.

7. Haga Haga.

This township is controlled by the Komga Divisional Council. A total of 51 residential erven have been zoned and all have been sold. Forty-three, or 84%, of these plots

have/.....

have been built on but support a permanent population of only 13 persons.

The services available consist of a central water supply from boreholes, individual boreholes and rainwater. Garbage disposal is carried out twice weekly by the Divisional Council. There is no sewage disposal service. Road access is gained by means of a good gravel road.

Apart from natural amenities tennis courts have been constructed.

8. Rooiwal.

This is an undeveloped area of about 30 morgen in Forest Reserve land. There are no houses or holiday camps and no services are available. Access is made via a minor gravel road.

9. Kwenxura Mouth.

This is another undeveloped area of about 50 morgen in Forest Reserve Land. Like Rooiwal there are no permanent structures, or services and access is via a minor gravel road.

DIVISIONAL COUNCIL OF EAST LONDON.

10. Kefani River (Est. 1948).

This is a cottage and caravan park on the west bank of the Kefani River on part of a 403 morgen property owned by Mr. J.L. Cairns.

There are 10 cottages in good condition, 5 of which are of brick and 5 of concrete construction. All 10 are occupied temporarily and support a temporary population of 75 persons. In the caravan park there are 28 caravan sites and approximately 140 persons can be accommodated. It is planned to expand the park with the addition of another 30 caravan sites.

Services comprise water which is stored in an enclosed reservoir fed by a pump from a well, water-borne sewage, and garbage disposal in bin form. Access is gained via a reasonable gravel road identified as Minor Road No. 82.

11. Cintsa East (Est. 1948).

This is a cottage and caravan park on part of 11 morgen of land owned by Cintsa Mouth Estates (Pty.) Ltd. The area is separated from Kefani by 1½ miles of undeveloped land.

There are a total of 26 cottages of which 22 are brick and 4 concrete construction. All 26 are temporarily occupied and can support a maximum population of about 150 persons. A caravan park containing 25 sites can accommodate about 150 persons. Further cottages and caravan sites are planned.

Water provision is by means of individual boreholes, sewage by means of septic tanks and garbage disposal by means of bins. Road access is via Minor Road No. 90 - a reasonable gravel road.

12. Cintsa West.

This is a cottage and caravan park on a property of 10.7 morgen owned by Mrs. W.D. Taylor. The site is separated from Cintsa East by ½ mile of Forest Reserve.

There are 45 cottages made of brick and they are in reasonable condition. They are all temporarily occupied and support a temporary population of about 180 persons. In addition there are 30 caravan sites capable of accommodating about 150 persons.

Water is supplied from a reservoir, sewage is waterborne, and refuse disposal is by means of bins. Access to the site is via a good gravel road No. 128. A butcher shop and dairy have been established.

13. Vosloo's (Est. 1926).

This adjoins Cintsa West and is a cottage and caravan park on 10.5 morgen of land owned by Mr. G.G.S. Vosloo.

There are 37 concrete cottages in reasonable condition. All are temporarily occupied and can support a population of about 150 persons. There are 5 caravan sites which accommodate a total of about 25 persons. A tearoom is the only shop on the site.

Water is taken from individual boreholes and rainwater storage facilities. Sewage disposal is by means of septic tanks and garbage disposal by means of bins.

Access/....

Access to the site is gained via Divisional Road No. 128 and minor road No. 81 both of which are good gravel roads.

14. Glenmuir (Est. 1950).

This is a cottage site on part of 11 morgen of land owned by Mrs. D.H. Ericson-Miller. It is separated from Vosloo's by 2½ miles of forest reserve and is one mile N.E. of the Bulura River.

There are 25 brick houses in good condition. They are all temporarily occupied and can support a population of about 150 persons. A caravan site is proposed.

Water supplies are taken from collected rainwater, sewage disposal is by means of pits (septic tank is proposed) and garbage disposal by means of drums. Access is via Minor Road No. 92 which is a good gravel road.

15. Krause's Beach (Est. 1950)

This is a cottage development on part of a 13.6 morgen property owned by Mrs. A.M.V.L. Krause. This site adjoins Glenmuir.

There are a total of 21 cottages all of which are of concrete construction and in reasonable condition. 20 are temporarily occupied and support a temporary population of approximately 100 persons. The permanent population consists of two persons.

Water supply is from collected rainwater and individual boreholes, sewage disposal by means of pits and garbage disposal by means of bins. A good gravel road - Minor Road 92 is the means of access to the site.

16. Steyns.

This group of holiday cottages stands on part of 14 morgen of land owned by Messrs. M. and J. Norton and H. Steyn, adjoining Krause's Beach.

There is 18 cottages all in reasonable condition - 12 are of brick and 6 of concrete construction. All are temporarily occupied and support a temporary population of approximately 90 persons.

Water supplies are drawn from collected rainwater, sewage disposal is by means of earth closets and garbage disposal by means of bins. Access to the site is made via Minor Road No. 93a - a good gravel road, and also by a poor track.

17. Maclachlan's.

This consists of holiday cottages on part of a 15.8 morgen property owned by Mr. S. Maclachlan, adjoining Steyn's.

There are 5 cottages of good condition - 3 made of brick and 2 of concrete. They are all temporarily occupied and support a temporary population of about 25 persons.

Water supplies are taken from collected rainwater. Sewage disposal is by means of pits. A good gravel road, Minor Road No. 93a and a track in poor condition provide access to the site.

18. Swart's.

This property adjoins Maclachlan's and is 16.1 morgen in extent. The owner is Mr. P.S.W. Swart.

There are only 3 brick cottages all in good condition. They are temporarily occupied and support a temporary population of about 12 persons.

Water is taken from supplies of collected rainwater. Sewage disposal is by means of pits and garbage disposal by bins. Access is gained via Minor Road No. 93a which is of gravel and in good condition. In addition there is a poor track.

19. Gleneden (Prop. Est. 1969).

This is a 22 morgen property owned by Mr. C.J. Kriel adjoining Swart's and on the east bank of the Bulura.

No development has taken place as yet but a cottage and caravan park is proposed. The caravan park has sites for 140 caravans and will be able to accommodate about 460 persons. It is proposed to erect 80 cottages. A tearoom is in process of construction.

No services are available yet and water will be drawn from collected rainwater. Access is gained via a reasonable gravel road - Minor Road No. 93a.

20. Glengariff Hotel.

This consists of a hotel and annexes on 226.1 morgen of land owned by Glengariff Estates (Pty.) Ltd., on the west bank of the Bulura River.

There are 9 wooden cottages and 20 brick rondavels. All are of good quality.

Water is taken from individual boreholes and a dam. Sewage disposal is by means of septic tanks and garbage disposal by means of bins.

Access to the site is via a good gravel road - Divisional Road No. 147.

21. Yellowsands (Est. 1961).

This is a cottage and caravan park on the east bank of the Kwelera River on part of 33 morgen owned by Mr. C.N. Leppan. It is separated by a mile of privately owned erven from Glengariff Hotel.

There are 2 cottages - one is a good wooden type and the other is reasonable brick. They are both temporarily occupied and support a temporary population of 12 persons. The caravan park has 95 sites and can accommodate about 380 persons. There is a shop on the site.

Water is supplied from individual boreholes and an earthen dam. Sewage disposal is by means of septic tanks and garbage disposal by means of bins. Road access is via a reasonable gravel road - Minor Road No. 109.

22. Kwelera Mouth (Est. 1926).

This is a local area in its own right, on the west bank of the Kwelera River.

All 45 of the registered erven have been sold and 20 or 44% have been built on. Only 6 are permanently occupied and support a permanent population of about 30 persons. The remaining 14 temporarily occupied sites support a temporary population of about 70 persons.

No information is available with regard to the supply of water. Sewage disposal is by means of septic tanks and earth closets. Garbage disposal is by means of bins. Road access is gained via Divisional Roads Nos. 40 and 100 which are gravel type in good condition.

23. Sunrise-on-Sea (Est. 1928-30).

This is a registered township separated from Kwelera Mouth by $\frac{3}{4}$ mile of coastal Forest Reserve.

A total of 349 residential erven have been zoned. Of these 288 have been sold but only 8 or 2% have been built on. Six are permanently occupied and support a permanent population of about 18 persons. The remaining two are temporarily occupied and support about 8 persons.

Water supplies are taken from collected rainwater. Sewage disposal is by means of pits and garbage disposal by means of bins. Road access is gained via Minor Road No. 86 which is gravel in good condition.

24. Rainbow Valley.

This is a cottage settlement on 19 morgen of land owned by Mr. R.E. Werner. The site is separated by a mile of coastal forest reserve from Sunrise-on-Sea. It is situated on the east bank of the Gonubie.

There are four cottages of good quality, three of which are of brick construction and one of concrete. They are all temporarily occupied and support a temporary population of about 20 persons.

Water supplies are taken from collected rainwater. Sewage disposal is by means of septic tanks and garbage disposal by means of bins. A reasonable gravel road - minor road No. 100 - gives access to the site.

25. Gonubie.

The Municipality of Gonubie comprises 2,240 single dwelling erven of which only 340 (11%) have been built on. Of these 306 are permanently occupied. There are no flats and using a figure of 3.5 persons for average family size then the permanent population numbers about 1,100 persons. The proportion of permanent residents has been increasing during previous years and many commute daily to East London.

There is one licensed hotel capable of accommodating 75 guests and one unlicensed hotel capable of accommodating 60 guests.

The Local Authority owns one caravan park with a capacity of 100 caravans and approximately 450 persons. The months of December and January constitute the main holiday season but Gonubie continues to be popular until June. There is a serious lack of holiday accommodation and all that is available is booked up twelve months in advance. No holidaying or camping facilities are provided for non-Whites.

The rate of development is slower here than at Beacon Bay and in 1967 eighteen houses were built while during January to October of 1968 43 houses were constructed.

26. Quinera Lagoon (Est. 1958).

This is a cottage and caravan park on 26 morgen of property on the east bank of the Quinera River owned by Quinera Lagoon Holiday Resort (Pty.) Ltd.

There are 7 cottages of good quality and brick construction. They are all temporarily occupied and support a temporary population of about 45 persons. A caravan park provides for 30 sites which can accommodate about 120 people.

Water supplies are drawn from individual boreholes. Sewage disposal is done by means of septic tanks and garbage is disposed by incinerating. Access to the site is made via good gravel road - Minor Road No. 127.

27. Beacon Bay.

Beacon Bay is a municipality comprising 1,486 erven of which 650 (44%) have been built on. Of this number 640 are permanently occupied. The number of flats totals 16 and all are permanently occupied. Taking 3.5 persons as being an average family size the permanent population appears to be in the region of 2,300 persons.

There is one licensed hotel with a total guest accommodation for 70 persons. The two privately owned caravan parks have a combined capacity of 98 caravans. In addition there are two holiday cottage properties with a total of 26 cottages.

The holiday season is considered to be during the months December, January and April. Caravanners follow on after this season. There are no holidaying and camping facilities for non-White racial groups.

The rate of building appears to be brisk with 80 houses having been built in 1967 and 90 during the period January to October, 1968.

28. Welcomagin (Est. 1960).

This is a cottage and caravan park on part of 42 morgen owned by Mrs. M.M. Hattingh and another person. It is situated on the East Bank of the Zaminyama River.

There are 20 concrete cottages in good condition. All are temporarily occupied and support a temporary population of about 100 persons. The caravan park has 66 caravan sites which can accommodate a total of about 265 persons.

Water supplies are drawn from individual boreholes. Sewage disposal is the waterborne variety and garbage disposal is by bins. Access is gained via Minor Road No. 1 which is of gravel type in reasonable condition.

29. Cove Rock Guest House (Est. 1938).

This is a cottage development separated from Welcomagin by $\frac{3}{4}$ mile of coastal Forest Reserve. It is on part of 35.6 morgen of land owned by Mr. G.B. Fothergill, on the west bank of the Kalashe River.

There are 8 wooden cottages in reasonable condition which are all temporarily occupied supporting a population of about 32 persons.

Water is drawn from individual boreholes. Sewage is disposed by means of septic tanks and earth closets, and garbage is disposed of by means of bins. Access is gained via a reasonable gravel road - Divisional Road No. 135.

30. Rockclyffe-on-Sea.

This cottage and caravan park is separated from Cove Rock by one mile of Coastal Forest Reserve. It is situated on part of 17 morgen of land owned by Mr. C.T. Ramsden and Mrs. V.A.I. Ramsden on the east bank of the Illuzi River.

There are 13 brick cottages which are of good quality. They are all temporarily occupied and support a temporary population of about 65 persons. A caravan park with 50 sites accommodates about 250 persons.

Water supplies are taken from individual boreholes and collected rainwater. Sewage disposal is by means of septic tanks, and garbage disposal is by incineration. Access is gained to the site via the good gravel road - Divisional Road No. 192.

31. Winterstrand (Est. 1956).

This is a registered township separated from Rockycliffe by one mile of coastal Forest Reserve. It is one mile east of the Igoda River.

There are 82 registered erven of which 12 have been sold, but none of which has been developed.

Water supplies are taken from a central supply fed by boreholes and from purification works and a reservoir. No information is available as regards sewerage and garbage disposal. Access to the site is by a good gravel road - Divisional Road No. 165.

32. Igoda Holiday Inn.

This is a bungalow establishment half a mile west of Winterstrand. It stands on part of 3 morgen of land owned by Igoda Farms (Pty.) Ltd.

There are three bungalows and one cottage all of wood construction and in reasonable condition. They are temporarily occupied and support a temporary population of about 60 persons.

Water supplies are drawn from individual boreholes. Sewage disposal is by means of septic tanks and garbage

disposal/.....

disposal by means of bins. Access to the site is via a good gravel road - Divisional Road No. 165.

33. Roebert's (Est. 1948).

This is a cottage development a quarter mile from Igoda Holiday Inn. It stands on property owned by Mrs. N.C. Roebert on the east bank of the Igoda River.

There are 11 brick cottages of good quality and all 11 are temporarily occupied and support a temporary population of about 45 persons.

River water constitutes the source of water supply. Sewage disposal is by means of septic tanks and garbage is disposed of by means of incineration. Road access is via a good gravel road - Divisional Road No. 165.

34. Rayner's.

This is a caravan park $2\frac{3}{4}$ miles from Roeberts on the east bank of the Gulu River owned by Mr. R.B. Rayner. The size of the park is 8 morgen. The 30 caravan sites can accommodate about 125 people.

Water supplies are taken from individual boreholes and collected rainwater. Sewage disposal is by means of septic tanks and garbage disposal by means of bins. Road access is by Trunk Road 45 and there is also a track.

35. Aqualea (Est. 1966).

This is a caravan park owned by Mr. G.O. Gammie on the west bank of the Gulu River. The area is 21 morgen in extent. Forty-one (41) caravan sites can accommodate about 165 persons. A shop is on the site.

Water is supplied by rainwater and a reservoir. Sewage disposal is by septic tank and garbage disposal by means of bins. Road access is by Trunk Road 45 and a reasonable track.

36. Kidds Beach (Est. 1922)

This is a registered township situated 2½ miles from Aqualea on the west bank of the Umkantzi.

There are 124 registered erven all of which have been sold. 105 plots or 85% of the township, have been built on. Twenty homes are permanently occupied giving a permanent population of about 65 persons. Eighty-five which are temporarily occupied support a temporary population of about 1,000 people. There is also one licensed hotel, tennis court, bowling green and cricket field.

Water is drawn from individual boreholes and collected rainwater. Sewage disposal is by means of the bucket system and septic tanks which is undertaken by the East London Divisional Council. Garbage disposal is by means of bins and is also undertaken by the Divisional Council. Road access is made via Main Road No. 13 which is a good tarred road.

37. Kidds Beach Extension No. 1 (Est. 1957).

This township was proclaimed in 1957 and consists of 48 erven. Of these 21 have been sold and 6 or 12% have been built on. Three dwellings are permanently occupied and support a permanent population of 5 persons, while three are temporarily occupied and accommodate about 15 persons.

Water is taken from a central supply fed by boreholes. Sewage disposal is by means of a bucket system supplied by the East London Divisional Council. Road access is gained via Main Road No. 13 - a good tar road.

38. Lincott Holiday Resort (Est. 1964)

This is a cottage and caravan park on 14.5 morgen of land owned by Mr. W.K. Hannay on the west bank of the Umkantzi.

There are 12 brick cottages in good condition. They are all temporarily occupied and support a temporary population of about 60 persons. In the caravan park there are 25 sites which can house about 125 persons.

Water is taken from individual boreholes. Sewage disposal is by means of septic tanks and garbage is disposed in "garbags". Road access to the site is via a reasonable concrete strip road.

39. Palm Springs.

This cottage and caravan park is separated from Lincott by one mile of coastal Forest Reserve. It is situated on 12 morgen of land owned by Mr. R.G. Starkey on the west bank of the Umlele River.

There are 11 brick cottages in good condition. All are temporarily occupied and support a population of about 60 persons. The caravan park with 25 sites supports approximately 125 persons.

Water supplies are drawn from spring water. Sewage disposal is by means of septic tanks and garbage is disposed of by incineration. Access to the site is via reasonable gravel roads - Minor Roads Nos. 17 and 18.

40. Ross'.

This cottage site is separated by one mile of coastal forest from Palm Springs. It is owned by Mr. E.R. Ross and

stands/.....

stands on part of his 41 morgen property on the west bank of the Ncera River.

There are three brick cottages in good condition. They are temporarily occupied and support approximately 15 persons.

Water supplies are drawn from individual boreholes. Sewage disposal is by means of septic tank and garbage is disposed by means of bins. Road access is via a reasonable gravel road - Minor Road No. 7, and a poor track.

41. Christmas Rock (Est. 1943).

This is a cottage and caravan park on part of 83 morgen owned by Mr. G.G. Gower. It is separated from Ross' by 2½ miles of coastal Forest Reserve. It stands on the east bank of Christmas River.

There are three cottages in reasonable condition - one is of wood construction and two are of brick. One is permanently occupied and has one permanent resident. The remaining two are temporarily occupied and support a temporary population of 10 persons. The caravan park has sites for 25 caravans and can accommodate about 125 persons.

Water is drawn from individual boreholes. Sewage is disposed of in pits and garbage by means of bins. Road access is via a reasonable gravel road - Minor Road No. 1.

42. Kayser's Beach (Est. 1925).

This is a registered township separated by 1½ miles of coastal Forest Reserve from Christmas Rock and is on the west bank of Shelber's stream.

All of the 35 registered erven have been sold and 30, or 86%, have been built on. Two houses are permanently occupied and the permanent population amounts to four persons. The temporary population consists of about 100 persons.

Water supplies are drawn from collected rainwater. Sewage disposal is by means of pits and garbage by means of bins. Road access is via a good gravel road - Divisional Road No. 99.

There is a privately owned holiday cottage property which has one cottage. The Local Authority runs a caravan park with a capacity of 45 caravans, and a tent camp containing 40 sites.

Hamburg is developing rapidly and there is a great demand for plots. However, as no domestic water can be supplied, extensions to the township have been turned down. In 1967 a total of 23 houses were built and during the period January to December, 1968, a further 12 were constructed.

The main holiday season is from September to April but the good fishing during the winter months often leads to the resort being crowded during this time.

46. Begha Mouth.

This is a cottage development on the east bank of the Begha River, separated by $7\frac{1}{2}$ miles of farmland from the Hamburg Village at the mouth of the Keiskama River. It is on part of 711 morgen owned by Mr. S.C. Tarr.

There are 21 cottages all in good condition and of brick construction. All are temporarily occupied and can accommodate about 100 persons.

Water is drawn from a central supply fed by boreholes and from collected rainwater. Sewage disposal is by pit or waterborne methods. Garbage disposal is by means of burial. Road access is via a good gravel road - Divisional Road No. 74 and 2 miles of private road.

47. Gualana.

This is a cottage development on the 711 morgen property of Mr. L.O. Timm. It is separated from Begha Mouth by $3\frac{1}{2}$ miles of undeclared coastal reserve and is on the east bank of the Gualana River.

There are 14 cottages of wood construction and they are in reasonable condition. They are all temporarily occupied and can accommodate a total of about 42 people.

Water/.....

Water is taken from supplies of collected rainwater. Sewage disposal is by means of pits. Garbage disposal is also carried out by the pit method. The road access is via a reasonable gravel road - Divisional Road No. 25, and Minor Road No. 222, and 1½ miles of private road.

A syndicate has purchased a site for township development, but as yet no development has occurred.

48. Mpekweni (Est. 1950).

This cottage and caravan park lies three miles from Gualana and is separated from it by farmland. It is on part of 606 morgen owned by Mr. C.N. Randall on the east bank of the Mpekweni.

There are 15 cottages made of brick and in good condition. Two are permanently occupied and accommodate four permanent residents. The 13 temporarily occupied cottages accommodate about 65 persons. In addition there are 16 caravan sites which can accommodate approximately 80 persons.

There is no information about the provision of water - it must be assumed that it is taken from supplies of collected rain water. Sewage disposal is by waterborne means. Garbage is removed by the owner of the settlement. Road access is via a good gravel road - The Trunk Road and a private road for 2 miles.

COASTAL TOWNSHIPS : GREAT FISH RIVER - BUSHMANS RIVER -
CANNON ROCKS

Background Sketch

This coastal strip consists of a low undulating grassland plateau surface, rising in places to a little over 300 feet, and rising gradually further inland to a general height of between 500 and 800 feet.

Rivers for the most part, have cut deeply into the plateau surface, creating a mature, scenic valley landscape inland grading to gentle impressions on the lower coastal level, broadening to form wide river mouths and alluvial terraces in places. Rivers have reached a stage of maturity and tend to be sluggish, depositing much of their silt at their mouths, many of which are completely blocked.

The coastline consists mainly of wide beach fronts with occasional outcrops of beach rock and a few rocky promontories. Resort development along a large proportion of the coastline has possibly been offset by the presence of the very wide beachfront which extends more than a thousand yards inland in places particularly west of Cannon Rocks. Coastal development is for the most part located at the river mouths, which supplement the beach amenity with fishing and boating.

DIVISIONAL COUNCIL OF BATHURST

1. Fish River Mouth Camping Site (Est. 1940).

The camping site is situated on the Western bank of the Great Fish River 26 miles North West of Port Alfred along good gravel road. It is on 20 morgen of State-owned land which is under the control of the Divisional Council.

A total of 54 wood/iron and wood/asbestos cottages extend South Westwards from the river mouth. Three are in good condition, 48 are reasonable, and 3 are in poor condition. Four persons are permanently occupied in 2 cottages and the remaining 52 cottages accommodate temporarily a maximum of 330 persons. (These cottages are leased from Council at Council's pleasure).

No provision has been made for sewage disposal, garbage is disposed of in pits excavated by individuals themselves, and water is obtained from rainwater tanks and underground supplies, the latter by means of well points

and/.....

and hand pumps.

The main attractions here are fishing, swimming, bathing and an added attraction is tennisette. Two promonitories located either side of the river mouth create favourable surfing conditions.

2. Fort D'Acre (Est. 1939; Owner: Fort D'Acre (Pty) Ltd).

Fort D'Acre adjoins the Fish River camp site on the low lying plateau which forms the West bank of the Great Fish River. The establishment of Fort D'Acre Township was approved some years ago but was not proceeded with.

Two wooden and 2 asbestos cottages stand on a total property area of 486 morgen. They are all in reasonable condition, and accommodate 16 persons temporarily.

Sewage disposal is by pit latrines and garbage is either burned or buried. Water is drawn from rainwater tanks. The cottages are located adjacent to the Main Road which has a gravel surface in good condition.

Attractions include fishing, swimming, boating and surfing.

3. Palmiet or Brak River Mouth (Owner: Fort D'Acre (Pty) Ltd.).

Brak River Mouth is located on Fort D'Acre farm from the Western side of the rocky seashore at Rocky Point for a distance of approximately 800 yards westwards (immediately south of Fish River Mouth Camping Site). The bathing area is reserved for Coloureds. A camping area for Coloureds is provided for by the Bathurst Divisional Council. The area is densely vegetated and the small stream constituting the Brak River is completely blocked at its mouth.

4. Kleinemonde Rivers East and West.

The two river mouths are separated by a narrow strip of land approximately 100 yards wide at the beach front. Both rivers are bridged a few hundred yards inland providing access from both Port Alfred and East London to both sides of the river complex and the peninsula in between. Port

Alfred is located approximately 16 miles to the South West and Fort D'Acree approximately 10 miles North East of this area along main and divisional roads, having a reasonable gravel surface. The main attractions are fishing, swimming and boating.

4.1 Seafield Township (Est. 1861, Owner: K.T. Bradfield).

Seafield Township is located away from the beach front on the East bank of the Kleinemond East River. This poorly planned township of 48 erven was established in 1861 and is only now being developed for holiday purposes. The majority of erven have been sold recently and development is taking place slowly. Forty-three erven have been sold, of which 8 have been built on. This represents 16.6% development of the total number of erven. These 8 developed erven are temporarily occupied and accommodated 64 persons.

Water is collected in rainwater tanks. No provision has been made for sewage and garbage disposal.

4.2 The Farm Seafield (Est. 1936, Owner: K.T. Bradfield).

Fourteen holiday cottages are located on the seafront on the Eastern bank at the mouth of the Kleinemond East River on sites leased from the owner. The total extent of his land is 425 morgen. The cottages are built of iron/asbestos and wood and are all in reasonable condition; 1 is permanently occupied holding 2 persons.

Water supply is from rainwater tanks and underground water tapped by means of well points and hand pumps. Individuals construct their own pit latrines and garbage is disposed of in pits.

4.3 Farm Peninsula (Est. 1963, Owner: Kleinemond Estates (Pty) Ltd.).

On the peninsula beach front and continuing along the east bank of the Kleinemond West River, 11 holiday cottages are located on leased sites at present. This land (108 morgen) was acquired in 1967 by Kleinemond Estates (Pty) Ltd. with a view to establishing a township of some 400 holiday resort sites.

One cottage is built of brick and 10 of wood and asbestos/iron, 7 are in reasonable condition, 1 in good, and 3 in poor condition. They are all temporarily occupied catering for 70 persons.

Water is drawn from rainwater tanks and wells. There is no sewage or garbage disposal service.

4.4 Kleinmond Camping Site (Est. 1945, State-owned land).

This area of 10 morgen is located on the west bank of the Kleinmond West River. This is State-owned land under the control of the Bathurst Divisional Council. Two asbestos cottages in good condition are temporarily occupied, catering for 11 persons.

Rainwater is used and there is no sewage or garbage disposal service.

4.5 Tharfield (Est. 1940. Owner: Mr. T.G. Webb).

Thirty-nine holiday cottages are located on leased sites which except for 2 on the east bank of Riet River, 3 miles to the south, are all on the west bank of the Kleinmond West River. The remainder of this farm of 2,385 morgen lying between these two rivers is undeveloped farming land.

Three cottages are built of wood, 14 of iron and 22 of asbestos. Twenty-eight are in good condition, 9 reasonable and 2 are in poor condition. Two are permanently occupied holding 3 persons. The remaining 37 are temporarily occupied and accommodate 305 persons.

Water is gathered in rainwater tanks and no provision has been made for sewage or garbage disposal.

5.0 Riet River

Riet River is a comparatively small river completely blocked at its mouth. The main road crosses the river approximately half a mile upstream, and continues to Port Alfred approximately 13 miles to the west. The main attractions in this region are swimming, fishing and boating.

5.1 Riet River Camping Site (State-owned land under the control of the Bathurst Divisional Council. Est. 1940).

The camping site, consisting of 8 cottages leased from the Divisional Council, is located at the mouth of the Riet River on the west bank. The total extent of land is 10 morgen, most of which comprises beach and shifting sand.

There are 2 wood cottages, 6 asbestos, of which 3 are in good condition and 5 are in reasonable condition. All 8 cottages are temporarily occupied and can accommodate 52 persons.

The rainwater supply is supplemented by a well point and pump. There is no sewage or garbage disposal service.

5.2 Green Fountain (Est. 1937. Owner: Mrs. W.W. Walker).

Twenty-eight cottages on leased sites adjoin the Riet River Camping Site on the West bank. (The total area of the farm is 1,018 morgen).

There are 5 wood, 1 brick, 4 asbestos, 5 mortar and 3 corrugated iron cottages, 4 of which are in good condition, 23 in reasonable and 1 in poor condition. Three cottages are permanently occupied housing 7 persons. The remaining 25 cottages can accommodate 124 persons.

Water is obtained from rain water tanks. No provision has been made for sewage disposal, but garbage is disposed of in pits, by the owner.

6.0 Bathing areas have been allocated for Bantu and Coloureds immediately east and west of the Rufanes River Mouth respectively on Rufanes River Farm (Owner: K. Tweedie) and The Dunes (Owner: A. Bradfield), approximately 3 miles north east of Port Alfred.

7.0 Municipality of Port Alfred

Port Alfred is located 106 miles South West of East London and 88 miles North East of Port Elizabeth. It lies

on both sides of the Kowie River Mouth extending inland for approximately 3 miles. The Kowie River is navigable for small craft for approximately 20 miles upstream.

There is a total of 1901 registered single dwelling erven, of which 585 have been built on, representing 30.8% development of the total number of erven. Four hundred and seventy-six (476) are permanently occupied and 109 temporarily. In 1967 26 erven were built on and a further 26 between January and October, 1968. There are 15 flats permanently occupied. Three licensed hotels can accommodate 220 persons and 7 unlicensed hotels can accommodate 250 persons.

Two privately owned caravan parks have 71 caravan sites and the Municipality owns another holding 36 caravans and also 2 tent camps with a total of 180 sites.

Main attractions include swimming fishing and golf.

8.0 Freshwater Estates

Freshwater Estates is situated between the western boundary of Port Alfred and the Eastern Boundary of Hope Farm at Kowie Point. It comprises 12 portions, each of approximately 5 morgen in extent all having sea frontage. (Portion 12 is located on the Western boundary of Port Alfred Municipality and the remaining portions are located further west of Port Alfred in descending order).

Access from Port Alfred is by means of a private gravel road in reasonable condition. Main attractions include fishing, swimming and surfing.

8.1 Portions 1 and 2 (Owner: G.M. Keay)

Apart from the owner's dwelling, no further development has taken place on Portion 1. One cottage is located on Portion 2.

8.2. Portion 3. (Owner G.M. Heron)

This plot is undeveloped.

8.3/.....

8.3 Portion 4 (Owner: J.A. Purvis)

No development has taken place apart from the owner's dwelling.

8.4 Portion 5. Rainbow Park (Est. 1965.
Owners: Baarbeand and J.H. vaz Nunes).

Development on this plot includes 2 owner's dwellings, 5 motel huts, a restaurant, ablution block and caravan park.

Forty (40) persons can be accommodated in 5 double motel huts, and there are 40 caravan sites. Both motel and caravan park are served with a central ablution block.

Water supply is from rain water tanks, 2 wells and a spring. Sewage disposal is by septic tanks with French drains and garbage is burnt in a sunken pit, undertaken by the owners.

8.5 Portion 6. (Owner: E.S. Mumford)

This plot is vacant.

8.6 Portion 7 (Owner: M.E. Few)

No development has taken place apart from the owner's cottage.

8.7 Portion 8 (Owner: Mrs. B.W. Norton)

No development has taken place apart from the owner's cottage.

8.8 Portion 9. Bretton Beach Crest (Est. 1962.
Owner: Mrs. G. Gardner)

Development includes the owner's dwelling and 9 wood and asbestos holiday cottages are for hire, holding 54 persons.

Water supply is from rainwater tanks and well water. Sewage is disposed of in septic tanks at each cottage. Garbage is removed daily by the owner.

8.9 Portion 10. The Spinning Reel. (Est. 1964.
Owner: Mrs. Ria Groen)

Development on this plot includes the owner's dwelling, a caravan park, shop and 7 self-contained holiday cottages are for hire, holding 42 persons. There are 10 caravan sites. An added attraction here is a putting green.

Rainwater and wells serve as water supply. Sewage is disposed of in septic tanks and garbage is buried and burned.

8.10 Portion 11. Flame Lily (Est. 1946. Owner N.D. Fynn).

Four (4) brick and 2 wood commercial cottages can accommodate 36 persons. The owner's dwelling is also on site.

There is a central water supply from a borehole. Rainwater and well water is also in use. Sewage is disposed of by means of 4 septic tanks and 2 pit latrines. Garbage is burned and buried.

8.11 Portion 12. S.A. Army Fund Holiday Camp

There are 9 self-contained holiday cottages for Army personnel. Forty-five (45) persons can be accommodated.

There is municipal water supply. Sewage is disposed of in septic tanks and garbage is burned and buried.

9. Kasouga (Est. 1880).

Kasouga is approximately 12 miles south west of Port Alfred on the east bank of the Kasouga River. The Divisional road from Port Alfred is surfaced with gravel and is in reasonable condition. Main attractions here are fishing, swimming and boating.

This subdivided estate consists of 143 registered erven, all of which have been sold. Forty-seven (47) houses occupy 108 erven i.e. some plots occupy as many as 6 erven. This figure represents 75.5% of the erven which can therefore be regarded as built on. Five erven are permanently occupied holding 8 persons. The remaining 42 houses accommodate approximately 376 persons. There is also a commonage with

31 holiday cottages on leased sites. There are 8 wood and 23 iron and asbestos cottages, 12 of which are in good condition, 16 reasonable and 3 in poor condition. These can accommodate 248 persons. There are no permanent residents.

It must be noted that the trustees have decided some years previous to this that no further erven be sold and that no other cottage is to be erected on the commonage. This has been agreed at erfholders meetings. (The Estate is administered by the Kasouga Board of Trustees).

Water supply is from rainwater tanks and pure spring water is piped to a central tap (limited supply).

No provision for sewage and garbage disposal has been made.

10. Seaview and Restholm

These properties located between the west bank of the Kasouga River and the eastern boundary of Grant's Valley are undeveloped. Owners: L.G. Stirk, N.N.W. Stirk respectively.

11. Grant's Valley (Est. 1940. Owner C. McDougall).

Grant's Valley is situated on the east bank of the Kariega River Mouth, approximately 15 miles south west of Port Alfred. It is served by a mile long minor gravel road which has a reasonable surface.

Thirteen (13) holiday cottages are located on leasehold plots. Four are built of wood and 9 of asbestos sheeting, all of which are in reasonable condition. They are all temporarily occupied and can accommodate 80 persons.

Water is obtained from rain water tanks. Sewage is disposed of in pit latrines and garbage is buried by the individual occupants.

The total property area is 1,122 morgen.

12. Kenton on Sea (Village Management Board).

Kenton On Sea extends for approximately one mile between the west bank of the Kareega River and the east bank of the Bushmans River. It is located approximately 15 miles south west of Port Alfred along the main road which has gravel surface in reasonable condition.

Attractions at Kenton On Sea include boating on river (Bushman's River particularly) and at sea, yatching, fishing, swimming and surfing.

There are 685 surveyed plots all of which have been sold. Two hundred and eighty-one (281) have been built on or 41% of the plots have been developed. During 1967, 34 houses were built and from January to October, 1968, 9 were built.

Due to the fact that there is no water supply at Kenton On Sea, the Board states that no further development can take place. In the event of water being supplied, development could take place on private land and land purchased by the Board. (See Ref. AF.O/1/27/6).

Fifty-seven single dwelling units are permanently occupied and 227 temporarily. There are no flats at present. These could not operate efficiently without a piped water supply. There is one licensed hotel, i.e. due to classification and lack of water supply, the guest accommodation has been reduced from 64 to 16. There is 1 privately-owned caravan park which could take 40 caravans and the owner advises that due to the lack of water he is only prepared to cater for 30.

Due to there being no piped water supply, the Board states that no provision for holiday cottages or camping facilities can be considered.

The matter of piped water supply is, however, actively being investigated by the Board, taking into account the growth of the township thus far, and the fact that the Board has a Bantu emergency camp, housing approximately 700 persons.

There are no oliday, camping or similar facilities available to non-white racial groups in the area.

DIVISIONAL COUNCIL OF ALEXANDRIA

13. Boesmansriviersmond (Village Management Board)

This township is located on the south bank of the Bushman's River approximately 17 miles south west of Port Alfred. Attractions here including fishing, swimming and boating.

There are 325 registered erven, all of which have been sold. One hundred and eighty-one have been built on. This represents 55.5% development of the total registered erven. Of the developed erven, 30 are permanently occupied, accommodating 75 persons; 190 erven are temporarily occupied catering for 1,500 persons. This figure of 190 seems to indicate temporary camping or caravanning on the undeveloped erven included in this figure.

There is a caravan park and camping site and a motel located just outside the township.

Water supply is obtained from boreholes and rain water tanks. Sewage is disposed of in pit latrines provided by the individual owners, and garbage is collected twice weekly by the Board.

14. Richmond (Bakanas or Boknes) (Local Board)

Richmond is situated on the south bank of the Boknes River, 5 miles south west of Boesmansriviermond (22 miles from Port Alfred), along the Divisional Road the gravel surface of which is in good condition.

Swimming, fishing, boating and waterskiing are the main attractions.

Of the total of 168 erven, all have been sold. Of the 48 or 28.6% that have been built on, 10 are permanently occupied housing 19 persons, and 38 are temporarily occupied accommodating 500 persons. There is also a tent and caravan park.

Rainwater tanks and a central supply from boreholes provide this township with water. Sewage is disposed of in pit latrines provided by the individual owners, and garbage is collected twice weekly by the local board.

15. Cannon Rocks (Est. 1968. Owner: Cannon Rocks (Pty) Ltd.)

This recently established registered township is located 3 miles south of Boknes along a minor road in reasonable condition.

Of the total number of 235 erven, 232 have been sold; 12 (or 3.4%) have been built on. Of these 3 are permanently occupied by 6 persons and 9 temporarily by 50 persons.

There is a central supply of water from boreholes.

Flush latrines are supplied by the owners. There is no garbage disposal service.

Attractions here are fishing and swimming.

16. Put se Vlakte (Owner: Department of Land and Land Tenure)

A proposed Coloured area of 10 morgen is located 5 miles south of Cannon Rocks.

COASTAL TOWNSHIPS : GAMTOOS RIVER - CAPE ST. FRANCIS

(JEFFREYS BAY AREA)

Background Sketch

This stretch of coast is characterised by land which rises gently from the sea behind long stretches of beach. Land forms here are more rounded and are far less rugged than in the East London area. Potential camping and township sites therefore tend to be more continuous here than was the case further north along the coast where the ruggedness of the landscape has caused isolated development. While growth at present is centred on the river mouth areas the trend to linear development along the intervening coastal stretches is becoming increasingly apparent.

The major amenities of this region are boating generally on the rivers, rock and deep sea fishing, bathing and surfing.

DIVISIONAL COUNCIL OF HUMANSDORP.

1. Papiesfontein

This is a proposed townships bordering on to the west bank of the Gamtoos and the Indian Ocean. The property is owned by Raphaelios Productions (Pty.) Ltd.

Few details about the township are available as yet. Water may be supplied from the Churchill Dam. Road access is via a good gravel road which is on privately owned land.

2. Kabeljous Holiday Camp

Like Papiesfontein this is a possible future holiday camp site on the east bank of the Kabeljous river. The land is under the control of the Humansdorp Divisional Council.

No services are available as yet - road access is via a private gravel road which is in good condition. Water may be obtainable from the Churchill Dam.

3./.....

3. Kabeljous-on-Sea

This is an approved township at the mouth of the river on the west bank. The site is owned by Mr. J.A. Potgieter of Kabeljous-on-Sea (Pty) Ltd.

There are a total of 209 residential erven. No figures are given showing the numbers sold, but the numbers built on are given as 15, or in other words 7% of the total township. One house is permanently occupied and the permanent population numbers persons. Thirteen dwellings are temporarily occupied and support a temporary population of about 250 persons. This implies two things - firstly, either each dwelling houses about 20 people or secondly, people who own sites, which are unbuilt on, are camping on them. There is the possibility also that the figure of 250 persons is exaggerated. During the season there are about 50 caravans which implies an additional 200 people.

Water supplies are drawn from individual boreholes and future supplies are expected from the Churchill Dam. Sewage disposal is by means of septic tanks. Garbage is removed by the owners of the settlement. Road access is via a good gravel road - Main Road No. 4 to Jefferies Bay.

Incorporation with Jefferies Bay is considered to be possible at some time in the near future.

4. Protea Holiday Camp

This is a proposed holiday camp immediately to the south of Jeffries Bay and extending for one mile along the coast. The land is 217 morgen in extent and is owned by Protea Holiday Camp (Pty) Ltd.

No development has yet taken place and no services are available at all. Incorporation with Jefferies Bay is considered to be possible - no reason is given why this should be.

5. Jeffries Bay

This is a municipality consisting of 617 single dwelling erven. Two hundred and thirty-five erven, or 38% of all erven have been built on, and of these 165, or 70%, are permanently occupied. The 10 flats are all

permanently/.....

permanently occupied. There are two licensed hotels capable of accommodating a total of 138 persons, and two unlicensed hotels which can accommodate 90 persons. The rate of development appears to be steady with 7 houses being built in 1967 and 8 in 1968.

There are two privately owned caravan parks with a total capacity of 200 caravans, and one owned by the local authority with a capacity of 104 caravans. The only holiday camp comprises 20 cottages.

6. St. Francis Bay Township or Swan Lake

This is a possible future township situated on the coast and covering an area from the east bank of the Zeekoei River to a point 1½ miles further east. The property is owned by G.G. Buchner (Pty) Ltd.

No details are available about this settlement other than that water supply may be available from the Churchill Dam. A private gravel road of good quality has been built and connects the site with the National Road.

Incorporation with Jefferies Bay Municipality is envisaged at some stage.

It should be noted that construction work is being undertaken below the High Water mark in an effort to divert the river's course in a more westerly direction.

7. Paradise Beach (Est. 1967)

This is a registered township on the west bank of the Zeekoei river stretching from the mouth to a point about one mile westwards. The property is owned by Giltunmer Townships (Pty) Ltd.

There are 388 registered erven of which 386 have been sold. Only 3 have been built on. One dwelling is permanently occupied and has 3 inhabitants. Two are temporarily occupied and there are apparently about 200 temporary residents. As in the case of Kabeljous-on-Sea either these figures are incorrect, or the owners of plots are camping on them rather than building houses.

Water/.....

Water is supplied by the municipality. Sewage disposal takes place by means of septic tanks, and garbage is removed by the township authorities. A good gravel road maintained by the Divisional Council gives access to the site.

8. Paradise Beach Extension No. 1

This is an extension of about one mile to the above township - complete approval has apparently not yet been given.

The water supply and road connections are as for Paradise Beach proper.

9. Osbosch (Est. 1945 - 1950)

This is a cottage development on the east bank of the Kromme River near the mouth. The site is about 10 morgen in extent and is owned by Mr. H.B. du Toit.

There are 25 cottages, some of wood and others of iron and asbestos construction. They are in a reasonable to poor condition. All are temporarily occupied and can accommodate a total of about 100 inhabitants.

Water is drawn from collected supplies of rainwater. Sewage is disposed of in pits and garbage is removed by the camp owner. Access is via a reasonable gravel road which is privately owned.

10. Boschkloof (Est. 1945 - 1950)

This is a cottage development on leasehold plots on the east bank of the Kromme at a site about 3 miles from the mouth. The site is owned by Mr. J.D. van der Watt and is about 20 morgen in extent.

There are 66 cottages - some of wood, some of brick, and others of iron, asbestos and asphalt construction. The condition ranges from good to poor. All are temporarily occupied and can accommodate from 250 to 300 persons.

Water is taken from collected rainwater supplies. Sewage disposal is by means of pits and septic tanks, and

garbage/.....

garbage is removed by the site owner. Road access is via a good gravel road under Divisional Council control.

11. Kromme Island (Est. 1962 - 63)

This is an unregistered syndicate owned beach resort situated on the east bank of the Kromme at the point where it is joined by the Geelhoutboom River. The owners are Kromme Island Estates (Pty) Ltd. and the extent of the property is about 25 morgen.

There are six cottages of wood or asbestos/asphalt construction and all are in reasonable condition. They are temporarily occupied and can accommodate about 20 residents.

Water is taken from collected rainwater supplies. Sewage disposal is by means of pits. A reasonable dirt road in private ownership gives access to the site.

12. Subdivision of Lot 575

This is a group of surveyed and registered small plots of about 5 to 10 morgen each, owned by various registered owners. They are situated on the triangle of land between the west bank of the Geelhout and the east bank of the Kromme.

There are 12 registered erven and all have been sold. Eleven, or 90%, have been built on but they are temporarily occupied and can accommodate about 40 people.

There are few services available - water is drawn from collected rainwater and road access is via an inferior road which is of gravel in reasonable condition.

13. Subdivision of Kleinrivier

This is a group of surveyed and registered small-holdings of about 10 - 20 morgen each on the west bank of the Kromme opposite the settlement above. They are owned by various registered owners.

There are 14 registered erven of which 12 have been sold and eight, or 57%, have been built on. They are all temporarily occupied and can accommodate about 25 people.

Few/.....

Few services are available. Water is taken from collected stocks of rain water. Road access is via a reasonable dirt road in private control.

14. Amaninzi (Est. 1968)

This is an approved township owned by a syndicate known as Krommerivier Holiday Company (Pty) Ltd. It is situated about four miles from the mouth of the river on the west bank.

There are 50 registered erven of which none have been sold.

Services are minimal - water is drawn from springs. Road access is via a good gravel road which is in private control.

15. Goedgeloof Beach (Est. 1963)

This is an approved syndicate township owned by Goedgeloof (Pty) Ltd. It is situated on the west bank of the Kromme about 3 miles from the mouth and is approximately 10 morgen in extent.

There are 20 cottages - some are of wood and in reasonable condition while others are of iron and in poor condition. They are all temporarily occupied and can accommodate about 100 persons.

Water is taken from collected rainwater and springs. Sewage disposal is by means of septic tanks and pits. Garbage is removed by the syndicate authorities. A private gravel road in reasonable condition provides access to the site.

16. Kromme River

This is an unregistered syndicate township on the west bank of the Kromme about 2 miles from the mouth. It is about 20 morgen in extent and is owned by Kromme Properties (Pty) Ltd

There are seven cottages - some are of wood construction and in good condition and others are brick in reasonable condition. One is permanently occupied and accommodates two

permanent/.....

permanent residents. The remaining six are temporarily occupied and can accommodate about 20 persons.

Water is supplied from springs and collected rain-water. Sewage is disposed of by means of septic tanks. Road access is via a gravel divisional road in good condition.

17. Subdivision of Portion 68. Goedgeloof. (Est. 1964)

This is a registered subdivision on the south bank of the Kromme about a mile from the mouth. There are several registered owners.

There are a total of 9 registered erven, all of which have been sold and built on. They are temporarily occupied and can support a population of about 30 persons.

Water is supplied from the municipality. Sewage disposal is by means of septic tanks. Road access is via a private gravel road in reasonable condition.

18. Sea Vista Township (Est. 1960-61)

This is a proclaimed township on the beach front owned by Mr. C.B.E. Hulett.

There are 51 registered residential erven of which 50 have been sold and 33, or 65%, have been built on. Three are permanently occupied and have a permanent population of about 10 persons. The remaining 30 which are temporarily occupied can accommodate about 200 residents.

Water is supplied by the Municipality. Sewage is disposed of by means of septic tanks, and garbage is removed by the township owner. Road access is via a gravel road in good condition.

19. Sea Vista Extension No. 1. (Est. 1964)

This adjoins Sea Vista Township proper and runs along the coast towards the Kromme River. It is a proclaimed township owned by Kromme Bay Properties (Pty.) Ltd. and L.B.E. Hulett.

There/.....

There are 129 registered erven and all have been sold but only 34, or 26%, have been built on. The five permanently occupied dwellings accommodate about 20 persons while the 29 temporarily occupied can accommodate about 150 persons.

Water is supplied from a Municipal source. Sewage disposal is by means of septic tanks and garbage is removed by the township owner. Access is via the same gravel road in good condition.

20. Sea Vista Extension No. 2 (Est. 1967)

This adjoins the original township but runs southward from it along the coast. It is a proclaimed township owned by Cape St. Francis Resorts (Pty) Ltd.

There are 73 registered erven of which 70 have been sold. Only 6, or 8%, have been built on and they are all temporarily occupied and can accommodate about 30 persons.

Water is supplied from the Municipal source. Sewage is disposed of by means of septic tanks and garbage is removed by the township owner. Access is via the good gravel road.

21. Sea Vista Extension No. 3 (Est. 1968)

This is a proclaimed township on the banks of the Kromme. It is owned by Cape St. Francis Townships (Pty) Ltd.

There are 64 registered erven of which 27 have been sold. One has been built on and is temporarily occupied accommodating about five persons.

Water is supplied from the municipal source. Sewage is disposed of by means of septic tanks and garbage is removed by the township owner. Access is via a private gravel road in reasonable condition.

22. Sea Vista Township Extension No. 4 (Est. 1968)

This is a proclaimed township bordering on to the original township on its western edge. It is owned by Goedgeloof Properties (Pty) Ltd.

There/.....

There are 197 registered erven of which 171 have been sold. Only one has been built on and it is temporarily occupied accommodating about five persons.

The services are the same as for the above township extensions.

23. Sea Vista Township Extension No. 5 (Est. 1968)

This is a proclaimed township to the west of extension No. 1. It is owned by Kromme Bay Properties (Pty) Ltd.

There are 45 registered erven none of which have been sold or developed. The service provision is the same as for the above.

24. Sea Vista Township Extension No. 6 (Est. 1967)

This is a proclaimed township bordering onto extension No. 1. It is owned by Assissi Properties (Pty) Ltd.

There are 89 registered erven of which 54 have been sold and two of these have been built on. One dwelling is permanently occupied and can accommodate about five persons. The other one is temporarily occupied and can also accommodate about five persons.

Provision of services is as for the above extensions.

25. Cape St. Francis (Est. 1966)

This is a proclaimed township situated at Seal Point and owned by Cape St. Francis Lighthouse (Pty) Ltd.

There are 169 registered erven all of which have been sold. Forty-five (or 27%) have been built on. One dwelling is permanently occupied and accommodates two permanent residents. The remaining 44 are temporarily occupied and can accommodate about 200 persons.

Water supplies are taken from a central supply leading off springs. Sewage is disposed of by septic tanks and garbage is removed by the township owners. A good gravel road maintained by the Divisional Council provides access to the site.

26. Cape St. Francis Extension No. 1. (Est. 1968)

This is a proclaimed township bordering onto the above township on its western side, and belonging to the same owner i.e. Cape St. Francis Lighthouse (Pty) Ltd.

There are 51 registered erven of which 33 have been sold but none of which have been built on.

No services are available except the central water supply from fountains and the gravel Divisional Council road.

COASTAL TOWNSHIPS : GLENTANA - GOURITZ RIVER.

(MOSSEL BAY AREA)

BACKGROUND SKETCH.

The outstanding feature of this coastal stretch is the presence of three east-west trending headlands, (the largest and most northerly on which lies the town of Mossel Bay), each of which incorporate a bay by virtue of their arcuate contact with the mainland on their northern shorelines.

A plateau surface rises abruptly from the coastline, to a general level of 500 feet. (The uniformity of this plateau surface becomes an outstanding feature of the landscape particularly in the George Divisional Council Area.) Streams have formed deep impressions on the plateau surface and the larger rivers, namely Groot Brak and Klein Brak rivers, have created relatively wide and waterlogged flood plains, near their mouths and are in the process of altering and widening their courses.

The shorelines on the southern sides of the Cape headlands are for the most part rocky and cliff-like in places, and are generally unsuitable for settlement. Development has therefore been confined to the bay areas (which are more sheltered), and further restricted to areas where no encroachment of sand inland from the long stretches of beachfront has taken place. Sand encroachment is particularly prevalent in the area extending northwards from Kanon in Flesh Bay, between the township of Vleesbaai in Fish Bay and Blinderivier further east, and in a smaller area situated on the western bank of the Gouritz River Mouth adjacent to the township Die Mond (The Fisheries).

DIVISIONAL COUNCIL OF GEORGE.

1.0 Glentana Township (Owner: Divisional Council of George).

This registered township is located 16 miles south west of George, 6 miles off the National Road, along gravel road in good condition. It lies below the plateau escarpment adjacent to the eastern section of Glentana Beach.

The total number of 80 erven have all been sold. Of these, 19 have been built on i.e. 23.75% development has taken place. These are temporarily occupied by 95 persons.

There is Municipal water supply. Sewage is water-borne (flush system). A regular garbage disposal service is undertaken by the Divisional Council of George.

The main attractions here are fishing and swimming.

1.1. Glentana Camping Site (Owner: Divisional Council of George)

This camping area of 4 morgen lies adjacent to the Glentana Township in the Hoogekraal area. 250 persons can be accommodated on 50 caravan sites.

Rainwater is the only source of water supply. Pit latrines have been installed and the Divisional Council undertakes a regular garbage removal service.

2.0. Glentana Hills (Owner: East African Investments Corporation (Pty) Ltd.)

This property of 49 morgen is located one mile west of Glentana Township and 3 miles east of Great Brak River. The owner wishes to develop 20 morgen of this area, at present, into a township of 112 erven. Approval has been given in principle for this development and levelling of the site is in progress.

2.1. Outeniqua Strand (New Owner: Outeniqua Strand Properties (Pty) Ltd.)

Since the proclamation of Outeniqua Strand Township in 1915, no development has taken place apart from 3 cottages located immediately west of the present Glentana Hills Township workings. (Of the original total of 400 erven, 17 were sold). The new owner, having acquired this property from F.F. Investments (Pty.) Ltd., has the approval in principle to develop 28 morgen of this property of 93 morgen into a township of 180 plots. Development of this township will run simultaneously with that of Glentana Hills. Water for both townships will be obtained from the new water scheme being constructed for Glentana Township.

A new Divisional (gravel) Road has been constructed between Great Brak River and Glentana making this stretch of coastline readily accessible.

Levelling of this section is also in progress and a new design for this proposed township is anticipated.

3. South African Teachers Union (S.A.O.U.):

(Owners: S.A.O.U.)

Lying 18 miles south west of George immediately west of Outeniqua Strand, 7 cottages are located on registered plots. This represents 3½% development of the total number of 200 zoned registered plots.

Access to this property is by means of good gravel road approximately two miles off the National Road.

The cottages are all in good condition and are built of asbestos. One cottage is occupied permanently by 2 persons and the remaining 4 accommodate 20 persons temporarily.

There is a Municipal water supply and a flush sewerage system. A regular garbage disposal service is undertaken by the owners.

Attractions here are fishing and swimming.

Divisional/.....

DIVISIONAL COUNCIL OF MOSSEL BAY.

4. Village Management Board of Groot Brak River.

Groot Brak River is 16 miles from Mossel Bay and 22 miles from George on the National Road 2/9.

Development has taken place at the mouth of the Groot Brak River on the east bank, including a concentration of houses on "The Island" situated in the river at the mouth, and development a mile upstream on both banks of the river. Between these two areas of development the river meanders considerably and has created a wide flood plain which is for the most part water-logged.

Of the total number of 76 single dwelling erven, 72 (or 97.4%) have been built on. 6 of these are permanently occupied and the remaining 66 are temporarily occupied. There are no flats. One unlicensed hotel caters for 44 persons.

There are 30 cottages built on an area owned by the Board and there is 1 tent camp with approximately 300 tent sites.

During 1967, 4 houses were built and from January to October, 1968, 6 were built.

Attractions here include fishing, swimming and boating.

5. Tergniet (Est. 1915).

This registered township of 428 erven is located approximately 14 miles north-west of Mossel Bay, a little way off the National Road 2/9. Its local area extends for 0.9 miles along the coast.

All of the total number of erven have been sold. 67 (or 15.7%) have been built on. Of these, 25 are permanently occupied by 85 persons and 42 are temporarily occupied by 200 persons.

There is Municipal water supply. Septic tanks are supplied by the various owners and the Divisional Council removes garbage. Two Divisional roads connect this township to the National Road. They are gravel surfaced and are in good condition.

Fishing and swimming are the main attractions here..

6. Local Area of Reebok (Est. 1963: Holiday Resort (Strandsrus)
Est. 1940: Various Landowners).

This Local Area extends along 1.8 miles of coastline between the boundaries of Klein Brak River and Tergniet, approximately 12 miles north of Mossel Bay. The registered township of Reebok has a total number of 339 zoned erven, of which 38 (or 10.9%) have been built on. (No figure for the number of erven sold was given by the Divisional Council.) 5 cottages are permanently occupied accommodating 10 persons and the remaining 33 accommodate 165 persons temporarily.

There is Municipal water supply. Owners of the respective plots instal their own septic tanks, and the Divisional Council removes garbage during the holiday season only. Reebok Township is served by 2 Divisional roads from the National Road 2/9. (Gravel roads in good condition.)

7.0 Local Area of Klein Brak River (Ext. 1 Est. 1942, Ext. 243
Est. 1958) (Various landowners).

This area extends 0.8 miles southwards along the coast from the boundary of the local area of Reebok to the Klein Brak River, approximately 10 miles north of Mossel Bay on the National Road 2/9. Attractions here are fishing, swimming and boating.

Of the total of 317 zoned erven comprising this registered township, 120 (or 37.9%) have been built on. (Information regarding the number of erven sold was not supplied by the Divisional Council.) 40 of these erven are permanently occupied by 100 persons and the remaining 80 accommodate 400 persons temporarily.

There is a camping site which can accommodate 100 persons.

There is Municipal water supply. Septic tanks are used and supplied by the respective owners. Garbage is removed by the Divisional Council.

It should be noted that the Divisional Council has made application to the Department of Land & Land Tenure for the release of 73 morgen of State Land. - (The Council expects that a portion of this land will be granted to the Council). -

with the intention of utilising a portion of this ground for township development and extension to the present extensions 1, 2 and 3 of Klein Brak River.

Furthermore, the Council has stated that an area of land north of the Municipal Power Station which is in the Local Area of Klein Brak River, will be allocated for a township layout. (As soon as this scheme has commenced, the Council will make application to incorporate this area into the Local Area of Klein Brak River.) Should these two schemes (that of the Council and a Private Company) be implemented, 200 - 400 erven will be laid out in the Local Area of Klein Brak River.

7.1 Brinkleys Motel (Est. 1965 Owner: Little Brak Holdings).

This registered motel and service station is located on the Southern bank of the Klein Brak River in the Local Area of Klein Brak River alongside the National Road 2/9. Attractions include fishing, swimming, boating and water skiing.

The motel has 20 rooms and 40 beds.

Water supply is Municipal. Sewage is waterborne (flush system), and the Divisional Council removes garbage. Access to the hotel as by means of a good gravel road.

8. De Hoek (Rem. Vaale Valley) (Landowner: Estate of E.E. Meyer).

7 cottages are located in leasehold plots on the south bank of the Klein Brak River, approximately 300 yards north of the National Road 2/9, along a gravel road in reasonable condition. They are built of either wood or asbestos and are in reasonable condition. 3 are permanently occupied by 6 persons and 4 temporarily accommodate 16 persons.

Water supply is Municipal, and rain water is also used. Septic tanks are in use, and the occupants dispose of garbage on their plots.

9. Hartenbos Forest Reserve (Ptn. Vaale Valley).

This 40 morgen area of State-owned land, lying between the Klein Brak River Mouth and Hartenbos River Mouth 2 miles

further south and between the railway line and coast, has been sold to the A.T.K.V. for township development.

10. Hartenbos Picnic Plots (Various owners) (Lots A - J and Ptns. AA and 41).

Located between the northern bank of the Hartenbos River and the boundary of Vaale Valley are 11 registered plots each of 1 morgen in extent and all of which have been sold. 4 or (36.4%) of these have been built on. Of these, 3 are permanently occupied housing 15 persons. The remaining house accommodates 4 persons temporarily.

There is Municipal water supply. Pit latrines have been installed and garbage is removed by the various owners. The minor road which serves these properties from the National Road 2/9 is tarred and in good condition.

Attractions here are fishing, swimming and boating.

11. Seashells Motel (Est. 1962. Owner: Diaz Investments).

This registered motel incorporates a caravan park and service station. It has 17 rooms and 45 beds.

It is located near the north bank of the Hartenbos River alongside the National Road 2/9.

Water supply is Municipal. Septic tanks are in use and garbage is removed by the owners.

Attractions here include fishing, swimming and boating.

12. Hartenbos Drive-In Cinema (Owner: Hartenbos Drive-In Cinema (Pty.) Ltd).

This property is located on late L. & M. of Hartenbos on the north bank of the Hartenbos River. There is Municipal water supply. Sewage disposal is by means of septic tanks and garbage is removed by the owner.

Access to the cinema is by minor road, tarred and in good condition.

13.0 Local Area of Hartenbos.

This region extends from the northern boundary of Mossel Bay Municipality northwards to the southern bank of the Hartenbos river, a distance of 1.25 miles. The main attractions here are swimming, fishing, boating and a drive-in cinema. This area is served by a main road (tarred) from the National Road 2/9 and which is in good condition.

13.1 Hartenbos Holiday Resort (Est. 1936: Owners: A.T.K.V.-
Strandoord, and Various Plotholders).

This registered township of 998 erven is located on the southern bank of the Hartenbos River approximately 4 miles north of Mossel Bay. Of these, 996 have been sold and 508 or 51.0% of the total number of erven, have been built on. 130 erven are permanently occupied accommodating 450 persons and 378 are temporarily occupied and accommodate 1500 persons.

There are 280 cottages, located in this area, which are constructed of wood or asbestos and are all in good condition. A temporary population of 1350 can be accommodated. There is also a holiday camp which includes a caravan park with 345 caravan sites and camping ground.

This area is supplied with Municipal water. Sewage is disposed of in septic tanks supplied by the owners and garbage is removed by the A.T.K.V.

13.2 Hartenbos Ext. No. 4 (Owner: A.T.K.V.).

This registered township has not as yet been developed. Provision has been made for 16 public places, 2 commonages, 34 business sites, 20 reserved plots, 3 school grounds and 868 residential erven. 43 morgen has been allocated for a coloured residential area.

13.3 Riviera Hotel (Owner: G.J. Lamprecht).

This property is located on the southern bank and near the mouth of the Hartenbos River. No information concerning the hotel was given. Boating, swimming, and fishing are the main attractions here.

14. Municipality of Mossel Bay.

Mossel Bay has on the headland of Cape St. Blaize, on the northward facing slope overlooking the Bay. It is situated 33 miles from George, 56 miles from Oudtshoorn and 55 miles from Riversdale.

Of the total of 2298 zoned erven, 1950 (or 84.8%) have been built on and are all permanently occupied. There are 133 plots which are all permanently occupied. 3 licenced hotels cater for 257 guests and 6 unlicenced hotels accommodate 126 guests.

There are no privately owned caravan parks, tent camps or holiday cottage properties. The Municipality runs 2 caravan parks, having a total capacity of 80 caravans, and 2 tent camps with an approximate capacity of 120 tent sites.

During 1967, 24 houses were built and 17 were built between January and October, 1968.

Attractions here include swimming, fishing, boating and golf.

15. Droëfontein (Owner: F.P.C. Gericke).

This stretch of undeveloped farmland lies between the western boundary of Mossel Bay Municipality and Blinderivier.

The Divisional Council has stated that this 2.5 mile stretch of coastline should be developed as a coloured holiday area.

16. Blinderivier (Owner: J. Muller).

A prospective township (Blind River on Sea) of 350 erven has been proposed on the farmland on an area extending between the boundary of this farm and the farm Droëfontein 1.1 miles further east.

At present, only one cottage is located on the east bank of the Blind River adjacent to its blocked river mouth.

17. Klipfontein (Owner: S.J. Pienaar).

There are 4 isolated cottages along the stretch of farmland (Remainder Duinzicht) lying between Blinderivier and Marlin Bay. They are built of either wood or asbestos and are in reasonable condition. 14 persons are temporarily accommodated.

The owners of the cottages supply their own septic tanks, and remove their garbage. Rain water is the only water supply. Access to this area is by means of gravel surfaced Divisional Road in good condition and minor farm road for the last 2 miles.

18. Marlin Bay (Buffelsfontein) (Owner: Boggomsbaai (Pty.) Ltd.).

Located roughly 3 miles north of Vleesbaai, 88 morgen has been reserved for the layout of an unregistered syndicate township of 528 plots.

19.0 Vleesbaai.

The Vleesbaai complex is located at the head of Fish Bay, approximately 20 miles south west of Mossel Bay, along a Divisional road from the National Road 2/9. This Divisional Road is gravel surfaced and is in good condition. Attractions in this area are fishing and swimming.

The Vleesbaai region comprises three independent land ownerships. Cottages are located on leasehold plots.

Rainwater is the only means of water supply. The individual plot owners supply their own septic tanks and the respective landowners provide a garbage removal service.

19.1 Vleesbaai (Est. 1964. Owner: J.J.W. Smalberger).

This property of 10 morgen has a total number of 20 cottages built on leasehold plots. They are built of either brick or asbestos and are in good condition. 6 cottages are occupied permanently by 14 persons and 12 can accommodate a temporary population of 60 persons. The owner has made application for an extension of 40 registered erven.

19.2 Vleesbaai (Est. 1940. Owner: J.J.J. van Rensburg).

This property of 2.99 morgen has a total number of 38 cottages built on leasehold plots. They are constructed of wood, brick or asbestos and are in reasonable condition. 5 cottages are occupied permanently by 9 persons and 33 can accommodate 140 persons temporarily.

19.3 Vleesbaai (Est. 1940. Owners: M.P. Muller, J.G. Muller and G.F. Joubert).

87 cottages are located on a total property area of 19.96 morgen. They are constructed of either wood, brick or asbestos and are all in reasonable condition. 7 cottages accommodate 20 persons permanently and 80 cottages accommodate 400 persons temporarily.

20.0 Fransmans Hoek (Est. 1952: Various Owners).

Located between Flesh Point, and Vleesbaai, 3 (or 10.3%) of the 29 registered smallholdings are built on. They are all temporarily occupied accommodating 14 persons. Information regarding the number of erven sold has not been made available.

Rainwater is the only water supply. The individual owners supply their own pit latrines and remove garbage themselves. The minor road and Divisional road are gravel surfaced and are in good condition.

Attractions here are fishing and swimming.

20.1 Fransmans Hoek Caravan Park (Est. 1968. Owner: P.W. Smit).

This area of 5 morgen is situated on Flesh Point approximately 2 miles south of Vleesbaai on Portion 36 of the farm Misgunst-aan-de-Gouritzrivier. A total of 100 caravan sites can accommodate 400 persons. This park is being developed according to standard regulations.

There is a waterborne sewerage system and garbage is removed by the owner. There is a central supply of water from boreholes. The minor gravel road to the area from Vleesbaai is in reasonable condition. It is linked by the Divisional Road and National Road to Mossel Bay approximately 30 miles to the north-east.

The main attractions here are fishing and swimming.

21. Kanon (Est. 1945. Owner: G.J. van Rensburg).

This property is located in Flesh Bay, approximately 1½ miles east of the Gouritz River Mouth.

A total of 15 cottages stand on sites leased from the owner, whose total property area is 294.36 morgen. They are built of wood, brick and asbestos and are all in reasonable condition. One cottage is occupied permanently by 4 persons and the remaining 14 are temporarily occupied by 60 persons.

Rainwater is the only source of water supply. Sewage is disposed of in pit latrines and garbage is removed by the plot owners. The Divisional Road to Mossel Bay is gravel surfaced and is in reasonable condition.

Attractions in this area are fishing and swimming.

DIVISIONAL COUNCIL OF RIVERSDALE.

22. The Fisheries (Gouritz River Mouth) (Est. 1947(?) Owner: Divisional Council of Riversdale).

This registered township is situated on the western bank of the Gouritz River Mouth, approximately 34 miles from Mossel Bay. The total township area comprises 285 morgen.

There is a total of 133 erven all of which have been sold. Of these 106 (or 79.7%) have been built on. There is a temporary population of approximately 1000 persons which are catered for on 31 of the developed erven, and 18 erven accommodate 31 permanent inhabitants.

There is 1 hotel with 16 double and 2 single rooms. There is a camping area run by the Divisional Council and 2 holiday cottages can be hired from the Council.

There is a central supply of water from boreholes and most privately owned houses have rainwater tanks as well. The Council is negotiating at present with the State over the possibility of a water supply for the existing township, which they hope will shortly be finalised. Should this be agreed to, a comprehensive water system will be planned and furthermore, the Council will propose for an extension of approximately 700 erven to be considered.

The Council undertakes both a sewage removal service and garbage disposal (tractor/trailer). The Divisional Road to the National Road is gravel surfaced and is in a reasonable condition.

The main attractions here are fishing, swimming and boating.

COASTAL TOWNSHIPS : HAMERKOP - DIE KELDERS

(AGULHAS AREA)

Background Sketch

This stretch of coast is generally low lying until the section west of Agulhas is reached where the coastal shelf runs abruptly against sharply rising mountains. The low rainfall here can support only a shrub type vegetation which does not in all places extend to the sea front. Large areas of shifting sand dunes are, therefore, characteristic of the area and often separate small coastal settlements from one another. Few rivers of any size issue along this coast and settlement has been attracted mainly to the rocky points which afford excellent fishing spots. There is a limited scope for boating as this can only take place on the open sea and is therefore very much dependant on fine weather. Reasonable bathing beaches are in abundance but access to them is often restricted through lack of adequate road connections.

DIVISIONAL COUNCIL OF BREDASDORP.

1. Hamerkop (Est. 1967)

This is the property of Hamerkop Nature Reserve (Pty) Ltd. and is a private holiday nature reserve of 879 morgen situated about 2 miles from the Swellendam Divisional Council Boundary.

There are three cottages of wood construction which are in reasonable condition. They are all temporarily occupied and can accommodate about 20 persons.

Water is drawn from springs. Sewage service is by means of cisterns and garbage is removed by the property owner. Road access is via a private veld road in poor condition.

2. Skipskop

This comprises a group of surveyed properties owned by 11 private persons. It is situated 15 miles north-east of Arniston.

There are 43 cottages of wood, brick or thatch construction ranging in quality from reasonable to poor. Fifteen are permanently occupied and support a permanent population of about 98 persons. The remaining 28 are temporarily occupied and can accommodate 250 people.

Water is drawn from individual boreholes and collected rain water supplies. Sewage is disposed of in pits. There is no garbage removal service. The good gravel Divisional Council road gives access to the site..

3. Ryspunt

This is a cottage settlement on part of 257 morgen owned by Messrs. M.C. Human and M.J. van Wyk. It is situated 9 miles north east of Arniston.

There are 17 cottages in reasonable condition which are of wood and brick construction. They are all temporarily occupied and can accommodate 100 people.

Water supplies are taken from wells. Sewage disposal is by means of pits. No garbage removal service exists. Road access is via a reasonable gravel road.

4. Arniston

This comprises an unplanned Coloured area owned by the Fisherman's Union, and a registered township controlled by the Arniston Local authority.

The Fisherman's Union property comprises an area of 10 morgen on which there are 62 brick cottages in poor condition. They are permanently occupied by 357 persons. In addition there is a camp site capable of accommodating 500 persons. Final demarcation of the area by the Department of Planning is pending and in the meantime a temporary area has been set aside for camping purposes.

Water is supplied from the municipal source. Sewage disposal is by means of a bucket service supplied by the Divisional Council. Garbage is removed three times per week by the Divisional Council. Road access is via a good tarred main road.

The registered township of Arniston became a local area in 1923. It comprises 172 registered erven of which 138, or 80% have been built on. Thirteen are permanently occupied by 38 persons. The remaining 125 dwellings are temporarily occupied and can accommodate 730 persons. In addition there is one hotel which can accommodate 40 people. The holiday camp of 5 morgen can accommodate 1,000 persons.

There/.....

There are 14 rondawels (6 more are being constructed) with flush latrines, showers, and hot and cold water.

Water is supplied from the municipal source. Sewage removal is by cistern and bucket methods and garbage is removed three times per week by the Divisional Council. Access is via a good tarred main road.

5. Molshoop (Est. 1967)

This is a registered Coloured township and camp site on the coast in the Struis Bay local area. Housing development is on a sub-economic basis.

There are 34 registered erven of which 5 have been sold and one has been built on. A housing scheme comprising 40 cottages has been established on part of 286 morgen owned by the Divisional Council. All cottages are of brick construction and are in good condition. They are permanently occupied and have a total of 296 inhabitants.

The camping area covers 2 morgen and can accommodate 400 persons. Bucket latrines, cold showers and bath facilities are provided.

Water is supplied from a municipal source. Sewage disposal is by means of a bucket system supplied by the Divisional Council, and garbage is removed three times per week by the Council. Road access is via a good tarred main road.

6. Struisplaas (Est. 1968)

This is an approved subdivision in the Struis Bay local area and lies immediately to the south of Molshoop. There are 10 registered erven none of which have been sold or developed.

Water is supplied by the municipality. Sewage disposal is by means of cisterns and the Divisional Council removes garbage three times per week. Road access is via a good tarred main road.

7. Struis Bay (Est. 1959)

This is a registered township and camp site lying immediately to the north-east of Agulhas in the Struis Bay Local area.

There are 811 registered erven of which 597 have been sold and 111, or 14%, have been built on. Thirteen are permanently occupied by 47 persons. The remaining 98 are temporarily occupied by 790 persons. In addition there is one motel capable of accommodating 93 people.

The camp site of 5 morgen is capable of holding 1,200 people. There are also 10 rondawels, flush latrines, warm and cold baths and showers.

Water is supplied from a municipal source. Sewage disposal is by means of cisterns and garbage is removed by the Divisional Council. Road access is via a good tarred main road.

8. Skulpies Bay (Est. 1955)

This is a registered township, also known as Agulhas Extension No. 7, situated between Struid Bay and Agulhas.

There are 273 registered erven of which 271 have been sold, but only 12, or 4%, have been built on. Two are permanently occupied and have 5 permanent inhabitants. The remaining 10 are temporarily occupied by 60 residents.

Water is supplied from the municipal source. Sewage is disposed of by means of cisterns and garbage is removed three times per week by the council. Access is via a good tarred main road.

9. Agulhas (Est. 1930)

This is a Village Management Board area comprising 555 single dwelling erven. Two hundred erven have been built on which leaves 355 or 56%, still to be developed. Nineteen dwellings are permanently occupied which indicates a probable permanent population of about 50 people. In addition there is one licensed hotel with accommodation for 30 guests.

There/.....

There are two tent camps run by the local authority with 75 plots in each. Also there are 8 cottages.

Expansion in the township has taken place at an average rate of 10 houses per year for the last 5 years. In 1967 11 houses were built, and in the first nine months of 1968 9 were built.

Water supplies are drawn from wells which are not always reliable sources.

10. Die Dam (Est. 1965)

This is an approved camping place for the White group. It is situated about five miles to the north east of Quoin Point.

The camp site comprises 38 morgen and can accommodate 2,500 persons. Plans have been drawn up making provision for modern facilities including 68 bungalows, 168 caravan sites, and 178 camp plots.

Water is supplied by the municipality. Sewage is disposed of by means of cisterns and garbage is removed daily by the Divisional Council. A good gravel road maintained by the Divisional Council provides access to the site.

11. Buffeljagtbaai

This is a proposed Coloured township and camp site situated about 5 miles to the west of Quoin Point. No development has occurred as yet and negotiations are under way to take transfer of land from the Department of Forestry by the Divisional Council.

12. Pearly Beach (Est. 1952)

This is a registered township and holiday camp situated within the Pearly Beach local area and about 7 miles south-east of Bredasdorp/Caledon Divisional boundary.

There is a total of 565 registered erven of which 561 have been sold, but only 54, or 10% have been built on. Five dwellings are permanently occupied by 12 residents,

and/.....

and the remaining 49 are temporarily occupied by 300 persons.

A camp site covering 35 morgen is capable of accommodating 2,000 people. Further plans envisage the provision of 80 rondawels, and 283 caravan sites.

Water is supplied from municipal sources. Sewage is disposed of by means of cisterns. Road access is via a good gravel road maintained by the Divisional Council.

Proposed extensions to this township were approved in 1968.

DIVISIONAL COUNCIL OF CALEDON.

13. Uilenkraalsmond (Est. 1950)

This is a camping site and public holiday resort on the Uilenkraals River, controlled by the Divisional Council.

The camp site is 47 morgen in extent and can accommodate 4,000 persons. There are 50 caravan sites. Future improvements envisaged are a General Dealer/Cafeé and a Roadhouse and Restaurant, showers and flush latrines, and comprehensive water provision.

Water supplies are drawn from a municipal source, individual boreholes, and collected rainwater. Sewage disposal is by means of cisterns and pits. Garbage is disposed of by means of centrally located bins. Road access is by a gravel main road which is in good condition.

14. Franskraalstrand (Est. 1945)

This is a registered township owned by Franskraalstrand (1966)(Pty) Ltd. It is situated west of the Uilenkraals River and five miles east of Gansbaai. There is a township and three extensions.

There are 1,088 registered erven of which 564 have

been/.....

been sold but only 121 have been built on. Six are permanently occupied by 13 residents. The remaining 115 are temporarily occupied by 600 persons.

Water is supplied from a municipal source and a pipe network leading from a reservoir. Sewage disposal is by means of cisterns and septic tanks, and garbage is removed twice per week during the holiday season. Road access is via a main and Divisional Road of gravel which is in good condition.

15. Van Dyks Bay (Est. 1930)

This is a registered township in private ownership situated 4 miles south east of Gansbaai.

There are 64 registered erven all of which have been sold. Forty-one, or 64%, have been built on. One dwelling is permanently occupied by 3 residents and the remaining 40 are temporarily occupied by 200 persons.

Water is drawn from a central supply fed by boreholes. Sewage is disposed of by means of flush latrines and cisterns. Garbage is removed twice weekly by the Divisional Council. Road access is via a gravel Divisional Road.

16. Kleinbaai (Est. 1930)

This is a private beach resort with camping and living facilities, situated 4 miles south east of Gansbaai. It is owned by G.J. Gagiano.

The property covers 6 morgen and there are 10 rondawels, 2 houses, 12 cottages and 25 buses. The dwellings, apart from the buses, are in reasonable condition and are made of wood or brick. One is permanently occupied by 6 inhabitants and the remainder are temporarily inhabited by 300 persons.

The holiday camp covers an area of 2 morgen and can accommodate 250 persons. Facilities provided are a block with flush latrines.

Water is drawn from a central supply fed by boreholes. Sewage is disposed of by means of flush latrines, and pits. Garbage is dumped in pits or removed in drums. A good gravel Divisional Road gives access to the area.

17. Birkenhead (Est. 1930)

This is a registered township three miles south of Gansbaai and includes Kruismans Bay. It is owned privately and also by Walker Bay Investment Co. (Pty) Ltd.

There are 55 registered erven of which 40 have been sold and 8, or 14%, have been built on. All 8 are temporarily inhabited by 50 residents.

Water is drawn from collected supplies of rainwater. Sewage is disposed of in pits and there is no garbage disposal service. A good gravel Divisional Road provides access to the site.

18. Gansbaai

This is a municipality comprising 496 single dwelling erven. Three hundred and forty-six have been built on. This represents 69% of the total number of erven, leaving 31% vacant. 334 dwellings are permanently occupied and the remaining 12 are temporarily occupied. There are no flats. Two licensed hotels can accommodate 60 guests. The Local authority owns one tent camp which has 50 tent sites.

The rate of development in the township is indicated by the fact that 14 houses were built in 1967 and 7 during the period January to October, in 1968.

19. De Kelders (Est. 1940)

This is a registered township north of Gansbaai including Stanford's Cove. It consists of the township and one extension. Ownership rests in private hands and in De Kelders Syndicate Ltd.

Total registered erven number 1,165 of which 573 have been sold and 46, or 4%, have been built on. Eight are permanently occupied by 25 residents and the remaining 46 are temporarily occupied by 250 inhabitants. In addition there is one licensed hotel with its private mineral water springs.

Water is drawn from springs. Sewage is disposed of by means of a flush latrine system. Garbage is removed in garbage containers. Road access is via a tarred main road.

Further/.....

Further Township Development.

In addition to the settlements described above various other sectors of this coastal stretch have been purchased, or have had options taken on them, with an eye to further coastal township development. These sectors are:

(i) Ryspunt - Arniston. The owners of land here Messrs. P.K. and H.B. Pratt have both given options to buyers for prospective township development.

(ii) Arniston - Molshoop. There is an option on the first mile west of Arniston. Also, Messrs. Corlett Drive Estates have purchased portions of the properties Klipfontein and Soetendalsvlei west of the Heuningnes River Mouth.

(iii) Agulhas - Die Dam. Between Agulhas Extension 7 and the Agulhas Local Area are two properties namely: portion of Papenkuilsfontein and remainder of Mount Pleasant, which have been bought by Messrs. Agulhas-Struisbaai Holdings (Pty) Ltd, and Messrs. Agulhas Holiday Farm (Pty) Ltd. respectively.

The property Papenkuilsfontein immediately to the west of the lighthouse has been sold to Messrs. Southern Sea (Pty) Ltd. with an eye to township development.

COASTAL TOWNSHIPS : SILWERSTROOM - ELANDSBAAI

(SALDANHA AREA)

Background Sketch

This stretch of coast fringes a broad low-lying coastal plain which seldom rises above the 200 ft. contour. Much of it is sparsely vegetated with drought resistant shrubs, and where wind erosion has occurred on a large scale a landscape barren in appearance has evolved.

The coastal area generally, with its good beaches, rocky headlands, and numerous bays, is by comparison very attractive. The dominant feature here is the Saldanha Bay - Langebaan Lagoon complex which, with its deep sheltered waters, is ideally suited to watersport in general. Good rock fishing in the numerous bays on the more exposed parts of the coast is an additional attraction.

The majority of settlements originated as fishing villages and most of them are still actively involved in this industry. Coastal resort development has not occurred here yet on any significant scale, although speculation as to industrial developments in the Bay area has generated demands for sea-side erven.

DIVISIONAL COUNCIL OF MALMESBURY.

1. Silwerstroom

This is a proposed development on State land on the sea about 2 miles north of the Cape - Malmesbury Divisional Boundary. It has been declared a Coloured beach resort but as yet matters are still in the negotiating stages.

Water supplies are expected to be drawn from numerous constant springs which exist in the area. Road access is limited to a poor sand track which has the status of a minor road.

2. Yzerfontein (Est. 1936)

This is a White beach resort on the coast 17 miles west of Darling. The land is owned by the Yzerfontein Development Company.

There are a total of 331 registered erven of which

201 have been sold and 64, or 19%, have been developed. One hundred and nineteen are being bought on a hire purchase basis. Six are permanently occupied by 13 inhabitants and the remaining 58 are temporarily occupied by 300 persons. In addition there is one temporary and undeveloped camping area.

Services available include water from the State scheme on Voëlvlei, and sewage disposal by means of septic tanks. Application has been made to Escom for electricity. Road access is via a good gravel road - Main Road No. 7.

Yzerfontein Extension

This was a proposed extension consisting of 369 erven which was turned down by the Director of Local Government.

3. Kreeftbaai (Est. 1940)

This is a private unplanned White holiday resort situated on the sea 33 miles north-west of Darling on the Langebaan Peninsula. The land is hired from the State by the Ouderpos Syndicate and comprises 11 erven of 4,900 square feet each.

There are a total of 14 houses which belong to the shareholders in the syndicate. They are all in reasonable condition and thirteen are of brick and one of wood construction. All are temporarily occupied and can perhaps accommodate up to 100 persons.

No services are supplied. Water is drawn from collected rainwater, and all garbage and sewage disposal is carried out by the individuals who stay at the site. A good gravel Divisional Road and a reasonable minor road give access to the site.

4. Hugo'spos

This is a cottage development undertaken by Mr. J. v.R. Duckitt on State owned land. It is situated at the mouth of the Langebaan Lagoon on the peninsula.

The settlement consists of 15 cottages on part of

the/.....

the farm Ystershoek. These are in reasonable condition - 6 are of wood, one is of brick, and 8 are of iron and hardboard construction. One is permanently occupied by three persons and the remaining 14 are temporarily occupied by 50 persons.

No services are supplied. Water is drawn from collected rainwater. Sewage and garbage disposal is left to the residents of the settlement. Road access is via a good gravel main road or a reasonable minor road.

5. Donkergat

This is a whaling station settlement (now defunct) situated on the Langebaan Peninsula.

The area of the property is 89 morgen and a total of 30 cottages - many of them renovated since the closure of the whaling station - are hired out to holiday-makers. They are all of brick construction and are in reasonable condition. Three are permanently occupied by 6 persons and the remaining 27 are temporarily occupied by 60 residents.

Water is supplied from the Berg River by pipeline. Sewage disposal is by means of septic tanks and garbage is removed by residents. A reasonable gravel road maintained by the Divisional Council provides access to the area.

6. Salamander Bay (Est. 1968)

This was an old whaling station just to the north of Donkergat which has now been opened up for resort purposes. An old house has been renovated and a hotel is envisaged for holidaymakers. This is State land which is rented by Mr. Livingstone.

The one house is of good quality brick construction and is permanently occupied by two inhabitants.

Water is supplied from the Berg River. Sewage disposal is by means of septic tanks. Road access is via a minor gravel road in reasonable condition.

7. Ouderpos

This is a farm of 1,743 morgen owned by the Ouderpos Syndicate on the west bank of Langebaan Lagoon. There are 12 dwellings spread along the coast within 120 feet of the highwater mark. All the cottages are in reasonable condition and one is of brick, four are of iron and seven of wood construction. Only one is permanently occupied and has five residents, while the remaining 11 are temporarily occupied by 30 persons.

Services are minimal. Water is taken from collected supplies of rainwater. Sewage and garbage disposal is carried out by the individual holidaymakers. Access is via a reasonable gravel road in private hands and then via the Divisional road.

8. Rietbaai

This is a potential holiday resort close by Donkergat on the Langebaan peninsula. It is State land leased out to Mr. J. v.R. Duckitt.

At present there are three cottages - two of wood and one of asbestos construction. They are all in reasonable condition and are occupied temporarily.

No services are provided. Water supplies are taken from collected rain water.

9. Stofbergfontein

This is a property owned by Barsby Brothers and Others. It is situated on the west bank of Langebaan Lagoon and as yet is unplanned.

The area of the property is 961 morgen and approximately 14 cottages are located on it. They are inhabited mainly by Coloured fishermen. Construction materials range from wood to brick, and quality from good to reasonable. All 14 cottages are permanently occupied and accommodate about 70 inhabitants.

Services to the settlement are minimal. Water is drawn from collected supplies of rainwater. Sewage and garbage disposal is carried out by the local inhabitants. A good gravel Divisional Road provides access to the settlement

10. Churchhaven

This is a fishing village comprising about 15 brick houses and a church, school and post-office. It is situated on the west bank of the Lagoon on property owned by Barsby Brothers, and the Diocese of Cape Town which owns one morgen.

All the dwellings are of brick and are in reasonable or poor condition. They are permanently occupied by about 45 persons.

Few services are available. Water is taken from rainwater tanks and sometimes it is trucked in from Darling. Sewage and garbage disposal is carried out by the local inhabitants. Access is via the Divisional Road.

11. Schrywers Hoek (Flamingo Farms). (Est. 1967)

This is a private holiday resort of 58 morgen for the Coloured group and is owned by Flamingo Farms Ltd. It is situated near Churchhaven.

The settlement is unplanned and comprises six cottages of wood or wood and hardboard construction which are in reasonable condition. Only one dwelling is permanently occupied and accommodates two permanent inhabitants. The remaining five dwellings are temporarily occupied.

Water is supplied from boreholes. Sewage and garbage disposal is carried out by the inhabitants themselves. Access is via the Divisional Road.

12. Schrywers Hoek

This is private property owned by Mr. R.H. Sheppard, P. and N.K. Nilsen. It is an unplanned and unworked piece of farmland 64 morgen in extent.

There are six brick cottages, one of which is in good condition, and the remainder are reasonable. They are all permanently occupied and accommodate 25 permanent inhabitants.

Water is drawn from a central supply fed by boreholes, and from rainwater tanks. Sewage and garbage disposal is carried out by the inhabitants.

A good gravel Divisional Road provides access to the settlement.

It has been set aside for the White group.

13. Schrywers Hoek

This is a dairy farm of 37 morgen owned by Mr. M. Versfeld. It is situated in a declared White area and one brick cottage has been constructed. It is temporarily occupied and can accommodate five persons.

No services are provided and access is via a good gravel Divisional Road.

14. Langebaan

This is a township and holiday resort on the east bank at the mouth of Langebaan Lagoon. It is a local area controlled by the Langebaan Local Board.

There are 298 single dwelling erven of which 133, or 45%, have been built on. The remaining 55% are vacant. Seventy-six dwellings are permanently occupied and the remaining 57 are temporarily occupied. In addition there are three flats and these are all temporarily occupied. One licensed hotel can accommodate 24 guests.

Three privately owned holiday cottage properties have a total of 15 cottages.

The local authority runs one caravan park which has a capacity of 18 caravans, one holiday cottage property of 40 cottages, and one tent camp of 20 tent sites.

The rate of growth may be judged from the fact that 11 houses were built in 1967, and 13 in 1968. From all reports there appears to be a demand for plots in this area. There have been three township extensions - one of which has been for the Coloured group. A master plan for the whole of Langebaan has been drawn up and in addition to the 48 plots of Extension 3 another 160 will become available to the public if the demand exists.

15. Saldanha

This is a township and holiday resort which has the status of a Municipality.

A total of 2,750 single dwelling erven have been proclaimed and 900, or 33%, have been built on. The

remaining/.....

remaining 67% are vacant. All 900 dwellings are permanently occupied. There are 11 flats and they are all permanently occupied. The two licensed hotels can accommodate 48 guests.

The local authority runs a tent and caravan park with a capacity of 120 caravans and tents. In addition there is a holiday cottage property of 42 cottages.

Building during the past couple of years has increased from 18 dwellings in 1967 to 42 in 1968.

16. Jakobs Bay

This is a settlement on part of 105 morgen owned by Stephen Holdings Ltd. and the State. It is situated on the coast between Saldanha and Vredenburg in the lobster fishing district.

There are a total of 21 cottages made of asbestos sheets which are in reasonable condition. They are temporarily occupied during the lobster season and house about 800 persons.

Water is brought in from Vredenburg and then stored in underground tanks. Sewage and garbage disposal is carried out by the inhabitants. Road access is via a minor gravel road which is in poor condition.

17. Tietie se Baai

This is a small undeveloped bay near Cape Columbine. The land is owned by the State and the site is visited by holidaymakers during the summer season.

18. Abdol Bay (Est. 1962)

This is a small lobster fishing village two miles south of Paternoster. The land is owned by the State and is hired out to Mr. N.L. Sharpley and J. Nagel.

The settlement comprises about 14 huts. One is of brick construction and the remainder are of wood and iron. They are all in reasonable condition and are occupied only during the lobster season.

Water supplies are brought by road from Paternoster. Road access is via a minor gravel road in reasonable condition.

19. Paternoster

This is a fishing village 10 miles west of Vredenburg. It has been declared in terms of the Group Areas Proclamation and planning of it is being undertaken by the Department of Community Development. The settlement houses about 900 Bantu at Bekbaai, 500 Coloureds in 60 old store houses and about 30 Whites in brick houses. In addition there is a hote, post office, three shops, a butchery and a café. Two fishing factories and a slipway cater for the needs of the industry. The total area of the settlement is about 25 morgen and it is owned by Paternoster Fisheries, Mr. A. Walters, Sparkor Bpk., Pharo Bros., and Stephan Holdings.

The settlement consists of about 100 cottages made of bricks or asbestos. The condition varies from good to poor. They are all permanently occupied by about 1,450 inhabitants.

Water is supplied from the Berg River but sewage and garbage disposal is carried out locally. Road access is via a good gravel road.

20. Seal Island: Great Paternoster Point

This is a White area owned by Stephan Holdings Ltd. It is largely a landing area for lobster fishers.

The property covers 1½ morgen and the settlement consists of 8 dwellings of wood or asbestos construction. They are in reasonable condition and are all temporarily occupied by about 250 inhabitants during the lobster season.

Water is brought by road from Stompneus and is then stored in tanks. A poor gravel road provides access to the settlement.

21. St. Helena Bay Township

(No information available).

DIVISIONAL COUNCIL OF PIKETBERG

22. Velddrift

This is a municipality comprising about 800 erven of which 450, or 56%, have been built on. They are all permanently occupied. There are two licensed hotels

capable/.....

capable of accommodating about 50 guests.

Growth of the town is continuing and in 1967 sixteen houses were built while during the first ten months of 1968 eight houses were built.

23. Dwarskersbos (Est. 1967)

This is a registered township about seven miles north of Laaiplek owned by Dwarskersbos Property Co. Ltd. There are a total of 135 registered erven of which 30, or 22%, have been built on. They are all permanently occupied by about 150 inhabitants.

Water is taken from collected rainwater but during 1969 it will be made available, presumably from the municipality. Sewage disposal is by means of pits and there is no garbage disposal service. Road access is via a good gravel road which will be tarred during 1969.

24. Elandsbaai

This is a registered township at the mouth of the Verlorevlei River. The site is owned by the Elands Bay Trading Co. (Pty.) Ltd.

There are 44 registered erven of which 2 have been built on. They are permanently occupied by 10 inhabitants. There is also one hotel.

Services are minimal. Water provision is the responsibility of the property owner. Sewage is disposed of by means of cisterns. Road access is via a gravel main road.

CONCLUSIONS

1. With the exception of the Mossel Bay Area 47%, most regions show less than 40% development of registered erven (see table VII). Jeffreys Bay and Agulhas areas for example have only 19% and 21% development respectively. The former area is the youngest of all 6 regions in age of development, having had most townships established later than 1960, whereas in the latter area particularly, and in the remaining 4 regions, most township development occurred prior to 1960.
2. With the exception of the Agulhas region, all others show a mix of accommodation facilities to include townships, camp sites and hotels. In the Agulhas region there is a greater proportion of development of camping and caravanning areas than in the other regions. This is a direct reflection on the seasonal nature of the tourist season, which lends a degree of temporariness to the area, and also on the smaller variety of amenity present here being in the main rock fishing.
3. The Jeffreys Bay area with its wider variety of amenities should have experienced a more rapid rate of development than is apparent. From 1 and 2 above it is evident that the Agulhas area has not had sufficient stimulus for promoting development on a par with that in other regions. (It should be noted that the Saldanha area has only recently started to develop into an established recreational region).
4. Old established areas with a fair proportion of development will at some stage, sooner or later experience a revival in demand for erven. This points to the need for a clear definition of resort/tourist regions along the coast followed by the evaluation of regional development plans for each area. (Each region could be defined on the basis of factors lending homogeneity to them e.g. lakes, beaches, rivers etc.
5. It should be borne in mind that the low figures for development may be a reflection to a certain extent on the situation of plots - unsold plots may not be as desirable as those sold, particularly with regard the view and proximity to the sea.
6. Since basically all 6 areas experience different developmental trends according to varying tastes and amenities within these respective areas, too much significance must not be placed on comparisons between the percentage development of each area and mean percentage development of all 6 areas (table VII). This figure of 31% does however reveal that generally the coast is underdeveloped. This particularly applies to the Agulhas, Jeffreys Bay and East London areas, the latter of which however has a high degree of holiday cottage type development in proportion to the number of registered developments. This possibly indicates the preference of holiday cottage development within

this area and that the demand for "seaside homes" is not as high as it could be particularly with respect to the excellent amenity of the region. In this region 72% of registered erven (excluding Local Authorities) has been sold and in comparison with all other areas it is surprisingly low. (It may be reasonable to assume that less speculative buying of erven is experienced in this area as opposed to other areas with the exception of Agulhas (and Saldanha) area where the 68 percentage of erven sold may indicate that this stretch is less desirable. With the apparent demand for erven at present, coupled with the relatively high percentage of erven sold and the low development figures, it is evident that considerable amount of speculation of sold erven is taking place.

7. Table VII was compiled with a view to obtaining further relevant information perceptive in tables I - VI. No details of the number of erven sold within the Local Authorities and a few registered townships are available. The result of this has been the tabulation of erven development and sales, and percentage development and sold erven. This break-down has provided a comparison between the total number of registered erven excluding Local Authority Areas. This gives an indication as to the significance which the registered township and extensions have in the structure of the regions as a whole, and furthermore these areas are for the most part resort orientated developments only, unlike the larger regional centres.

Local Authorities tend to have a greater proportion of zoned erven than the registered townships. A more valid developmental analysis and picture of coastal resorts can now be attained as these large figures influence the overall developmental percentages considerably. (It should be noted that mean percentages figures for all registered townships and Local Authorities were not represented in tables I - VI as they do not represent a valid assessment of development within each particular region, as, for example, many well developed townships comprise a small number of erven, with the result that these individual developmental percentages would cause a misleading increase in the percentage development of the region as a whole).

From the resulting developmental percentages it can be seen that the Agulhas and Jeffreys Bay areas have 12.6 and 12.3% development outside Local Authority areas (a reduction of 8% from the total development percentage), and the Mossel Bay Area figure falls from 47% to 35%. The Port Alfred Area increases from 35% to 39%, the East London Area has a 1% increase and the Saldanha Area experiences a fall from 36% to 19%. The overall mean percentage now falls to 26%. (This mean figure is only increased by 1.3% with the exclusion only of the recently established Jeffreys Bay Area).

Although/...

Although there does appear to be a lack of erven on the market within these registered developments namely Port Alfred, Jeffreys Bay and Mossel Bay Areas, a substantial number has not been built on. Certain areas may be "dead" as far as development is concerned and may experience a revival in the future. Speculation is however apparent in the lack of development of these plots. This is accentuated by the very low percentage development of sold erven.

8. Most townships (apart from Local Authority areas) appear to have a very high proportion of temporary occupancy.

9. From the questionnaire returns it is apparent that very little has been done by the Local Authority towards allocation of areas along the coastline for the non-white groups. However various surveys have been carried out in the field, but final demarcations have not been made up to the present. Although at present mobility of these groups is low, it must be anticipated that this is a temporary condition and that future demands for seaside resort areas will increase.

10. In many areas the lack of water imposes limitations on development. As a result there have been cases where developers, in order to meet the costs of providing water, have applied for many hundreds of erven without the guarantee of ultimate development of all erven e.g. at The Fisheries and Betties Bay.

11. Although the study so far indicates that in the regions analysed development varies between twenty and fifty percent, and that there is a fair proportion of unsold erven, yet all further applications for townships should be considered individually on merit. The reason for this is that many areas were laid out as townships over 30 years ago when tastes and demands were different from what they are today with the result that many areas are dead and may never develop. An incoming application may be in part of the township which is going ahead or has more developmental potential than the older areas. Close assessment of applications will therefore ensure that potential healthy development is not stifled.

12. Arising from this point it is considered that investigation should be made into the possibility of wiping out dead townships.

13. It is recommended that a stipulation of 40% development before any further extensions can be allowed be imposed. The percentage figure could possibly vary according to the circumstances pertaining to a region. The Natal Regional Planning Commission imposes a 35% restriction before the second stage is permitted. This figure can be varied in relation to the location and amenity of the area in question.

It should be noted that the whole of the North Coast Survey (1961) (North of the Umdloti River) shows a development of 23% whereas the Cape survey shows an average development of 25%). Any further extensions should not exceed 40% of the original number of erven. In the Natal North Coast Survey a more lenient restriction was recommended stipulating that "no such subdivision should reduce the developed proportion to less than 20 percent when added to the existing subdivisions in the nucleus".

Diagram I illustrates graphically four cumulative increases that can occur in the total number of erven with the consecutive additions of extensions I, II and III to a township with an arbitrary figure of 100 erven. Examples B and C are applications of the recommendations made by the Cape Survey and the Natal North Coast Survey, respectively. Example A was constructed with the same formula as our recommendation but with a 20% additional extension allowance as apposed to 40%. Example D was constructed with the same formula as the Natal recommendation taking the minimum developmental percentage to be 40% as apposed to 35% but still not permitting the overall percentage development to drop below 20%. This has the effect of creating an extension equal in size to the existing number of erven which would prove to be most undesirable. The Natal recommendation allows for a similar rapid increase in the number of erven with each extension but to a lesser degree. Example A on the other hand indicates a gradual rise in the total number of erven available and is considered to be too stringent a measure whereas example B makes reservation for a sufficient quantity of erven to stimulate healthy development. Furthermore it can be seen from Diagram I that the discrepancy between B and C increases dramatically with the addition of each extension. This marginal difference is indicative of a considerable amount of additional erven made available for speculation purposes. Furthermore the cumulative rate of developed erven in example B increases at a more harmonious rate with the increase in total erven than that of example C. This large initial amount of available erven with the addition of an extension creates a situation in which numbers of erven are available for speculation purposes. This is clearly illustrated in Table IX below and Diagram I.

Table/...

Table IX Cumulative Maximum Vacant Erven and Minimum Developed Erven.

	Total existing erven	Ext. I	Ext. II	Ext. III
A Total developed erven.	100 40	120 48	144 58	173
B Total developed erven.	100 40	140 56	196 78	274
C Total developed erven	100 35	175 62	310 109	545
D Total developed erven.	100 40	200 80	400 160	800

14. It is also suggested that a strict building clause be imposed stipulating the minimum amount of development that must occur within certain time limits and that a minimum building value must also be adhered to.

15. The private developer of a proposed township/extension prefers in lieu of cash or land endowments, to construct all roads and services and be responsible for their maintenance for the first 5 years or until such time as sufficient rates accrue for the Local Authority to assume this responsibility without much cost. This should be encouraged so as to lessen the responsibilities of the Local Authority in whose area the proposed township lies.

16. Upon a township being established and registered the values of the erven therein are enhanced. To be of benefit to the Local Authority rates levied on all erven within such a township should be related to the current market value of erven in that area.

17. There is a tendency for development within a township to be drawn towards the waterfront margins of the township resulting in a linear pattern of development. Also along certain stretches of the coast e.g. Jeffreys Bay Area there has been a noticeable trend to continuous linear township development. This form of development, if allowed to continue unchecked would ultimately result in a continuous string of development along the coast. In order to preserve in its natural state areas of the coast, stretches of approximately 5 miles should be left separating township nodes so that a form of clustered development occurs. Existing townships should not be extended along the coastline until they are more fully developed in depth.

RECOMMENDATIONS

1. All future applications for townships should be considered on their merits.
2. Some form of legislation should be devised to empower the Administration after due study (consideration) to cancel existing townships.
3. That each township be developed in stages; the second stage being permitted only when 40% of the first stage is developed.
4. That in Table IX, B is recommended for townships along the Cape Coast.
5. That a minimum value of building be required to be constructed on those erven to be developed within a specific period.
6. That the construction of services and roads to the specification and satisfaction of the Local Authority be a standard requirement of approval of a township.
7. Upon establishment of a township Local Authority rates should be levied on values related to current market prices.
8. In order to preserve parts of the coastline in its natural state, existing townships should not be permitted to extend further along the coastline until such time as development in depth has been completed. Continuous belt development should not be permitted.

FURTHER INVESTIGATIONS :

It is recommended that the following be investigated:-

1. A detailed study of the effects (incorporating advantages and disadvantages) of speculation of erven in coastal townships.
2. Sizes of initial townships and the economic factors and considerations in developing townships.
3. As was pointed out in the conclusions above most townships appear to have a small proportion of permanent residents, and a consequent large number of temporary residents. This immediately raises the question of whether or not more consideration should be given to providing various forms of temporary accommodation i.e. caravan parks, camping areas and holiday cottage settlements rather than townships. It is recommended that thorough investigation be undertaken into the demand for and the most desirable forms of coastal seaside accommodation and their possible location.
4. Wiping out dead townships.
5. All aspects of marina development.
6. (i) Water level op Knysna Lakes - control of the water level and clarification of boundaries of lake frontage development.
(ii) Control of all rivers and river mouths.
(iii) Control of sand erosion, encroachment and prevention thereof.
7. Investigation of provision of non-white resort areas.
8. Investigate provision of water and disposal of sewage.
9. Any suggestions made by the Cape Administration Staff with regard further investigations will be gratefully accepted.

