

WARDS 24 AND 25 LOCAL SPATIAL DEVELOPMENT FRAMEWORK

Compiled by: Setplan

2015



This Local Spatial Development Framework applies to the
UNIONDALE AND HAARLEM AREAS
and was adopted by the George Municipality
in terms of section 9(1) of the Land Use Planning By-Law
for the George Municipal area.

It expresses a rural planning approach in order to establish and promote
rural functionality embodied in improved urban-rural linkages, the reinstatement
and revitalization of rural towns and hamlets/villages and their support systems,
protection of landscapes,
sustainable use of resources
and development of the rural space economy.

George Municipality
Civic Centre
Cnr YorkSt and Progress Street



rural development
& land reform

Department:
Rural Development & Land Reform
REPUBLIC OF SOUTH AFRICA



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1 INTRODUCTION

1.1 BACKGROUND

The objective of this project is to develop a Local Spatial Development Framework (LSDF) for Wards 24 and 25 in George Municipality. It needs to be consistent with the George Municipal SDF and conform to all relevant legislation. Wards 24 and 25 formed the District Management Area (DMA) of the Eden District Municipality prior to the May 2011 elections. Re-demarcation resulted in these Wards now falling within the George Municipality.

The development of a LSDF, which is consistent with and aligned to the existing George SDF, is a critical spatial planning need in the Municipality. To achieve this, the Department of Rural Development and Land Reform assisted the George Municipality to prepare this Local Spatial Development Framework (LSDF).

1.2 STUDY AREA

The study area (Refer to Map 1), which includes the entire area of Wards 24 and 25, is located along the south-eastern boundary of the Western Cape Province and covers an area of approximately 4 170km². It stretches roughly for 100 km along the R62 between Oudtshoorn and George in the west to the Eastern Province Border (Baviaans Municipality) in the east. The Swartberg and Outeniqua Mountain ranges are situated along the northern and southern boundaries of the study area. The landscape varies from gently rolling plains to deeply incised valleys and rocky mountainous outcrops.

The Langkloof and Little Karoo regions comprise most of the land surface and are made up of the following sub-regions: Kammanassie River Valley, the Bo- and Lower Langkloof as well as a portion of the Keurbooms Valley. The region is endowed with a natural resource base made up of semi-arid Little Karoo landscape and varying topography. The study area offers a variety of experiences (e.g. 4x4 trails, San Rock Art tours, mountain hikes, etc.) to tourists and residents.

The study area is bordered by the Central Karoo District Municipality to the north, Oudtshoorn, George, Knysna and Bitou Local Municipalities, as well as the Eastern Cape Province (Koukamma Local Municipality) to the east.

The main access routes to the study area are the R62 (Main Road 1/2) via Herold & R62 (Main Road 44/1) via Haarlem/Louterwater, N9 (Main Road 1/3) via Willowmore, R341 (Main Road 88/1) via De Rust, Divisional Road 1840 via the Baviaanskloof and R339 (Main Road 59/1) via the Prince Alfred Pass.

1.3 PUBLIC PARTICIPATION

The information below briefly records the public participation process followed in the preparation of this spatial development plan..

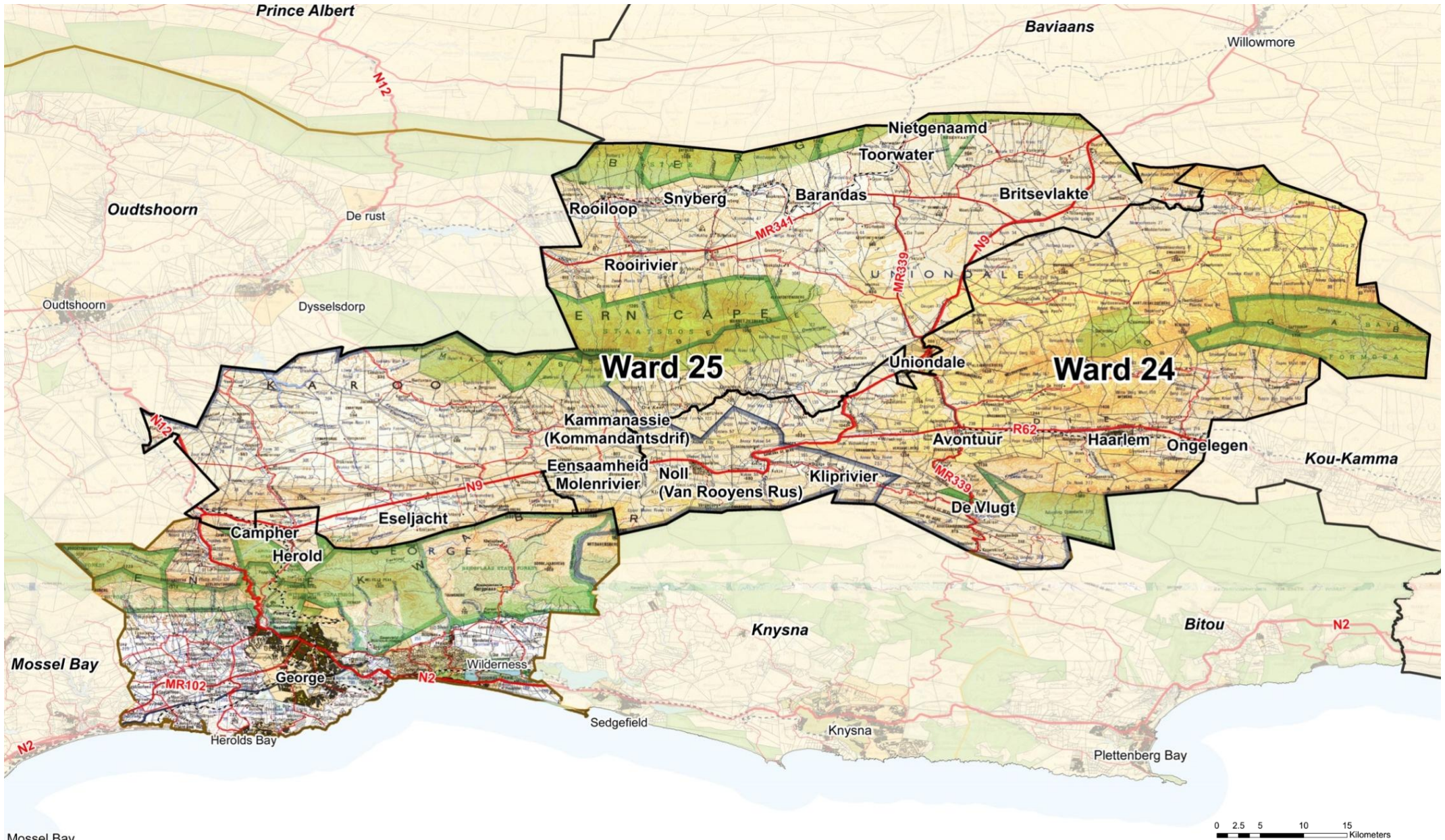
Public Notice: A Notice setting out the background to the project as well as the request for comment or input was placed in public places and on municipal notice boards within the study area and placed in the George Herald on 15 January 2015 and in Die Burger on 16 January 2015. The closing day for comment was 20 February 2015. E-mail notification was also issued to all Interested and Affected Parties.

Draft Document Availability: An electronic version of the document was made available on both the Setplan and George Municipality websites and hardcopies of the document were made available for public viewing at the following venues:

- Uniondale Library,
- Haarlem Library,
- George Library, and
- George Municipal Offices (5th floor, Civic Centre)

Open Days: Open Days were held in both Uniondale and Haarlem, where the proposals contained in the Draft Document were displayed and residents were afforded the opportunity to discuss or comment thereon. Members of the Project Team, together with representatives of the Municipality were in attendance at both days.

Details regarding the participation process are set out in Annexure A



Mossel Bay

Map 1: Study area

2 ALIGNMENT WITH GEORGE IDP AND SDF

One of the priority actions identified in the George SDF is to review past plans prepared for Wards 24 and 25 (i.e. the former District Management Area), and update these to achieve alignment with the George Municipality SDF. To this end it is imperative that spatial planning in Wards 24 and 25 is aligned with the guidelines and policy framework set out in the George SDF and IDP. The policy relevant to the Ward 24 and 25 LSDF is briefly discussed below.

2.1 GEORGE IDP

2.1.1 MUNICIPAL VISION

George Municipality's vision, as encapsulated in its Integrated Development Plan (IDP), is:

“George strives to be the best medium sized city in the Country using all available resources sustainably to the benefit of the community in a growing and a thriving city.”

2.1.2 MUNICIPAL STRATEGY

George Municipality's IDP is clear regarding the crucial role of economic development in providing resources for the development of the poor and previously disadvantaged. The core development strategies that the Municipality is pursuing are:

Strategy 1: Grow George - To grow the local economy by building on George's role as a regional service centre. The service economy - specifically the technology, tourism, business and financial services sectors – is focused on as the foundation of the local economic base. To promote investment in the service economy the Municipality is committed to supply world class infrastructure and services, ensuring that suitable land is made available for related industry and commerce, and effectively administering the municipal area.

Strategy 2: Keep George Safe and Green - One of the biggest assets which George possesses is a beautiful and safe living environment. The quality of lifestyle which is offered in the George area is a key selling factor to attract investment. It is essential that efforts are made to keep George clean by using the EPWP programme to clean the CBD and other areas of strategic importance. This also relates to environmental protection and the rehabilitation of rivers and beaches etc. In order to keep George safe it is essential that security and policing staff and resources are increased.

Strategy 3: Deliver Quality Services - To offer residents, visitors and investors a unique lifestyle, and ensuring that all have equal access to a quality living environment, the Municipality is embarking on wide-ranging initiatives in both the built and natural environment. These encompass: delivery of services to all households; upgrading of informal settlements and degraded neighbourhoods; housing delivery to the subsidy market; promotion of 'green' household technologies; and protection of the municipal area's natural and cultural heritage.

Strategy 4: Good Governance in George - The Municipality strives towards institutional excellence in providing a high standard of services to consumers, and functioning as a developmental local government. To achieve this, the required human resource capacity is being built up, administrative systems are being streamlined, and financial planning, control and management systems are being upgraded.

Strategy 5: Participate in George - To ensure all members of the public, organised business and other organisations have opportunity to participate in the decision making process, it is of utmost importance that a culture of participation is nurtured. It is essential that the public and private sector organisations play a more active role in the decision making process and a platform has to be established whereby public participation at various levels of government is a reality. Therefore partnerships need to be fostered at all levels of government.

2.2 GEORGE SDF

Taking its lead from the George Integrated Development Plan and the stated strategies, the Municipal SDF articulates a spatial vision for the urban and rural areas, and establishes objectives and strategies to be implemented to realize the Municipal Vision.

2.2.1 MUNICIPAL CHALLENGES

As the regional service centre of the Southern Cape and Klein Karoo, George is ranked second to Cape Town on the Western Cape rankings of "Development Potential Index". Despite this potential, the municipal area is faced with challenges:

- **Economic:** George has not escaped the current global economic recession and as a result unemployment is entrenched, poverty pervasive, and the future of existing business is under threat.
The challenge is to re-instill investor and consumer confidence by improving service delivery and creating an environment conducive to investment.

- **Social:** If it is to be ‘a city for all reasons’ George needs to offer all residents access to services and facilities. It also needs to ensure that those living outside George, in villages or on farms, also have access to the necessary basic services and facilities.

The challenge is to ensure that social investment not only addresses basic human needs, but also develops the human capital needed for a thriving and prosperous service economy.

- **Built Environment:** **The challenge** is to undo the apartheid spatial legacy in the George municipal area, and provide humane and enabling living environments for all.

- **Natural Environment:** Notwithstanding the area’s rich and varied natural capital, it remains a sensitive and vulnerable environment.

The challenge is ensuring the on-going functioning of eco-system services, climate change adaption, and the sustainable development of the Municipality’s towns and rural areas, while achieving equitable access to the Municipality’s natural assets and productive rural landscapes.

2.2.2 SPATIAL DEVELOPMENT PERSPECTIVE

The Spatial Development Framework is the spatial manifestation of the municipal development agenda and identifies key spatial planning issues and formulates the Spatial Vision and Mission of the Municipality.

2.2.2.1 KEY PLANNING ISSUES FOR THE GEORGE SDF

In support of the development agenda and associated development opportunities and challenges outlined above, the George Municipal SDF has responded to the following key planning issues (Refer to Table 1):

- Redress historic planning practices
- Restructuring of the dysfunctional urban fabric
- Development and maintaining quality and sustainable living environments
- An integrated and equitable city and towns with access to social and economic opportunities
- A pro-poor approach

2.2.2.1.1 SPATIAL PLANNING VISION AND MISSION:

The spatial planning vision adopted by the SDF is:

“Develop George as a Destination of Opportunity”

The SDF’s spatial planning mission is to “Facilitate a sustainable and quality living environment which will:

- Support Economic growth and vitality
- Contribute to social upliftment and wellbeing
- Protect the environmental integrity”

SPATIAL PLANNING OPPORTUNITIES AND CHALLENGES	
Spatial Planning Opportunities	Spatial Planning Challenges
<ul style="list-style-type: none"> • The functional role of George in the context of the regional space economy with access to the airport • The Garden Route identity and trade mark with related tourism • George Municipality is a preferential settlement area for highly skilled professionals • Vacant prime coastal properties to facilitate strategic developments • Availability of developable land and good state of infrastructure • Potential of agri production • A unique environment that attracts people to visit and live in the area 	<ul style="list-style-type: none"> • Dysfunctional urban fabric with segregated communities due to historic planning practices • Unequal access to economic opportunities and social infrastructure • Fragile economy based on consumer market • Protection of the rural character and environmental integrity • Sustainable urban vitality and supporting infrastructure and services • Poverty with challenges for jobs & housing • Development pressure on productive agricultural land • Poor access to services in non-urban areas

Table 1: Spatial Planning Opportunities and Challenges

2.2.3 GUIDING PRINCIPLES, STRATEGY AND PROPOSALS

The SDF establishes municipal wide guiding principles adopted strategies and formulated proposals to achieve the Spatial Vision. These principles, strategies and proposals are set out in Table 2.

TABLE 2: GUIDING PRINCIPLES, STRATEGIES AND PROPOSALS

SPATIAL DEVELOPMENT OBJECTIVES	GENERAL POLICY GUIDELINES	STRATEGIES & PROPOSALS
SPATIAL DEVELOPMENT OBJECTIVE 1: Restructuring and Integrating the Dysfunctional Urban fabric	<ul style="list-style-type: none"> • Restructure the George urban fabric to integrate the segregated communities south of the N2 into the larger space economy of the emerging city. • Containing urban sprawl and the resultant loss of natural and agricultural assets, increased servicing costs, excessive movement between places of work and residence, and inadequate thresholds for smaller enterprises to develop. • Revitalising the old CBD and strengthening the role of other urban nodes. • Integrating opportunity rich areas of George and poorer areas through, amongst other, public transport and non-motorised transport. • Improving living conditions in poorer settlements, including increased housing choice, access to community facilities, and livelihood opportunities. • Making the most of mountain to coast river corridors to structure a “garden” city. • Opening-up suitable nature rich areas for new productive investment and enterprises that bring broad benefits to local communities. 	<p>GEORGE:</p> <ul style="list-style-type: none"> (a) Urban Restructuring and Integration (b) Introduce city-wide public transport and non-motorised transport networks (c) Renew and upgrade degraded urban areas and dysfunctional human settlements <ul style="list-style-type: none"> i. Urban Renewal area 1: George CBD ii. Urban Renewal area 2: Blanco iii. Urban Renewal area 3: George South East iv. Urban Renewal area 4: Pacaltsdorp v. Urban Renewal area 5: Thembaletu
SPATIAL DEVELOPMENT OBJECTIVE 2: Strengthening the Economic Vitality	<ul style="list-style-type: none"> • Guidelines for the development of the George space economy includes: • Open-up opportunities for diversifying the local economy into the research and educational sectors in the Hans Moes Kraal precinct. • Targeting strategic land parcels for development to diversify and strengthen the local economy. • Actively seek to attract development sectors not strongly presented in George Municipality, specifically those that can benefit from the area’s unique environment and regional accessibility and will benefit surrounding communities. • Seek to increase residential densities in nodes and along the public transport routes to improve thresholds required for enterprises to develop. 	<ul style="list-style-type: none"> (a) Enhance the Regional and Local Space Economy (Southern Cape and Klein Karoo Broader Regions sustainability by protecting and expanding natural and agricultural assets, support cross boundary land use management and conservation initiatives, expand potential of key infrastructure and facilities like the airport, expanding services to the region i.e. educational facilities) (b) Strategic Developments to Diversify and Strengthen the Economy (Nodes in George include the Eastern Gateway, Hans Moes Kraal precinct and the Western Gateway) (c) Consolidate and reinforce nodes of economic activity i.e. George CBD, Thembaletu, Pacaltsdorp and Blanco. (d) Infrastructure Services Provision

SPATIAL OBJECTIVES	DEVELOPMENT	GENERAL POLICY GUIDELINES	STRATEGIES & PROPOSALS
SPATIAL OBJECTIVE 4: Safeguarding Integrity and Assets	DEVELOPMENT Environmental	<ul style="list-style-type: none"> • Adopt and use the new landscape-wide Critical Biodiversity Area information and mapping emanating from the Garden Route Initiative (GRI) as primary determinant of how to develop and manage the rural component of the municipal area. • Actively support the consolidation, extension and linkage of the Garden Route's network of formally protected areas (through, inter-alia, the roll-out of the newly established Garden Route National Park). • Manage urban and rural land uses in a manner that ensures that landscapes linking critical biodiversity areas can function as ecological corridors (i.e. along the coast and along the rivers that link the coast to the mountains). • Maintain reasonable public access to nature areas for all citizens and visitors. • Resist "new" coastal, estuarine or inland residential development which is not integrated with existing settlements. • Protect natural and productive resources. • Protect the Garden Route Identity, which includes consideration for the new N2 alignment that crosses the lakes areas. The most suitable alignment should be determined through an environmental impact assessment (EIA) process. 	<ul style="list-style-type: none"> (a) Establish a city-wide open space system and environmental corridors. (b) Maintaining the functionality of Critical Biodiversity Areas. (c) Spatial Planning Categories (SPC's). (d) Mitigating against impacts of Climate Change (prevent flooding, setbacks at the coast, maintain landscape corridors). (e) Visual Landscapes and Corridors (i.e. Wilderness lakes, steep slopes and other scenic landscapes). (f) Heritage resources (George Urban Design Guidelines & the Heritage Management Plan).
SPATIAL OBJECTIVE 5: Enhance the Rural Character and Livelihood	DEVELOPMENT	<p>Guidelines for the Management of the rural landscape include:</p> <ul style="list-style-type: none"> • The guidelines of the Spatial Planning Categories must also be applied as guidelines for rural development. • Safeguard the municipality's farming and forestry areas as productive landscapes, equal in value to urban land. • Promote integrated rural development as a building block of the municipal space economy, through support for new livelihood and business opportunities in the agricultural, fishing, forestry, tourism and conservation sectors as part of the roll-out of land, agrarian and marine reform programs. • Prevent the establishment of new rural settlements, and accommodate the services, facilities or functions required by rural communities in existing rural settlements. • Maintain a system and hierarchy of interdependent settlements, with distinct roles and a complementary mix of activities in the municipal area (George remains the primary urban activity and service centre, with a number of small, specialist settlements, predominantly focused on coastal living, tourism and/ or recreation, agriculture and forestry). • Direct public investment towards settlements that have economic development potential. • The Municipality to supply basic services to all rural communities it is responsible for. Where rural development programmes are initiated in the municipal area, the Municipality will support the use of existing settlements as base from which to deliver basic services and facilities to rural communities, as opposed to developing new rural settlements. 	<ul style="list-style-type: none"> (a) Protect the Productive Landscape (rural areas: farming and forestry, focus on supply of clear water, GRI look into rural areas, conservation of green areas). (b) Manage the Subdivision of Land (Avoid subdivision into smallholdings, subdivision into Rural Occupational Areas, delineate smallholding areas). (c) Enhance the Rural Livelihood and promote integrated rural development (improve food, water and energy security, including wind and solar. Production methods for agriculture to be strengthened, business opportunities and land reform programs, enhancing tourism and safeguard character of the landscapes, integrated rural development, public access to nature areas and the coast).

3 RURAL SPATIAL PLANNING STRATEGY

This chapter establishes a rural spatial planning strategy for Wards 24 and 25, inclusive of rural settlement functioning; a rural development strategy and associated management guidelines.

3.1 SETTLEMENT FUNCTION, PATTERN AND HIERARCHY

The lack of rural spatial order and functional rural settlements, demand for off-farm settlement, and increasing ecosystem threat primarily due to inappropriate development requires prompt spatial intervention. Accordingly rural settlement challenges, the off- or on-farm settlement of workers and rural dwellers, the instruments to facilitate rural settlement, the inherent capacity of the settlements and places to accommodate development all inform the functioning of the settlements and establishes a rural settlement hierarchy.

3.1.1 RURAL SETTLEMENT CHALLENGES

The following challenges inform rural settlement functionality, on- and off-farm settlement and settlement hierarchy and pattern.

3.1.1.1 SETTLEMENT FUNCTIONALITY:

Within Wards 24 and 25 the functionality of several agricultural based rural settlements and places has been negatively impacted by a shift from rail-based to road-based agricultural freight and passenger transport, and the on-going restructuring of the agricultural sector (e.g. land-holding consolidation, mechanisation). Such loss in settlement revenue base has resulted in decreased population thresholds and the closure of several facilities and infrastructure (e.g. closure of the railway station, shop and post office at Barandas), with similar impacts at Avontuur due to closure of the Apple Express Railway route and station. In certain instances such settlements are becoming a refuge for displaced farm workers and rural dwellers who, due to tenuous ties with agriculture, seek out seasonal work (e.g. seasonal workers occupying vacant railway housing at Barandas).

Certain settlements (e.g. De Vlugt) are managing the transition from a dominant agriculture base by focussing on eco- and adventure tourism. While increases in agricultural production and job creation, diversification of the agri-sector (e.g. agri-processing, hospitality industry), establishment of co-operatives in rural settlements, increased social infrastructure investment, the implementation of agrarian reform (e.g. farm worker settlement, land restitution and redistribution), and local economic development are reversing the abovementioned

settlement trends, the rural settlements and places within Wards 24 and 25 clearly demonstrate the effect of such trends through increasing demand for the following:

- (a) Off-farm farm worker settlement, especially within intensive agricultural areas (e.g. Noll, Avontuur, Kammanassie and Olifantsrivier Valleys), with the occupation of vacant railway housing demonstrating a rural housing need (e.g. Barandas, Avontuur).
- (b) Settlement of rural dwellers given increased off-farm agri-based or non-agri job creation (e.g. guesthouses, agri-co-operatives, police, clinics) (e.g. Herold, Avontuur, De Vlugt).
- (c) Rural lifestyle living and business operation given IT availability (e.g. De Vlugt).
- (d) Retail facilities in farming areas (e.g. Avontuur).
- (e) Community facilities (e.g. school, sports field) in farming areas (e.g. Kammanassie).

3.1.1.2 MUNICIPAL CHALLENGES

The challenges facing the Municipality when addressing rural settlements include:

- The need to balance the housing needs of people living on farms with the need to avoid creating unsustainable settlements which place an additional management and maintenance burden on the municipality, especially in remote rural areas.
- The alignment of existing subsidies with the minimum wage structure of farm workers.
- The provision, management and funding of basic municipal services in remote on-farm or near-farm areas often makes grid-based solutions not viable.
- Achieving economic, social and institutional stability of farm worker settlements.
- Farm workers and other rural dwellers not being registered in the past or on housing data base updates and thereby not benefitting from housing projects.
- Supply of basic services in rural areas challenged by municipal capacity, availability of services (especially water) and sustainability given limited user affordability.
- Engineering services for housing developed on private farms will not be provided by the municipality.

3.1.1.3 CHALLENGES FACING FARM WORKERS AND RURAL DWELLERS

Farm workers' and rural dwellers' challenges include:

- On farm settlement excludes opportunity to partake in LED initiatives (e.g. business development) given no property ownership.
- Limited access to retail facilities, especially outside working hours.
- Lack of opportunity to access housing subsidy, achieve a fixed investment (i.e. dwelling) and provide inheritance for children.
- Lack of a capital asset in order to raise finance.
- Family separation in the event of on farm settlement, with children attending schools in distant urban settlements.
- Housing subsidy being a "once-off" subsidy which if issued for on-farm settlement cannot be repeated if a worker leaves the farm (e.g. retires, made redundant).
- The affordability of farm workers and rural dwellers to pay the cost of housing and associated municipal rates and service charges that will be a reality in the majority of off farm settlement options.
-

3.1.2 SETTLEMENT OF FARM WORKERS AND RURAL DWELLERS

A relatively high density of farm workers and rural dwellers resulting from intensive agriculture and land use diversification (e.g. eco-tourism) is increasing the demand for off- or near- farm settlement of farm workers/rural dwellers in order to access urban services and facilities, as well as to secure housing benefits (i.e. subsidy housing). The following policy directives, settlement function and pattern informants are relevant to settlement in Wards 24 and 25.

3.1.2.1 POLICY DIRECTIVES

The following National and Western Cape Provincial policy initiatives are in place to facilitate farm worker and rural dweller settlement:

- **The Comprehensive Plan for the Development of Sustainable Housing Settlements** (National Department of Housing; 2004) identifies "rural housing", together with informal settlement upgrading and social housing, as one of three housing instruments, thereby endorsing a housing programme to respond to the needs of farm workers and farm dwellers.
- **Human Settlements** (Western Cape Province; 2013) aims to improve access to basic services and shelter amongst farm workers and farm residents in two broad settlement contexts, namely in towns and on or near farms. Through engaging

intensively with stakeholders, the aim is to develop a set of viable and useful on- or near-farm accommodation options for typical Western Cape rural situations.

The following existing and draft programmes and policies provide the following on and off farm settlement directives. Refer to Table 3.

Policy/Programme	Directive
<ul style="list-style-type: none"> Western Cape Province: Policy for The Settlement of Farm Workers, (2000) 	<ul style="list-style-type: none"> Provides for “on the farm” settlement, with the following range of possibilities: <ul style="list-style-type: none"> Right of residence in terms of Section 6(1) of the Extension of Security of Tenure Act, 1997 (Act 62 of 1997) or ESTA. Subdivision of the farm unit to facilitate settlement and accompanying right of ownership. Provision for retirement in terms of Section 8(4) of ESTA as well as “off farm” settlement options including homes for the aged, retirement villages and housing projects in nearby towns or agri-villages. Formal housing contract between farm owner and farm worker. Defining the monetary value of the housing benefit component of the farm worker remuneration packages, thereby allowing farm workers to use such housing allowance elsewhere for accommodation. Introduction of minimum standards for farm worker housing by municipalities. Provides for “off the farm” settlement, with settlement facilitated in the following: <ul style="list-style-type: none"> An existing town, or in exceptional circumstances a new rural town, with such settlement under the jurisdiction of a municipality and beneficiaries renting or owning their homes. An agri-village which represents a private settlement exclusively accommodating the <i>bona fide</i> local farm worker community within an agricultural area, with the tenure of residents protected by a lease or notarial deed of servitude. Additionally the essential feature of an agri-village is that it is developed, owned and managed by a legally constituted institution (e.g. a Trust, Section 21 Company or Communal Property Association) representing a partnership between farmer/s, farm workers and State.
<ul style="list-style-type: none"> Western Cape Province: Draft guidelines for the integration of farm residents housing needs into existing municipal planning and delivery processes (2013). 	<ul style="list-style-type: none"> Employing existing tools and resources to effectively integrate farm residents housing need (e.g. database, beneficiary selection processes etc.). <ul style="list-style-type: none"> Integrate farm residents housing need into HSP, IDP and SDF. Including partnerships for housing delivery. Funding for farm housing be in accordance with municipal allocation. Municipalities to submit project applications to Dept. of Human Settlements for approval and funding. Off-farm/in-town developments are advised. On farm options to consider infrastructure provision, access to other services and opportunities and be in line with municipal HSP and SDF.
<ul style="list-style-type: none"> National Department of Human Settlements – The National Housing Code: Farm Residential Subsidies (2009) 	<ul style="list-style-type: none"> Intensive (high yield) farming (e.g. fruit, vegetable, grapes) being typically practiced on relatively smaller farming units, being labour intensive and settlement patterns being relatively dense. Preferable to house workers in sustainable settlements (e.g. nearest town) within convenient travelling distance to work opportunity. This has the advantage that households have access to social and economic amenities, as well as alternative employment opportunities for persons not permanently employed. This should be the first priority, employing existing subsidy instruments which provide ownership or rental accommodation. Extensive farming area, (i.e. livestock) requiring large farm units, characterised by a small labour force and being outside convenient community distance favouring on farm accommodation of workers. Options include rental accommodation or sub-division of part of the farm and transfer of property rights (e.g. freehold, share block scheme, long-term lease).
<ul style="list-style-type: none"> National Department of Human Settlements: Farm Residents Housing Assistance Programme (2010) 	<ul style="list-style-type: none"> Programme providing capital subsidies for the development of engineering services (where no other funding is available) and adequate houses for farm workers, particularly where farm residents are required to reside close to their employment obligations and when farm land is distant from the nearest town, rendering the settlement of the farm residents in the town impractical. The farm owner is regarded as a key service delivery agent under the programme. Options by the farm owner to: <ul style="list-style-type: none"> Provide formal rental accommodation on his or her land for residents. Subdivide a portion of the farm into small subsistence agriculture holdings and transfer such to relevant residents. Provide portion of the farm to a housing institution for the provision of rental units on the farm.

TABLE 3: FARM AND RURAL DWELLER POLICIES

Informants emanating from the above policies and programmes include:

- New rural towns are only to be established in exceptional circumstances (i.e. for isolated rural communities).
- “Agri-villages” represent private settlements as opposed to public towns.
- “Stand alone” farm worker settlements on farms be considered with circumspection due to the potential creation of unsustainable worker settlements that might distort existing settlement patterns and increase the municipal service delivery burden. Focus of the rural housing programme should be on strengthening of existing service centres, towns and rural places through housing investment for farm residents.
- Approval of farm resident housing projects must be considered against the desirability and practicality of strengthening the sustainability of existing towns using other National Housing Programmes (i.e. IHSP – Individual Housing Subsidy Programme and/or IRDP – Integrated Residential Development Programme applicable to such towns.
- Rural settlement development be in accordance with the definition of “sustainable rural settlements” as per the Integrated Sustainable Rural Development Strategy (ISRDS)(2000), that is; “socially cohesive and stable rural communities with viable institutions, sustainable economics and universal access to social amenities, able to attract and retain skilled and knowledgeable people, who are equipped to contribute to growth and development”.

3.1.2.2 FUNCTION OF RURAL SETTLEMENTS AND A RURAL SETTLEMENT PATTERN AND HIERARCHY

Critical to putting in place a rural spatial order for Wards 24 and 25 is defining the function of rural settlements and places within a settlement pattern and hierarchy.

Map 2 illustrates both the location of rural settlements and places, as well as the varying density of farm worker settlement, directly reflecting the intensity of agricultural practices in the rural area. Furthermore, the establishment of primary and secondary schools, a dominant rural settlement/place establishment factor is also demonstrated. While the majority of settlement takes place on farms, farm workers and rural dwellers also occupy vacant railway housing (e.g. Avontuur, Barandas, Snyberg) or reside in Haarlem, Herold, Noll, Avontuur and

Uniondale as either tenants or home owners, with several dwellings on state land at De Vlugt also accommodating farm workers.

Map 2 also indicates an acceptable commuting distances of 20km from the major settlements, illustrating the convenience of daily commuting from such settlements to intensive/high employment agricultural production areas.

The role of larger peripheral towns for off farm settlement and commuting to Wards 24 and 25 (i.e. George, Oudtshoorn, Knysna, Willowmore and Plettenberg Bay) is negated by both distance and tenuous routes (i.e. mountain passes). Herold, although peripheral to Ward 25, is included given that it functionally forms part of that ward.

Accordingly, as informed by settlement facilities (i.e. Status Quo Report), potential demand for off farm settlement and daily commuting feasibility, the following rural settlement function, pattern and hierarchy is put forward in Table 4:

TABLE 4: SETTLEMENT FUNCTION, PATTERN AND HIERARCHY (REFER MAP 2)

SETTLEMENT			SETTLEMENT SUITABILITY			
Name	Type	Hierarchy	Off-farm Settlement	Agri-Processing, LED	Tourism/Hospitality Industry	ADDITIONAL COMMENT
Uniondale	Urban	District Town	Highly suitable given full range of social facilities and alternative employment opportunities. Existing engineering services networks in place. Off farm settlement to be provided as part of urban housing programme.	Existing agri-service centre (wool and other agri-commodities) including processing, agricultural extension services, etc.	Well positioned on tourist route (N9) and proximity to Kammanassie Nature Reserve (MR339). Rich cultural heritage and potential for adventure tours (e.g. MTB).	Uniondale, as a district town, is favourably located and suited to accommodate off farm settlement, including for retirement.
Haarlem	Agri-settlement	Rural Town	Location within intensive fruit production area of the Langkloof together with community facilities (i.e. combined primary and secondary school) and available engineering services favours off-farm settlement. Such settlement to be provided as part of urban housing programme.	Agri-processing and LED should be encouraged to increase the value chain of agri-products. Proximity of Avontuur (agri-co-operative) supplements local agri-requisite supply and marketing network.	Significant potential to develop tourism including heritage and agri-tourism sectors. Potential to further expand hospitality industry (i.e. farmstays). However, such expansion should supplement agricultural production and not displace it (i.e. retain agri-holdings).	Haarlem, as a rural town, is favourably located and suited to accommodate off-farm settlement, including for retirement. However, such housing provision should not impact on the existing settlement form (i.e. small farms) either through overcrowding, erection of additional dwellings or subdivision of cadastral units. Provision should be in an urban suburb, reflecting the existing subsidy area.
Avontuur	Agri-service Centre	Rural Settlement	Location within the intensive fruit production area of the Langkloof, as well as being on the access road (M339) to both De Vlugt and Uniondale favours Avontuur for off farm settlement. While supported by social facilities (e.g. clinic, school and crèches) the lack and development cost of engineering services is a major constraint.	Existing agri-co-operative and railway station/loading facility (if reinstated) offer opportunities for agri-related LED enterprise development.	Location on the M339 to De Vlugt and the N9 (Langkloof) favours the development of the hospitality industry, particularly in the event of reinstatement of the Apple Express rail route (i.e. rail-based tourism) and station precinct within Avontuur.	Off farm settlement to reinforce settlement structure and form, especially the station precinct, employing railway housing and existing services infrastructure.
Noll	Agri-service Centre	Rural Settlement	Location within the Bo-Langkloof and in close proximity to the Keurboomsrivier Valley (Kliprivier) and Molenrivier/Eensaamheid agricultural areas favours Noll for	Location within an intensive agri-production area, together with the existing fruit cold store and agri-co-operative, offers opportunities for agri-	Location on the N9 offers opportunity for overnight accommodation. Tour operation within the Kliprivier Valley to De Vlugt and Prince	Off-farm settlement to reinforce settlement structure and form, but not compromise high agri-potential holdings/land within the

SETTLEMENT			SETTLEMENT SUITABILITY			
Name	Type	Hierarchy	Off-farm Settlement	Agri-Processing, LED	Tourism/Hospitality Industry	ADDITIONAL COMMENT
			off farm settlement. The existing primary school, churches and shops will be supportive of settlement. Engineering services provision is a current constraint, with off-grid servicing to be a consideration for such settlement.	related LED enterprises, especially given changes in agri-commodities (e.g. livestock replacing grain).	Alfred's Pass offers opportunities.	settlement. Furthermore any urban development to take cognisance of the 1:100 year flood line of the Dieprivier and complex tenure issues within existing small farm cadastral units.
Herold (including Campher)	Agri-service Centre	Rural Settlement	While located outside of Ward 25, Herold-Campher offers opportunities for off farm settlement given its location at the entrance to the Bo-Langkloof, proximity to Eseljacht, accessibility to both George and Oudtshoorn and community support facilities including two primary schools, a clinic and nearby police station. A retail shop and post office is also located in Herold. Engineering services provision at both Herold and Campher is a constraint, with off-grid provision to be a future consideration.	Location within an intense agri-production area and within close proximity of the Eseljacht fruit production area offers further agri-processing and product handling opportunities at Campher, including the location of the agri-co-operative. Campher station provides access to the Mossel Bay – Klipplaat rail link, currently operating as a freight transport line twice weekly.	Its location at the summit of Montagu's Pass offers opportunities for eco- and adventure tourism (i.e. accommodation and tours) to supplement the existing guesthouse in Herold.	Off farm settlement to consolidate the two separate settlement components of Herold, taking recognition of existing drainage patterns.
De Vlucht	Tourism Centre	Rural Settlement	The isolated surrounding agri-production areas and a limited local farm worker and rural dweller population dictates against off farm settlement, with existing dwellings on farm properties and state land sufficing. Hospitality and tourism development to provide on-site accommodation for workers.	The scaling down of agriculture over the years and access to Avontuur (i.e. agri-co-operative) will result in limited local agri-processing outside the farm gate, with the opportunity for LED rather to focus on tourism/hospitality enterprises.	Significant opportunity to build on existing tourism facilities and attractions (e.g. Outeniqua Trout Lodge, Bain's Cottage, Prince Alfred's Pass, Die Poort and Keurboomsrivier Valley). Lifestyle living and tourism/hospitality developments to reflect a low density, a limited footprint and low visual impact.	Located within the Middle Keurbooms Conservancy and comprising significant areas of critical biodiversity, development and land use sensitivity is critical, especially uses related to high impact activities (e.g. adventure sports) or high volume tourism. All developments to take cognisance of 1:100 year floodline of the Keurboomsrivier. Furthermore, engineering services provision constraints restrict development, with off-grid servicing being required.

SETTLEMENT			SETTLEMENT SUITABILITY			
Name	Type	Hierarchy	Off-farm Settlement	Agri-Processing, LED	Tourism/Hospitality Industry	ADDITIONAL COMMENT
<p>Olifantsrivier Valley:</p> <ul style="list-style-type: none"> - Rooilooop - Snyberg - Barandas - Toorwater - Nietgenaamd 	<p>Railway Siding</p> <p>Railway Station</p> <p>Railway Station</p> <p>Railway Station</p> <p>Church/Convent</p>	<p>Rural Place</p> <p>Rural Place</p> <p>Rural Place</p> <p>Rural Place</p> <p>Rural Place</p>	<p>While intensive agriculture and associated employment characterises the Olifantsrivier Valley from Rooilooop in the west to Nietgenaamd in the east, actual population thresholds are low as witnessed in the closure of the passenger rail service, the stations and the shop and post office at Barandas, as well as the Catholic school near Nietgenaamd.</p> <p>Rooilooop and Toorwater, given no station infrastructure, barely qualify as rural places, with Snyberg and Barandas having some rural place significance due to the presence of railway housing.</p> <p>Nietgenaamd, comprising the twice monthly operating Catholic Church but disused convent and “Warmbad” resort also has some significance as a rural place.</p> <p>Accordingly, off farm settlement is not supported given that thresholds will not support sustainable settlement at any of these rural places. Furthermore, engineering services availability, even off-grid, would be a major constraint, as witnessed by water delivery by farmers to farm workers residing in vacant railway houses at Snyberg and Barandas stations.</p> <p>Currently primary schools at Vlakeplaas (west), Rooirivier (south) and Britsevlakte (east) serve the Valley, together with a mobile health service.</p>	<p>Agri-processing is restricted to on farm, with co-operatives in Uniondale and Oudtshoorn providing requisites and marketing channels for products.</p>	<p>The Valley and Swartberg Range offer significant tourism opportunities with both heritage (historic farmstead, Catholic Church/convent and disused “Warmbad” Resort at Nietgenaamd) and natural attractions (Die Poort between Toorwater Station Vondeling Station).</p> <p>Several game farms and lodges / guesthouses are developed in the wider farming area. Reinstatement of the Mosselbay – Klipplaat railway line as a passenger line could promote the tourism potential of the area and stimulate development at certain stations (e.g. Barandas) to serve as tourism gateways.</p>	<p>While the rental and occupation of railway housing at Snyberg and Barandas stations reflects a housing demand, several dwellings are occupied by rural dwellers seeking seasonal employment opportunities in the Valley.</p> <p>Furthermore, given no apparent formal rental/use contract such dwellings are not maintained. Furthermore, their occupation poses a safety risk given that the railway line is still operational.</p> <p>Irrespective, the optimum use of such housing stock and other disused station buildings within the constraints of engineering services provision should be maximised, with usage contracts between workers, farmers and Transnet in order to ensure dwelling maintenance, security of the railway line and management of land invasion/informality.</p>

SETTLEMENT			SETTLEMENT SUITABILITY			
Name	Type	Hierarchy	Off-farm Settlement	Agri-Processing, LED	Tourism/Hospitality Industry	ADDITIONAL COMMENT
			On farm settlement (i.e. housing contract) is the most suitable option, with farmworkers afforded the opportunity to realise their housing subsidy in towns of their choice for retirement or for family member accommodation to achieve access to schools.			
Rooirivier	Agri-Area	Rural Place	While the intensive onion farming (3 farms) at Rooirivier supports some 30 – 33 farm workers and their families, as well as a primary school and community hall, such limited threshold could not support a sustainable rural settlement. Accordingly the status quo (i.e. on farm housing contract) is the preferred option, with farm workers being afforded the opportunity to realise their housing subsidy in towns of their choice for retirement or for family member accommodation to achieve access to schools.	Agri-processing restricted to on-farm, with limited opportunity for additional LED.	Limited opportunity apart from farmstays/guesthouses on farms, together with tours into the Kammanassieberg.	Formalise housing contracts between land owners and farm workers.
Kammanassierivier Valley	Agri-Area	Rural Place	While the Valley accommodates some 300 permanent farm workers engaged in intensive agriculture, the extent of the Valley (>30km) results in low farm worker thresholds of 3 – 4 farm worker dwellings per farm, with a primary school and community centre provided at Kommandantsdrif and Buffelsrivier respectively. The extent of the agri-service area and low threshold will not support a viable settlement, with	Agri-processing mainly limited to farm properties, with Uniondale, Avontuur and Oudtshoorn accommodating processing facilities, requisite suppliers and marketing channels.	Opportunities for farmstays and guesthouses given proximity to Kammanassie Nature Reserve and opportunity for eco- and adventure tourism in the Valley.	Formalise housing contracts between land owners and farm workers. While the “agri-village” (i.e. private settlement) as advocated in the Western Cape Provincial Policy for the Settlement of Farm Workers could have merit in the Kammanassierivier Valley, the sustainability of such a settlement is questioned given both engineering services provision constraints and the relatively high quality of existing

SETTLEMENT			SETTLEMENT SUITABILITY			
Name	Type	Hierarchy	Off-farm Settlement	Agri-Processing, LED	Tourism/Hospitality Industry	ADDITIONAL COMMENT
			engineering services constraints further limiting its feasibility. Accordingly, on farm settlement (i.e. housing contract) is the preferred option, with farm workers exercising their housing subsidy opportunity elsewhere (e.g. Avontuur or Uniondale).			farm worker housing on farms, including off-grid services (e.g. solar water heating and power-supply). Furthermore, any allocation of subsidies to farm workers in such a village would represent negative personal investments for such workers given that such housing investment would have little growth potential, not suite retirement and not serve as a practical inheritance to future generations.
Ongelegen Molenrivier Eensaamheid Eseljacht	Agri-Area Agri-Area Agri-Area Agri-Area	Rural Place Rural Place Rural Place Rural Place	Numerous agri-areas (e.g. Eseljacht, Molenrivier, Eensaamheid, Ongelegen) located within intensive agri-production areas do not warrant off farm settlement despite having a primary school. Options include either on farm settlement or commuting from nearby towns within 7 – 10 kilometres where housing subsidy opportunities can be realised (e.g. Haarlem, Noll, Avontuur and Herold).	Agri-processing mainly limited to farm properties, with facilities (e.g. packsheds) serving several farms and requirements obtained from agri-co-operatives in nearby towns.	Opportunities for farmstays/guesthouses.	Formalise housing contracts between land owners and farm workers.

4 URBAN SPATIAL PLANNING STRATEGY

4.1 UNIONDALE

4.1.1 UNIONDALE SPATIAL PLANNING SYNTHESIS

The topography within which Uniondale is established prevents the achievement of a compact nodal urban form. Settlement expansion can only effectively be undertaken at the northern and eastern extremities of the settlement. This prevents effective integration and lengthens travelling distances to amenities.

Although the current Spatial Planning Proposals (2007) have acknowledged the fact that the settlement has significant heritage resources it did not afford these resources effective protection from development or subdivision pressure. Subsequent studies have more accurately defined the extent of the heritage resource and have recommended expanded protection in spatial planning proposals. This heritage resource also extends to the urban character of the settlement as well as the agricultural feel of the northern portion of the settlement. The tourism potential of the settlement is directly associated with the urban character and heritage resource, which both need to be afforded effective protection.

One of the few economic opportunities is those associated with the settlements proximity to the N9. This is however limited by the fact that the route does not enter the settlement directly and that a long entrance from the north and an underdeveloped entrance to the south limit the potential to leverage this economic opportunity.

Intensive cultivation on irrigated lands takes place within the urban area. This activity provides some employment as well as provides the basis for the peri-urban character of the settlement.

Spatial planning therefore needs to protect these resources from development pressure.

SPATIAL PLANNING FACTORS

- The identification of land or mechanisms to accommodate the current and future housing demand
- The identification of the natural environment to be protected.
- The identification of the heritage resources to be protected.
- Identify land for the expansion of the cemetery (The current Lyonville cemetery is too rocky to utilise effectively)
- Identification of a site for the tourism office
- Re-demarcate an urban edge
- Identify a pedestrian movement network to enable integration
- Identify additional industrial land to address job creation
- Identify land for commercial opportunities to address job creation
- Identify a location for the establishment of public toilets in the CBD
- Identify primary open spaces for development
- Address the entrances to the settlement – Look at economic opportunities and the establishment of a gateway
- Address the impact of the expanded WWTW
- Restructuring and integration of the town

OPERATION AND MANAGEMENT FACTORS

- Address the perceived negative impact of development contributions on development. densification.
- Ensure the protection of the natural environment (Particularly the Kammanassie River corridor).
- Protect the heritage resources of the settlement (Structures and settlement character)
- Upgrade and maintain the internal roads and establish a pedestrian movement network.
- Upgrade the WWTW to accommodate the proposed additional dwelling units

4.1.2 UNIONDALE: GEORGE SDF ALIGNMENT

The Table 5 below sets out alignment with the George SDF.

SPATIAL DEVELOPMENT OBJECTIVES	GENERAL POLICY GUIDELINES	STRATEGIES & PROPOSALS
SPATIAL DEVELOPMENT OBJECTIVE 1: Restructuring and Integrating the Dysfunctional Urban fabric	<ul style="list-style-type: none"> Restructure the Uniondale urban fabric to integrate the town or service centre physically, socially and economically. Containing urban sprawl and the resultant loss of natural and agricultural assets, increased servicing costs, excessive movement between places of work and residence, and inadequate thresholds for smaller enterprises to develop. Revitalising the old CBD and strengthening the role of other urban nodes. Integrating opportunity rich areas of Uniondale through, amongst others, non-motorised transport. Improving living conditions in poorer settlements, including increased housing choice, access to community facilities, and livelihood opportunities. Opening-up suitable nature rich areas for new productive investment and enterprises that bring broad benefits to local communities. 	UNIONDALE: <ul style="list-style-type: none"> (a) Urban Restructuring and Integration of Lyonville and Uniondale by infill development, similar standard of road surfaces, and provision of social facilities etc. (b) Public transport is not required in Uniondale (existing short walking distances) and non-motorised transport networks (i.e. pedestrians) and pedestrian circulation remains important. (c) Renew and upgrade degraded urban areas and dysfunctional human settlements i.e. Lyonville. (d) Nature rich areas around Uniondale include the Kammanassie Nature Reserve.
SPATIAL DEVELOPMENT OBJECTIVE 2: Strengthening the Economic Vitality	<ul style="list-style-type: none"> Guidelines for the development of the space economy includes: <ul style="list-style-type: none"> Open-up opportunities for diversifying the local economy. Targeting strategic land parcels for development to diversify and strengthen the local economy. Actively seek to attract development sectors not strongly presented in Uniondale/George Municipality, specifically those that can benefit from the area's unique environment and regional accessibility and will benefit surrounding communities. Seek to increase residential densities in Uniondale where appropriate. 	<ul style="list-style-type: none"> (a) Enhance the Regional and Local Space Economy (Southern Cape and Klein Karoo Broader Regions sustainability by protecting and expanding natural and agricultural assets, support cross boundary land use management and conservation initiatives, expand potential of key infrastructure and facilities in Uniondale like the Aloe Industries, the show grounds, the WWTW and solid waste site, co-op and other service node activities) (b) Strategic Developments in Uniondale to Diversify and Strengthen the Economy (c) Consolidate and reinforce nodes of economic activity i.e. Uniondale as a Service node. (d) Infrastructure Services Provision (role of Uniondale with WWTW and bulk services management in Haarlem, solid waste site etc.)

SPATIAL DEVELOPMENT OBJECTIVES	GENERAL POLICY GUIDELINES	STRATEGIES & PROPOSALS
SPATIAL DEVELOPMENT OBJECTIVE 3: Creating Quality Living Environments	<ul style="list-style-type: none"> Managing the direction and form of new urban growth so that it is sustainable. Promote responsible growth management for sustainability. Focus on making settlements “better”, through inward growth and development, as opposed to making them spatially bigger. Developing and maintaining a system of interdependent settlements, with distinct roles and a complementary mix of activities. Maintaining a compact settlement form to facilitate internal settlement restructuring and integration of activities for better efficiency in service delivery and better use of resources. Avoiding investing in “greenfields” residential developments that are detached from the existing network of human settlements. Investing in improving the social inclusivity of human settlements. Promoting a form of urban development respectful of the environment and historic development patterns. Enhancing existing river corridors and open spaces to create functional open spaces connected to each other Promoting development that supports public transport initiatives and non-motorised transport. Intensifying existing urban centres with revitalization programmes, densification and investment in public spaces. Protecting bio-diversity and heritage assets within urban areas. Support, in the first instance, development where existing services capacity could be utilised. Support “green management” strategies for all municipal services (building on existing work in water services to include, for example, compulsory green energy installations in building development, grey water reticulation, etc.). 	<ul style="list-style-type: none"> (a) Sustainable Urban Growth Management (i.e. establish an appropriate urban edge & preserve the rural character) <ul style="list-style-type: none"> i. Uniondale (Service centre, maintain agriculture) ii. City Activity Nodes Hierarchy (b) Identify strategic vacant land to take up new development demand (inside urban edges) (c) Densification and intensification of Uniondale (d) Housing, Social & Public Facilities in Uniondale and Lyonville (e) Protect heritage features in and around Uniondale (f) Maintain and connect open spaces
SPATIAL DEVELOPMENT OBJECTIVE 4: Safeguarding the Environmental Integrity and Assets	<ul style="list-style-type: none"> Manage urban and rural land uses in a manner that ensures that landscapes linking critical biodiversity areas can function as ecological corridors (i.e. along the coast and along the rivers that link the coast to the mountains). Maintain reasonable public access to nature areas for all citizens and visitors. Protect natural and productive resources 	<ul style="list-style-type: none"> (a) Establish an open space system and environmental corridors within Uniondale. (b) Maintaining the functionality of Critical Biodiversity Areas (c) Mitigating against impacts of Climate Change (i.e. maintain landscape corridors) (d) Visual Landscapes and Corridors (i.e. Langkloof, steep slopes and other scenic landscapes) (e) Heritage resources (Comply with the requirements set out in the Heritage Resources Act)

TABLE 5: UNIONDALE : SDF ALIGNMENT

4.1.3 UNIONDALE SPATIAL PROPOSALS

4.1.3.1 GATEWAY DEVELOPMENTS

The northern access provides a pleasant vista over the river toward the town and beyond, but does not afford the necessary direct access to the settlement for effective market capture. The southern access point affords the greatest opportunity for local economic development as it benefits from direct access from the N9 to the settlement and to existing commercial activity. The development of an aesthetically pleasing and “road access” efficient gateway development at this intersection will also provide opportunities for urban renewal around the historic market square.

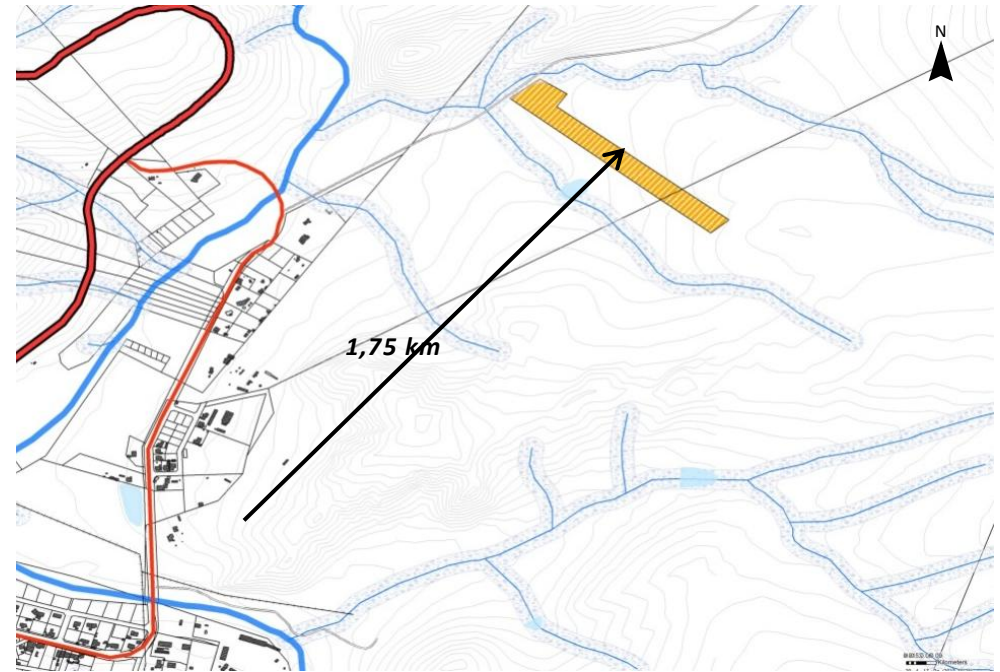
4.1.3.2 CEMETERY EXPANSION

The new cemetery at Lyonville cannot be effectively utilised due to rocky soil and the fact that the expanded waste water treatment works site will prevent further development. The most viable alternative for the establishment of the cemetery is the utilisation of the disused shooting range site (Erven 624 and 625 – A total of 4ha) to the north of the settlement. The fact that the erven are state owned would make land availability less problematic than private land acquisition.

Given a yield of 2000 graves per hectare it will be possible to accommodate 8000 graves if the entire site is found to be suitable for burial purposes. (The proposed site is indicated in yellow on Map 3.). What must be borne in mind is that the Department of Health has recently issued guidelines to manage the establishment of cemeteries. One of these guidelines is a requirement that no residential development may occur within 500m of a cemetery.

Should the shooting range site be found to be suitable for cemetery purposes the surrounding 500m buffer would sterilise the adjoining land from residential development. There is however no restriction to the use of land within the buffer for non-residential purposes. The allocation of industrial land surrounding the proposed cemetery could therefore make effective use of this buffer.

It is recommended that the municipality immediately make application to the Department of Public Works for the acquisition of the shooting range and that the necessary specialist investigations be undertaken to determine the feasibility of the establishment of a cemetery on this land parcel.



MAP 3: NORTHERN CEMETERY PROPOSAL

4.1.3.3 SOLID WASTE SITE

Initiatives are underway to expand the capacity of the solid waste site at its current location. The current planning is reflected on Figure 1.

The necessary applications for authorisation of the expansion are currently being prepared and no waste license has been issued. Given this, it is not possible to accurately allocate a buffer zone around the proposed site. For the purposes of this report a distance of 450m has been utilised as an indication of the possible impact it may have on settlement development to the south. It must be noted that this buffer (450m) will impact on existing land uses within the settlement. (Indicated by light grey on Map 4.) The proposed extended site will also require the relocation of a power line, which currently traverses the site.

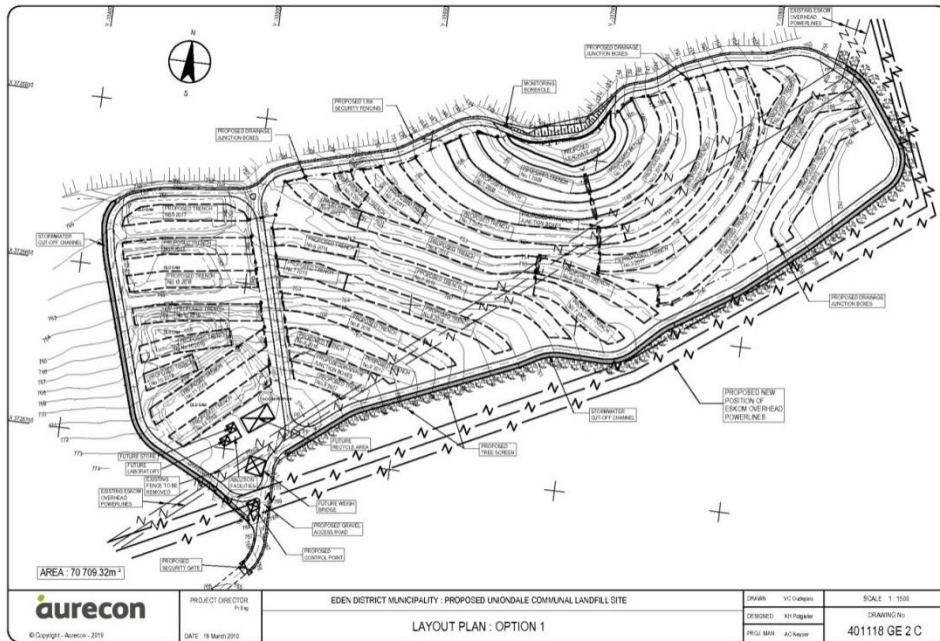
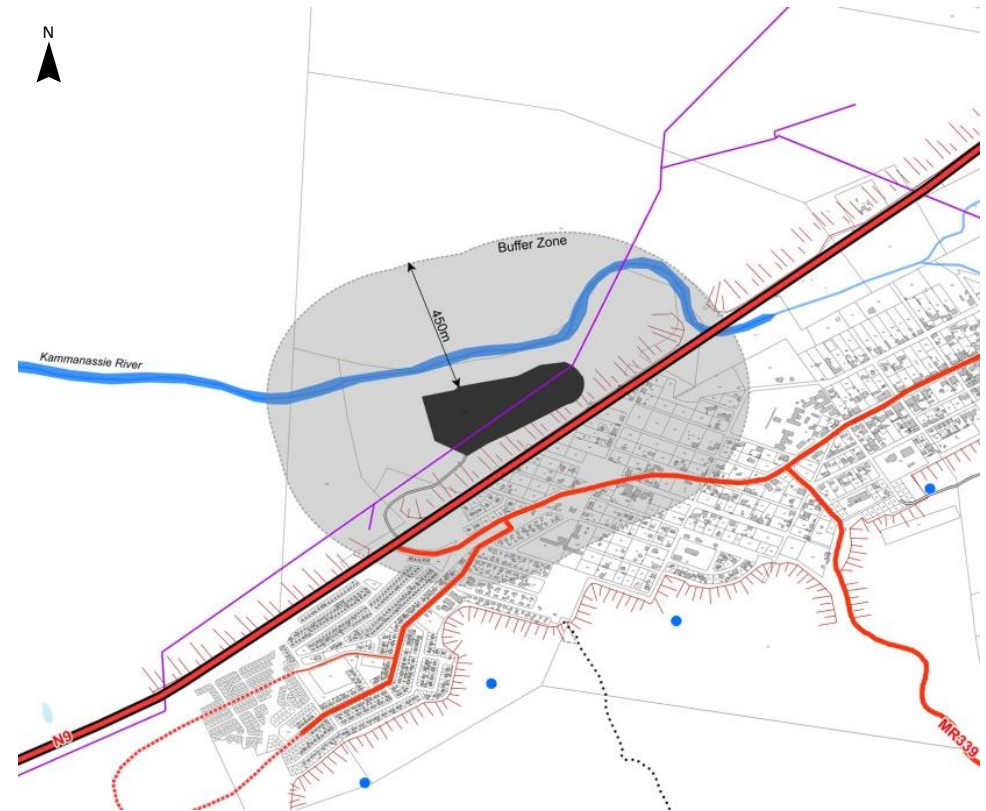


FIGURE 1: SOLID WASTE SITE DEVELOPMENT PLAN (PROPOSED)– AECOM

The access road to the solid waste site is not directly opposite the current intersection between Voortrekker Road and the N9. A safer alignment will have to be sought when the solid waste site is upgraded. The municipality need to undertake the necessary investigations and applications for authorisation to determine whether the solid waste site expansion is feasible. As part of these actions the necessary mitigation measures need to be put in place to:

- Ensure that there is no negative visual impact (particularly from the proposed southern gateway development).
- That the access road be realigned to create a more effective intersection with the N9 and Voortrekker Road.
- Ensure that the solid waste site is not located or expanded within the 1:100 year flood line of the Kammanassie River.



MAP 4: PROPOSED SOLID WASTE SITE EXPANSION BUFFER ZONE (450M)

4.1.3.4 WASTE WATER TREATMENT WORKS

The waste water treatment works (Lyonville) has recently been upgraded. A site plan setting out the development plan for the expanded works is reflected in Figure 2.

The proposed buffer zone around the works is indicated on this development plan as being 50m from the boundary fence. The land surrounding the works can be allocated as public open space. It is important to note that the works now surrounds the area that was allocated to the Lyonville cemetery. Based on this, it is no longer possible for the Lyonville cemetery to be effectively expanded. Alternative accommodation of cemetery purposes will have to be sought.

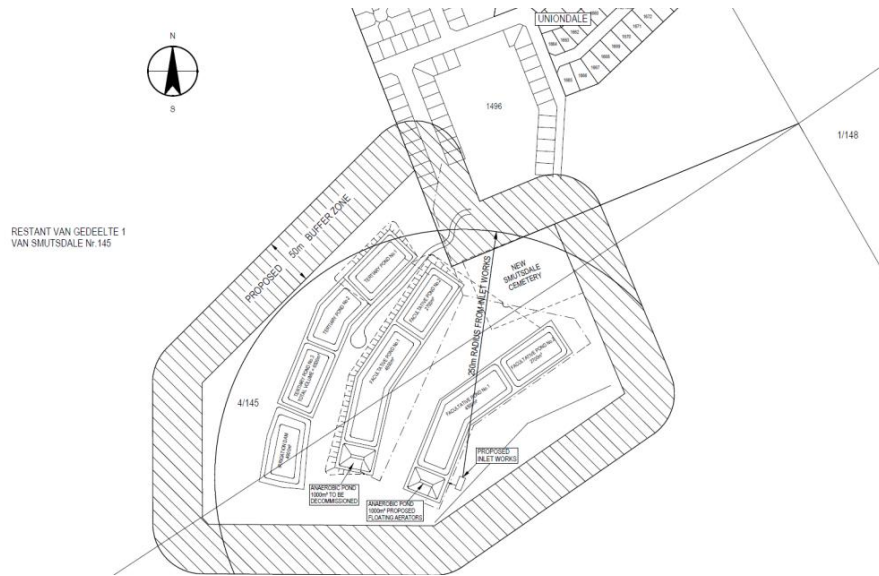


FIGURE 2: WASTE WATER TREATMENT WORKS DEVELOPMENT PLAN

The 50m buffer zone needs to be acknowledged in the spatial planning surrounding the WWTW. An alternative site needs to be identified for burial (cemetery) purposes.

4.1.3.5 FLOODPLAIN

It was not possible to obtain the 1:100 year flood line information prior to the preparation of this report.

No urban development is to be permitted within the 1:100 year floodline.

The water supply dam to the south has been identified in the current planning proposals for recreation development. As the dam forms part of the water supply system to the settlement it is not desirable to permit recreation around it.

The 1:100 Year Flood Line needs to be reflected on all spatial planning in the vicinity of the Kammanassie River. No development is to take place within the 1:100 Year Flood Line.

The necessary river bed management needs to be undertaken where Voortrekker Road crosses the river to minimize flood damage and limit the possibility of the northern part of the settlement from being cut off during flood episodes.

The necessary maintenance and engineering work needs to be undertaken where the stormwater drainage channel ends and stormwater then flows past the old market over private properties to the river. Action needs to be taken to increase safety and avoid property damage.

4.1.3.6 HERITAGE

As no detailed heritage register together with appropriate guidelines has been prepared it is necessary to rely on existing information and apply a precautionary approach to development within the settlement. This is necessary as heritage plays a significant role in the defining the urban character as well as contributing to the tourism economy. During 2009 EDM appointed consultants to prepare urban design guidelines for Uniondale (Compilation of Urban Design Guidelines for Uniondale, November 2009). In addition to formulating urban design proposals along Voortrekker Road and Lang Street, this document has made specific recommendations regarding heritage resource management in Uniondale. The relevant recommendations and comments are summarised below:

4.1.3.6.1 IDENTIFIED HERITAGE PRECINCT

The report recommends that the heritage precinct (As identified in the SDF 2007) be extended to all heritage resources of Uniondale including the cultural landscape, structures, buildings, sites and landscape.

4.1.3.6.1.1 AGRICULTURAL LAND

The report highlights that the retention of historic agricultural land is vital for the sustainability of the town and recommends that: no agricultural land should be rezoned, subdivided or given any consent use or departures for development. Further to the above the report recommends that the urban edge should be revised to exclude the viable agricultural land surrounding the river course.

4.1.3.6.1.2 DENSIFICATION

The report highlights a concern regarding the proposed densification of the erven situated in the block between Victoria Street and the Kammanassie River as this precinct has many buildings and structures of cultural significance. These erven are the “naterwe” (wet erven) which refers to their agricultural nature adjacent to the flood plain of the river. Densification of these erven would result in the loss of these buildings in certain instances and definitely the loss of the agricultural (cultural) context.

4.1.3.6.2 LAND USE CHANGE:

The report recommends that Erf 809 should remain a public place and be appropriately landscaped (Remembrance Garden) as it is situated adjacent to the historic Jewish cemetery. In addition to these proposals the report makes specific urban design recommendations with regard to the surrounding erven and streets. These urban design recommendations are still relevant and should be implemented as part of an urban renewal initiative.

Part of these proposals is the development of infill residential units on Erf 781. This recommendation has been addressed in the human settlement paragraph of this report. The report highlights the fact that a Heritage Impact Assessment (National Heritage resources Act No 25 of 1999 [NHRA] Section 38) and the approval of Heritage Western Cape is a requirement for the rezoning of erven over 10 000 square meters. The report also highlights the risk that the showgrounds may be rezoned to an alternative land use should it be included within the urban edge. See Figure 3.

4.1.3.6.2.1 EXISTING HERITAGE SURVEYS

The report states that the existing heritage reports contains conflicting information and heritage evaluations and recommends that the heritage studies be reviewed by specialist heritage practitioners.

4.1.3.6.2.2 URBAN DESIGN RECOMMENDATIONS

The report makes generic recommendations with regard to Voortrekker Road and Lang Street, while making specific recommendations with regard to 10 Identified Nodes. See Figure 4. These guidelines should be taken into account when undertaking public investment or considering private development within these nodes. Some of the proposals, which have land usage implications, are addressed briefly below:

The identified Node 4 and 5 (Market Square and Grey Str./Le Roux Str. Precincts) proposes the creation of a new trader area on the site of the Old Market Square. Included in the proposal is the establishment of new public toilets in the south eastern corner of the square. The intention being to relocate the existing hawkers from Erf 153 to the redeveloped Market Square. See Figures 5, 6 and 7.

Specific urban design proposals have also been made with regard to the Kragstasie Precinct, which has been identified as a heritage focus area.



FIGURE 3: URBAN DESIGN GUIDELINES MAP 9 (NODE 3) –ERF 809 AND SURROUNDS



FIGURE 4: URBAN DESIGN GUIDELINES MAP 3 –IDENTIFIED NODES



FIGURE 5: URBAN DESIGN GUIDELINES MAP15 (NODE9) – MARKET SQUARE

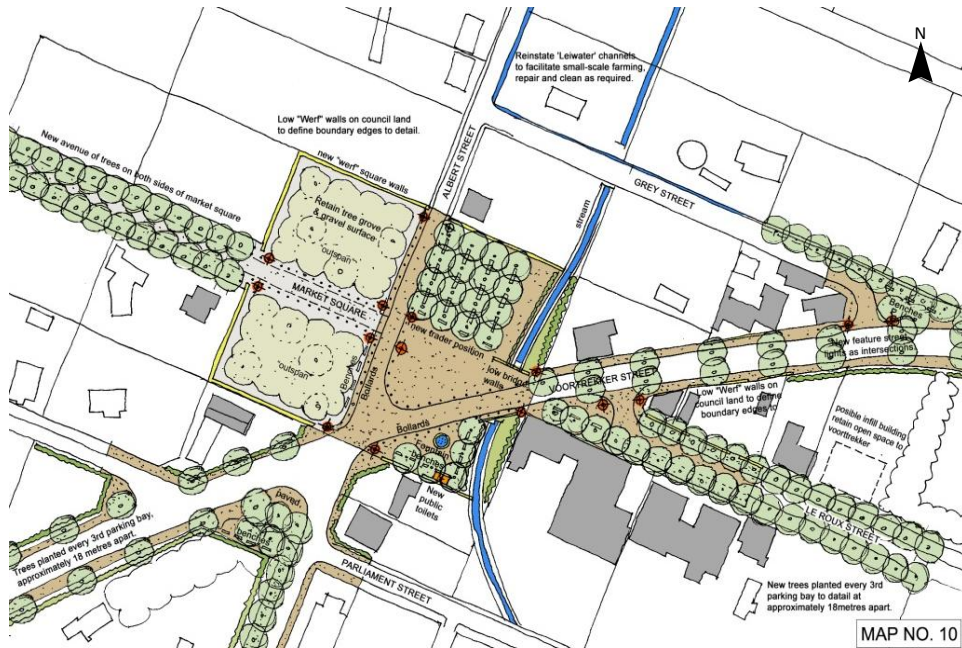


FIGURE 6: URBAN DESIGN GUIDELINES MAP10 (NODE4) – MARKET SQUARE

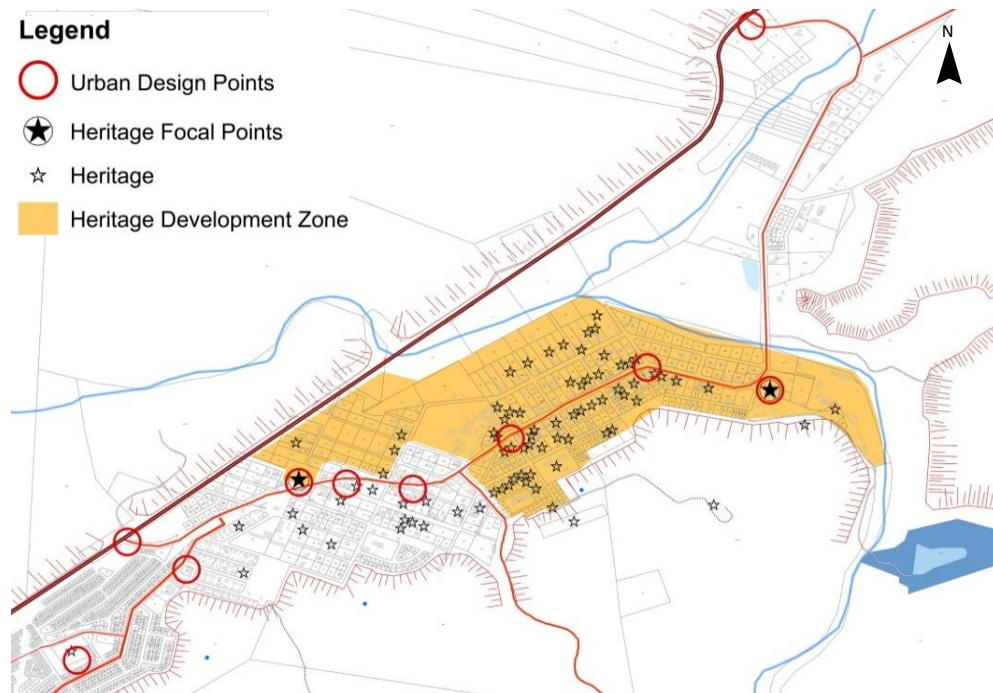


FIGURE 7: URBAN DESIGN GUIDELINES MAP 11 (NODE5) – MARKET SQUARE

4.1.3.6.3 HERITAGE DEVELOPMENT ZONE

The available heritage information has been mapped as an initial attempt to understand the extent of the heritage resource relating to build structures. Map 5 identifies those structures that have heritage significance (The map merely reflects the location of a heritage significant structure, based on data from earlier studies, and does not reflect any grading.) In addition to the heritage structures the old market square to the west and the power station precincts (large black stars) have been identified as heritage development focus areas. In order to ensure that the significant heritage structures are afforded appropriate protection until the required heritage register and guidelines have been prepared a Heritage Development Zone has been identified (reflected in orange on the map). Land use management within this zone should be focused on the protection of the heritage resource of the town, by limiting subdivisions and land use changes that will have a negative impact on the heritage resource. It is recommended that the municipality undertake the preparation of a comprehensive heritage inventory in terms of Section 30(5) of the National Heritage Resources Act, 1999 (Act 25 of 1999) as a matter of urgency as land use change and development needs to be undertaken in a manner which does not negatively impact on the heritage resource of the settlement. The above inventory will be

an expansion of the existing heritage register and heritage management plan for George to include Wards 24 and 25 .



MAP 5: HERITAGE DEVELOPMENT ZONE AND URBAN DESIGN NODES

4.1.3.7 HUMAN SETTLEMENT DEVELOPMENT

There are approximately 1037 residential properties in Uniondale with an average erf size of 790m². (Determined from a combination of land usage and zoning information). The erf sizes vary substantially between the larger erven in the older central portion and the smaller erven in Lyonville.

Of these approximately 740 have been developed (This figure was determined with the use of the Eskom dot count information in combination with land usage information).

Based on an average household size of 4 persons per dwelling it is estimated that the current population is 2960 persons.

The backlog in Uniondale is approximately 420 in town and 124 on the surrounding farms. This is a total backlog figure of **544** households or units, which can be distributed as

follows: 70% - Full Subsidy (380 units) and 30% Gap and Social housing (163 Units). (Housing Administration, George Municipality).

Based on the estimated growth in the ward and on an assumption that 40% thereof will take place in Uniondale it can be expected that there will be growth in demand of approximately 278 households by the year 2025.

Given the above the total demand for residential dwellings (Non-market related) by the year 2025 will be approximately 822.

The municipality has begun the installation of services for the layout plan (Approximately 200 erven) between Lyonville and the waste water treatment works. This will reduce the backlog figure from 544 to 344 units (Primarily in the full subsidy sector) and the total demand at year 2025 to 622 units.

At a net residential density of 35 units per hectare the additional land demand is (A factor of 1.6 is applied to accommodate other land uses and utilities):

- Backlog: 18ha
- Growth: 14ha

Three approaches have been followed to achieve the required addition dwelling units, while limiting the need for additional greenfields development.

- Firstly an area of the existing settlement has been identified for intensification and densification,
- Secondly, infill development opportunities are identified and
- Thirdly, land has been identified for acquisition and greenfields settlement development.

4.1.3.7.1 INTEGRATION AND INTENSIFICATION

The area of the settlement bordered by the Poort Road (Queen Street), Rose Street, Robert Street, Grey Street, the old Market, Le Roux Street, the N9 and St Georges Road has been identified as a zone within which development intensification and redevelopment should take place. (Integration Zone/Area is shown in grey on Map 6.)

This area of the settlement forms the transition between the grid layout plan of the older town and the newer urban layouts of Lyonville. This transition area has the potential to physically integrate the two areas of the town through residential integration as well as a

focus on urban design and commercial development closer to Lyonville. The majority of the settlement's residents now reside in Lyonville, most of whom use non-motorised transport to access facilities. (The extent of the settlement does not warrant the development of a dedicated public transport system.) The focusing of development initiatives within this zone will bring the commercial facilities and opportunities offered by the main access routes closer to the majority of the residents. This area should form the focus of urban design initiatives along Voortrekker Road, Lang Street, on and around the historic Market Square and at the entrance to the settlement from the N9. Erf 1071, which has been identified for residential development, should be made available for a mixed use development which will enhance the southern gateway to the settlement.

Retail and commercial development should be supported on either side of Voortrekker Road within this zone. One of the primary focuses for public investment in this area is to enhance aesthetics along Voortrekker Road, particularly in the vicinity of the Old Market and along Lang Street.

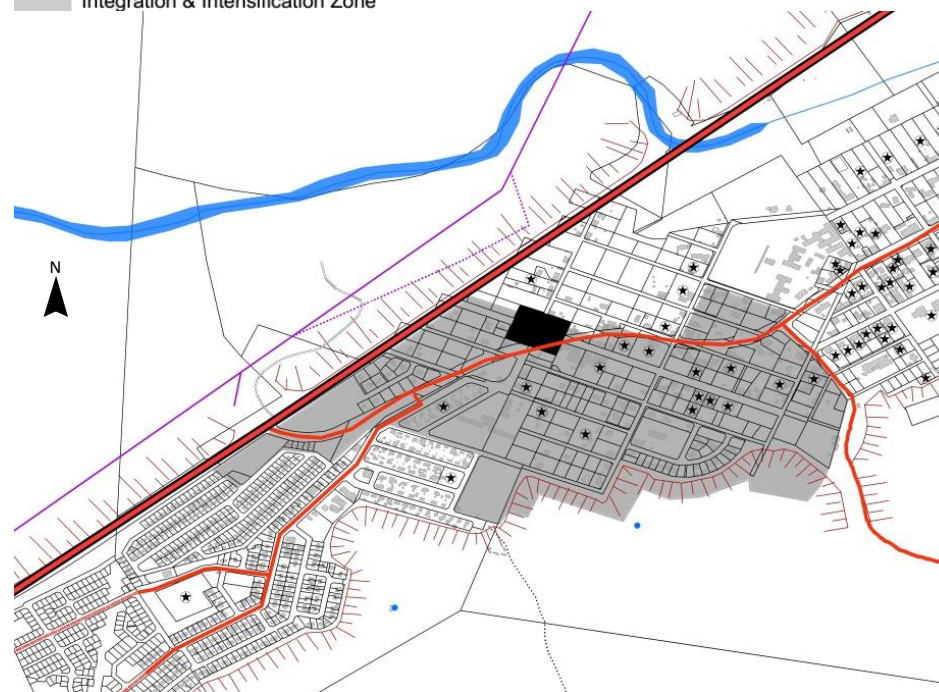
It is recommended that this area be provided with development parameters that will enable the provision of a mix of residential typologies and opportunities in both the bonded and GAP market sector. In this regard a minimum subdivision size of 400m² is proposed. Developments which facilitate the consolidation and re-subdivision of erven as well as town house type developments can be supported here.

In order to give effect to these proposals it is recommended that the municipality undertake the development of a Precinct Plan which will focus on the implementation of the necessary urban design and land use management proposals. The protection of important heritage features (Detailed guidelines and proposals), pedestrian movement routes and the locality for a tourism office will need to be addressed during the formulation of the Precinct Plan.

One of the key determinants of the success of development and investment in this area will be the ability of the intensified development to be serviced from a sewerage perspective. The current upgrades to the Waste Water Treatment Works do provide additional capacity, whether this is sufficient to accommodate all the potential densification will have to be determined as part of the recommended precinct plan.

Legend

- ★ Heritage
- Heritage Structures
- Integration & Intensification Zone



MAP 6: INTEGRATION AND INTENSIFICATION ZONE

4.1.3.7.2 INFILL DEVELOPMENT

Areas of infill development have been identified to the south of St Georges and Buitenkant Street. Residential development here is intended to form part of the intensification initiatives for the Central part of the settlement. An area of approximately 5ha has been indicated on the plan. Detailed investigations will have to be undertaken to determine the feasibility of the infill development. (Areas are shown in yellow on Map 7.) Infill development has also been identified on Erven 1799, 800, 781 and 1013.



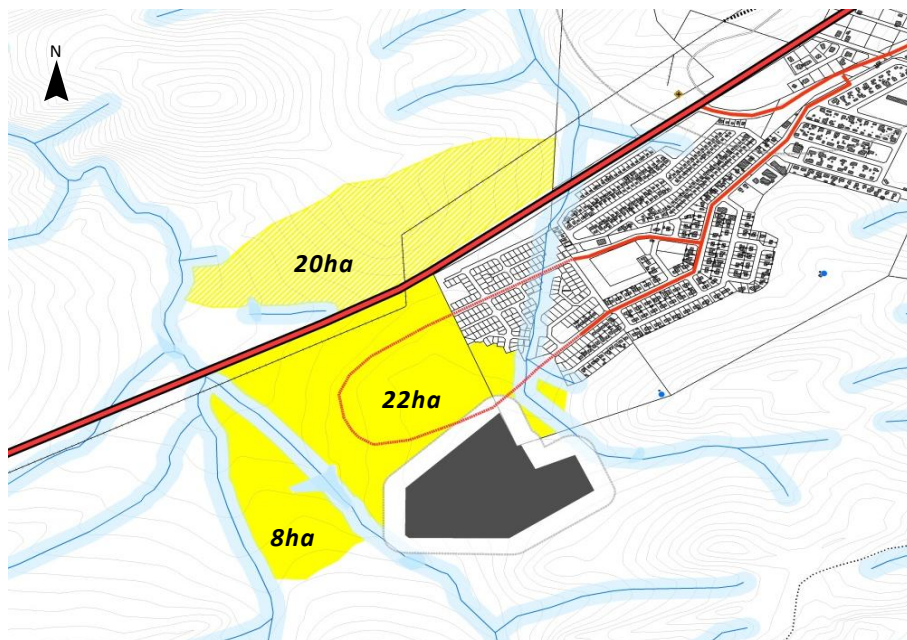
Map 7: Residential Infill development

4.1.3.7.3 ADDITIONAL HUMAN SETTLEMENT LAND

Three primary human settlement expansion areas have been identified. These are situated to the north, south and east of the existing settlement.

4.1.3.7.3.1 SOUTHERN EXPANSION AREA

To the south of the settlement three portions of land have been identified for potential human settlement expansion – see Map 8. One of these areas (Approximately 20ha on Portions 1 and 2 of Farm 145) is situated on the northern side of the N9, which is not desirable from a safety and settlement integration perspective. Preference must be given to settlement development south of the N9, provided that should the development of any land parcel north of the N9 become a reality, such proposal must be accompanied by recommendations and measures to ensure safe pedestrian crossing and traffic calming. This area has nonetheless been identified due to the limited potential for human settlement expansion around Uniondale. The other two areas form logical expansion of the existing (Lyonville) and proposed human settlement to the south of the waste water treatment works. These areas are situated on private land (Portion 2 and 1 of Farm 145) and make up a total of approximately 28ha.

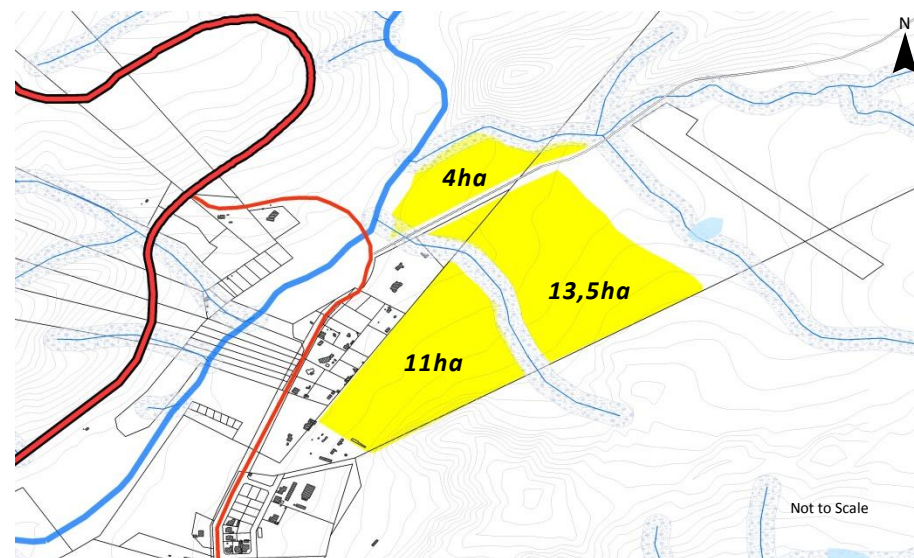


MAP 8: SOUTHERN HUMAN SETTLEMENT AREAS

Not to Scale

4.1.3.7.3.2 NORTHERN EXPANSION AREA

The second area – indicated on Map 9 – is situated to the north of the existing industrial area on privately owned land to the east of Voortrekker Road and surrounding the disused shooting range. These land parcels make up a total of approximately 28ha, which is more than that required by the settlement to accommodate the need until 2025. It should however be borne in mind that the settlement has limited expansion opportunities and the municipality should begin to acquire land on which to



accommodate the longer term settlement demands.

MAP 9: NORTHERN HUMAN SETTLEMENT AREAS

4.1.3.7.3.1 EASTERN EXPANSION AREA

The eastern expansion area is located on private land surrounding the existing golf course – see Map 10. It must be noted that the development of the golf course was undertaken without the necessary authorisations (Environmental and planning). Notwithstanding this, Uniondale does not have extensive suitable land on which to accommodate future land needs. The proposed development of housing here can meet the needs of the bonded market should the demand be substantial enough to warrant the necessary private investment.

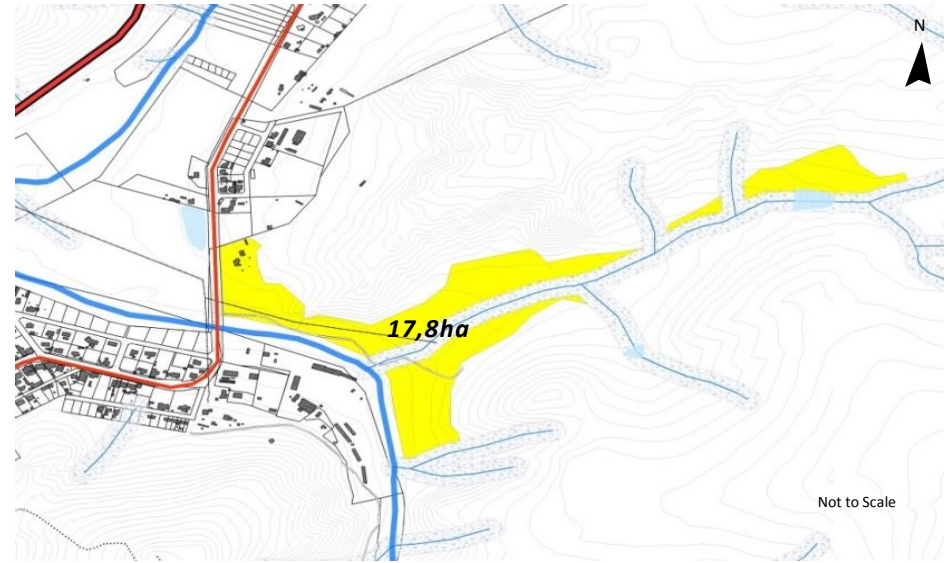
The development of dwelling units around the golf course can be supported provided that the following matters be taken into account:

- The proposed development should not be permitted to limit access to the water supply dam or incorporate the dam into the development.
- Densities should be increased to accommodate a broader spectrum of housing typologies and income levels. This will ensure that the development contributes to the ability of the settlement to meet the human settlement needs of a broader spectrum of residents without isolating suitable land for only a limited sector of the market.
- The architectural and urban design of the units, and boundary treatment should contribute to the settlement's sense of place.
- High solid walling should not be permitted particularly along the interface with the river (i.e. between the existing town and the proposed development).
- No development should be permitted within the 1:100 year floodline. In this regard no boundary fencing should be permitted within the floodline. The boundary treatment should only be permitted on the eastern bank of the river and not closer than the 1:100 year floodline.
- Sustainable methods of service provision should be accommodated. In this regard no domestic water should be utilised for the golf course development and maintenance.
- The proposed development should also maintain ecological linkages from the higher areas to the river corridor.
- Access to the development should be permitted on the eastern bank of the river. No additional river crossing should be permitted other than the bridge on Voortrekker Road.

4.1.3.7.3.2 LAND ACQUISITION

For the purpose of this plan the areas to the north of the settlement have been identified to accommodate long term demand and should not be required until beyond 2025.

It is recommended that the necessary actions be taken to acquire the land on which the southern human settlement areas have been identified.



Map 10: Eastern Human Settlement Areas

4.1.3.8 HUMAN SETTLEMENT SUPPLY

The human settlement needs for Uniondale are summarized as follows:

- 344 Units (Backlog)
- 278 Units (Growth till 2025 at a rate of 23 units per year).

As the delivery of human settlement land i.e. acquisition, planning, authorisation and construction takes approximately 5 years the land requirement for human settlement development has been set out on this timeframe.

4.1.3.8.1 SETTLEMENT FROM 2013 TO 2018

Units: 344 +115 Units (Backlog + projected growth for five years) = Approximately 460 Units

Land Demand: At 35 units per hectare (Net Residential Density) plus a factor of 1.6 for other land uses and facilities 21ha are required.

Land Supply: An area of 20ha has been identified as part of the southern expansion area. This portion of land is to be accessed by the Municipality for human settlement purposes.

In addition to the above the municipality will undertake the preparation of a Precinct Plan for the Integration and Intensification Zone, which will identify and quantify the potential for the provision of social, gap and market driven residential units. Refer to Map 11.

4.1.3.8.2 SETTLEMENT FROM 2018 TILL 2025

Units: 162 units

Land Demand: At 35 units per hectare (Net Residential Density) plus a factor of 1.6 for other land uses and facilities 7ha are required.

Land Supply: In addition to the 20ha identified above and additional 8ha (To the west) should be access to accommodate the longer term demand.

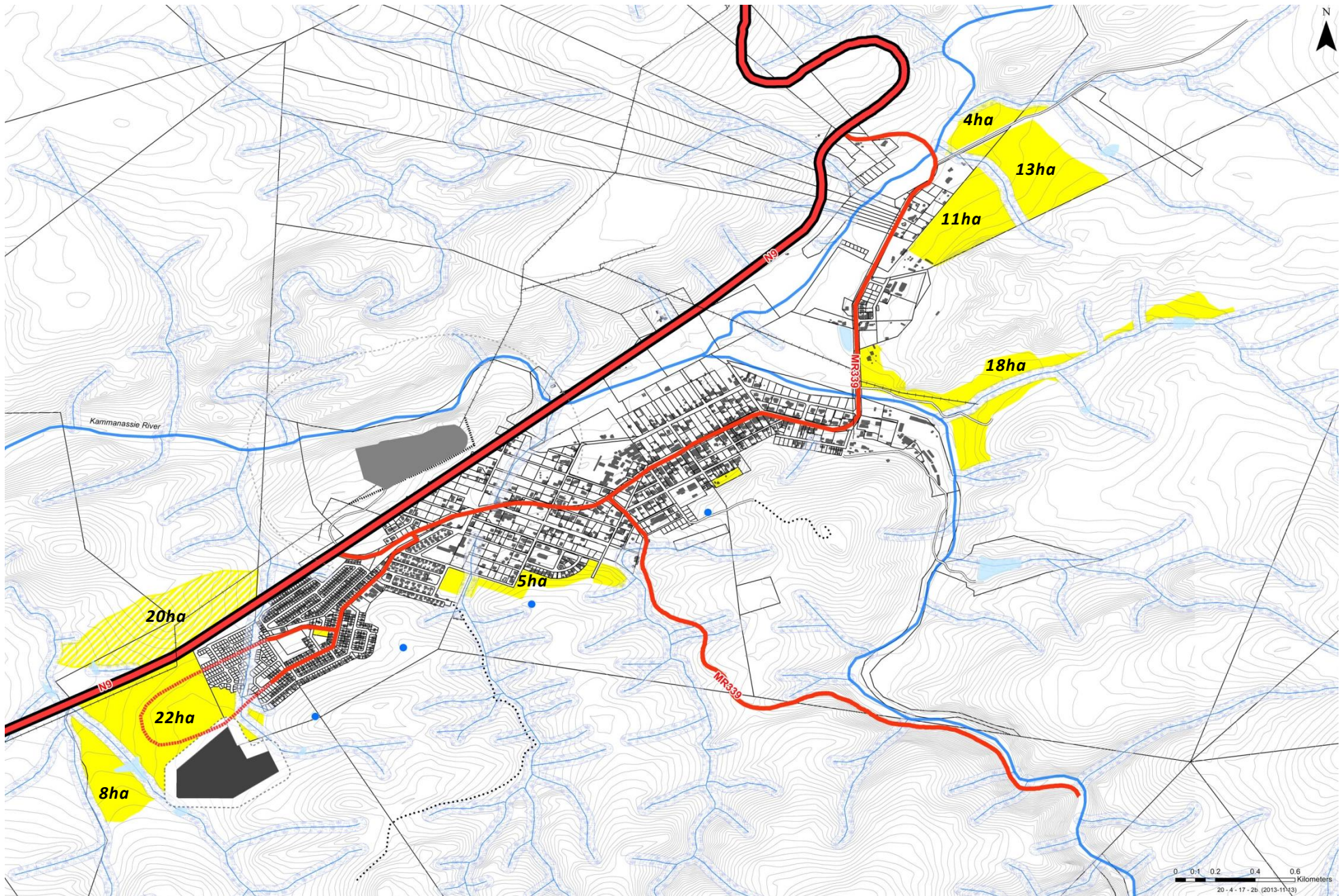
4.1.3.8.3 LONG TERM LAND SUPPLY

Based on the surrounding topography and the need to protect the heritage resource, particularly the built environment within Uniondale the only longer term options for human settlement will be further to the south beyond the areas identified in the paragraphs above and to the north in the direction of the disused shooting range. It is accepted that the currently housing demand and supply information will be regularly updated and revised through the George Municipality's Human Settlement Plan. An additional factor which will impact on the need and supply of human settlement land in Uniondale will be the success of the proposed off-farm settlements (Avontuur, Noll, de Vlucht and to a lesser extent Herold). It can be accepted that if these off-farm settlements are successful the demand for human settlement land within the Uniondale will be reduced. The implications of the above factors will need to be accommodated in revisions to this Spatial Development Plan.

4.1.3.8.4 SUSTAINABILITY

Based on the above paragraphs and given the fact that that there are currently limited economic opportunities within the settlement the Municipality will focus on the provision of the land and units to accommodate the current backlog and growth for the following five years. Detailed investigation is to be undertaken to accurately determine the demand for housing and the availability and potential for economic opportunities for the potential residents. Should it be found at this point that there are insufficient economic opportunities to sustain the additional residents the long term population

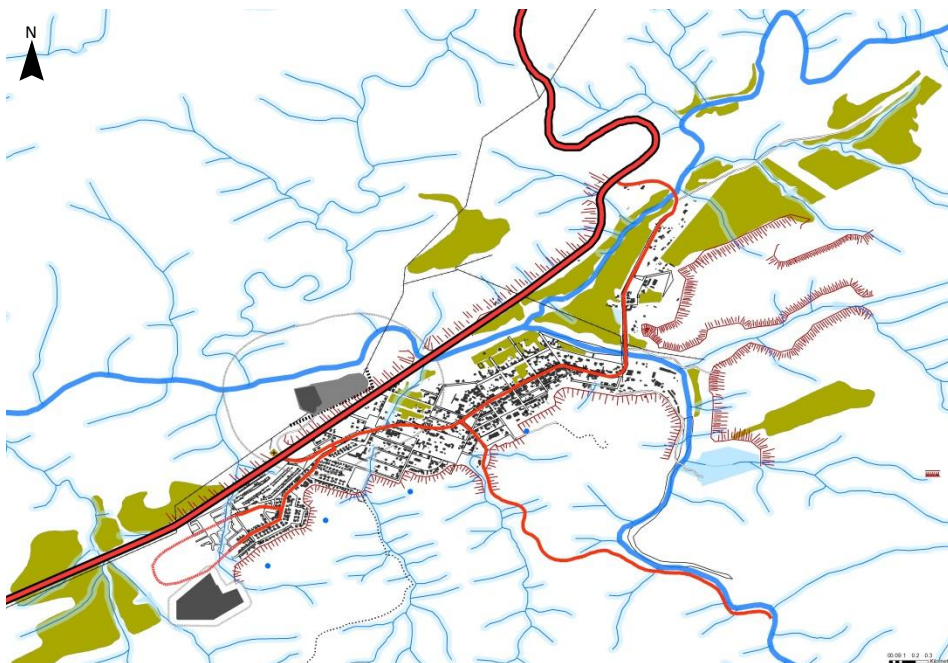
growth will be accommodated in the Regional Service Centre of George where greater economic opportunities exist.



MAP 11: OVERVIEW OF ALL AREAS IDENTIFIED FOR HUMAN SETTLEMENT DEVELOPMENT

4.1.3.9 URBAN CULTIVATION ZONE

The areas within and surrounding the settlement, that are currently utilised for agricultural cultivation are reflected on Map 12:



MAP 12: AGRICULTURAL CULTIVATION

These cultivation areas fulfill the role of employment provision as well as defining the urban character of the settlement. The significance of these areas as part of the cultural landscape were highlighted in the Uniondale Urban Design Guidelines, which recommended that all of these areas be excluded from the urban edge and protected from development.

Given the fact that the topography of the settlement has limited the opportunity for human settlement development it will be impossible for all of the agricultural cultivation areas to be excluded from development in the long term.

The urban cultivation area which is most actively and intensively utilised is the area between the N9, the river, and Voortrekker Road – indicated on Map 13. Given the significance of this area to the economy of the settlement it is recommended that no subdivision of land or change of land use be permitted within this area. The intention

being that the current agricultural activities and land usage pattern be continued. The exception being that the recycling (Industrial activity) which is currently being undertaken within the floodplain on Erven 651 and 652 should be relocated to the industrial area. This Urban Cultivation Zone falls outside the urban edge.

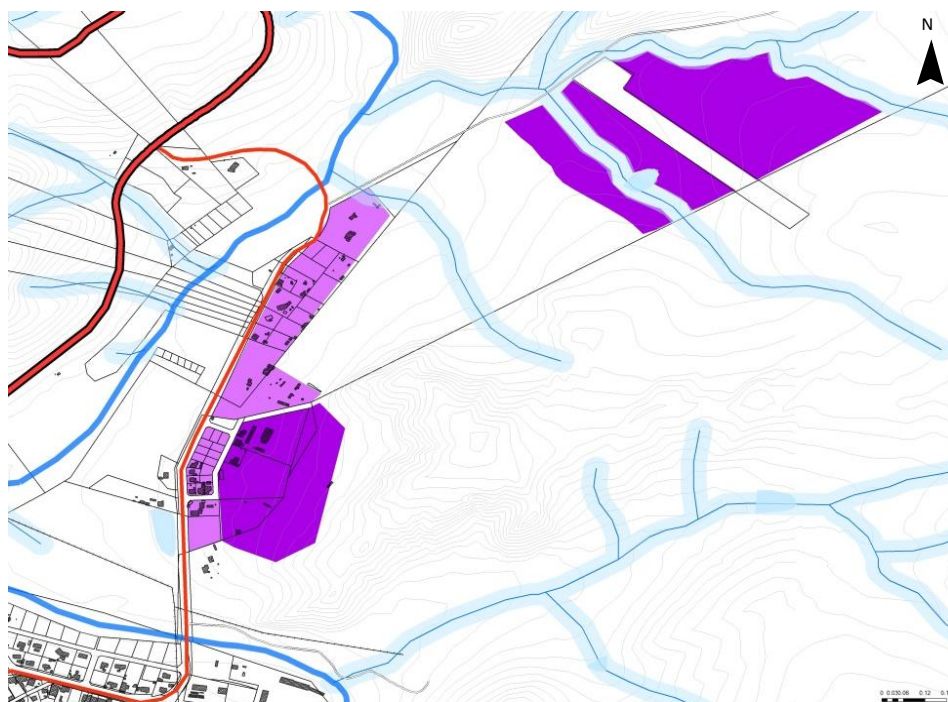


MAP 13: URBAN CULTIVATION ZONE

4.1.3.10 INDUSTRIAL DEVELOPMENT

Although in the short term the settlement may have sufficient industrial land it is all privately owned, which limits its availability for immediate take-up and usage. The limitation on availability increases pressure for the accommodation of these uses on alternative and potentially unsuitable land within the settlement. It is recommended that the municipality facilitate the provision of industrial land through the proposed future land uses in the SDF and through the necessary rezoning and subdivision processes. The Municipality to make some Industrial land available to ensure affordability. Light Industrial land has been allocated along the eastern border of Voortrekker Road as an extension of the existing industrial area. Given the need to protect the cultural landscape the general industrial development should not be permitted on erven adjoining Voortrekker Road.

Proposed areas are indicated on Map 14. In the longer term and supported by the possibility of a proposed cemetery on the disused shooting range additional general industrial land (Approximately 18ha) has been located on Erf 531.



MAP 14: PROPOSED INDUSTRIAL DEVELOPMENT

It is not expected that this industrial land will be required in the short term (2025) but accommodation needs to be made for longer term needs. When combining the possible future demand for industrial land and the future need human settlement development it is recommended that the municipality acquire Erf 531 for future settlement expansion.

4.1.3.11 DEVELOPMENT CONTRIBUTIONS

George Municipality approved capital contributions applicable from 1 July 2013. Capital contributions are payable in addition to any service charges, charges for consumption, availability charges and connection fees. These may be imposed upon the authorization of any application in terms of the Land Use Planning Ordinance 15 of 1985 (i.e. subdivisions, rezoning etc.)

The contributions applicable to Haarlem and Uniondale are substantially lower than those imposed in George. Exemption from the capital contributions payable for top structures on serviced erven for affordable housing, are also applicable.

4.1.3.12 TOURISM OFFICE

The tourism office (currently dysfunctional) is located in Voortrekker Road in the vicinity of Gardener Street. The public participation process has highlighted the possibility of relocating the tourism office in the Old Power Station Building. This location is in the center of the settlement and will not serve as an effective incentive for tourists to divert off the National Road, due to poor visibility. An alternative location is at the southern entrance to the town at the intersection of the N9 and Voortrekker Roads. This location would afford the facility high visibility and good potential to capture passing tourists. This function would be enhanced if it formed part of a retail facility at this location. In the shorter term the relocation of the tourism office to the Old Power Station may encourage better use of the Old Power Station as a tourism attraction, until the development of the node at the southern intersection of the N9 and Voortrekker Road has progressed sufficiently.

4.1.3.13 COMMUNITY FACILITIES PROVISION

The provision of social facilities in Uniondale has been assessed in terms of the Municipality's existing guidelines. Table 6 sets out the outcome, which confirms that the residents of Uniondale have access to the necessary social and community facilities associated with this category of settlement.

TABLE 6: UNIONDALE SOCIAL INFRASTRUCTURE

SOCIAL INFRASTRUCTURE							
QUANTITATIVE GUIDELINES FOR VILLAGES: UNIONDALE (5760 people by 2025)							
EDUCATION FACILITIES							
Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments	Requirement	Existing	Shortage
Early childhood development centre (crèches, play school, after care, etc.)	2 400 - 3 000	2 km	Compulsory	Supports working parents so can be located close to employment centres as well to residential areas. Preferably located near parks.	1	3	0
Primary school	7 000	5 km	Compulsory	With or without sports facilities; new schools to use communal sports fields if possible	1	1	0
Secondary school	12 500	5 km	Compulsory	With or without sports facilities; new schools to use communal sports fields if possible	1	1	0
ABET/Skills training	Variable	25 km	Recommended	Variety of institutions mostly with no sports facilities and of limited spatial extent. Centrally located	1	1 At Youth Offices in Lyonville	0
HEALTH FACILITIES							
Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments	Requirement	Existing	Shortage
Mobile clinic	Variable	Variable					
Primary Health Clinic	5 000 - 7 000	90% of population served within 5 km*	C/D	NDoH target. May be limited to certain days of the week	1	1	0
SOCIAL AND STRUCTURAL FACILITIES							
Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments	Requirement	Existing	Shortage
Community hall - medium/small (fringe areas)	10 000 -15 000	25 km	Discretionary		1	2	0

Local Library	5 000 - 20 000	25 km	Compulsory	Discretionary provision if regional library is within 25km. The department requires a minimum of 160m ² for 5 000 people and 320m ² for 10 000 people.	1	1	0
Mobile library	Variable	Variable	Discretionary	Needs-based for isolated or special categories; may be linked to schools in the area			

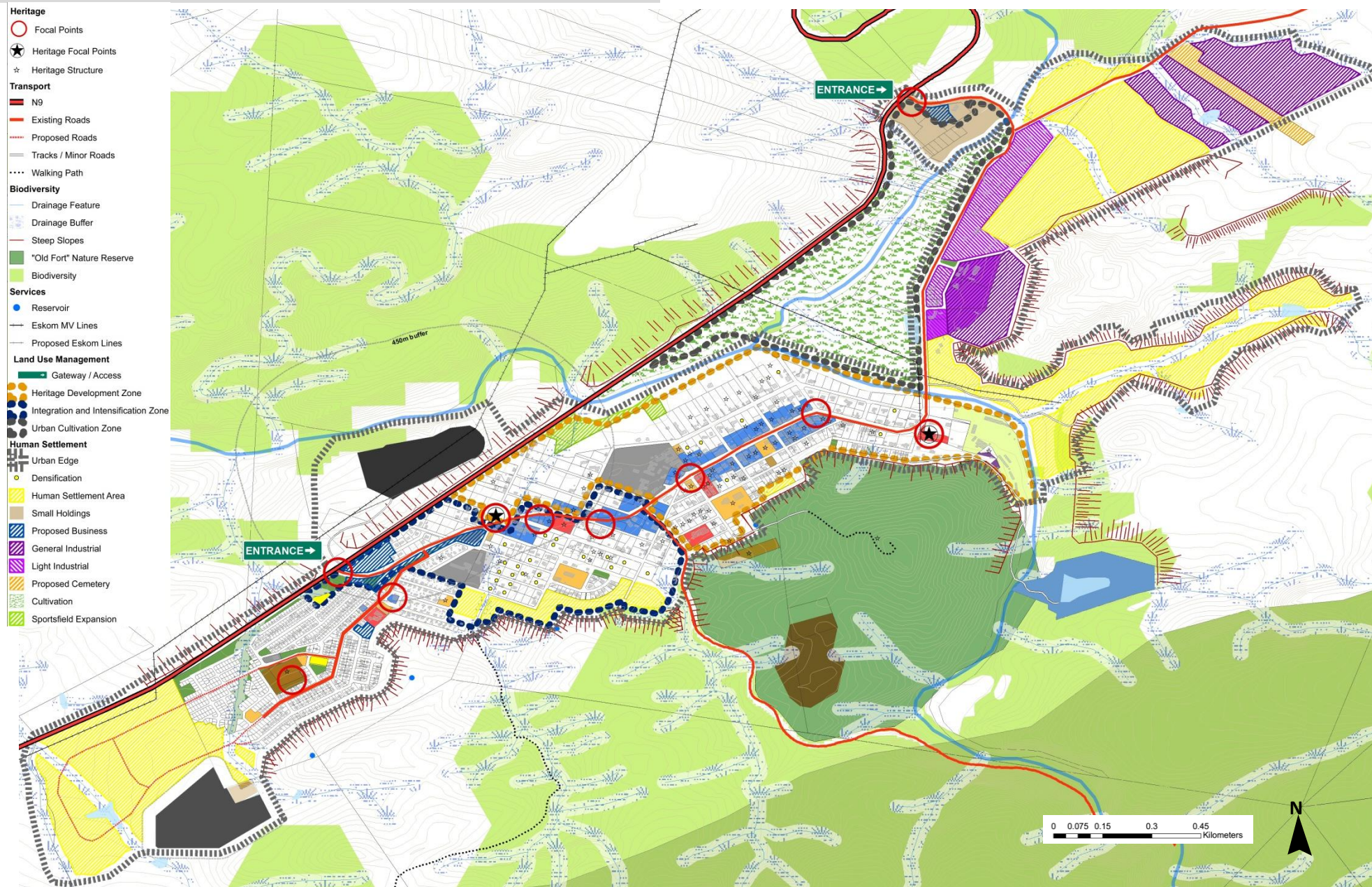
ADMINISTRATIVE GUIDELINES - VILLAGES

Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments	Requirement	Existing	Shortage
Police Stations	Subject to SAPS work study and requirements of the area		Discretionary		1	1	0
Fire bakkie pump deployment point	Variable	Variable	Discretionary	If no conventional fire-fighting service within reach (20 minutes)	1	1	0
Post Office/Agency with post boxes	10 000 - 20 000	25 km	Compulsory	Central location critical	1	1	0
Social Grant Pay Point	40 000	5 km	Compulsory	Multiple points within nodal area, on fixed days of the month. Mobile may be used for special cases; if beneficiaries within 5 km of bank, Post Offices, Thusong Centres then these services should be used instead	1	1 City Hall used. Agreement with SASSA	0

SPORTS FACILITIES

Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments			Number of facilities to be provided
Level surface playing field	3 000 people	2 km	Compulsory		1	1	0
Grass surface (2 football fields)	15 000 people	3 km	Compulsory		0	0	0
Grassed field with stand	30 000 people	5 km	Compulsory		0	0	0
Single hard surface court	3 000 people	5 km	Compulsory		1	1	0
Kombi-court (x2)	15 000 people	3 km	Compulsory		0	0	0
Community pool	10 000 people	Variable			0	0	0

4.1.4 UNIONDALE LOCAL SPATIAL DEVELOPMENT FRAMEWORK



MAP 15: UNIONDALE LSDF

4.2 HAARLEM

4.2.1 SPATIAL PLANNING SYNTHESIS

SPATIAL PLANNING FACTORS

- The identification of land or mechanisms to accommodate the current and future housing demand.
- The identification of the natural environment to be protected.
- The identification of the heritage resources to be protected.
- Identify a location for the establishment of a multi-purpose center.
- Identify land for the expansion of the cemetery.
- Demarcate an urban edge (commonage).
- Identify a pedestrian movement network.

OPERATION AND MANAGEMENT FACTORS

- Ensure the protection of the natural environment (Particularly the Groot River, natural springs, and mountain slopes to the north and south).
- Protect the heritage resources of the settlement (Structures and settlement character)
- Upgrade and maintain the internal roads and establish a pedestrian movement network.
- Upgrade and maintain the irrigation infrastructure.
- Undertake commonage development.
- Upgrade the WWTW to accommodate the proposed additional

The spatial form of Haarlem does not suffer from the negative effects of apartheid spatial planning policy and therefore does not need specific restructuring or integration initiatives

Haarlem's unique heritage, together with its spectacular situation, provides it with a strong sense of place. This resource is providing the opportunity for the development of the tourism industry. Care should therefore be exercised to ensure that development does not negatively impact on the heritage or natural resources of the settlement.

Of particular relevance is the important role that urban cultivation plays within the urban economy. A large proportion of the urban area is utilised for this purpose and care should be taken that development proposals do not impact on the ability of the residents to continue this practice. Associated with this is the need to ensure the continued availability of irrigation water for use within the urban area. This has provided Haarlem with a unique advantage over other similar urban settlements. In essence the economic sustainability of the settlement is dependent on the continued supply of this irrigation water.

The location of the settlement in relation to the R62 and its indirect access thereto prevents the residents from taking direct advantage of the potential economic opportunities that the route may offer. No possibility exists for an effective gateway at either of the entrances from the R62.

The commonage situated to the south of the settlements is the subject of DRDLR Process (Transformation of Certain Rural Areas Act 94 of 1998) in which the commonage will be transferred to an organisation established to represent the Haarlem Community.

4.2.2 HAARLEM: GEORGE SDF ALIGNMENT

The George SDF objectives and strategies that are of particular relevance in the urban settlement of Haarlem are reflected in Figure 7:

SPATIAL DEVELOPMENT OBJECTIVES	GENERAL POLICY GUIDELINES	STRATEGIES & PROPOSALS
SPATIAL DEVELOPMENT OBJECTIVE 1: Restructuring and Integrating the Dysfunctional Urban fabric	<ul style="list-style-type: none"> Containing urban sprawl and the resultant loss of natural and agricultural assets, increased servicing costs, excessive movement between places of work and residence, and inadequate thresholds for smaller enterprises to develop. Integrating Haarlem through, amongst others, non-motorised transport. Improving living conditions in poorer settlements, including increased housing choice, access to community facilities, and livelihood opportunities. Opening-up suitable nature rich areas for new productive investment and enterprises that bring broad benefits to local communities. 	<p>HAARLEM:</p> <ul style="list-style-type: none"> (a) Define function role and character of Haarlem to inform the integration and restructuring required. (b) Public transport not viable in Haarlem and non-motorised transport networks (i.e. pedestrians) and pedestrian circulation critical in Haarlem.
SPATIAL DEVELOPMENT OBJECTIVES	GENERAL POLICY GUIDELINES	STRATEGIES & PROPOSALS
SPATIAL DEVELOPMENT OBJECTIVE 2: Strengthening the Economic Vitality	<ul style="list-style-type: none"> Guidelines for the development of the space economy includes: <ul style="list-style-type: none"> Open-up opportunities for diversifying the local economy. Targeting strategic land parcels for development to diversify and strengthen the local economy. Actively seek to attract development sectors not strongly presented in Haarlem/George Municipality, specifically those that can benefit from the area's unique environment and regional accessibility and will benefit surrounding communities. Seek to increase residential densities in Haarlem where appropriate. 	<ul style="list-style-type: none"> (a) Enhance the Regional and Local Space Economy (Southern Cape and Klein Karoo Broader Regions sustainability by protecting and expanding natural and agricultural assets, support cross boundary land use management and conservation initiatives, expand potential of key infrastructure and facilities in Haarlem, like the water and irrigation management) (b) Strategic Developments in Haarlem to diversify and strengthen the economy. (c) Define role and function of Haarlem as a node or rural settlement. (d) Infrastructure Services Provision (i.e. water management and capacity of WWTW etc.

SPATIAL DEVELOPMENT OBJECTIVES	GENERAL POLICY GUIDELINES	STRATEGIES & PROPOSALS
SPATIAL DEVELOPMENT OBJECTIVE 3: Creating Quality Living Environments	<ul style="list-style-type: none"> Managing the direction and form of new urban/rural growth so that it is sustainable. Promote responsible growth management for sustainability. Focus on making settlements “better”, through inward growth and development, as opposed to making them spatially bigger. Developing and maintaining a system of interdependent settlements, with distinct roles and a complementary mix of activities. Avoiding investing in “greenfields” residential developments that are detached from the existing network of human settlements. Investing in improving the social inclusivity of human settlements. Promoting a form of urban/rural development respectful of the environment and historic development patterns. Enhancing existing river corridors and open spaces to create functional open spaces connected to each other. Promoting development that supports public transport initiatives and non-motorised transport. Intensifying existing urban centres with revitalisation programmes, densification and investment in public spaces. Protecting bio-diversity and heritage assets within urban areas. Support, in the first instance, development where existing services capacity could be utilised. Support “green management” strategies for all municipal services (building on existing work in water services to include, for example, compulsory green energy installations in building development, grey water reticulation, etc). 	<p>(a) Sustainable Urban Growth Management (or protect rural character).</p> <p>(b) Nodes Hierarchy.</p> <p>(c) Strategic vacant land to take up new development demand (inside urban edges).</p> <p>(d) Densification of Haarlem where appropriate</p> <p>(e) Housing, Social & Public Facilities in Haarlem.</p> <p>(f) Protect heritage features in and around Haarlem.</p> <p>(g) Maintain and connect open spaces.</p>
SPATIAL DEVELOPMENT OBJECTIVE 4: Safeguarding the Environmental Integrity and Assets	<ul style="list-style-type: none"> Manage urban and rural land uses in a manner that ensures that landscapes linking critical biodiversity areas can function as ecological corridors (i.e. along the coast and along the rivers that link the coast to the mountains). Maintain reasonable public access to nature areas for all citizens and visitors. Protect natural and productive resources. Protect the Langkloof identity or character. 	<p>(a) Establish an open space system and environmental corridors within Haarlem.</p> <p>(b) Maintaining the functionality of Critical Biodiversity Areas</p> <p>(c) Spatial Planning Categories (SPC’s)</p> <p>(d) Mitigating against impacts of Climate Change (i.e. maintain landscape corridors)</p> <p>(e) Visual Landscapes and Corridors (i.e. Langkloof, steep slopes and other scenic landscapes)</p> <p>(f) Heritage resources (George Urban Design Guidelines & Heritage Management Plan)</p>

TABLE 7: HAARLEM : SDF ALIGNMENT

4.2.3 HAARLEM SPATIAL PROPOSALS

4.2.3.1 HUMAN SETTLEMENT DEVELOPMENT

There are approximately 603 residential properties in Haarlem with an average erf size of 3000m². (Determined from a combination of land usage and zoning information) Of these approximately 480 have been developed (this figure was determined with the use of the Eskom dot count information in combination with land usage information). Based on an average household size of 4 persons per dwelling it is estimated that the current population is 1920 persons. The backlog in Haarlem is approximately **404** units in town and **270** units on the farms. This is a total backlog of **674** households (Housing Administration, George Municipality). Based on the estimate growth in the ward and based on an assumption that 40% thereof will take place in Uniondale it can be expected that there will be approximately **250** additional households by the year 2025. Given the above the total demand for residential dwellings (Non-market related) by the year 2025 will be approximately **924**. At a net residential density of 35 units per hectare the additional land demand is (a factor of 1.6 is applied to accommodate other land uses and utilities) 30ha for the backlog and 11ha for growth (Till 2025).

Two approaches have been followed to achieve the required additional dwelling units, while limiting the need for additional greenfields development:

- Firstly, infill development opportunities are identified and
- Secondly, land has been identified for acquisition and greenfields settlement development.

4.2.3.2 SPATIAL PLANNING APPROACH

The current planning approach set out in the Haarlem Spatial Plan (2007) established three density zones, which focus development through subdivision in the middle of the urban area, while subsidy housing proposals are to be focused to the east of the settlement in an area to the north of the existing school site. Subdivisions in the central area are permitted to a minimum size of 2 000m², while on either side (yellow on Figure 8) no subdivisions are permitted. In both of these areas additional dwellings and structures are to be located within a building restriction area of 30m from the street boundary. The intention of this building restriction is to protect the urban cultivation potential and cultural heritage of the existing erven, while permitting spontaneous densification of the existing erven. The majority of erven within Haarlem are approximately 4 250m² and have dimensions which

are in the order of 75m by 55m. Given these dimensions the current planning guidelines (i.e. the requirement that construction of new dwellings occur within a 30m building restriction area and that in the central zone subdivisions down to 2000m² be permitted) would effectively eliminate the urban agriculture cultivation potential of the erven.

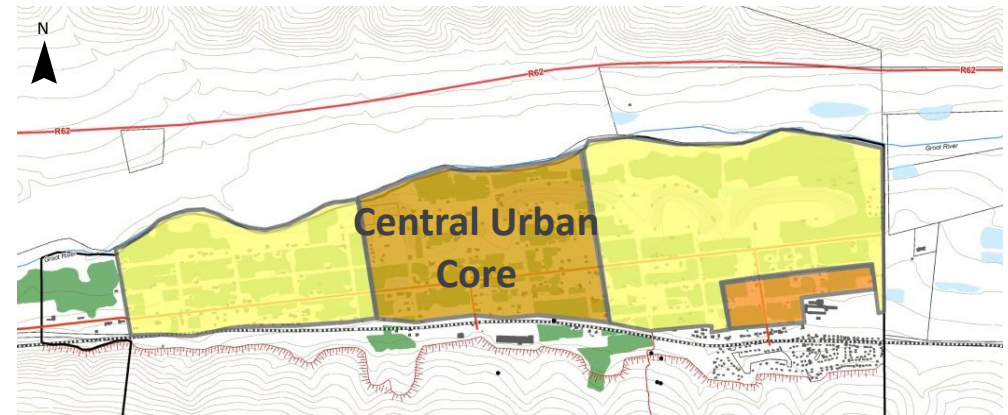


FIGURE 8: EXISTING DEVELOPMENT STRATEGY

Given the dimensions of the existing erven the current building restriction would not effectively ensure that new structures do not impact on the cultivation potential and character of the settlement. It is recommended that a restriction be implemented that requires that the distance of new structures from the street boundary may not be more than 5m. The disadvantage of this planning approach is that the existing urban character (Large erven and urban cultivation) is negatively impacted on in both the central and eastern parts of the settlement.



FIGURE 9: PROPOSED DEVELOPMENT STRATEGY

Given this it would be advantageous to consolidate the potential land use changes to one area of the settlement around the school site, where subsidy housing has already been established and the urban character already impacted upon. To give effect to this subdivisions should not be permitted within the entire settlement but only be permitted in the eastern urban core area (Bright yellow on Figure 10). Further to this the subsidy housing should be permitted to develop from the south to the north and should form a natural and logical expansion of the existing subsidy housing area. Piecemeal subsidy housing development should not be permitted across the entire eastern core area, but should follow a progression from the existing development in a northerly direction.

The urban character of the eastern part of the settlement around the school and existing small (Subsidy housing) erven has already changed significantly from that of the rest of the settlement. The focusing of the higher intensity human settlement development to the east will also enable the more effective supply of community services and facilities, rather than the accommodation of services throughout the settlement. The eastern area already has access to crèches, the school, business and churches. In addition there is the potential for the development of a sports field on the site which has currently fallen into disrepair.

FIGURE 10: EASTERN URBAN CORE AND PHASING



4.2.3.2.1 INFILL DEVELOPMENT

In order to further reduce the possible negative impact of subdivisions on the existing urban character it is recommended that initially subdivisions be permitted of the smaller erven to the south of the settlement, those adjoining or in close proximity to the railway line and existing subsidy erven as well as of the erven along the eastern boundary of the settlement. Subdivisions of this type have already been implemented (Erven of approximately 600m² have been created). The areas where this type of subdivision can be permitted are reflected on and constitute an area of 5.10ha. The implementation of subdivisions here will have minimal impact on the existing urban fabric and urban cultivation.

FIGURE 11: SUBDIVISIONS SOUTH AND EAST



In addition to above, those areas which can be considered to be less suitable for cultivation purposes, i.e. steep slopes and rock soil conditions should be targeted for further subdivision and densification. These areas generally adjoin existing densification initiatives and similar minimum erf sizes (i.e. 500 to 600m²) are recommended. The total extent of these areas is 10.38ha. To ensure effective service provision and limit piecemeal development within the urban fabric it is proposed that the residential development be phased from the east and the south. The application of the development phasing will need to be applied flexibly, with the primary determinants being the need to protect the existing urban fabric and the need to provide effective and efficient services and particularly waterborne sewerage. The entire area identified for intensive human settlement development when including the southern, eastern, infill development options together with all areas within the eastern development core encompasses approximately 42ha.

Based on a density of 35 units per hectare these areas could potentially accommodate 800 units. This together with the possible land acquisition of Farm 465 (10ha) will enable the settlement to absorb the projected growth. Notwithstanding the population growth forecasts it can be expected that the growth may decline over time with younger residents leaving the settlement for education and employment opportunities in the larger settlements of the Western and Eastern Cape. Given this it can be expected that the accommodation for human settlement development and intensification provided for in this plan will be adequate for the planning period until 2025 and potentially beyond this point.

FIGURE 12: RESIDENTIAL INFILL ON LAND UNSUITABLE FOR AGRICULTURE



4.2.3.3 ACQUISITION OF ADDITIONAL LAND

An alternative to the subdivision of existing properties is the acquisition of additional land on the urban edges. Given the topography of the area the only options for the acquisition of an additional land are situated to the west and east (indicated on Figure 13). The land to the east (Farm 465 – 10.6ha) is privately owned (Landfontein Eiendomme CC) and is currently not being farmed intensively. A drainage feature and dam are present on this property and will negatively impact on the ability to maximise development of the site. The properties further to the east are intensively farmed with orchards and will attract a high land value. In addition it is not desirable for intensive agricultural land to be transformed into human settlement area if this can be avoided. The area to the west (Farm 230 - 40,13ha) is also privately owned (Lutherse Berlynse Sendingkerk van Suid-Afrika) and has been divided into agricultural allotments which are actively farmed. The intention to focus development to the east of the town makes the acquisition of this land to the west undesirable

Given the above it is proposed that the municipality enter into discussions with the owner of Farm 465 to the east of the settlement to acquire land with the intention of utilising it for future human settlement development. It will be important to undertake a feasibility assessment to identify any potential risks to the usage of the land for the intended purpose.

Figure 13: Land acquisition (outside urban area)



4.2.3.4 HUMAN SETTLEMENT SUPPLY

The human settlement needs for Haarlem are summarized as follows:

- 674 Units (Backlog)
- 250 Units (Growth till 2025 at a rate of 21 units per year).

As the delivery of human settlements (i.e. acquisition, planning, authorisation and construction) takes approximately 5 years the land requirement for human settlement development has been set out on this timeframe.

4.2.3.4.1 SETTLEMENT FROM 2013 TO 2018

Units: 674 +105 Units (Backlog + projected growth for five years) = Approximately 775 Units

Land Demand: At 35 units per hectare (Net Residential Density) plus a factor of 1.6 for other land uses and facilities 35ha are required.

Land Supply: The infill proposals (Proposed developments on the southern fringe and on land deemed not suitable for agricultural purposes) have identified an area of 15.48ha on which developments at 500 to 600m² could yield between 200 and 240 erven. The Eastern Urban Core makes provision for a phased development from the south to the north. Phase 1 encompasses 5,83ha, Phase 2 encompasses 7,55ha and Phase 3 is made up of 8.68ha (Land acquisition to the east) and 4.11ha within the urban area. In total and at a net residential density of 35 units per hectare these areas could yield 640 residential erven. The combined potential yield of both the infill (Primarily market driven demand) and the Eastern Urban Core (Subsidy and Gap) is approximately 840 units.

4.2.3.4.2 SETTLEMENT FROM 2018 TILL 2025

Units: 149 units

Land Demand: At 35 units per hectare (Net Residential Density) plus a factor of 1.6 for other land uses and facilities 7ha are required.

Land Supply: An additional Phase 4 has been identified, which encompasses 6,92ha. This area could yield approximately 169 erven.

Based on the surrounding topography and the need to protect the urban cultivation and heritage resources only longer term options for human settlement will be further to the

west beyond the current urban edge. It is accepted that the housing demand and supply information that is currently available will be regularly updated and revised through the George Municipalities Human Settlement Plan. These revisions will need to be accommodated in revisions to this Local Spatial Development Framework and will have an impact on the demand for human settlement land.. The success of the proposed off-farm settlements (Avontuur, Noll, de Vlucht and to a lesser extent Herold) will also impact on the need and supply of human settlement land in Haarlem. It can be accepted that if these off-farm settlements are successful the demand for human settlement land within the Haarlem will be reduced. The implications of the above factors will need to be accommodated in revisions to this Spatial Development Plan.

As indicated the sustainability of Haarlem is specifically dependent on the preservation and expansion (To the south of the settlement) of the urban cultivation land and the heritage resources. Table 8 indicates the impact of the various settlement phases on the existing urban cultivation land as well as provides a percentage of the total area of urban cultivation that is impacted upon. Given the figure above there will not be a significant physical impact on the existing urban cultivation land through the development of the Eastern Urban Core. What however needs to be considered is the fact that the existing urban cultivation land can barely sustain the current residents and it is unlikely that the 900 additional residents (Backlog and growth) will be able to gain access to any form of economic activity or be able to rely on the existing and potential urban cultivation expansion and enhancement.

Phase	Area(ha)	Cultivation	
		(ha)	% of Total (105ha)
1	5,83	4,30	4%
2	7,55	4,20	4%
3	4,11 (8,68)	2,64	3%
4	6,92	2,88	3%
Total	24.41 (28.98)	14.02	14%

TABLE 8: SUSTAINABILITY

Based on the above paragraphs and given the fact that there are currently limited economic opportunities within the settlement the Municipality will focus on the allocation of Phase 1 (5,83ha) for human settlement development. Primarily to accommodate off-farm accommodation for farm workers. During this period the irrigation water supply to the settlement needs to be maintained and a detailed investigation undertaken accurately determine the demand for housing (Given the potential for off-farm housing in the identified nodes) and the availability and potential for economic opportunities for the existing and potential residents. Should it be found at this point that there are insufficient economic opportunities to sustain additional residents the additional housing should be accommodated in the Regional Service Centre of George where greater economic opportunities exist.

Additional Cemetery Land

Existing cemeteries are located to the south of the settlement along the railway line. Additional land has been identified for the possible expansion of these cemeteries to the south of the rail way line and opposite Mill, Montague and Upper Church Streets. The total extent of this expansion area is 1,9ha, which at a density of 2000 graves per ha should provide sufficient space for 3800 graves.

4.2.3.5 HERITAGE

A summary of the history of Haarlem was compiled by MR G.J. Olivier (2007), a resident in Haarlem. This document is attached to the Status Quo Report. The available heritage information has been spatially referenced in Table 9 and on Figure 14: Heritage structures. The existing heritage register and heritage management plan for George must be expanded to include Wards 24 and 25.

TABLE 9: HAARLEM HERITAGE MAP KEY

POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION
1	Haarlem Huisie circa 1850	21	Cape Dutch House circa 1860	41	Water Well(spring) that was Haarlem's supply of drinking water	61	Haarlem Huisie circa 1850
2	Haarlem Huisie circa 1850	22	Large House with 'Twin Chimney's' and known as. Circa 1850/1860 as well as old outbuilding	42	Haarlem Huisie circa 1850-1860	62	Typical Haarlem Huisie circa 1840-1860 (needs restoration)
3	Haarlem Huisie circa 1850	23	Cape Dutch House circa 1860	43	Victorian House circa 1860	63	Large Victorian House (complete, but requiring restoration) (occupied)
4	Stone House circa 1850	24	Haarlem Huisie circa 1850	44	Stone House - (Originally Stables circa 1840-1850)	64	Typical Haarlem Huisie circa 1840-1860 (Under restoration)
5	Haarlem Huisie circa 1850	25	Stone House circa 1850	45	Ruins of Stone House circa 1840-1850 (To be restored)	65	Haarlem Huisie circa 1850
6	Haarlem Huisie circa 1850	26	Historic House circa 1850/1860 (Restored)	46	Ruins of Stone House circa 1840-1850 (To be restored)	66	Haarlem Huisie circa 1850
7	Haarlem Huisie circa 1850	27	Haarlem Huisie circa 1850	47	Haarlem Huisie circa 1840-1850	67	School building circa 1945
8	Cape Dutch House circa 1860	28	3/Historic Buildings Victoria House + Outbuildings circa 1850 (Belongs to George Municipality, I believe)	48	Haarlem Huisie circa 1840-1850	68	Large Victorian House circa 1860 (restored/original condition)
9	Haarlem Huisie circa 1850	29	Victorian House circa 1860	49	First Haarlem deciduous fruit packing shed (machinery still inside) circa 1860	69	Haarlem Huisie circa 1850 (under restoration)

10	Large House circa 1850	30	Victorian House circa 1850	50	Historic Home circa 1850+ Home of Markotter, founding father of rugby SA with Danie Craven, then home of Cairncross family (founding of Haarlem)	70	Large Victorian House circa 1860, but altered in 1960's
11	Stone House circa 1850	31	Victorian House circa 1860	51	Narrow Gauge Railway line (Travels from PE to Avontuur) opened circa 19.4	71	Ruin of original missionary rectory circa 1860
12	Historic Stone House 'Haarlem Huisie' shell/complete/needs restoration circa 1850	32	Haarlem Station circa 1904 (approx position)	52	Victorian House circa 1850 (occupied)	72	Berlin Lutheran Missionary Church (National Monument) circa 1870
13	Historic Ruin of 5 room house circa 1850	33	Haarlem Huisie circa 1850	53	Victorian House circa 1850 (Being restored)	73	Berlin Missionary School Building (Doubled as church/school building before church was built)
14	Haarlem Huisie circa 1850	34	Victorian House circa 1860 (required restoration)	54	Large House circa 1850	74	Historic Lutheran Church semi detached cottages circa 1860/1870
15	Stone House circa 1850	35	3x Historic Buildings circa 1850	55	Originally dwelling/general dealer(Jewish heritage) (being restored) Basement used as a police holding cell around 1890/1900	75	Example of a typical 'Langhuis' (ie. Added to as family grew) circa 1850-1860
16	Haarlem Huisie	36	Linked Stone Rondawel style house & outbuildings. Circa 1900	56	General Dealer circa 1840-1850 (Restored - now Guesthouse)	76	Large Farmhouse with outbuildings (circa 1870-1890) Now Lutherean Church Pastorie
17	Historic Farmhouse circa 1850	37	Typical Haarlem Huisie circa 1850/1860 (to be restored)	57	Farmhouse circa 1840-1850 (Restored - now farmhouse) (First fruit farmer to export fruit from Haarlem)	77	Historic water mill circa 1870 (wooden wheel) Restoration/museum (2/mills operated off one water feed in series)
18	Historic Stone House 'Haarlem Huisie' style circa 1850/1860 (Complete/to be restored)	38	Large House circa 1850/1860 (Fully restored)	58	Large Cape Dutch House circa 1860 (occupied)	78	Historic water mill circa 1870 (steel wheel) (Restoration/museum potential)
19	Haarlem Huisie (stone) circa 1850	39	Haarlem Huisie circa 1850	59	Shed - Commercial Building circa 1860 Traded as a Butchery	79	Haarlem Huisie circa 1850
20	Haarlem Huisie (now shop) Cape Dutch circa 1850	40	Dutch Reformed Church circa 1950	60	Squaredawel circa 1900	80	Haarlem Huisie circa 1850

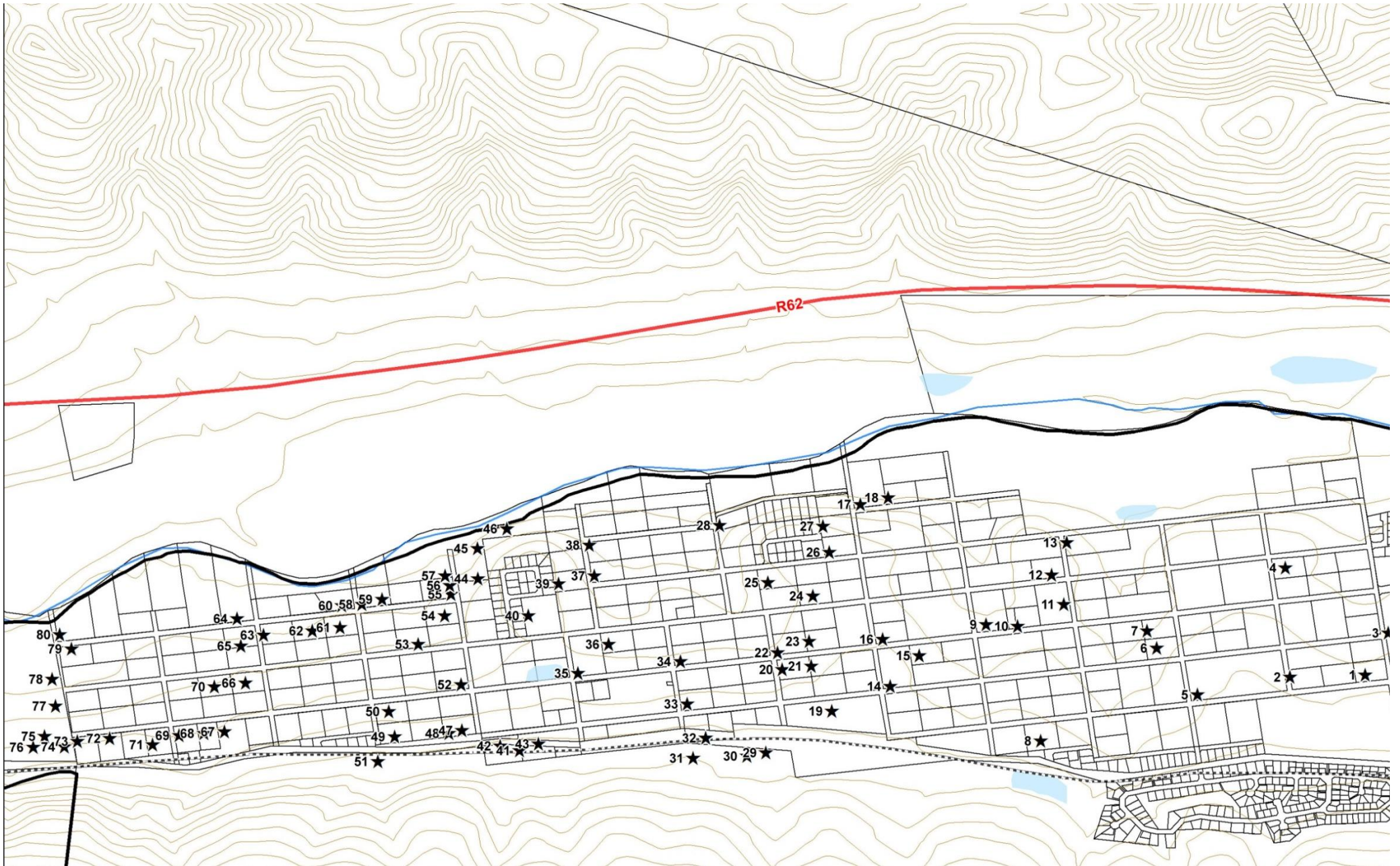


Figure 14: Heritage structures

4.2.3.6 INDUSTRIAL LAND

Additional industrial land (6,8ha) has been identified to the south of the railway line opposite South (To the west of the police station and community hall) and Sutherland Street (To the east of the existing pack shed). The proposed industrial area to the east of the pack shed falls within the buffer around the waste water treatments works. It must be borne in mind that these areas have been indicated on land which may be subject to natural springs. Detailed feasibility studies should be undertaken to determine the viability of the establishment of industrial areas on these sites.

4.2.3.7 COMMERCIAL/RETAIL DEVELOPMENT

Given the eastern development approach it is desirable to create commercial opportunities at the primary intersection within the eastern urban core. The potential for this type of land use has been accommodated at the intersection of Berg Street and Albert Street and well as at Berg Street's intersection with Dundas Streets. To prevent negative impact on the existing urban fabric it is proposed that retail/commercial development only permitted at intersections on Berg Street and not permitted within the urban fabric. Tourism accommodation facilities can be located anywhere within the settlement provided that any new structures comply with the 5m building restriction proposal. Refer to Figure 15.

4.2.3.8 SPORTS FIELDS

The settlement is serviced by a sports field at the school. In addition to this, spatial accommodation has been made for two additional sports fields, i.e. one on Erf 111 and the other on Erven 360 and 348. These two sports fields are located on private land and would require the acquisition of the land by the municipality prior to the development thereof for public sports facilities. In the short term it is recommended that the facilities at the school be utilised until the demand is high enough to justify the expense of the establishment and maintenance of additional sports fields. Should this be the case it would be advantageous to develop the eastern option, given that development will be focused in the east of the settlement.

4.2.3.9 COMMUNITY FACILITIES PROVISION

The provision of Social Facilities in Haarlem has been assessed in terms of the Municipality's existing guidelines. Table 10 sets out the outcome, which confirms that the residents of Haarlem have access to the necessary social and community facilities associated with this category of settlement.

FIGURE 15: COMMERCIAL/RETAIL DEVELOPMENT



SOCIAL INFRASTRUCTURE							
QUANTITATIVE GUIDELINES FOR VILLAGES: HAARLEM (4520 BY 2025)							
EDUCATION FACILITIES							
Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments	Required	Existing	Shortage
Early childhood development centre (creches, play school, after care, etc.)	2 400 - 3 000	2 km	Compulsory	Supports working parents so can be located close to employment centres as well to residential areas. Preferably located near parks.	1	2	0
Primary school	7 000	5 km	Compulsory	With or without sports facilities; new schools to use communal sports fields if possible	1	1 (combined)	0
Secondary school	12500	5 km	Compulsory	With or without sports facilities; new schools to use communal sports fields if possible	1	1 (combined)	0
ABET/Skills training	Variable	25 km	Recommended	Variety of institutions mostly with no sports facilities and of limited spatial extent. Centrally located		Youth office @ Grobler building	0
HEALTH FACILITIES							
Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments	Requirement	Existing	Shortage
Mobile clinic	Variable	Variable					
Primary Health Clinic	5 000 - 7 000	90% of population served within 5 km*	C/D	NDoH target. May be limited to certain days of the week	1	1	0

SOCIAL AND STRUCTURAL FACILITIES							
Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments	Requirement	Existing	Shortage
Community hall - medium/small (fringe areas) Civic function & MPC for community	10000 -15000	25 km	Discretionary		1	1 (existing Grobler building to fulfill function of MPC and civic)	0
Local Library	5 000 - 20 000	25 km	Compulsory	Discretionary provision if regional library is within 25km. The department requires a minimum of 160m ² for 5 000 people and 320m ² for 10 000 people.	1	1	0
Mobile library	Variable	Variable	Discretionary	Needs-based for isolated or special categories; may be linked to schools in the area			
ADMINISTRATIVE GUIDELINES - VILLAGES							
Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments	Requirement	Existing	Shortage
Police Stations	Subject to SAPS work study and requirements of the area		Discretionary			1 satellite contact point within municipal building	0
Fire bakkie pump deployment point	Variable	Variable	Discretionary	If no conventional fire-fighting service within reach (20 minutes)	Undertaken from Uniondale		1 To be considered

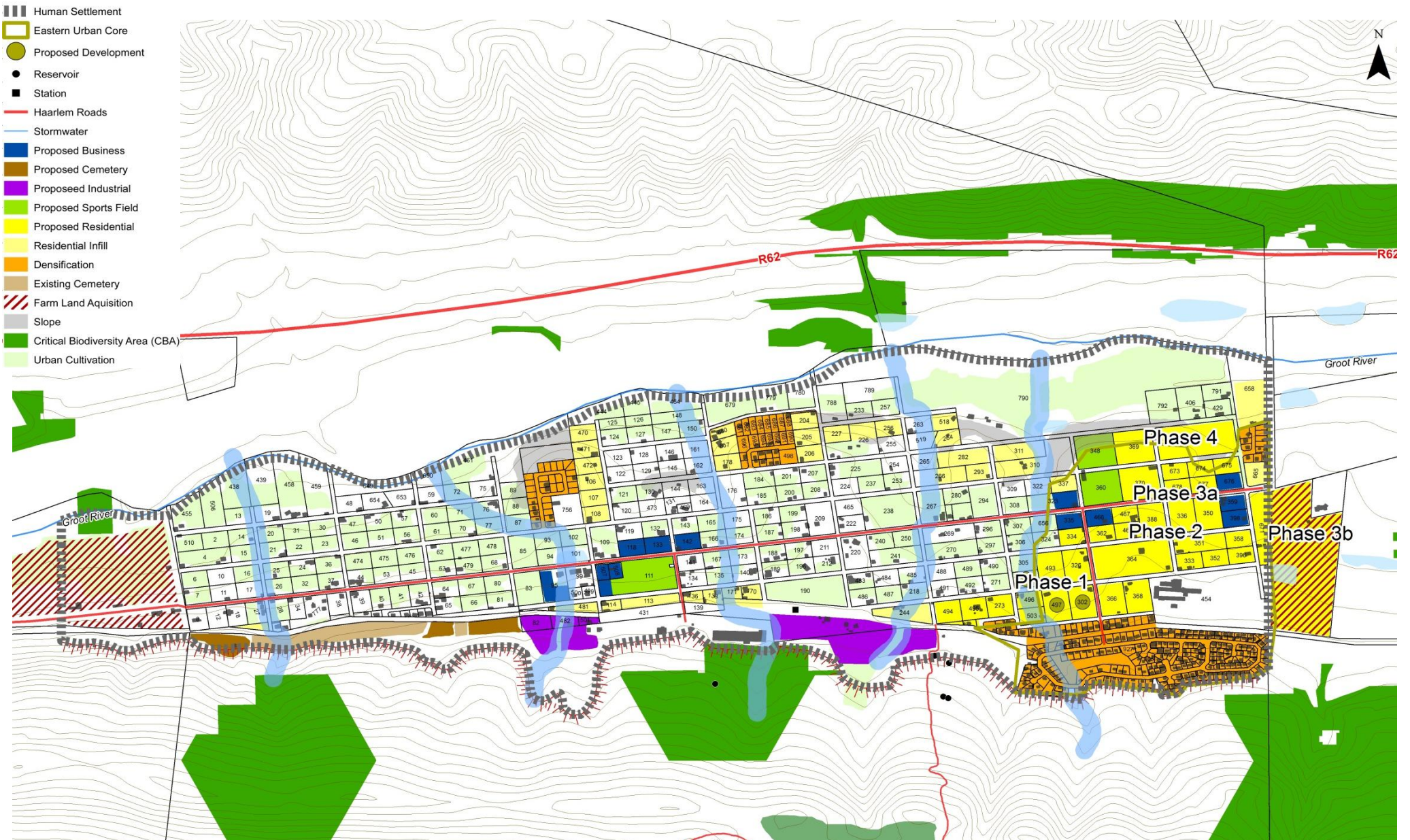
Post Office/Agency with post boxes	10 000 - 20 000	25 km	Compulsory	Central location critical		1 satellite post office within Municipal building	0
Social Grant Pay Point	40 000	5 km	Compulsory	Multiple points within nodal area, on fixed days of the month. Mobile may be used for special cases; if beneficiaries within 5 km of bank, Post Offices, Thusong Centres then these services should be used instead		Agreement with SASSA to pay grants out at Community Hall	Sharing of buildings considered to be appropriate

SPORTS FACILITIES

Facility	Average threshold (population)	Acceptable travel distance	Provision criteria	Comments	Requirement	Existing	Shortage
Level surface playing field	3 000 people	2 km	Compulsory		1	Currently at the school	0
Grass surface (2 football fields)	15 000 people	3 km	Compulsory		0	0	0
Grassed field with stand	30 000 people	5 km	Compulsory		0	0	0
Single hard surface court	3 000 people	5 km	Compulsory		1	Currently at the school	0
Kombi-court (x2)	15 000 people	3 km	Compulsory		0	0	0
Community pool	10 000 people	Variable			0	0	0

TABLE 10: HAARLEM (4520 POPULATION BY 2025)

4.2.4 HAARLEM LOCAL SPATIAL DEVELOPMENT FRAMEWORK



MAP 16: HAARLEM LOCAL SPATIAL DEVELOPMENT FRAMEWORK

5 COMPOSITE LSDF (WARDS 24 AND 25)

Critical to achieving spatial strategies at settlement level is the putting in place of the following building blocks at a broader ward level:

- Managing resources, assets and risks through identifying where development should or should not take place, (e.g. eco-systems, areas of high risk), and identifying areas where resources should be managed in relation to a limited range of land use options (e.g. agricultural areas, conservation-worthy areas).
- Developing integrated and sustainable settlements through responding to and enhancing an economically, socially and meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another.
- Creating opportunities for inclusive economic growth and development through strengthening of prime routes (i.e. tourism, scenic, regional transport routes) and to build on existing economic opportunities, consolidate tourism activities, provide equitable patterns of economic opportunities, create regional linkages, and align economic activity with settlement function and accessibility, and diversify and optimise agriculture to facilitate inclusive and connected activities.

5.1 ALIGNMENT WITH SURROUNDING MUNICIPALITIES

Chapter 2 has addressed the alignment of Ward 24 and 25 spatial planning with the George IDP and SDF. This paragraph addresses spatial alignment with the Eastern Cape Province. The study area is bordered to the east and north-east by the Cacadu District Municipality (Koukamma and Baviaans Local Municipalities).

The cross-border spatial alignment requirements with the Cacadu District Municipality include transportation, tourism and biodiversity issues. These are:

- The upgrading of the R62 through the Langkloof is identified in the Cacadu District SDF as a priority due to its significance to the tourism and agricultural economies. This route fulfills the same function within Wards 24 and 25.
- The N9 has been identified as a tourism route in both the Ward 24 and 25 planning as well as the CDM SDF. This route together with the R329 and R75 through Steytlerville provide the shortest route from the Western Cape to the eastern part of the Greater Addo National Park. In addition the N9 linkage

between Uniondale and Willowmore provides access to the tourism resources of the Baviaans Mega Reserve.

- The N2 Coastal Corridor is identified as a priority focus area for investment and growth potential in the Cacadu District SDF. Although this does not impact on Wards 24 and 25 directly it highlights the Eastern Cape Province's focus on investment along the coastal corridor where higher population densities and economic opportunities exist.
- As the topography of the study area and surrounds limits north-south linkages, residents of the northern part of Wards 24 and 25 either access Willowmore/Uniondale via the N9 or De Rust and Oudtshoorn via the MR341. These distances are significant enough to limit the development potential of these northern areas. These routes therefore need to be well maintained.

The above alignment requirements are reflected on Figure 16.

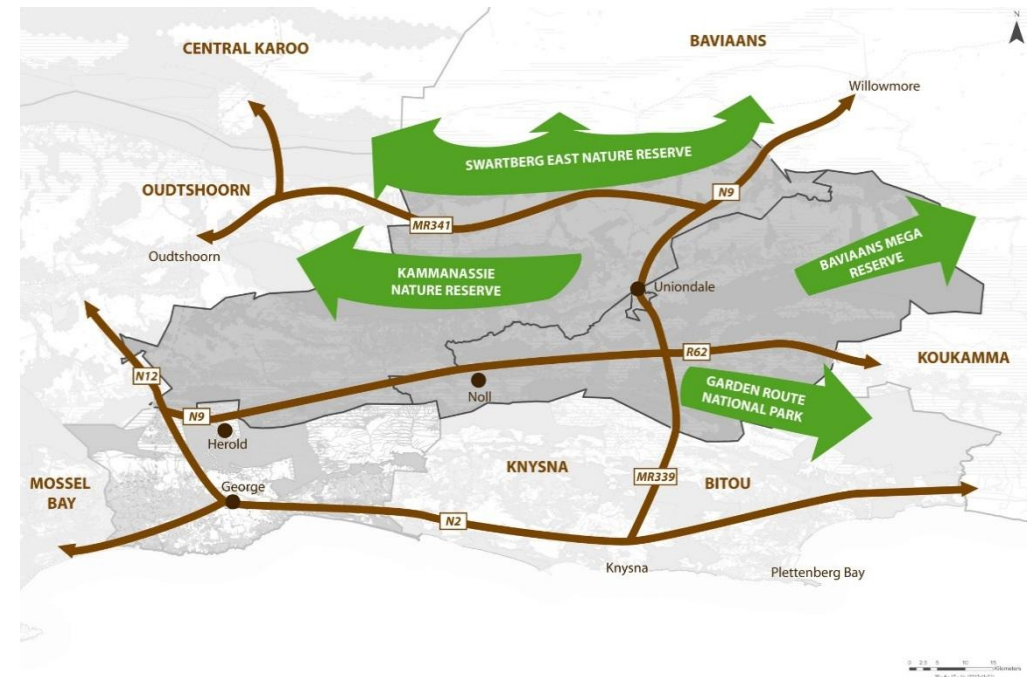


FIGURE 16: SPATIAL ALIGNMENT

From a biodiversity perspective the western portion of the Baviaans Mega Reserve extends into Wards 24 and 25. The spatial footprint of the reserve has been acknowledged in both the CDM SDF as well as within the Ward 24 and 25 planning. Land use management surrounding the reserve will have to be coordinated between the Baviaans, George and

Koukamma Local Municipalities. The Baviaans Municipality has recently commissioned the preparation of a revised SDF. The proposals contained in the Wards 24 and 25 Spatial Plan should therefore be taken into account during the Baviaans SDF formulation.

- The majority of the boundary of Wards 24 and 25 with the Baviaans Local Municipality is made up of the Swartberg East Nature Reserve (A mountain Catchment Area). This catchment has been acknowledged in the CDM SDF and needs to be accommodated in the Baviaans Local Municipal SDF.

5.2 COMPOSITE LSDF

Accordingly the Composite LSDF for Wards 24 & 25 as depicted in Map 17 focuses on the following:

- (i) Protecting, enhancing and expanding the biodiversity footprint through:
 - Management, expansion and linkage of formal conservation areas (e.g. Swartberg, Kammanassie and Baviaanskloof Nature Reserves and the Garden Route National Park).
 - Management and expansion of informal conservation (i.e. Stewardship areas and Conservancies), especially within identified Critical Biodiversity Areas (CBAs) and proposed biodiversity corridors (i.e. CapeNature) given their linkage and climate change adaption function.

Protecting and managing heritage and agricultural assets (i.e. particularly intensive production), water resources, aquifers and river corridors, as well as securing all natural and eco-system linkages to adjoining areas.

- (ii) Securing and reinforcing a settlement hierarchy comprising:
 - District town; Uniondale.
 - Rural town; Haarlem.
 - Rural settlements including:
 - Agricultural settlements (i.e. Avontuur, Noll and Herold).
 - Tourism settlements (i.e. De Vlucht).
 - Rural places (e.g. Elsenjacht, Ongelegen, Kammanassie, Molenrivier and Rooirivier).

- (iii) Reinforcing and improving linkages between settlements, including:
 - Reinforcing the regional N9 and R62 linkages between George and Willowmore and the Eastern Cape.
 - Employing the Eden Rural Infrastructure to promote public transport.
- (iv) Strengthening and extending tourism routes including:
 - Strengthening the national N9 and regional R62 routes, together with their gateways (i.e. Gwarrie Poort, Bo-Langkloof and Langkloof) as the key tourism structuring elements within Wards 24 & 25.
 - Promoting the MR341 and access to the Olifantsrivier farms and the KammanassieRivier Valley route as agri-tourism and adventure-biking routes.
 - Promoting scenic – heritage routes including:
 - MR339 from Avontuur to De Vlucht (Prince Alfred's Pass).
 - MR339 from Uniondale to the MR341.
 - Mountain passes including; Montagu's Pass (Herold to George), Uniondale Poort (R339) and Potjiesberg Pass (N9).
- (v) Exploiting the economic potential of the national and regional routes (i.e. N9 and R62) as both freight haulage and public transport systems through the following:
 - Promoting facilities and maintenance services for freight transport (e.g. truck-stops, service centres – Uniondale).
 - Promoting facilities for public and tourist transport (e.g. rest-stops, ablutions, overnight accommodation, places of interest, informative signage – Haarlem and Langkloof, Uniondale).
 - Extending the agricultural value chain through beneficiation given market access for a broader product range through freight transport.

- (vi) Exploiting the economic potential of re-instating rail and passenger freight transport, particularly the Apple Express in the Langkloof up to Avontuur and the Klipplaat – Mossel Bay route within the Olifantsrivier Valley, both having rail-based tourism potential and opportunities for developing gateways for surrounding tourism attractions.
- (vii) Strengthening the rural road network and facilities (e.g. guesthouses, informative signage, organised tours, sport endurance events) accessed by the MR339, MR341, N9 and R62 to promote agri-, adventure-, heritage-, and scenic-tourism (e.g. heritage sites, geological features, and ostrich palaces), as well as access to nature reserves (e.g. Swartberg East, Baviaanskloof and Kammanassie).

Development of such routes and their environs as economic and tourism structuring elements will require achieving and maintaining a balance between reinforcing existing and future economic and tourism attractions and activities and managing agricultural and scenic integrity, especially at landscape level.

6 RURAL COMPONENT FOR WARDS 24 & 25

Traditionally land use planning has been based on a socio-economic approach regarding how landscapes are developed, focusing on the need for housing, food production and access, with ecosystem informants primarily in the form of physical constraints on development (e.g. flood lines, steep slopes).

However, the significance of and high dependence on ecosystems (e.g. biodiversity, aquifers) and their services (e.g. water supply, tourism view-sheds) to all social and economic sectors in Wards 24 & 25 and environs dictates that biodiversity values be included along-side and equal to social and economic values, costs and opportunities in determining the location of human development and assessing the suitability of any spatial planning framework. Given this, it is clear that a functional ecological fabric underpins the sustainability of a functional socio-economic network by continuing to provide the goods and services necessary for human well-being.

The rural component of the LSDF therefore focuses on “mainstreaming” biodiversity into the spatial planning of Wards 24 & 25 through the following:

- (i) Aligning CBAs with the Western Cape Province’s system of categorising land uses (i.e. Spatial Planning Categories or SPCs) through:

- The delineation of the CBAs in the rural landscape is informed primarily by biodiversity patterns and ecological processes as captured in the “Biodiversity Assessment of the Kannaland and Oudtshoorn Local Municipalities, and Eden District Management Area (Uniondale), 2010”.
- The Western Cape Provincial Spatial Development Framework (2009) requires that all land be delineated into Spatial Planning Categories (SPCs) and mapped within the municipal Spatial Development Framework (SDF), with at minimum the following categories; Core 1; Core 2; Buffer; Intensive Agriculture; and Settlement.
- Identification of the SPCs includes alignment and the conversion of the CBAs into SPCs as illustrated in Table 11

- (ii) Delineating the rural landscape into appropriate SPCs, with the spatial depiction (i.e. mapping) of the SPCs comprising the rural component of the Wards 24 & 25 LSDF (refer Map 18), and demonstrating the inherent land use suitability of different landscapes within such area.
- (iii) Defining the SPCs within the Wards 24 & 25 domain, identifying their purpose and putting forward guidelines for their management as put forward in Table 12
- (iv) Giving effect to the Western Cape PSDF Rural Land Use Planning and Management Guidelines (2009) which provide detail Provincial guidelines per SPC, putting forward locational criteria for land uses and activities, as well as guidelines on the form and scale of development within each of the defined SPCs. It is noted that SPCs are not development proposals and do not confer or take away existing land use rights.

ALIGNING CBAs AND SPCs						
CBA MAP CATEGORIES SPCs	⇒	PROTECTED AREAS	CRITICAL BIODIVERSITY AREAS	ECOLOGICAL SUPPORT AREAS	OTHER NATURAL AREAS	NO NATURAL AREA REMAINING
<div>↓</div> <div>Core 1</div> <ul style="list-style-type: none">Protected Areas<ul style="list-style-type: none">Formal Protected Areas; Formal A and Formal B ReservesInformal Conservation Areas Network		*	*			
<div>Core 2</div> <ul style="list-style-type: none">Intact portions of Ecological Support Areas, excluding portions used for intensive agriculture.				*		
<div>Buffer (Refer Note 1)</div> <ul style="list-style-type: none">Other natural areas					*	
<div>Intensive Agriculture</div> <ul style="list-style-type: none">Existing and potential intensive agricultural footprint (i.e. under plough).Agri-support areas/uses						*
<div>Settlement (refer note 2)</div> <ul style="list-style-type: none">Areas inside the urban edgeAreas demarcated for new human settlement						*

TABLE 11: CBA & SPC ALIGNMENT

Note 1:

Distinction between Buffer 1 and Buffer 2 requires in-field interrogation to inform the following:

Buffer 1:

Other natural areas, comprising:

- Areas of well-managed extensive grazing
- Large areas of intact remnants in close proximity of CBAs
- Fallow or degraded areas worthy of biodiversity restoration.

Buffer 2:

Other natural areas, comprising:

- Areas characterized by a transformed agri-matrix (i.e. heavily impacted by grazing)
- Agri-support areas/uses
- Fallow and degraded areas not required for biodiversity restoration.

Note 2:

Settlement – delineated by means of a Urban Edge.

Table 12: Definitions and Management Guidelines

Definition of SPCs within Wards 24 and 25	Management
CORE 1 AREAS	
<p>Core 1 Areas are those parts of the urban and rural landscape required to meet biodiversity patterns or ecological processes (i.e. critical biodiversity areas). These include habitats classified as highly irreplaceable, critically endangered, or endangered terrestrial (land) and aquatic (rivers and wetlands) habitats.</p> <p>These also include areas currently not yet exhibiting high levels of biodiversity loss, but which should be protected and restored in order to ensure biodiversity pattern and ecological process targets/thresholds can be met in the most efficient way possible.</p> <p>These also include essential biological corridors vital to sustain their functionality, but exclude intensive agriculture and any commercial plantations within the Mountain Catchment and Informal Conservation Areas.</p> <p>Three components of the Wards 24 & 25 landscape make up Core 1 Areas:</p> <p>(i) Formal Protected Areas comprising Formal A Reserves, Formal B Reserves and Mountain Catchment Areas:</p> <ul style="list-style-type: none"> □ Formal A Reserves: <ul style="list-style-type: none"> - Garden Route National Parks (SANParks) - Swartberg East Nature Reserve - Gamkaberg Nature Reserve - Outeniqua Nature Reserve (incorporating the previous Doring River and Ruitersbos Nature Reserves). - Kammanassie Nature Reserve - Baviaanskloof Nature Reserve. □ Formal B Reserves: <ul style="list-style-type: none"> - Groot Swartberg Mountain Catchment Area (MCA) - Kammanassie MCA <p>(ii) Informal Conservation Network comprising:</p> <ul style="list-style-type: none"> - Stewardship Areas and Conservancies - Private Nature Reserves: <ul style="list-style-type: none"> • SeweFontein (Hartebeesrivier) • Snyberg (Barandas) • Warmbad (Nietgenaamd) • Mountain Pastures San Valley (De Hoop) • Sipresrivier (Misgund) • Susterdal Private Nature Reserve - Municipal Nature Reserves: <ul style="list-style-type: none"> • Die Fort Nature Reserve (Uniondale) <p>(iii) Critical Biodiversity Areas (CBA), including Critical Ecological Support Areas (CESAs) as identified through a systematic conservation planning process that have no formal conservation status. These comprise terrestrial or aquatic habitats, remnants or features that must be conserved to meet national biodiversity pattern or process</p>	<ul style="list-style-type: none"> - Designate which parts of the Wards 24 and 25 landscape are of highest conservation importance, and if they are currently protected or not. - Inform expansion of the Protected Area network. - Delineate areas that must be maintained in, or restored to, a natural state in order to sustain biodiversity patterns and processes and the functionality of eco-system services. - Identify areas of land that could serve as biodiversity offset receiving areas. - In combination with Core 2 Areas, Core 1 Areas spatially define the 'core' of the Wards 24 and 25 landscape's ecological network. <p>Furthermore, within Wards 24 and 25 the following priority process areas are identified to support long term ecological processes and enhance connectivity and alignment of critical biodiversity areas:</p> <ul style="list-style-type: none"> - Gouritz Initiative identified corridors including the East-West (Swartberg, Kougaberg, Langeberg and Outeniqua Mountains), STEP Megaconservancy Network in the Swartberg and Kammanassie foothills, and Nectarivores in the Kammanassie Valley, Bo- and Middle Langkloof (Lombard, 2004). - High priority areas (e.g. CBAs, ESAs) in unfragmented landscapes and river corridors, the latter representing important linkages in arid habitats (Holness, 2008). - Priority corridors identified adjacent to Wards 24 and 25, as depicted in the Central Karoo District, Eastern Cape Provincial Plan and the Garden Route Initiative fine-scale biodiversity plans. - Current (2013) Greater Gouritz Biodiversity Corridor north-south linkages to achieve connectivity between the Kougaberg, Kammanassieberg, Baviaans and Swartberg.

Definition of SPCs within Wards 24 and 25	Management
<p>thresholds.</p> <p>Terrestrial CBAs including:</p> <ul style="list-style-type: none"> - Kammanassieberg, extending east of the nature reserve, as well as within the Kammanassierivier Valley. - Swartberg, with CBAs extending southward on to the pediment slopes and the foothills of the Swartberg, as well as within the Olifantsrivier Valley. - Langkloofberg, extending westward, and abutting the Keurboomsrivier Valley and into the OuteniquaKloofs. - Kougaberg, extending west and north-west of the Baviaanskloof Nature Reserve towards Uniondale. - Northern foothills abutting the Bo-Langkloof (Gwernaberg in the east to Kommandantsdrif in the west, as well as north of Campher). - Witberg north of Haarlem (Holdrivrivier). 	<ul style="list-style-type: none"> - Portions of Wards 24 and 25 being incorporated into the UNESCO designated Gouritz Cluster of Biosphere Reserves.
CORE 2 AREAS	
<p>Ecological Support Areas (ESAs) include areas currently not yet exhibiting high levels of biodiversity loss, but which should be protected and restored in order to ensure biodiversity pattern and ecological process targets can be met in the most efficient way possible.</p> <p>Core 2 includes areas that buffer or provide ecological support to terrestrial or aquatic CBAs, river and ecological corridors not classified as essential and Mountain Catchment Areas.</p> <p>Core 2 Areas include the foothills abutting the Olifantsriver Valley and Kammanassieberg, generally reflecting portion of the STEP Mega conservancy Network, and abutting riverine systems classified as CBAs (e.g. Keurboomsrivier, Holdrivrivier and Kammanassierivier).</p>	<p>Management of Core 2 Areas serves to restore and sustain eco-system functioning, especially ecological processes (i.e. rivers and seep clusters and their respective buffers) in support of wetlands and rivers in Critical Biodiversity Areas. Through protecting riparian corridors the role of such corridors in climate change adaption is enhanced, especially in arid climatic areas.</p>
BUFFER AREAS	
<p>Buffer Areas include areas designated as “Other Natural Areas”, which are located in extensive agricultural landscapes where livestock farming is the dominant land use, often reflecting areas highly impacted by grazing. Buffer Areas come forward mainly in the elevated plateau/plain located north-east of the Kammanassieberg, extending to the Olifantsrivier Valley and Swartberg foothills in the north and the foothills of the Kougaberg in the south. Buffer Areas also come forward in the Gwarrierug area south of the Kammanassie Dam.</p>	<ul style="list-style-type: none"> - Manage for sustainable development of current land use in the area. - Protect existing agricultural activity (i.e. livestock production) to ensure food security, contribution to the regional economy, maintenance and management of rural areas and contributing to the working and cultural landscapes. - Facilitate agricultural diversification and non-agricultural opportunities (e.g. game farming, tourist facilities) and “value-adding” to the primary product. - Accommodate space extensive and nuisance urban uses, and extensive agricultural uses (e.g. waste water treatment plants, piggeries, abattoirs, etc.). - Enhance biodiversity through innovative agricultural practices (e.g. veld management). - Minimize fragmentation of remaining natural habitats and corridors. - Reverse lost biodiversity in order to reinstate buffer

Definition of SPCs within Wards 24 and 25	Management
	zones and corridors. – Rehabilitate degraded areas (e.g. over-grazing).
INTENSIVE AGRICULTURE SPCs	
<p>The Intensive Agriculture SPC comprises a consolidation of the existing and potential intensive agricultural footprint (i.e. homogeneous farming areas made up of cultivated land and production support areas).</p> <p>The Intensive Agriculture SPC includes:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Irrigated crop cultivation (annual and perennial) <input type="checkbox"/> Dry land crop cultivation including tillage of non-irrigated crops (annual and perennial) <input type="checkbox"/> Commercial plantation areas <p>The predominant Intensive Agriculture areas include:</p> <ul style="list-style-type: none"> - The Olifants-Kammanassierivier Valleys. - The Bo-Langkloof (Campher to Noll) and the Langkloof (Avontuur – Ongelegen). - OuteniquaKloofs. - Other river valleys in which intensive agriculture is practiced (e.g. Holdrivrivier, Keurboomsrivier, Elandsrivier and Rooirivier). 	<ul style="list-style-type: none"> – Consolidating and protecting the existing and potential agricultural footprint and landscape. – Facilitating sustainable agricultural development, land and agrarian reform, and food security.
SETTLEMENT SPCs	
<p>This category includes all large and smaller towns, and rural settlements, and all forms of new human settlement. The settlement pattern in the Wards 24 & 25 is primarily informed by Uniondale, a district centre, together with the rural town of Haarlem, the latter having a predominantly small farm function as its economic base. The settlement structure is supported by three small rural settlements, namely Herold, Noll and Avontuur, as well as emerging tourism settlement at De Vlugt. Numerous rural places (e.g. Eseljacht, Molenrivier, Rooirivier, Ongelegen, Barandas, etc.) have as their focus either a rural school, railway station or intensive agriculture. The rural population is characterized by a concentration of on farm dwellers in the Olifantsrivier Valley and Langkloof, and to a lesser extent in the other river valleys in which intensive agriculture is practiced (e.g. Kammanassierivier, Keurboomsrivier, Holdrivrivier).</p>	<p>To develop and manage existing and new settlements on a sustainable basis.</p> <p>Where possible existing settlements (i.e. particularly rural settlements) should be used to accommodate non-agricultural rural development activities and facilities for reasons of;</p> <ul style="list-style-type: none"> • local economic development; • consolidating, integrating and reinforcing settlement structure; • improving service delivery; • strengthening rural-urban linkages; • promoting socio-economic development; and • increasing thresholds for service delivery and social facilities. <p>In line with the principles of the PSDF, new settlements in the rural landscape should only be established in essential circumstances (e.g. agri-village). Amendment of existing settlement urban edges be in accordance with the municipal SDF, PSDF principles and Urban Edge Guidelines.</p>

6.1 RURAL DEVELOPMENT STRATEGY

A rural development strategy for Wards 24 & 25 is required to give effect to the objectives of the National Development Plan (NDP), the Western Cape's Provincial Strategic Objective 11 (PSO11), and the objectives set out in the George SDF.

- “development of vibrant, productive rural communities” (i.e. an integrated and inclusive rural economy); and
- “creating opportunities for growth and development in rural areas”.

The strategic approach required to give effect to the objectives for rural development in Wards 24 and 25 as discussed below:

6.1.1 STRATEGIC APPROACH

The aforementioned informants to rural settlement performance dictate a strategic approach, including the following four key rural spatial planning interventions:

- Put in place, reinforce and maintain a legible and logical network and pattern of rural settlements of varying functions and extent.
- Facilitate the off-farm settlement of farm workers and rural dwellers within the settlement network, with the receiving settlement having environmental, managerial and services capacity to maintain such settlement on a sustainable basis.
- Manage the spatial transition of rural settlements and pro-actively intervene to:
 - Prevent land invasion, restrict dormitory settlement, address rural settlement dynamics not being sustainable and ensure functionality of rural settlements.
 - Align settlement function and extent with sustainable employment opportunities and carrying capacity of resources (e.g. services).
 - Align settlement development footprint with the receiving environment (e.g. natural and heritage resources, disaster risk).
 - Respect the rural sense of place, rural settlement form and built vernacular.
- Create opportunities for inclusive growth and development within rural settlements through the following:
 - Settlements being integral to and supportive of rural/agri-development and economic corridors.
 - Pro-actively directing and accommodating rural development (e.g. lifestyle living, tourism) to reinforce existing settlements.
 - Connecting functional rural settlements with surrounding towns and the rural hinterland and promoting the role of rural settlements in rural development through rural transport services (e.g. Eden District Public Transport Facilities).

6.1.2 OVERALL STRATEGY

An overall strategy focussing on the transition of the rural space-economy to become more resilient, inclusive, productive and sustainable, as well as fostering a socio-ecological development approach, supporting vulnerable and marginalised rural communities, and embracing the “green” economy. Elements of the strategy include:

- Achieving Sustainable Use of Resources, though:
 - Biodiversity and ecosystem protection and maintenance, together with sustainable use of ecosystem services (e.g. water).
 - Reservation of the irrigated footprint, supported by improved irrigation efficiency and technology (i.e. water storage and irrigation practices).
 - Improvement of pastoral farming performance through adherence to Provincial stocking rates, especially in new pastoral areas in the Bo-Langkloof (i.e. previous grain production areas). Implementing the stocking rates forthcoming from the Ostrich Bio-Infrastructure Project and the integrated approach to biodiversity management in ostrich farming put forward by the Ostrich Business Chamber, particularly in the Olifantsrivier and Kammanassierivier Valleys given their suitability as Avian Flu “free areas” for the raising of young birds.
 - Addressing land degradation through the Carbon Trading Project to re-establish natural veld (e.g. Kammanassie), Alien Plant Invasion Plan addressing and combatting alien weeds (e.g. dodder) in luserne fields and other irrigation areas, and the application of ostrich pens to reduce impact on natural veld through the Ostrich Bio-Infrastructure Project (e.g. in Olifantsrivier and Kammanassierivier Valleys).
 - Promoting climate change resilience through reservation and/or maintenance of diverse topographical areas, southern slopes, kloofs and riverine corridors, as well as the protection of biodiversity, broadening diversity in monoculture agriculture and increasing soil carbon through rehabilitation of degraded lands.
 - Respecting heritage and cultural assets, and visual amenity (i.e. tourism view-sheds).
- Putting in Place a Rural Spatial Order, including:
 - Aligning land use and the receiving environment as per the Spatial Planning Categories put forward to ensure sustainable and appropriate development.
 - Putting in place a legible and logical rural settlement network, with the rationalisation of existing settlements in terms of function, form and scale, including:

- Rural settlements serving as agri-service centres to ward-wide agricultural corridors and districts (e.g. Langkloof) comprising intensive production (e.g. irrigation), with such settlements being identified for accommodating off farm settlement opportunities for farm workers and rural dwellers (e.g. Herold, Noll and Avontuur).
 - Rural Settlements serving as tourism-centres within areas requiring protection of unique rural assets (e.g. natural resources, scenic and heritage value), with such settlements primarily accommodating visitors/tourists and rural dwellers associated with such settlements (e.g. eco-tourism and hospitality industry). De Vlugt is identified as such a settlement. Such settlements are not identified for accommodating off-farm settlement of farm workers given limited agri-employment in such areas (i.e. critical biodiversity areas).
 - Rural Places serving as minor focal service points (e.g. railway station, primary school) within both intensive and extensive agricultural production areas, with such places not identified as being suitable for accommodating off-farm settlement of farm workers and rural dwellers (e.g. Eseljacht, Molenrivier, Rooirivier, Kammanassie).
 - Increased application of commonages and State land in land reform and conservation initiatives.
 - Reserving land in peri-urban areas for micro-farming given proximity to markets and social services.
 - Reserving land for food security (i.e. urban food gardens and “agri-parks”) within the settlement fabric (i.e. backyards, community facilities and under-utilised open spaces).
 - Fixing development footprints (e.g. urban edges).
- (iii) Aligning Parallel Processes and Programmes, through:
- Roll-out of programmes aimed at empowering and enabling rural communities to take control of their lives and be in charge of their own destiny through optimal use and management of natural resources (e.g. Comprehensive Rural Development Programme, Provincial Rural Nodal Development Programme), with the CRDP pilot project in nearby Dysselsdorp being a catalyst for rural settlements in Wards 24 & 25.
 - Realising sustainable agrarian reform within both the rural area and settlements through the Pro-active Land Acquisition Strategy (PLAS), Rural Infrastructure Development (RID) and Recapitalisation and Development Programme (RADP) to

realise the 2015 land transfer target, off-farm settlement of workers and other rural dwellers, security of tenure and food security.

- (iv) Achieving Integrated Development and Social Cohesion through Participatory Approaches in Partnership with all Sectors of Society, including:
- Facilitating social cohesion and sustainable rural development (e.g. Rural Enterprise Infrastructure Development - REID).
 - Skills and employment programmes/projects between private enterprise, State departments and rural communities, for example the Klein Karoo Agri-Business Centre projects, including cooperation/partnership with the DRDLR in project development.
 - School education programmes and facilities through public – private partnerships.
 - Food and food security awareness (e.g. Junior LandCare).
 - New and emerging farmer training and establishment by private sector agri-industry.
 - Life-skills, ABET training, AIDS training and school feeding schemes.
 - Unlocking conservation and veld rehabilitation programmes and training given the significant extent of conservation-worthy land within private ownership, the extent of degraded land and need for job creation, including:
 - CapeNature’s Mentorship Programme (i.e. conservation training of farm workers and rural dwellers).
 - Expanded Public Works Programme (i.e. Work for Water/Wetlands project training).
 - Green Sebenza Programme (i.e. youth career development in the conservation sector).
 - S.A.N.B.I veld restoration Mapping Programme.
- (v) Achieving a More Resilient Rural Economy, through:
- Being fully inclusive through broadening participation.
 - Diversifying primary production sectors and facilitate livelihood opportunities in organic or ecological farming, agri-product beneficiation, natural resource harvesting, rehabilitation and management of eco-systems, rural public works programmes and agri- and eco-tourism.
 - Developing renewable energy resources (e.g. solar) and application of “green” technology (e.g. wastestream management, housing) to reduce impact and reliance on natural resources.

- Directing rural development (e.g. lifestyle, rural industry) to rural settlements (e.g. Noll Avontuur, Herold) in order to increase their population thresholds and improve their economic base.
- Maximising benefits to be derived from road-based freight and passenger transport, as well as the possible reinstatement of rail-based freight and passenger transport (e.g. Apple Express).
- Maximising rural settlements (e.g. Noll, Avontuur) as service points for community services (temporal or permanent) as well for markets (e.g. local products).
- Benefitting from heritage, cultural and working landscapes, local vernacular and scenic amenity through tourism (e.g. tour guides, hospitality, local craft and product sales – e.g. De Vlucht, Haarlem, Uniondale).

7 RESOURCE MANAGEMENT

Critical to realising and managing spatial planning strategies and objectives for Wards 24 & 25 is the need for resource management, especially the management of disaster events (e.g. floods), the mitigation and adaption to climate change and ensuring food security, especially for the vulnerable, as well as the protection of heritage resources.

7.1 DISASTER MANAGEMENT

Disaster impacts world-wide are generally increasing as a result of a combination of increasing populations, greater concentration of people and assets in vulnerable areas, and the increased modification and degradation of natural environments, the latter including development on floodplains, wetland destruction, river channeling and land degradation. Furthermore, vulnerability to hazards is being exacerbated by poor socio-economic conditions (Reddy, 2012). Within the Wards 24 & 25 and environs topo-climatic characteristics result in the area being highly susceptible to drought and flooding, while the traditional settlement pattern has exposed people, their livelihoods and assets to disaster risk given their dependency on climatic sensitive resources and ecosystems (e.g. irrigated agriculture and pastoral farming). Furthermore, communities dependent on and supporting such activities have settled in marginal and hazard prone areas resulting in urban settlements (e.g. Uniondale), rural settlement development (e.g. De Vlucht) and farm owner and on farm worker settlement (e.g. Olifantsrivier and Kammanassie Valleys and the Langkloof) being exposed to flood and hazard risk given limited land use planning in rural areas and limited regulatory enforcement of flood-line restrictions. Furthermore, increasing demand for off-farm settlement and urban settlement requirements in support of non-agricultural activities are focusing on traditional settlement areas historically

located on riverine systems and within their flood plains (e.g. De Vlucht on the Keurboomsrivier, Noll on the Dieprivier, and Uniondale on the Kammanassierivier).

Additionally, levels of vulnerability are being increased by the following:

- (i) Climate change, resulting in variability of river flow, together with:
 - increased erratic flows and more frequent floods; and
 - changes in rainfall patterns and processes, including:
 - western and northern areas (i.e. Klein Karoo) experiencing less frontal rains (e.g. Swartberg and Kammanassieberg), together with increased temperatures substantially reducing volumes of aquifer recharge and run-off in catchments, thereby impacting on both potable and irrigation water supplies; and
 - eastern and southern areas experiencing an increase in summer rainfall and its intensity, with the possibility of increased flood events (Le Maitre, 2009).
- (ii) Poor socio-economic conditions, particularly in less formal settlements and marginalised areas (e.g. urban fringe, rural areas), contribute to the risk hazard (e.g. flood, fire, disease and food insecurity). The Western Cape Provincial “Informal Settlement Vulnerability Index” (PGWC, 2010) highlights an increased risk of “high” vulnerability (e.g. flooding and disease) where high density and limited services availability (i.e. stormwater management, piped sewage) occur in areas of informality.

While the Disaster Management Plan of the Eden District Municipality serves as a Sector Plan for the George Municipality, disaster management in Wards 24 & 25 should also include a pro-active approach to compliment regulatory management, focusing on sustainable development and natural resource management to increase resilience and adaption to hazard risks, inclusive of:

- Awareness and knowledge management, including public – private partnerships.
- Sustainable ecosystem and environmental management.
- Agricultural and urban/rural land use planning.
- Enhancing capacity of local communities to address risk hazards (e.g. food security).
- Strict enforcement of regulatory requirements (e.g. flood-lines) and resource management measures (e.g. water-use restrictions).

- Improvement of socio-economic conditions through basic service provision to reduce the exacerbation of risk hazards (Reddy, 2012).

All new habitable developments (i.e. urban and rural) to adhere to current flood-line prescriptions of Department of Water Affairs, that is:

- Habitable units on erven >600m²; 1 in 50-year flood line.
- Habitable units on erven <600m² or comprising a residential complex (e.g. sectional-title development, retirement complex, gated village); 1 in 100-year floodline.

Such flood-line prescriptions are especially applicable to the planning and land use management of Uniondale, Noll, Avontuur and De Vlugt.

7.2 CLIMATE CHANGE ADAPTION AND MITIGATION

Predicted impacts of climate change for the Western Cape (CSIR, 2005) include;

- a reduction in winter rainfall, an increase in summer rainfall and intensity in the east, a monthly rainfall change of 10mm or more and an increase in air temperature, particularly the minimum temperature, by up to 2 – 3°C;
- particularly less frontal rain reaching the inland ranges (e.g. Swartberg and Kammanassie) and higher temperatures increasing evaporation, substantially reducing volumes of recharge to groundwater and run-off to catchments; and
- an increase in the variability of river flows, together with erratic flows and more frequent floods (Le Maitre, 2009).

Mitigating and adaption to such changes and their impacts on natural resources, ecosystems and services, agricultural production and socio-economic conditions (e.g. food security and disaster risks) include the need to:

7.2.1 PROTECT, MAINTAIN AND MANAGE BIODIVERSITY

Current threats to biodiversity include habitat conversion (e.g. agriculture, urban), over-grazing which reduces diversity and increases alien and invasive species, introduction of new species, changes in natural fire regimes, changes in hydrological flows (e.g. water extraction), over-harvesting of natural species and soil cultivation practices (e.g. increased sediment load, eutrophication of rivers). Furthermore, climate change will adversely affect biodiversity (e.g. distribution of climate adapted species, changes in availability and sustainability of habitat resources).

Loss of biodiversity through land use conversion or degradation (e.g. over-grazing) will deplete the carbon stocks in vegetated soils, increasing atmospheric carbon dioxide levels contributing to the predicted temperature increases. Given the critical role of biodiversity in carbon storage, (i.e. vegetation and soils) and reducing emissions, and that climate change will present significant challenges to those whose livelihoods depend directly or indirectly on biodiversity and ecosystem – health, biodiversity inclusive of soil organic matter and vegetative cover needs to be conserved in order to improve resilience and the capacity to adapt to the impacts of climate change (Wiley and Sons, 2011).

Essential to mitigating climate change is the conservation of biodiversity and promoting the resilience of ecosystems to climate change are the following:

- Ecosystem “stewardship” (e.g. CapeNature Stewardship Programme) whereby conservation-worthy private land is conserved, particularly land representing priority connectivity areas.
- Protecting areas of potential importance for promoting climate change resilience, including the following (DEADP, 2010);
 - kloofs, which besides providing connectivity, provide temperature and moisture refuges, the latter also applicable to south-facing slopes;
 - topographically diverse areas which include altitudinal and climatic gradients that facilitate climate change adaption and protect a range of micro-climates; and
 - riverine corridors which provide connectivity in extensive arid environments (e.g. Olifantsrivier and Kammanassierivier Valleys).
- Mainstreaming biodiversity into the spatial planning of Wards 24 & 25.

7.2.2 SUSTAINABLY MANAGE LAND AND RESOURCES IN AGRICULTURAL AREAS

Agriculture contributes to climate change through the following (Ching, 2011);

- directly through anthropogenic emissions due to nitrous oxide emissions from fertilisers and manure applications not fully taken up by crops and methane emissions from fermented digestion of ruminant livestock; and
- indirectly through land conversion (i.e. depletion of carbon stocks above and below ground), synthetic fertiliser production and distribution, and farm operations (i.e. production, product processing and delivery).

Climate change impact mitigation and reduction requires the promotion of “ecological” agriculture, particularly organic farming systems and the following:

- Irrigated land management, including;
 - crop rotation and improved farming system design;
 - improved irrigated land management through improved nutrient and manure management and cover crops resulting in increased soil carbon sequestration; and
 - improved irrigation delivery and application (i.e. piped as opposed to canal supply, pivot irrigation as opposed to flood irrigation) and reduced return flows to rivers and groundwater.
- Improved grazing land and livestock management (e.g. Ostrich Biodiversity - Infrastructure Project and biodiversity management in ostrich farming – Ostrich Business Chamber), including resting cycles and integrated livestock farming systems (e.g. game).
- Restoration of degraded land (e.g. Carbon Trading Project - Spekboom restoration).
- Land use management to prevent loss of agricultural resources and land due to non-agricultural development.

Such practices entail a shift to more sustainable farming resulting in a build-up in soil and vegetative carbon, a reduction in the use of chemical fertilizers and pesticides, and the fostering of biodiversity within the agro-ecosystem (i.e. diversity of crops, effective recycling, biological pest management). Furthermore local knowledge and skills of farmers informs innovative adaptive practices to address climate change (Wiley and Sons, 2011).

7.2.3 ACHIEVE SUSTAINABILITY IN URBAN AND RURAL SETTLEMENTS

While the impact of climate change will, to a large extent, be addressed through socio-economic development, urban and rural settlements need to mitigate and manage such changes, especially in economically challenged communities given the impact on affordability, access to basic services and living conditions, health risks and food insecurity. Accordingly, the following mitigation should be put in place:

- Appropriate location, design and orientation of settlements, dwellings and community facilities to address and reduce increased temperatures, stormwater and flood risk management, and dependency on transport (i.e. carbon footprint).
- Application of “green technology” including off-grid services, a decrease in resource dependency (e.g. rainwater harvesting, composting toilets), solar power for heating and lighting, waste-stream management including recycling, and appropriate building technology (i.e. material, ventilation).
- Sustainable food production through the establishment of urban gardens and agri-parks to address food insecurity.

7.3 FOOD SECURITY

Within Wards 24 & 25 and environs food security requires attention and intervention at the following two levels:

7.3.1 SAFEGUARDING FOOD PRODUCING ASSETS AND MANAGING THEIR SUSTAINABLE UTILISATION

Natural resources within the area, including the rain-fed mountain catchments (Swartberg, Kammanassie and Langeberg), soils of the Olifants, Kammanassie, Bo-Langkloof, OuteniquaKloofs and Langkloof, and grazing potential of the foothills, together with a climate favouring high summer cropping yields and providing the necessary winter chill units require protection and management given their regional, national and international significance in food production (e.g. export fruit, seed products, mchor wool and products) and role in food security. Such asset management will require the following initiatives, several of which are already underway;

- More efficient use of natural resources (e.g. irrigation technology).
- Increased ecosystem management (e.g. catchment management, reduced irrigation return flows).
- Resource rehabilitation (e.g. degraded areas).
- Increased “ecological” farming employing organic farming systems and technologies.
- Climate change adaption, including new crop types and species employment.
- Product and crop diversification.
- Increased local product beneficiation.

7.3.2 ADDRESSING FOOD INSECURITY IN URBAN AND RURAL SETTLEMENTS

Recessionary economic trends, escalating food costs, the increasing length of the food chain and impact of climate change on food production will increase food insecurity already evident in urban and rural areas. Mainstreaming sustainable food production through shortening the food chain, promoting micro-farming and establishing urban gardens and agri-parks are best practice, with examples including:

- CRDP garden projects in nearby Dysselsdorp, AbalimiBezekhaya initiatives in the Cape Flats and Peninsula and the Itumeleng Project in Soweto including backyard gardening, community-based gardening projects on school and other community and public spaces.

- The “Sustainable Food in Urban Gardens Project” in Brussels, “Stadsboerderij - City Farm” in Amersfoort and urban gardening in Chicago.
- Nationwide roll-out of urban gardening in Cuba in response to the “Peak-Oil” crises.
- Urban gardening in Athens aimed at addressing the issue of food production with the question of unemployment through making “waste land” available for local food production by unemployed residents (URBACT, 2013).

Sustainable production and consumption of food in urban and rural settlements be put in place through the following:

- Establishing partnerships between the municipality/farmers (access to land), the growers (individuals, communities, schools) and the consumers (supermarkets, guesthouses, public) to realise the “green objectives” and benefits of local and sustainable food production.
- Activating and employing existing knowledge and potential of local players in this field, including the CRDP, Junior LandCare (Food Awareness Programme) and the Provincial 110% Green Programme (i.e. food garden establishment on community spaces).
- Producing food in urban gardens and agri-parks.
- Fostering the connection between land and consumer, thereby shortening the food chain.
- Benefitting through food and nutritional education, health initiatives and behavioral changes.
- Promoting and marketing of regional food products through community-based food and craft markets.

7.4 HERITAGE RESOURCES

The document Eden District Municipality: Heritage Study and Policy Document (Undated) had the purpose of developing a heritage resources strategy for the District Management Area (i.e. Wards 24 and 25). Relevant issues emanating from this report are set out in the following paragraphs:

7.4.1 SPATIAL IMPLICATIONS OF CONSERVATION PRINCIPLES:

The presence of heritage significant features will limit the development potential of a site (constraint) or can provide a unique tourism feature (opportunity). The following conservation principles will have an influence on how land and space are used:

- To retain or recover and maintain the cultural interest of a place.

- Context of historically valuable place require the maintenance of appropriate visual settings and contexts and not only the buildings alone. New construction, demolition or modification adversely affecting the setting and intrusions that would adversely affect the appreciation of the place should be excluded.
- Conservation is based on respect for the existing fabric and should involve the least possible intervention.
- Architectural features, elements or components which have deteriorated should be repaired rather than replaced.
- Contemporary design for new buildings in an historical setting is encouraged.
- A building should remain in its historical locations. Translocation is unacceptable unless this is to ensure its survival.
- Culturally valuable buildings should be occupied and used at all times.

7.4.2 BROAD CATEGORIES OF CULTURAL SIGNIFICANCE:

The following types of features could be regarded as significant based on its unique characteristics:

- Historical significance: associated with historic period, person, event or activity.
- Architectural significance: building type, style or period reflected in the design and special features and workmanship.
- Environmental significance: Landmarks or character of street or area.
- Social significance: Associated with economic, social, religious activity and significant to public memory. Living heritage is usually transmitted through orally or by practice such as traditions, skills and knowledge passed from one generation to the next. The role of the church in the Haarlem community determined the culture of this community.
- Technical/Scientific significance: Important or rare developments or techniques. Important archaeology, paleontology, geology and biology.

7.4.3 HERITAGE MANAGEMENT RECOMMENDATIONS IN WARDS 24 AND 25:

The following five recommendations were made:

- Heritage objects are kept at a local high school in the absence of a museum.
- The old English forts need management in terms of access control, protection and maintenance.
- The heritage area of Uniondale was defined as a 1 mile radius around the post office, which constituted the original town of Uniondale. The heritage area of Uniondale to be demarcated.

- The culture, skills, traditions and value systems maintained in the Haarlem community was centered on the church. This has been eroded since the 1970's. Socio-economic reform in Haarlem is possible if the old culture of Haarlem is renewed.
- Sites with multiple gravestones have been vandalized and weathered. Conservation interventions are required.

7.4.4 MANAGEMENT INTERVENTIONS BY THE GEORGE MUNICIPALITY:

The following interventions should be undertaken by the George Municipality:

- Municipalities may develop by-laws for the protection of heritage areas.
- The custodians of the heritage resources need to ensure that the heritage sites are secured and maintained with restricted public access on certain times or certain number of people at a time.
- Education of residents to appreciate their area and to visitors for awareness purposes as well as training and capacity building to municipal staff dealing with the built environment (e.g. building inspectorate, planning staff and LED staff)
- Heritage resources to be rehabilitated and conserved.
- The local authority may erect signage indicating its status at or near a heritage area and designate any areas to be a heritage area on the grounds of its environmental or cultural interest or the presence of heritage resources provided that the owners of the property, the affected community and the heritage resources authority are consulted.
- Guidelines for signage, for alterations and additions to existing buildings, for new housing complexes and for RDP housing schemes are set out under sections 2.7, 3.2, 3.4 and 3.6 of the Eden Heritage Study and Policy Document.
- The George Municipality to look into dedicated staff to deal with heritage resources within the Municipal area. This could include (a) the appointment of a Heritage Officer, (b) outsourcing the identification of heritage capacity and training across the various municipal departments and the implementation of interventions or (c) that the function be performed on an agency basis by an authority on a higher level or a competent authority on the same level.

7.4.5 HERITAGE MANAGEMENT

The heritage resource of the study area is significant and contributes to the economy of the municipality and therefore needs to be conserved in terms of the provisions of The National Heritage Resources Act (Act 25 of 1999 - NHRA). The Act introduced an integrated

system for the identification, protection and management of heritage resources nationally, provincially and at municipal level. This Act prescribes that land use planning and management is to give attention to, and respond to, heritage considerations both at site and landscape levels. Of particular significance is the obligation placed on the municipality to undertake the preparation of a comprehensive heritage inventory in terms of Section 30(5) of the National Heritage Resources Act, 1999 (Act 25 of 1999). The George Municipality has not prepared such an inventory for Wards 24 and 25. It is also important to note that the heritage resource of the municipality does not only comprise of conservation worthy buildings and urban precincts, but also includes physical and cultural landscapes. Refer to

National Heritage Resources Act (Act 25 of 1999)	Spatial Planning Consideration
Section 25 Registration of local conservation bodies	The registered local conservation bodies will form a capacity and knowledge base which the municipality can utilise to ensure that the requirements of the NHRA are adhered to. The municipality to establish a working relationship with the registered local conservation bodies.
Section 30(5) Heritage register	The municipality need to compile a comprehensive heritage register of all local heritage resources within its jurisdiction and submit this to SAHRA for approval.
Section 34 Structures older than 60 years and guidelines of built environment component	No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority. A heritage overlay zone to be prepared once the heritage register has been completed.
Section 38 Spatial Planning actions which will result in development listed in Section 38 need to be considered by the heritage resource authority	<i>Listed Activities:</i> (a) the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length; (b) the construction of a bridge or similar structure exceeding 50 m in length; (c) any development or other activity which will change the character of a site— (i) exceeding 5 000 m ² in extent; or (ii) involving three or more existing erven or subdivisions thereof; or (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority; (d) the re-zoning of a site exceeding 10 000 m ² in extent; or (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.
Some Implications and Responsibilities for Municipal Spatial Planning and Spatial Planning Authorities	
A local authority is responsible for the identification and management of Grade III heritage resources and heritage resources which are deemed to fall within their competence in terms of this Act.	At the time of the compilation or revision of a town or regional planning scheme or a spatial development plan, or at any other time of its choosing, or at the initiative of a provincial heritage resources authority where in the opinion of a provincial heritage resources authority the need exists, a planning authority shall compile an inventory of the heritage resources which fall within its area of jurisdiction and submit such inventory to the relevant provincial heritage resources authority, which shall list in the heritage register those heritage resources which fulfill the assessment criteria
	A planning authority must at the time of revision of a town or regional planning scheme, or the compilation or revision of a spatial plan, or at the initiative of the provincial heritage resources authority where in the opinion of the provincial heritage resources authority the need exists, investigate the need for the designation of heritage areas to protect any place of environmental or cultural interest

TABLE 13: HERITAGE MANAGEMENT CONSIDERATIONS

8 CONCLUSION AND IMPLEMENTATION

The Local Spatial Development Framework for Wards 24 and 25 presented in this report gives spatial expression to the guidelines strategies and policy set out in the George Municipal Spatial Development Framework and aligns with the Municipality's service delivery and development agenda. The Plan establishes a rural settlement development framework that will address the future needs particularly of farm workers and on-farm dwellers by creating a logical and sustainable network of settlements within which the necessary social and community services can be provided. Giving effect and credibility to the urban and rural spatial planning strategies put forward for

George Wards 24 & 25 requires the implementation actions, as reflected in the following priority project program.

8.1 URBAN PROJECTS:

8.1.1 URBAN PROJECTS UNIONDALE

PROJECT/PROGRAMME	OBJECTIVE	DESCRIPTION	RESPONSIBLE PARTY	TIMELINES
(i) Putting in place a Rural Settlement Strategy to inform and guide the establishment and management of a logical network of rural settlements and the sustainable development of such settlements.	(i) To ensure sustainable settlement development within a logical rural settlement network, informed by: <ul style="list-style-type: none"> • A justifiable need for rural settlements, as well as community-support for such settlements. • A appropriate funding model(s) for services and facility provision, and top structures within such settlements. • Identified maintenance and management responsibility for such settlements. • Appropriate land acquisition, occupation and ownership arrangements for both public and private land within rural settlements. 	In order to strategically direct the development of rural settlements, the following needs to inform the development plans for such settlements: <ul style="list-style-type: none"> – Determine the potential number of persons requiring accommodation at specific settlement localities, as well as the settlement capacity of such localities in order to clarify housing demand in each rural settlement. Existing assessments and current records of farmer associations to be a valuable informant. – Assess engineering services provision and capacity feasibility informed by existing and potential networks, and a funding model(s) appropriate for such settlement servicing, including both public and private sector investment. – Assess community services and facility provision/development feasibility in order to ensure facilities commensurate with settlement threshold will be in place with settlement establishment. – Identify an appropriate land management model for both public and private land; including a range of land use ownership options to meet rural requirements. – Inform Rural Settlement Strategy through public support and sanction 	<ul style="list-style-type: none"> – George Municipality. – Eden District Municipality. – Department of Rural Development and Land Reform. – Department of Agriculture (WC). – Department of Human Settlements (WC). – Organised agriculture (i.e. farmer and farm-worker associations). – Commercial agriculture (i.e. co-operatives, agri-business and industry). – Interested and Affected Parties (i.e. land owners, settlement residents, rural dwellers). 	9 – 12 Months

<p>(ii) Compilation of Local Development Plans for the identified rural settlements of Herold, Noll, Avontuur and De Vlugt.</p>	<p>(i) To put in place a rural spatial order through the establishment of rural settlements.</p> <p>(ii) To address potential informality given the need for off-farm and rural settlement.</p> <p>(iii) To put in place Local Development Plans (LDPs) to ensure and achieve sustainable settlement development through:</p> <ul style="list-style-type: none"> • Integrated land use including residential, small farming (allotment) opportunities, community facilities and LED opportunities (i.e. business, light industry). • Settlements being areas of equal opportunity and social cohesion. • Including sustainable building technology and renewable energy. • Placing increased emphasis on farm worker and rural dweller settlement. • Responding to natural resources at local and landscape scale (e.g. biodiversity, heritage). • Securing and managing the settlement footprint through putting in place a settlement (urban) edge. 	<p>Compile a Local Development Plan (LDP) for each of the identified rural settlements, with an emphasis on the following:</p> <ul style="list-style-type: none"> – Critically assess settlement feasibility informed by: <ul style="list-style-type: none"> • Land availability • Engineering services availability and supply. • Access (e.g. to N9 or R62) • Biodiversity significance (e.g. Critical Biodiversity Areas). – Quantify settlement need informed by: <ul style="list-style-type: none"> • Off-farm worker settlement demand. • Rural dweller settlement demand. • Tourism accommodation and facility needs. • Agri- and other product processing requirements. • Rural lifestyle living and retirement demand. – Identification settlement stimuli, including: <ul style="list-style-type: none"> • Transport initiatives (e.g. revitalisation of the Apple Express; rail-based tourism). • Establishment of district- and rural-based facilities (e.g. hospitality, health, educational). • Emerging eco- and adventure tourism centres. – Informing settlement location and design through public support and sanction. 	<ul style="list-style-type: none"> • George Municipality • Eden District Municipality • Department of Rural Development and Land Reform. • Organised agriculture. • Department of Agriculture (WC). • Commercial agricultural sector. 	<p>12 months</p>
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8.2 URBAN PROJECTS:

8.2.1 URBAN PROJECTS UNIONDALE

PROJECT/PROGRAMME	OBJECTIVE	DESCRIPTION	RESPONSIBLE PARTY	TIMELINES
(i) Additional Cemetery Provision	(i) To identify the appropriate site for a new cemetery (ii) To access the necessary land (iii) To obtain the necessary authorisations for a new cemetery	Undertake a feasibility study to identify the appropriate site for the establishment of a cemetery. Confirm that the disused shooting range site is the most appropriate site for the future cemetery. If not alternative sites need to be sought. To undertake the necessary actions to secure/access the identified land parcel To obtain the necessary authorisations (Waste Authorisation, Land use Planning Approval etc.)	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. Department of Agriculture (WC). Department of Public Works Western Cape Provincial Government 	18 Months
(ii) Solid Waste Site Authorisation	(i) To obtain the necessary authorisations for the planned expansion of the solid waste site (ii) Upgrade the entrance onto the N9 to meet SANRAL requirements (iii) Relocation of the ESKOM Power Lines	Undertake the necessary specialist studies and applications in order to obtain the necessary authorisations for the planned expansion of the solid waste site Make the necessary applications to ESKOM to enable the relocation of the power lines. Engage with SANRAL to ensure that the access to the expanded solid waste site is aligned with the Voortrekker Road intersection and meets all SANRAL requirements	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. Department of Agriculture (WC). Western Cape Provincial Government 	18 Months
(iii) Heritage Inventory and land use guidelines for Uniondale	(i) To meet the requirements of Section 30(5) of the National Heritage Resources Act, 1999 (Act 25 of 1999) (ii) Establish land use guidelines to ensure that this resource is protected and preserved.	Undertake the preparation of a comprehensive heritage inventory in terms of Section 30(5) of the National Heritage Resources Act, 1999 (Act 25 of 1999) Formulate land use planning guidelines enable the protection of the heritage resource and integrate these into the George Integrated Zoning Scheme Regulations	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. Heritage Western Cape Western Cape Provincial Government 	12 Months

PROJECT/PROGRAMME	OBJECTIVE	DESCRIPTION	RESPONSIBLE PARTY	TIMELINES
(iv) Precinct Plan for Integration and Intensification Zone in Uniondale & Urban Design Guidelines	(i) To update the existing urban design guidelines and align their proposals with the outcomes of the heritage inventory as well as the spatial proposals contained in this spatial development plan (ii) To address integration and intensification between the grid layout of the old town and newer layouts of Lyonville. (iii) To plan for non-motorised transport (pedestrians). (iv) To consider heritage features within densification zone.	Align the guidelines with the outcome of the Heritage Resource Inventory Align the guideline with the outcomes of this spatial development plan	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. Heritage Western Cape Western Cape Provincial Government 	8Months
(v) Voortrekker Road (West) Gateway Precinct Plan	(v) Facilitate development intensification and integration of Uniondale within the area of the settlement bordered by the Poort Road (Queen Street), Rose Street, Robert Street, Grey Street, the old Market, Le Roux Street, the N9 and St Georges Road. (vi) Enable residential development that will provide a mix of residential typologies and opportunities in both the bonded, retirement and GAP market sector (vii) Enable an effective spatial and urban design transition between the grid layout plan of the older town and the newer urban layouts of Lyonville. (viii) Urban renewal of and around the historic market square. (ix) Undertake feasibility assessments of the proposed residential infill development proposals (Particularly those on the southern boundary of the settlement).. (x) Create a Gateway development at the southern access point (Voortrekker Road and the N9) <ol style="list-style-type: none"> Create an aesthetically pleasing and "road access" efficient gateway development. Maximise the LED opportunities offered by the proximity to the N9 	Prepare a detailed precinct plan for the intensification and redevelopment zone (area of the settlement bordered by the Poort Road (Queen Street), Rose Street, Robert Street, Grey Street, the old Market, Le Roux Street, the N9 and St Georges Road.) with a focus on the following: <ul style="list-style-type: none"> Integration Intensifications of land use Heritage conservation LED opportunities 	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. Heritage Western Cape Western Cape Provincial Government 	12 Months

PROJECT/PROGRAMME	OBJECTIVE	DESCRIPTION	RESPONSIBLE PARTY	TIMELINES
(vi) Human Settlement Land Acquisition	(i) Acquire the necessary land to enable the provision of human settlement expansion to meet future demand. (ii) Pro-active provision and marketing of GAP housing.	Undertake the necessary feasibility studies to determine whether the acquisition of the identified land parcels will enable appropriate human settlement development. <u>The southern human settlement expansion area is to be prioritised.</u> Due delivery of GAP housing is essential to preventing qualifying residents, from relocating to core areas. The actual demand for GAP housing must be determined and stock must be marketed actively.	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. Heritage Western Cape Western Cape Provincial Government 	18 Months
(vii) Uniondale Tourism office	Promote Tourism in Uniondale and surrounds	To investigate the use of the Power Station or alternatively a more visible site at the gateway near the N9 for a Tourism Office.	<ul style="list-style-type: none"> George Municipality and Eden District Municipality. 	

8.2.2 URBAN PROJECTS: HAARLEM

PROJECT/PROGRAMME	OBJECTIVE	DESCRIPTION	RESPONSIBLE PARTY	TIMELINES
(i) Irrigation Water Maintenance	(i) To ensure all residents have access to irrigation water	Undertake the necessary maintenance to the irrigation water system.	<ul style="list-style-type: none"> George Municipality Eden District Municipality Department of Rural Development and Land Reform. Organised agriculture. Department of Agriculture (WC). Commercial agricultural sector. Department of Water Affairs 	6 Months
(ii) Stormwater Management	(i) Effective stormwater management <ul style="list-style-type: none"> a. Reduce the negative impact on the gravel road network b. Minimise damage to property 	Implement the proposed stormwater management measures	<ul style="list-style-type: none"> George Municipality Eden District Municipality Department of Rural Development and Land Reform. Department of 	6 Months

PROJECT/PROGRAMME	OBJECTIVE	DESCRIPTION	RESPONSIBLE PARTY	TIMELINES
			Agriculture (WC). <ul style="list-style-type: none"> Commercial agricultural sector. Department of Water Affairs 	
(iii) Human Settlement Land Acquisition	(iii) Acquire the necessary land to enable the provision of human settlement expansion to meet future demand.	Undertake the necessary feasibility studies to determine whether the acquisition of the identified land parcels (Farm 465) will enable appropriate human settlement development.	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. Western Cape Provincial Government 	18 Months
(iv) Cemetery Expansion	(iv) To identify the appropriate site for a new cemetery (v) To access the necessary land (vi) To obtain the necessary authorisations for a new cemetery	Undertake a feasibility study to identify the appropriate site for the establishment of a cemetery. Confirm that the identified cemetery expansion areas are the most appropriate. If not alternative sites need to be sought. Ensure that the natural springs to the north of the settlement are not negatively impacted on by the proposed cemetery expansion. To undertake the necessary actions to secure/access the identified land parcel To obtain the necessary authorisations (Waste Authorisation, Land use Planning Approval etc.)	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. Department of Agriculture (WC). Department of Public Works Western Cape Provincial Government 	18 Months
(v) Sports field	(i) Secure the land to enable the development of an additional sports field	Undertake the necessary actions to acquire Erven 348 and 360. To obtain the necessary authorisations (Waste Authorisation, Land use Planning Approval etc.)	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. Department of Agriculture (WC). Department of Public Works Western Cape Provincial Government 	6 Months
(vi) Heritage Inventory and land use guidelines for Haarlem	(i) To meet the requirements of Section 30(5) of the National Heritage Resources Act, 1999 (Act 25 of 1999) (ii) Establish land use planning guidelines	Undertake the preparation of a comprehensive heritage inventory in terms of Section 30(5) of the National Heritage Resources Act, 1999 (Act 25 of 1999)	<ul style="list-style-type: none"> George Municipality Department of Rural Development and Land Reform. 	12 Months

PROJECT/PROGRAMME	OBJECTIVE	DESCRIPTION	RESPONSIBLE PARTY	TIMELINES
	to ensure that this resource is protected.	Formulate land use planning guidelines that will enable the protection of the heritage resource and integrate these into the George Integrated Zoning Scheme Regulations	<ul style="list-style-type: none"> Heritage Western Cape Western Cape Provincial Government 	

8.3 RESOURCE MANAGEMENT PROJECTS:

PROJECT/PROGRAMME	OBJECTIVE	DESCRIPTION	RESPONSIBLE PARTY	TIMELINES
(i) Demarcate 1:50 and 1:100 year floodlines in all urban and rural settlements.	(i) To provide clear guidance on appropriate land use and development in flood hazard risk areas. (ii) To inform protected areas and corridors. (iii) To inform detail urban and rural planning at settlement scale.	Fixing of 1:50 and 1:100 year floodlines and GIS mapping thereof for all urban and rural settlements where applicable and where certified floodlines are not in place.	<ul style="list-style-type: none"> George Municipality Eden District Municipality Department of Water Affairs 	12 Months
(ii) Develop urban agriculture within rural and urban settlements.	(i) Improve food security. (ii) Supplement household “food basket”. (iii) Create a food surplus for sale as well as to stimulate LED development (e.g. processing and marketing). (iv) Facilitate nutritional education, health initiatives and behavioural changes. (v) Foster partnerships (land owners/growers/consumers) to realise “green objectives”.	(i) Facilitate and establish urban gardens and agri-parks within backyards, on community facility sites (e.g. schools, clinics, police stations) and within open spaces. (ii) Facilitate community-based markets for food product sales, together with local crafts.	<ul style="list-style-type: none"> George Municipality Eden District Municipality Department of Rural Development and Land Reform NGO’s Western Cape Provincial Government 	12 - 36 Months

Annexure A: George Wards 24 and 25 Spatial Development Plan Record of Public Participation.

The information below records the public participation process.

Public Notice:

A Notice setting out the background to the project as well as the request for comment or input for all interested parties was placed in public places and on municipal notice boards within the study area. See Attachment 1.

Notices were placed in the George Herald on 15 January 2015 and in Die Burger on 16 January 2015. See Attachment 2

The closing day for comment was set as 20 February 2015.

E-mail Notification

E-mail notification was issued to all Interested and Affected Parties. Refer to Attachment 3 and 4.

Draft Document Availability

An electronic version of the document was made available on both the Setplan and George Municipality Websites. Hardcopies of the document were made available to the Area Manager in Uniondale for distribution to the Ward Councillors. Hardcopies of the document were also made available for public viewing at the following venues:

- Uniondale Library,
- Haarlem Library,
- George Library, and
- George Municipal Offices (5th floor, Civic Centre)

Open Days

Open Days were held, where the proposals contained in the Draft document were displayed and residents were afforded the opportunity to discuss or comment thereon. Members of the Project Team, together with representatives of the Municipality were in attendance at both days. The attendance registers for the Open Days are attached Attachment 5.

4 February 2015 - Uniondale Town Hall: 14h00 – 18h00.

5 February 2015- Haarlem Community Hall: 14h00 – 18h00 (The open closed at 19:30).

Record of Comment Received

The comment received as at 18 February 2015 is included in Attachment 6. A brief summary thereof is set out in the Table on the following page:

List of Attachments

Attachment 1: Notice	
Attachment 2: Newspaper Notices	
Attachment 3: Email Notification.....	
Attachment 4: I and AP Register	
Attachment 5: Attendance Register.....	
Attachment 6: Comment Received	

Interested and Affected Party	Comment Received
George Municipality	<ol style="list-style-type: none"> 1. Zoning determination needs to be undertaken and zoning map to be updated accordingly 2. Additional Housing Land 3. Additional agricultural land 4. Division of the Commonage for Agriculture purposes. 5. Additional land for housing outside of Haarlem
J. Louw	
Afsaaal Farm & Guesthouse (Haarlem)	<ol style="list-style-type: none"> 6. If plan is adopted responsibility of Municipal authority to adhere to it. 7. Heritage development plan for Haarlem? 8. Farm land acquisition to west of Haarlem. Caucus about loss of agricultural land , sewerage disposal (next to river) and location in flood plain 9. Environ-Heritage list. Spelling of Markotter. 10. Business rights – subdivision of erven adjacent to road of agricultural erven 11. Land fill question- Uniondale status quo to remain 12. Sewerage disposal – poor building control re: conservancy tanks and existing full toilets. Effluent into groundwater and over surface into river eco system 13. Re 7) above – concerns re. Agricultural becoming high density erven in infill allocations in close proximity to river e.g. erf 108/107/106/472/471/470 proposed gradient concern

14. Current problems with sewage contamination over erf 87/88/89 due to non-existent conservancy tanks and Building control - Building control not a priority in Haarlem.	
Barry John Nugent – Homeowner (Uniondale)	<ol style="list-style-type: none"> 1. The cemetery at the old shooting range will affect my situation seriously 2. An EIA will have to be conducted 3. Proper fencing would be required (bushpigs are living in that area- come and see their holes in my property) 4. I am opposed to the development, but understand the requirement 5. The shooting range is in fact still used fairly regularly especially during the hunting season. Provision should be made to retain a portion of the range (the top end) for this purpose 6. We need an Old Age Home
Uniondale Sport Council	<ol style="list-style-type: none"> 1. Additional sport field to cater for other sport codes - soccer

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041 5851763 (FAX)	
Your Contact Details	
Organization Name:	GEORGE MUNICIPALITY
Your Full Name:	CLINTON DE TEFEN
Your Tel nr:	011 801 9315
Your fax nr:	08605279723
Your e-mail:	clinton@george.org.za
Physical Address:	GEORGE TOWN CENTRE
Postal Address:	PO BOX 19, GEORGE, 6520
Your Comments on the Draft Document:	
<p>For zoning determination needs to be undertaken and accordingly map to be updated accordingly</p> <p>ds</p>	

Attendance Register: Uniondale		Project:		George Municipality Wards 24 & 25 Spatial Development Framework Open Day		Date: 4 February 2015	
Venue:		George Municipality		Name		Signature	
J. Carstens		George Munn		085 609 6721		skm@george.org.za	
3. J. NUGENT		EAC 1996 Home owner		085 609 6721		NUGENT JID@TELKOMSA.NET	
V. MAYNE		Private		012 555 7171		vmayne@redmail.co.za	
V. SORR		George Munn		085 609 6721		skm@george.org.za	

Uniondale Attendance Register

HUABALENA

brendan@setplan.pe.co.za stoan@george.org.za

041 5851763 (Fax) Your Contact Details

Organization Name:

Your Full Name:

Your Tel nr:

Your fax nr:

Your e-mail:

Physical Address:

Postal Address:

Your Comments on the Draft Document:

Hiemee verligat ek om mnr betruising
graad te verkry in die toekoms reeds die
bevestigingsgraad mnr in Hauben, selfs uit-
breiding grond vir toekoms gebruik. Ek wil
toesegging vir agtergrond in die toekoms
self die agtergrond in die toekoms
vir bevestiging. Agtergrond in die toekoms
vir bevestiging.

Form 0849129516

HUABALENA

brendan@setplan.pe.co.za stoan@george.org.za

041 5851763 (Fax) Your Contact Details

Organization Name:

Your Full Name:

Your Tel nr:

Your fax nr:

Your e-mail:

Physical Address:

Postal Address:

Your Comments on the Draft Document:

- 1) If plan is adopted, responsibility of Municipal authority to
allow to.
- 2) Heritage development plan for Hauben 3.
- 3) Your land acquisition to west of Hauben concerns about
loss of agricultural land, sewage disposal (road to river)
and also location in flood plain.
- 4) Curator Heritage last 11/11/08 → Mark Otter.
- 5) Business rights - subdivision of portion adjacent to
road of agricultural even.
- 6) Land fill question → should be water quo to
remain.
- 7) Sewage disposal - proper building without or emergency
lands and creating full toilets. (Sewage also groundwater)
and over surface water size eco system.
- 8) Re 7) above. Concerns re agricultural though density
even in mixed locations in close proximity to
river eg 108/107/106/105/104/103/102/101/100. Proposed
gradient is concern.
- 9) Current problems with sewage contamination over est.
87/88/89 due to non consistent conservation lands and
Building control not a priority in Hauben.

UNIONDALE

Your Contact Details

Organization Name:	Home owner
Your Full Name:	BARRY JOHN NUGENT
Your Tel nr:	044 752 1309
Your fax nr:	" " "
Your e-mail:	NUGENTBT@TELKOMSA.NET
Physical Address:	ERF 1996
Postal Address:	P O Box 17, UNIONDALE, 6600

Your Comments on the Draft Document:

1. THE CEMETARY AT THE OLD SHOOTING RANGE WILL EFFECT MY SITUATION MORE SERIOUSLY.
2. AN EIA WILL HAVE TO BE CONDUCTED.
3. PROPER FENCING WOULD BE REQUIRED (BUSHPIES ARE EXISTING IN THE AREA - COME AND SEE THEIR HOLES ON MY PROPERTY).
4. I AM OPPOSED TO THE DEVELOPMENT BUT UNDER STAND THE REQUIREMENT.
5. THE SHOOTING RANGE IS IN FACT STILL USED FAIRLY REGULARLY ESPECIALLY DURING THE HUNTING SEASON. PROVISION SHOULD BE MADE TO RETAIN A PORTION OF THE RANGE (THE TOP END) FOR THIS PURPOSE.
6. WE NEED AN OLD AGE HOME!

UNIONDALE

brendan@setplaupe.co.za stiaan@george.org.za

Your Contact Details

Organization Name:	Uniondale Sport Council
Your Full Name:	Markusson Tjebbe
Your Tel nr:	044 752 1004
Your fax nr:	044 752 1361
Your e-mail:	Markusson.tjebbe@gmail.com
Physical Address:	
Postal Address:	

Your Comments on the Draft Document:

Additional Sport field to create new club sport club house.