

# LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR

# PACALTS DORP

# 2015



This Local Spatial Development Framework applies to the **PACALTS DORP AREA AND INCLUDES THE RURAL AREA OF HANS-MOES-KRAAL** 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 and replaces all preceding documents applicable to this area.

The plan aims to transform Pacaltsdorp from a dormitory town to a node that is thriving and economically vibrant by increasing thresholds through encouraging densification and capitalising on the wealth of its historic and natural assets. A special investment node has been identified to facilitate the establishment of a new catalyst for growth in the George economy thereby promoting integration with the Greater George and promoting access to the pristine coastal areas.



## CONTENTS

<b>SECTION A: BACKGROUND</b>	<b>6</b>
<b>1. GEORGE SPATIAL DEVELOPMENT FRAMEWORK</b>	<b>6</b>
1.1 Introduction	6
1.2 George SDF: Spatial Planning: Vision and Mission	7
1.3 Spatial Planning Strategies	7
<b>2. SPATIAL PLANNING STRATEGIES</b>	<b>8</b>
2.1 Spatial Development Objective 1: Restructuring and Integrating the Dysfunctional urban fabric	8
2.2 Spatial Development Objective 2: Strengthening the economic vitality	11
2.3 Spatial Development Objective 3: Creating quality living environments	13
2.4 Spatial Development Objective 4: Safeguarding the environmental integrity and assets	16
2.5 Spatial Development Objective 5: Enhance the rural character and livelihood	16
<b>3. CONCLUSION</b>	<b>16</b>
<b>SECTION B: PACALTS DORP IN CONTEXT</b>	<b>17</b>
<b>4. PACALTS DORP IN CONTEXT</b>	<b>17</b>
4.1 Study Area	17
4.2 Development context	17
<b>SECTION C: OVERVIEW OF STUDY AREA</b>	<b>21</b>
<b>5. OBJECTIVES OF THE PACALTS DORP / HANS-MOES-KRAAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK</b>	<b>21</b>
<b>6. METODOLOGY</b>	<b>21</b>

<b>7. OVERVIEW OF STUDY AREA</b>	<b>2</b>
7.1 Introduction	23
7.2 Bio-physical environment	23
7.2.1 Topography	23
7.2.2 Soils	24
7.2.3 Vegetation	26
7.3 Demographic trends	27
7.4 Socio-economic trends and characteristics	28
7.5 Infrastructure	28
7.5.1 Water	29
7.5.2 Sewerage	29
7.5.3 Electricity	29
7.5.4 Roads and traffic	29
7.5.5 Storm water management	31
7.6 Land use	31
7.6.1 Built-up area	31
7.6.2 Rural area	32
7.7 Summary of overview	32
<b>SECTION D: DEVELOPMENT PERSPECTIVE</b>	<b>34</b>
<b>8. DEVELOPMENT PERSPECTIVE</b>	<b>34</b>
8.1 Introduction	34
8.2 Development challenges and approach	34
8.3 Development analysis	35
8.4 Development needs and opportunities specific to the Study Area	35
8.5 Desired spatial form	37

6.5.1 Introduction	37
6.5.2 Urban form	37
6.5.3 Expansion	37
6.5.4 Spatial reconstruction	39
<b>SECTION E: SPATIAL PROPOSALS</b>	40
<b>9. SPATIAL PROPOSALS</b>	40
9.1 Introduction	40
9.2 Urban edge	40
9.3 Pacaltsdorp CBD	41
9.3.1 Development context	41
9.3.2 Desired land uses in the Pacaltsdorp CBD	44
9.3.3 Development parameters	44
9.3.4 Undesirable land uses	44
9.4 Densification in existing built-up area	45
9.5 Expansion areas	47
9.5.1 Subsidized housing	47
9.5.2 Informal settlements	48
9.5.3 Conventional urban expansion	48
9.6 Community facilities	50
9.6.1 Education	50
9.6.2 Cemetery	51
9.6.3 Sporting facility	51
9.6.4 Retirement villages	51
9.7 Special investment area	52
9.8 Rural development	53
9.9 Resorts	53
9.10 Rural occupation	53



9.11 Roads	54
9.11.1 Southern Arterial	55
9.11.2 Rand Street Extension	55
9.11.3 Thembaletu Road Link	55
9.11.4 Clinic Street	55
9.11.5 Syferfontein access road (Olympic Street)	56
9.11.6 Beach / Hibiscus Link Road	56
9.11.7 Pedestrian Bridge over N2 National Road	56
9.11.8 Blok Plans in CBD	56
9.12 Areas where strategic intervention and / or priority spending is required	57
9.12.1 Pacaltsdorp	57
9.12.2 Informal settlements	57
9.12.3 Historical and cultural heritage	57
9.12.4 Architectural guidance	58
9.12.5 Subsidized housing	58
9.12.6 Developers contribution	58
9.12.7 Infill and redevelopment proposals	59
9.12.8 Gwaing River Mouth	59
9.12.9 Greening initiatives	60
<b>10. PACALTSDORP / HANS-MOES-KRAAL LOCAL SPATIAL DEVELOPMENT     FRAMEWORK</b>	<b>60</b>
<b>SECTION G: CONCLUSION AND IMPLEMENTATION</b>	<b>61</b>
<b>11. IMPLEMENTATION</b>	<b>61</b>
<b>12. CONCLUSION</b>	<b>63</b>

## PLANS

- Plan 1:** George Existing Spatial Structure
- Plan 2:** Study Area
- Plan 3:** Extract of the Pacaltsdorp Urban Structure Plan (1992)
- Plan 4:** Agricultural soil potential
- Plan 5 (a):** George 2006
- Plan 5 (b):** George 2020
- Plan 6 (a):** Pacaltsdorp 2006
- Plan 6 (b):** Pacaltsdorp 2020
- Plan 7:** Proposed Pacaltsdorp CBD

## TABLES

- Table A:** Vegetation classification
- Table B:** Residential densities in Pacaltsdorp
- Table C:** Densification opportunities in the Pacaltsdorp CBD
- Table D:** IDP projects
- Table E:** Community needs Ward 14
- Table F:** Community needs Ward 16

## ANNEXURES

- Annexure "A":** Pacaltsdorp Urban Edge
- Annexure "B":** Study Area
- Annexure "C":** Agricultural soil potential
- Annexure "D":** Bus routes in Pacaltsdorp
- Annexure "E":** Proposed development phases for the study area
- Annexure "F":** Pacaltsdorp / Hans-Moes-Kraal Local Spatial Development Framework (CBD)
- Annexure "G":** Identified Projects
- Annexure "H":** Pacaltsdorp / Hans-Moes-Kraal Local Spatial Development Framework
- Annexure "I":** Public participation process

## BIBLIOGRAPHY

- Pacaltsdorp / Hans-Moes-Kraal Local Structure Plan May 2009, Setplan
- George Spatial Development Framework, May 2013
- Western Cape George Spatial Development Framework (WC PSDF), March 2014
- Draft Landscape Characterisation & Visual Resource Management Analysis, 2009
- George Integrated Development Plan 2015 / 2016
- George Roads Master Plan

## SECTION A: BACKGROUND

### 1. GEORGE SPATIAL DEVELOPMENT FRAMEWORK

#### 1.1 Introduction

As the regional service centre of the Southern Cape and Klein Karoo, George is ranked second to Cape Town on the Western Cape list of rankings of “Development Potential Index”. Despite this potential, the George Municipal Area is faced with serious challenges:

- **Economic:** George has not escaped the ravages of the current global economic recession. Unemployment is entrenched, poverty pervasive, and the future of existing business is under threat. The challenge is to re-instil 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 the services and facilities of city living. It also needs to ensure that those living outside George, in villages or on farms, also have access to 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 undoing the spatial legacy that apartheid left on the towns, villages and farms in the George Municipal Area, and providing 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, that climate change is taken seriously, and the Municipality’s towns and rural areas are developed sustainably. Whilst the Municipality’s natural assets and productive rural landscapes need to be safeguarded, they also need to be opened up to all – particularly those denied access in the Apartheid era.

The George Spatial Development Framework (George SDF) dated May 2013 is the spatial manifestation of the municipal development agenda to address the abovementioned challenges. This spatial perspective of George provides the development context for the George SDF and as

such for any Local Spatial Development Framework which is to be prepared as a extension of the George SDF.

## 1.2 George SDF: Spatial Planning Vision and Mission

The Spatial Planning Vision and Mission to guide the George SDF are the following:

➤ Spatial Planning Vision:

***“Develop George as a Destination of Opportunity”***

➤ Spatial Planning Mission:

***“Facilitate a sustainable and quality living environment which will:***

- ***Support Economic growth & vitality***
- ***Contribute to Social upliftment and wellbeing***
- ***Protect the environmental integrity”***

In order to achieve the mentioned vision and mission the George SDF identified 5 development strategies that the municipality intend pursuing.

## 1.3 Spatial Development Strategies

The 5 Spatial Strategies the George Municipality intend pursuing are as follows:

- Restructuring and integrating the Dysfunctional Urban fabric, together with a public transport system and Urban Renewal interventions.
- Strengthening the Economic Vitality by enhancing the Regional and Local Space Economy, Strategic Developments to Diversify and Strengthen the Economy, Consolidating and reinforcing nodes of economic activity, and Infrastructure Services Provision.
- Creating Quality Living Environments through Sustainable Urban Growth Management, managing a hierarchy of City Activity Nodes, the use of Strategic vacant land to take up new development demand, the densification of Urban Areas, and the provision of Housing & Public Facilities.



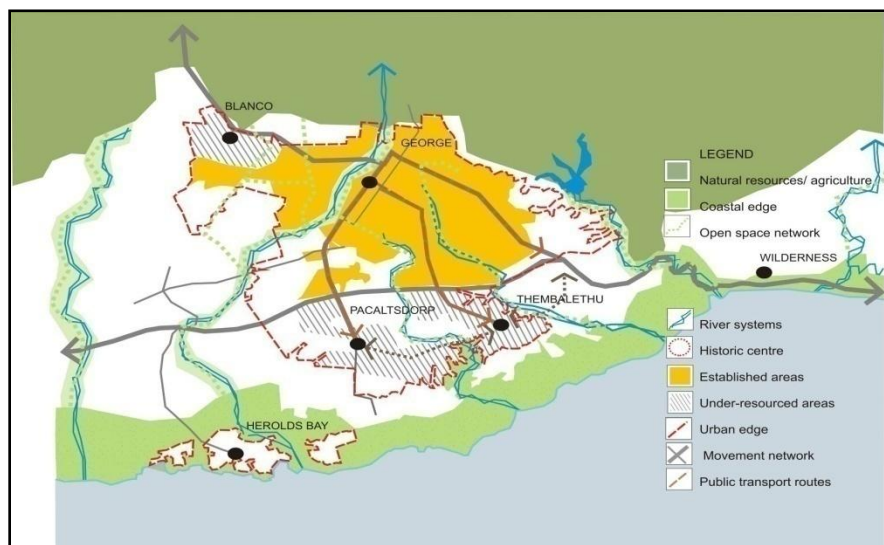
- Safeguarding the Environmental Integrity and Assets by establishing a city-wide open space system and environmental corridors, maintaining the functionality of Critical Biodiversity Areas, applying the principles of the Spatial Planning Categories, mitigating against impacts of Climate Change, managing Visual landscapes and corridors as well as Heritage resources.
- Enhance the Rural Character and Livelihood by protecting the Productive Landscape, managing the Subdivision of Land and by enhancing the Rural Livelihood and promoting integrated rural development.

These Spatial Strategies formed the basis of the George SDF and will as such also form the basis of any Local Spatial Development Framework to be prepared. The relevance of the strategies on the Pacaltsdorp / Hans-Moes-Kraal Local Spatial Development Framework (Pacaltsdorp LSDF) will be summarized in the following paragraphs.

## 2. SPATIAL DEVELOPMENT STRATEGIES

### 2.1 Spatial Development Objective 1: Restructuring and Integrating the Dysfunctional Urban fabric

George currently comprises disparate urban areas, as shown in **Plan 1: George Existing Spatial Structure**, with various challenges attached thereto. These challenges are discussed in detail in the George SDF.



**Plan 1: George Existing Spatial Structure**

To address these challenges and develop George into a fully-fledged integrated city, the Municipality are pursuing the following spatial development strategies:

➤ **Urban Restructuring and Integration**

Various strategies are identified and mentioned in the George SDF which are relevant to Pacaltsdorp and Hans-Moes-Kraal and should as such be addressed in the Pacaltsdorp LSDF. The strategies relevant to the area are as follows:

- Develop the vacant Hand Moes Kraal coastal properties into an economic opportunity node to reposition the segregated and dormant poor neighbourhoods into the larger space economy of George, see Map 3: New Special Investment Node in the George SDF dated May 2013.
- Support the development of the George open space system through maintaining the integrity of existing elements of the system and actively seek to link various elements into a continuous green web.
- Support the use of underutilised land in proximity to the intersections off the N2 and along the routes linking Pacaltsdorp and Thembaletu to the existing CBD for more intensive mixed-use development.
- Support increased densities in specifically the George CBD, secondary nodes, and along the key public transport routes that link them.
- Support development which emphasises public transport as opposed to private car use.
- Support the establishment of intense economic activities and social facilities along continuous routes which integrates the different parts of George.
- Resist the provision of further regional road infrastructure which could assist in urban sprawl or further reduce access to recreational opportunity.
- Resist gated developments / estates in scale and location that inhibits a feeling of openness and sterilise living environments.
- Ensure social equality with access to opportunities and social infrastructure.

➤ **Introduce city-wide public transport and non-motorised transport networks**

To make the benefits of city living accessible to all, especially the poor, the Municipality is rolling-out a mobility strategy with the assistance of the Provincial Government. It gives priority to the establishment of a bus-based public transport network along activity routes linking the nodes listed.

The principal routes linking the different nodal centres which will be upgraded to form the city's public transport network are: York Street, Courtney Street, Nelson Mandela Boulevard (formerly known as Sandkraal Road), and Beach Road. In order to assist in the sustainability of public transport, higher densities and a mix of land uses will be promoted along the principal public transport routes. Principal public transport routes, together with the city-wide open space system form the basis of a system of non-motorised transport network.

Pacaltsdorp is listed as a secondary activity node and this strategy should thus also be implemented in the Pacaltsdorp LSDF.

➤ **Renew and upgrade degraded urban areas and dysfunctional human settlements**

The George SDF contains the following extract regarding Pacaltsdorp, which should as such be addressed in the Pacaltsdorp LSDF:

*“Pacaltsdorp developed as an independent settlement, distinct from George. Albeit part of the greater George urban area today, the area remains predominantly residential in nature.*

*The restructuring agenda for Pacaltsdorp is similar to that pursued for Thembaletu. Specifically:*

- *Limited expansion up to the urban edge of Pacaltsdorp, but in the long term spatial growth will be directed towards the Gwaing River and coast in accordance with the phasing set-out in the Pacaltsdorp/Hans-Moes-Kraal Local Structure Plan.*
- *Active support for the development of the Pacaltsdorp commercial centre as an activity centre and node. Significant opportunity exists for infill development and higher density development (approximately 70 ha of land is available and densities as high as 80 units/ ha are envisaged).*
- *Significant new housing opportunity for a range of income groups on the strategically located Erf 325 and Syferfontein sites.*
- *Greater attention to the provision of community facilities in association with upgrading and housing delivery projects. The development of Beach Road as a corridor route and development of a “CBD” alongside the road.*
- *Protection of public access to the Gwaing river mouth.*
- *Possible location of “special attractions”, including science and technology enterprises, and allied research and training facilities, on the Hans-Moes-Kraal coast. This possibility is currently the subject of a precinct level study.*

*Detailed directives for the development and management of Pacaltsdorp are contained in the Draft Pacaltsdorp/Hans-Moes-Kraal Local Structure Plan (Spatial Development Plan), February 2009.”*

Note - This spatial development framework replaces the Draft Pacaltsdorp / Hans-Moes-Kraal Local Structure Plan dated May 2009.

## **2.2 Spatial Development Objective 2: Strengthening the economic vitality**

According to the George SDF the George Municipal Area has not escaped the ravages of the past global economic recession. Unemployment is entrenched, poverty pervasive, and the future of existing business is under threat. The challenge is to re-instil investor and consumer confidence by improving service delivery and creating an environment conducive to investment.

The following general policy guidelines which are relevant to the Pacaltsdorp LSDF are proposed:

- 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.

To address the abovementioned challenges the George Municipality are pursuing the following spatial development strategies:

### **➤ Enhance the Regional and Local Space Economy**

George Municipality forms part of the Southern Cape and Klein Karoo regions. Whilst a strategy for the development and management of the regional space economy is beyond the scope of George Municipality’s SDF and as such the Pacaltsdorp LSDF, it is important to align the individual strategies of key towns in the region.

The Pacaltsdorp LSDF should as such align with the following strategy as identified in the George SDF:



- *Maintaining and expanding services which serve in the needs of the region (e.g. the higher order industrial services and educational facilities role of George).* Hans-Moes-Kraal precinct has been identified as an area to open-up opportunities for diversifying the local economy into the research and educational sectors. These sectors will serve the broader region and contribute to the economy of the region.

#### ➤ Strategic Developments to Diversify and Strengthen the Economy

In terms of this strategy the George Municipality has identified the following sectoral opportunities to diversify and strengthen the local economy:

- Attracting science and technology enterprises, and allied research and training facilities.
- Extending the range of sport, recreation and cultural facilities offered in the greater George area.
- Establishing George as a national conference centre with associated accommodation.

The Hansmoes Science and Technology Precinct has been earmarked to attract the science and technology enterprises and allied research and training facilities. This precinct has the vocational attributes to become a “high-tech” hub accommodating science, technology, research, training and related enterprises. The Municipality has initiated a precinct level planning study to investigate appropriate means of unlocking this special investment node’s potential. This study has been completed and is known as the Draft Hansmoes Science and Technology Precinct Plan dated 2012. Cognisance must thus be taken of this special investment precinct planning study in the Pacaltsdorp LSDF.

Where a business and environmental case can be made for opening-up this precinct for development, the Municipality will set in motion processes to amend the urban edge and grant the required land use rights. In addition the necessary public infrastructure and facilities will be provided.

#### ➤ Consolidate and reinforce nodes of economic activity

The roles of the existing and proposed nodes of economic activity in the greater George urban areas are outlined and discussed in the George SDF. According to the George SDF a network of mixed use nodal centres accessible to surrounding communities are being developed at strategic locations in the George urban area, within which higher order facilities and business activities are

concentrated. Pacaltsdorp is identified as a second order business node containing a mix of residential, commercial and public facilities. The Pacaltsdorp LSDF must give manifestation to this objective and to the strengthening of this secondary node.

### 2.3 Spatial Development Objective 3: Creating quality living environments

The main challenge of George is to manage the development and growth of the urban and rural living environments to ensure ongoing sustainability and affordability whilst providing in the needs of the communities. Five strategies have been identified to manage the development and growth of the urban and rural living environments. The relevance of these strategies to the Pacaltsdorp LSDF will be highlighted in the following paragraphs.

#### ➤ Sustainable Urban Growth Management

One of the Municipality's approaches to manage the direction and form of future urban growth in George is based on the approach to maintain a clear urban edge around all settlements – large and small – in the George Municipal Area.

Recent studies indicated that there are numerous erven available for future residential development in George - at various stages of approvals and development - and at this stage there is no need to identify new land for development outside the urban boundary of George. A relatively conservative urban edge has as such been determined around George. At this stage improving George does not require making it spatially bigger, but rather using existing urban areas better.

To this affect it is recommended in the George SDF that the Municipality is to maintain the present environmental, rural and settlement character of Pacaltsdorp. To this end it will maintain a "tight" urban edge around the existing developed Pacaltsdorp.

At this stage improving George does not require making it spatially bigger, but rather using existing urban areas better. When available land inside the urban edge has been developed, George's long term spatial growth direction, beyond the current urban edge, is to the south-west of Pacaltsdorp up to the Gwaing River and Coast. The urban edge applicable to Pacaltsdorp is indicated on the plan which is attached hereto as **Annexure "A": Pacaltsdorp Urban Edge**.

### ➤ City Activity Nodes Hierarchy

In line with national and provincial policy, the Municipality is directing public and private fixed investment to existing settlements that have economic development potential. In this way, the impact of public and private investment is maximised, the majority of residents benefit, and the Municipality's natural and productive landscapes are protected.

To this end the Municipality is developing and managing human settlements in the George Municipal Area in accordance with their functional role. The George SDF identifies the functional role of the Greater George (incl. Pacaltsdorp) as a *“Significant regional commercial, service and administrative centre, industrial node, transport and logistics hub: an emerging “regional” city with well-integrated residential and higher order activity centres.”*

Pacaltsdorp forms an integral part of George and serves mainly as a residential area for George. Pacaltsdorp is furthermore characterized by low order commercial and public facilities which are mainly directed on the local residents. It is foreseen that Pacaltsdorp will maintain this character in the near future. The Pacaltsdorp area will thus continue to play an important role in enhancing the economic development potential of George. The Pacaltsdorp LSDF should portrait this role.

### ➤ Strategic vacant land to take up new development demand

According to the George SDF strategic land parcels inside the urban edge that are suitable for future development should be identified in all Local Spatial Development Frameworks that is to be prepared. In developing these economic opportunities it is the intention not to replicate Apartheid “segregated” spatial patterns, but to promote socially integrative and sustainable city development.

Various large portions of vacant land which is either publically or privately owned exist in the study area. The developmental potential of these portions of land is discussed in detail in **Section E** of this document. These land portions have the potential to be developed in such a way that it will contribute towards the achievement of this strategy.

### ➤ Densification of Urban Areas

To reduce land consumption, deliver services and facilities to households more cost effectively, and to establish the thresholds for viable public transport systems - national and provincial government have set municipalities the target of increasing the density of urban areas. The George SDF identifies opportunities to increase densities in the greater George urban area and in larger

settlements surrounding George, without compromising the character of these areas. In terms of the George SDF the following densification is proposed for Pacaltsdorp:

Pacaltsdorp	➤ Densities as high as 80 units/ha at the commercial centre.
-------------	--

The densification of Pacaltsdorp is addressed in paragraph 9.4 in **Section E** of this document.

#### ➤ Housing and Public facilities

George has a huge backlog in the provision of subsidy housing, as well as a high demand for entry level “Gap” housing opportunities. All the communities also do not have equal access to social infrastructure. To address these issues the principles listed below should according to the George SDF be promoted. These are especially relevant to Pacaltsdorp as vast portions of municipal owned land are located in the study area.

- Actively support the reservation and protection of municipally owned land as an asset to assist in:
  - Funding for infrastructure and public facilities associated with the municipal housing project pipeline.
  - Achieving social integration and living opportunities closer to existing facilities and/ or amenity.
  - Identify land specifically for subsidy housing projects (See Map 8: Subsidy Housing in the George SDF dated May 2013).
- Actively support inclusionary housing projects within the urban edge of all settlements in the municipal area.
- Actively support the development of GAP housing in the George CBD and other nodes identified as well as along the public transport routes which connects them.
- Rationalise the provision of facilities in line with the findings and recommendations of the social infrastructure study.
- Ensure that new large scale human settlement development includes the full range of public facilities required by local communities.
- As far as possible locate public facilities in association with major nodes and public transport routes.



The Pacaltsdorp LSDF should address any housing backlog that may exist by identifying suitable land for housing opportunities within its study area.

#### **2.4 Spatial Development Objective 4: Safeguarding the environmental integrity and assets**

According to the George SDF the rich and varied natural capital of the George Municipal Area remains a sensitive and vulnerable environment. The George SDF states that the challenge is to ensure the on-going functioning of eco-system services, that climate change is taken seriously, and the Municipality's towns and rural areas are developed sustainable. This necessitates protection and strengthening of the biodiversity network, and cultural and scenic landscapes, aspects which should also be addressed in any Local Spatial Development Framework and as such also in the Pacaltsdorp LSDF.

#### **2.5 Spatial Development Objective 5: Enhance the rural character and livelihood**

This strategy focuses on maintaining ecologically functional and economically productive rural landscapes. It is the intention of the strategy to safeguard the Municipality's farming and forestry areas as productive landscapes, equal in value to urban land. No such area exists within the study area and the strategy is thus not relevant.

### **3. CONCLUSION**

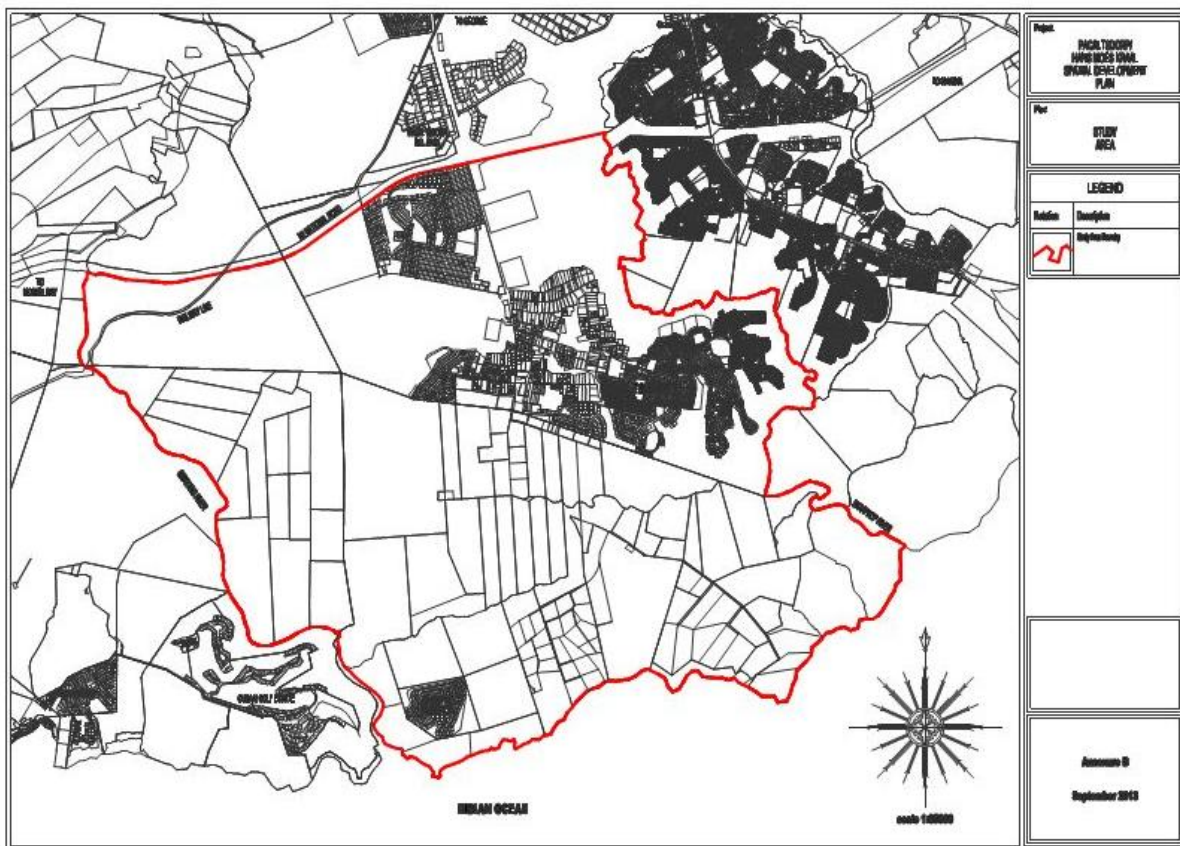
The George SDF gives spatial expression to George Municipality's service delivery and development agenda and clarifies and directs development and management activities in the Municipality's urban and rural areas. The George Municipal SDF also aligns with key concerns and themes contained in higher level policy frameworks, including the National Spatial Development Perspective, the PSDf, and the Eden District Municipality SDF. As the Pacaltsdorp LSDF forms an integral part of the George SDF and can be regarded as an extension thereof it should take cognisance of and comply with the strategies and directives contained in the George SDF.

## SECTION B: PACALTSDORP IN CONTEXT

### 4. PACALTSDORP IN CONTEXT

#### 4.1 Study Area

The planning domain for the Pacaltsdorp LSDF incorporates the areas known as Pacaltsdorp and Hans-Moes-Kraal and stretches from the N2 National Road in the north, the Indian Ocean in the south and the Gwaing River in the west to the Skaapkop River to the east. The study area is indicated on **Plan 2: Study Area**. The plan is also attached hereto as **Annexure “B”: Study Area**.



Plan 2: Study area

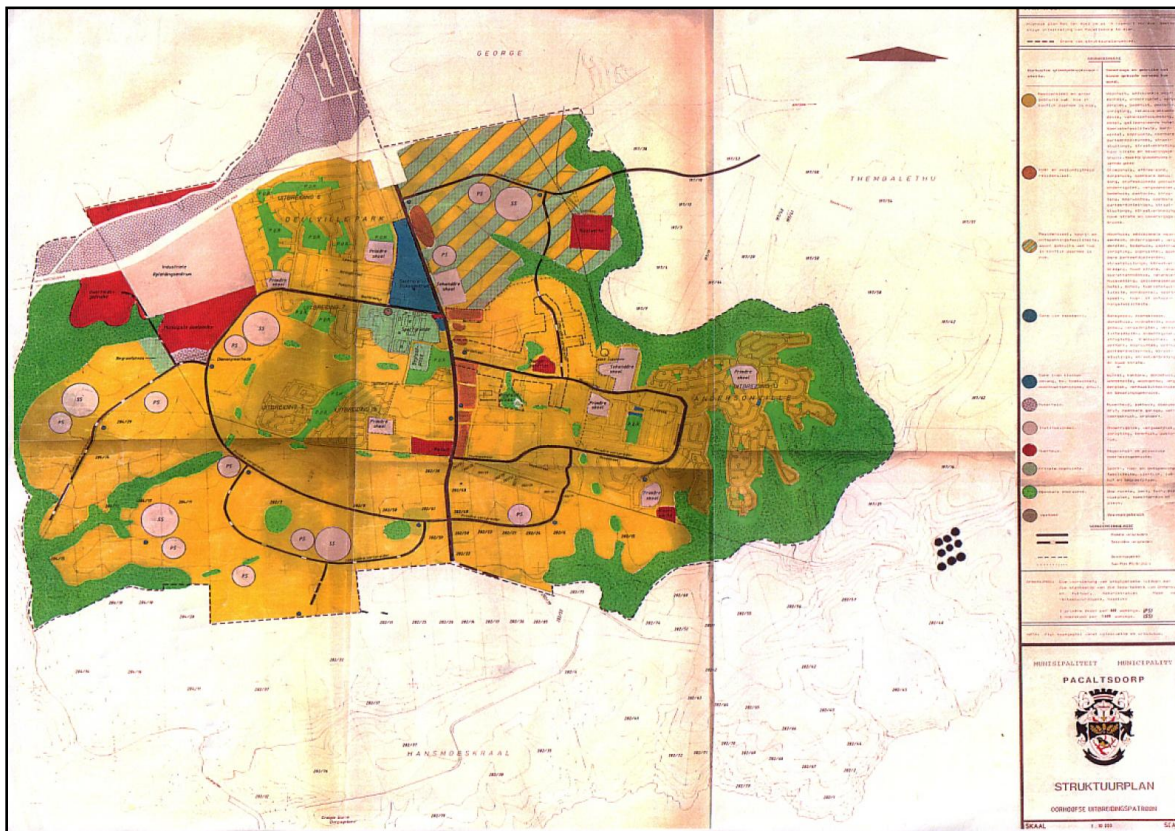
#### 4.2 Development context

Although Pacaltsdorp started as an independent town with its own administration for many years, it has subsequently been incorporated within the greater George. Not only does it form part of the

administrative area of the George Municipality, but Pacaltsdorp has also been integrated with the economy and social structure of the George urban area.

Unfortunately Pacaltsdorp has not grown to its potential as much needed development and business opportunities had focussed largely on the main town of George over the years. When the Pacaltsdorp Structure Plan was approved in 1992 it was stated that Pacaltsdorp serves mainly as a dormitory town for George with very little real opportunities being exploited in Pacaltsdorp itself. The Pacaltsdorp CBD and residential areas to the south did not develop as a result Pacaltsdorp residents were still travelling to George for these services.

The structure plan made provision for both industrial developments north of the N2 National Road as well as a CBD in Pacaltsdorp. Today, 20 years later, the original Pacaltsdorp Industrial area is almost fully developed and the George Municipality has already approved extensions thereto. Although the Pacaltsdorp residents benefited from this development in the form of employment opportunities, it did not impact in any way on the urban fabric of the town of Pacaltsdorp itself. The CBD indicated on the 1992 structure plan is still largely undeveloped.



**Plan 3: Extract of the Pacaltsdorp Urban Structure Plan (1992)**

The 1992 document also states that the town of George has limited space for growth and that opportunities in Pacaltsdorp will play a large role in the future growth of the greater George. This prediction was realised up to the start of the recession in 2009 with many development proposals being submitted in and around Pacaltsdorp. The type of development that was proposed was not natural extensions of Pacaltsdorp, but overflow development in the upper markets. The limited space at that stage for development in the rest of George was forcing developers to look at Pacaltsdorp as an area for investment also in the high income groups.

Developments along the coast such as the Oubaai Golf Estate and the Le Grande Golf Estate have also played a major role in the interest that was shown in Pacaltsdorp until 2009. The interest shown in the study area could at that stage be categorised into three main categories:

**Upgrading and Infill** – There were a number of proposals looking to redevelop existing portions of Pacaltsdorp. These included high density group and townhouse proposals, blocks of flats and even business development (mainly along Beach Road). These opportunities were mainly focussed in Oudorp and were aimed at entry market residential opportunities. This trend has however resulted in a number of issues being raised that required careful consideration. Aspects such as the historical and cultural heritage resources present in Oudorp and the appropriate densities for the area needed urgent direction.

**Coastal Development** – The Hans-Moes-Kraal coastline has for many years not drawn any interest from developers. During the period 2006 to 2009 this area has risen dramatically in value and many developers bought land in this area for its potential for high end residential and tourism development. A number of development applications were submitted for this area during this period. Although none of these developments have materialized the Pacaltsdorp LSDF should provide strategic direction in this area. A portion of this area has also been identified in the George SDF as the Hans-Moes-Kraal Precinct which is earmarked to attract the science and technology enterprises and allied research and training facilities. According to the George SDF the Hans-Moes-Kraal Precinct has the vocational attributes to become a “high-tech” hub accommodating science, technology, research, training and related enterprises. The Municipality has initiated a precinct level planning study to investigate appropriate means of unlocking this special investment node’s potential. This study has recently been completed and is known as the Draft Hansmoes Science and Technology Precinct Plan dated 2012. Cognisance must thus be taken of this special investment precinct planning study in the Pacaltsdorp LSDF.



**Integration Proposals** – These are exciting projects as they aim to bridge the gap between the Pacaltsdorp upgrading and infill efforts and the coastal developments. The area between Pacaltsdorp and the coast is targeted for this type of development and some developers have already purchased very large tracts of land in this area. This also brings interesting issues to the table as the area is very large and these integration efforts, although it should be encouraged and commended, should be planned carefully, specifically with respect to phasing. The handling of the urban edge in this area will be very important.

Pacaltsdorp has however not escaped the ravages of the past global recession and is also currently experiencing the result of this by relatively high levels of unemployment, reduced property prices and limited business growth. Because of the tight urban edge around George and the huge amounts of vacant developable land in Pacaltsdorp, publicly as well as privately owned, it is however foreseen that Pacaltsdorp will in future once again become an important growth area within the greater George development area. There will thus once again be opportunities that should be exploited to the benefit of the community of Pacaltsdorp and the greater George. This aspect has been taken into account in the preparation of the Pacaltsdorp LSDF.

It is furthermore also important to recognise the historical and cultural resources in this area and to ensure that these are not only protected but developed and restored so that future generations can access these important places.

Finally, it should be considered what the impact of development is on the community in the immediate surroundings. The positioning of the CBD in Pacaltsdorp in particular should be considered carefully as this would have a significant impact on the community in the immediate surroundings.

## SECTION C: OVERVIEW OF STUDY AREA

### 5. OBJECTIVES OF THE PACALTSDORP / HANS-MOES-KRAAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK

As part of the compilation of the first George SDF, public workshops were held during 2001 in this area. Many needs were identified by the public during these workshops. It became clear that the area is indeed in a neglected condition and needed closer study. The identified needs were beyond mere items that the municipality could attend to in, for instance, the IDP. Out of these findings the need for the Pacaltsdorp LSDF was born. A draft plan was completed in May 2009, known as the Draft George South East Local Structure Plan.

However, due to the approval of the George Spatial Development Framework in 2013 the Municipality, embarked on a process to update the Draft Pacaltsdorp / Hans Moes Kraal Spatial Development Plan with the aim of aligning it with the new spatial strategies of the Municipality.

The Pacaltsdorp LSDF will be approved as a Local Spatial Development Framework in terms of Section 9(1) of the Land Use Planning By-Law for George Municipality, September 2015, the purpose of which will be to lay down guidelines for the future spatial development of a specific area to which it relates in such a way as will most effectively promote the order of the area as well as general welfare of the community concerned.

As will be shown here under the purpose and content of the Pacaltsdorp LSDF is far reaching as its primary purpose is to restructure the environment of Pacaltsdorp and Hans-Moes-Kraal to the extent that it will create better opportunities for all its residents.

In addition, as with SDF's and / or LSDF's, the Pacaltsdorp LSDF will not confer to create or take away any right(s) in respect of land.

### 6. METHODOLOGY

The planning of the study area can be divided in to six stages as summarized below.

### ➤ Stage 1: Preliminary stage

In the preliminary stage the goal, objectives and regional significance of the study was identified by means of a desktop study exercise. This included reviewing, evaluating and discussing all relevant and available background information. Relevant and applicable legislation was reviewed in order to formulate an outline of the legislative boundaries that the process should operate in.

Site visits were conducted for familiarization and physical evaluation of the landscape and study area.

### ➤ Stage 2: Data Collection

The next stage involved the gathering of data and consultation with various key stakeholders in the private and the public sectors. During this process it was established what the policy, needs, preferences and views of these affected parties are.

### ➤ Stage 3: Analysis and Synthesis

The data and information gathered from the previous stage was analysed and the analysis results were used as a basis to formulate sustainable proposals for the study area.

### ➤ Stage 4: Spatial Planning Proposals

This stage involved the compilation of a draft local spatial development framework which will have the following purpose:

- ⇒ provide detailed spatial planning guidelines;
- ⇒ provide more detail in respect of a proposal provided for in the George Spatial Development Framework, May 2013;
- ⇒ meet specific land use planning needs;
- ⇒ provide detailed policy and development parameters for land use planning;
- ⇒ provide detailed priorities in relation to land use planning, and insofar as they are linked to land use planning, biodiversity and environmental issues, and
- ⇒ guide decision-making on land use applications.

### ➤ Stage 5: Public Participation

The draft local spatial development framework will during this stage be presented by way of open days, the dates of which will be published in the local press, to the public for input and comments after which the draft local spatial development framework will be administratively finalized.

### ➤ Stage 6: Approval by Council

The final stage involve the submission of final draft local spatial development framework to Council for adoption, where after the decision of Council will be published in the media and the Provincial Gazette.

## **7. OVERVIEW OF STUDY AREA**

### **7.1 Introduction**

The purpose of this section is to provide a very short overview of the study area. No in-depth studies of specific aspects or areas were done as part of the Pacaltsdorp LSDF project but where information was available, it has been utilised and annexed hereto as additional background. Certain aspects were highlighted during the Pacaltsdorp LSDF analysis phase that requires further detailed studies and these will be conducted in due course when funds become available. The overview focussed on the following broad categories:

- Bio-Physical environment.
- Demographical trends.
- Socio-Economic trends and characteristics.
- Infrastructure.
- Land use.
- Historical overview.

### **7.2 Bio-physical environment**

#### **7.2.1 Topography**

Pacaltsdorp and the surrounding study area is characterised by relatively flat plateaus with deep river gorges cutting through the entire area. There are therefore sufficient development

opportunities on the plateaus whilst the deep gorges are generally too steep for development and should be avoided. The deep gorges and steep slopes are also the areas where coastal thicket can be found or be rehabilitated.

On the coast, the land slopes gently in a southerly direction and drops very steeply into the ocean over the last 50 to 100 metre. The coastal area is also characterised by deep ravines that accommodate pristine pockets of coastal thicket which should be preserved.

### 7.2.2 Soils

An understanding of the soils is important for three reasons, namely:

- The implications for buildings and foundations.
- Potential for agriculture.
- Building material.

**Implications for buildings and foundations** - The whole study area is characterised by fairly deep soils underlain with very impermeable clays. These characteristics do require special measures for foundations. This however is a characteristic of the entire George area and is not an insurmountable problem.

**Potential for agriculture** - This is an important aspect to consider when the areas of expansion and particularly, the urban edge, is demarcated. The WC PSDF and the Provincial Urban Edge Guidelines states: *“The jealous protection of high potential and unique agricultural land against any change of land use is of utmost importance for sustainable agricultural production.”* As Pacaltsdorp expands therefore it is very important to ensure that high potential agricultural land is avoided.

The soil potential is of course only one aspect of the criterion of high potential agricultural land. Other aspects include the availability of water, the climate and the type of crop cultivated in the area. A soil potential study was carried out for a large portion of the study area. The results of the study, indicated on **Plan 4: Agricultural soil potential** and attached hereto as **Annexure “C”: Agricultural soil potential**, show that only 19.6% of the total area can be classified as high potential soils (Areas marked “A” and “B”). The rest of the area contains mostly poor soils or soils that cannot be utilised due to its position on steep slopes. The report summarised the study by stating that due to:

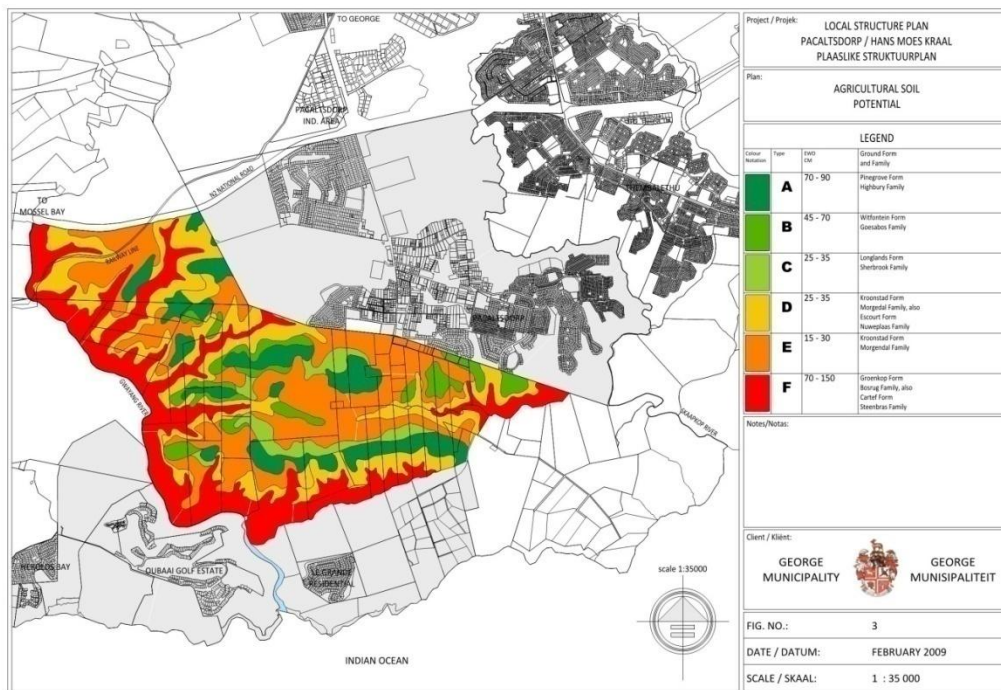
- the high percentage of poor quality soils;

- lack of good quality and quantity water;
- limited areas available for sustainable use; and
- the “smallholding character” of the area ....

.... this area cannot be categorised as a primary agricultural area with high potential for a variety of crops.

**Building material** - The WC PSDF states that urban development shall not be located on or near the sources of building materials identified under Policy RC24 of the WC PSDF until they have been exploited and extraction sites have been rehabilitated. The study to investigate the building materials, suggested in the WC PSDF, has not been done and therefore it is not known whether any sites containing good quality building material exist in the study area. Generally it is accepted that the soil characteristics of the George and environs are fairly uniform and the development of one specific area would not sterilise any particular site with good quality building material.

However, as this is a mandatory requirement in the WC PSDF (Refer to Policy RC27) and whilst the study mentioned herein-above has not been completed, it is recommended that all new developments in the study area investigate the suitability of the soil and the underlying rock on the property to ensure that good quality building material is not sterilised.



**Plan 4: Agricultural soil potential**

### 7.2.3 Vegetation

The natural vegetation in the built-up area of Pacaltsdorp has largely been removed except in the deeper valleys and on the fringes of the development. These areas have been invaded by alien tree species and very little conservation worthy vegetation occurs in these areas.

In the surrounding areas there are pockets of vegetation that should be conserved and / or rehabilitated. A study was carried out on a large portion of the study area to identify the sensitive vegetation and to classify the area into broad landscape units. **Table A** summarises the findings of the study.

Table A			
Vegetation classification			
Description	Degree of Alien Plant Invasion	Sensitivity	Notes
Indigenous Forest	Sparse to very dense along forest edges	Very Sensitive	The indigenous forest areas (green on the map) are very sensitive and should not be disturbed in any way, directly or indirectly.
Fynbos	Sparse to medium dense	Sensitive	The fynbos areas (red on the map) are sensitive and any proposal to develop within these areas should be subject to a full EIA. Development in these areas can only be low density and sensitively placed, if at all.
Wetlands	Sparse to medium dense	Sensitive	The wetland areas (yellow on the map) should be avoided, as much as possible, in terms of development. Proposals to develop within or near the edges of these areas should be subject to a full EIA. An important mitigatory measure would be to retain a 15m buffer around these areas.
Alien tree invasions 1	Dense to very dense	Low to medium sensitivity	The alien tree invaded areas, which contain some elements of fynbos, forest or wetland (grey / brown on the map), can be considered for development but each application should be subject to a sensitivity analysis. Conditions are variable and some parts are more sensitive than others.
Alien tree invasions 2	Dense to very dense	Low sensitivity	Alien tree invaded areas (hatched areas on the map) with little or no environmental sensitivity can be considered for development with no further need for environmental sensitivity analysis.



Transformed agricultural areas	Sparse	Low sensitivity	Transformed agricultural areas (white on the map) can also be considered for development without further evaluation.
--------------------------------	--------	-----------------	--

The above-mentioned study excluded the coastal portion of the study area. The vegetation of this area is the most valuable of the whole study area, as both fynbos and indigenous forest can be found on large portions of the properties. The recommendations in the categories “indigenous forest” and “fynbos” in **Table A** are therefore applicable in this area as well.

The strategic environmental analysis identified certain sensitive areas where development should be considered with caution, areas where no development should be considered and areas which are suitable for township expansion. This to a large degree has to do with the type of vegetation found on the specific area as well as the potential of the area to be rehabilitated again. Reference should also be made to the Strategic Environmental Assessment that was carried out as part of the larger George SDF process.

### 7.3 Demographical trends

The growth of Pacaltsdorp can no longer be seen in isolation, and predictions regarding the future growth of this area has to be seen in a larger context, that of the entire George. The natural growth of Pacaltsdorp should also not only be accommodated in Pacaltsdorp but the entire structure of George should be taken into consideration. According to statistic obtained from the George IDP dated 2015 / 2016 Pacaltsdorp has approximately 6 950 household and a population of approximately 30,000 using an average family size of 5 persons.

To understand where the growth of Pacaltsdorp is to be accommodated, one therefore has to look at the whole of George and in doing so also consider the other areas with similar income groups, such as Rosemoor, Thembaletu, etc. If on the other hand one wants to understand what the growth of the Pacaltsdorp area will be, the growth of the whole of George is to be understood. Due to the limited opportunities for more affordable accommodation in George itself, higher income groups during the 2006 to 2009 time period increasingly considered the areas south of Pacaltsdorp as an alternative for accommodation. The 1992 structure plan for Pacaltsdorp already predicted that this trend would emerge.

The recent economic recession has however drastically changed this scenario with none of these development proposals being implemented and very little development taking place in Pacaltsdorp. As such no need exists to expand the present demarcated urban edge of Pacaltsdorp. In terms of

the George SDF it is furthermore not the intention at this stage to improve George by making it spatially bigger, but rather using existing urban areas better. The existing vacant and undeveloped land in Pacaltsdorp should thus also be used better. When all available land inside the urban edge has been developed, George's long term spatial growth direction, beyond the current urban edge, is to the south-west of Pacaltsdorp up to the Gwaing River and Coast.

#### **7.4 Socio-economic trends and characteristics**

The purpose of this section is to obtain information to assist with future planning. A George Socio-economic Survey was conducted in 2004 which identified a number of issues that would impact on the future planning of the Pacaltsdorp area. The following are the most pertinent issues:

- Housing remains the highest priority, particularly subsidised and affordable housing.
- The most urgent housing requirement is for families where breadwinners and spouses are present as well as single parent families.
- The less urgent housing requirement is for single employable adults.
- Overcrowding remains a problem – many subsidised houses accommodate two families in a structure designed only for one family (only two bedrooms).
- The large number of single parent families has been identified as a problem, and something that possibly could require some strategic intervention. This also justifies the need expressed for a crèche.
- The results indicate a need for education and if the number of learners who attend schools in George is considered, there is a need to investigate this aspect further. The need for tertiary education has also been identified as a major need in the community.
- The high level of unemployment and the high percentage of households with a very low income are disturbing, specifically if considered that a fairly high percentage of the breadwinners do have secondary education.
- The majority of people do not make use of public transport which coincides with the high percentage of low income households. This has an impact on the proposed mobility strategy and public transportation planning.

#### **7.5 Infrastructure**

Pacaltsdorp and even the coastal portion of the study area have been integrated with the rest of George and infrastructure provision is done holistically. The municipality constantly updates their medium and long term planning to accommodate the growth requirements of the town. An infrastructure master plan for the entire George makes provision for the expansion of Pacaltsdorp

towards the coast and the Gwaing River. The expansion of the infrastructure network is done mostly with financial contributions from new developments whilst the maintenance and upgrade of existing infrastructure is funded by the municipality and the respective government institutions.

#### 7.5.1 Water

Water is provided from the George municipal supply network. The Engineering Department is constantly upgrading the network to ensure that sufficient provision is available to Pacaltsdorp.

The view of the Engineering Department is that sufficient water will be available to accommodate the growth of the town over the planning horizon.

#### 7.5.2 Sewerage

The sewerage network of Pacaltsdorp is integrated with the rest of George. Future development of the area will require upgrades to the infrastructure, but the George Infrastructure Master Plan does not propose additional sewerage treatment plants for the study area. The sewerage from the study area will be pumped to the existing facilities where it will be treated to the appropriate levels.

The availability of sewerage infrastructure in certain areas, namely the south eastern area of Hans-Moes-Kraal towards the coast and the development of Le Grand should ensure that this area be earmarked for development before areas without infrastructure is targeted.

#### 7.5.3 Electricity

The electricity network to the study area will have to be upgraded as the area expands over time. A route for a new 66kV line is currently being investigated over the western portion of the study area. The line should link up with the existing feed of Herold's Bay and Oubaai to complete the ring feed that is required. This line could therefore supply portions of the study area as well.

#### 7.5.4 Roads and traffic

The recent upgrading of the bridge / intersection over the N2 National Road to accommodate the increased traffic flow from Pacaltsdorp to and from George and the construction of a pedestrian bridge over the N2 National Road, just east of the York / Beach Road bridge, to accommodate pedestrian traffic from Rosedale have alleviated the traffic problems that the residents of Pacaltsdorp have experienced over the last couple of years.

The George Roads Master Plan does however suggest that the following further alternatives should be investigated as further long term solutions. These alternatives should thus form part of the proposals of the Pacaltsdorp LSDF.

- Proposed Rand Street extension – which will link the Tamsui Industrial area with Pacaltsdorp via East Street.
- Proposed Southern Arterial – which will provide alternative access to the N2 National Road west of Pacaltsdorp as well as at a point east of the Garden Route Mall.

A public transportation system known as the George Integrated Public Transport Network (GIPTN) has recently been implemented in certain areas of George including Pacaltsdorp. The aim of this public transport is to link residential areas with business centres, medical facilities, and recreational areas.

With routes throughout the George Municipal Area, the aim is to provide a reliable, scheduled service that operates for 18 hours a day, seven days a week. The aim is to provide a quality public transport service that is reliable, affordable, safe, convenient and accessible, and contributes to a better quality of life for all. It furthermore aims to give all members of the George community access to social, economic and employment opportunities.

The Pacaltsdorp LSDF study area is well served by this public transport network as is clear from the plan attached as **Annexure “D”: Bus routes in Pacaltsdorp**. A number of roads through the study area have become important bus routes with bus termini and stops provided throughout the study area along these bus routes. The location of the bus routes and bus stops will impact on the land use pattern adjacent to the bus routes and bus termini. Higher density residential development as well as business and other public accessible areas should be informed by these routes

As the coastal portion as well as the areas to the south of Pacaltsdorp area develops the upgrading of the gravel road to the Gwaing River Mouth becomes more important. This road has recently been upgraded through the section where it is known as Beach Road. The remaining section of DR1591 and DR1595 will have to be surfaced when the Special Investment Node which is proposed for the Hans-Moes-Kraal area and developments on the coast, materialise.

### 7.5.5 Storm water management

Floods that hit the area during August 2006 (George recorded a record high of 330mm over a 24h period) tested the storm water system of George and Pacaltsdorp to the limit. Several areas of George flooded, but the system managed the floodwaters efficiently with very little damage to property or infrastructure.

## 7.6 Land use

### 7.6.1 Built-up area

The built-up area of Pacaltsdorp is characterised mainly by residential development with very little business uses. **Table B** gives an indication of the residential densities in the various suburbs.

Table B						
Residential densities in Pacaltsdorp						
Area	No. of erven	No. of vacant erven	No. of formal units	No. of informal units	Area (ha)	Density du's/ha
Andersonville	849	253	587	146	75 ha	14.0
Harmony park	140	1	154	43	19,7 ha	10
Protea estate	507	6	502	206	38,9 ha	18.2
Sea view	382	24	358	124	35,3 ha	14.1
Oudorp	891	225	666	334	214,8 ha	4.7
New Dawn Park	940	5	907	252	39,2 ha	29.57
Delville Park	433	32	401	44	44,4 ha	10.0
Europe	36	0	36	17	3,0 ha	17.77
<b>Total</b>	<b>4178</b>	<b>546</b>	<b>3611</b>	<b>1166</b>	<b>470,3 ha</b>	<b>10.16</b>

(Source: Estimates based on counts from aerial photography 2006)

The alternative calculation method, using the total population of the area also indicates that the overall density of Pacaltsdorp is not close to the provincial requirement of 25 dwelling units per hectare. The population of Pacaltsdorp is estimated at approximately 30 000 persons, which means that the density is approximately 63 persons per hectare, which is much lower than the required 100 persons per hectare stipulated in the WC PSDF.

The following observations can be made from the land use analysis:

- The average density of most of the residential suburbs of Pacaltsdorp, such as New Dawn Park, Andersonville and even Protea Estate is relatively high, generally achieving the targets set by the WC PSDF. The very low densities in the Pacaltsdorp CBD and Oudorp are where densities should be increased by the introduction of higher density developments.
- Oudorp is an exception however as the densities are very low. The area still has a rural character with residents earning a livelihood from the land in the form of vegetables and in some instances, even livestock.
- Opportunities for densification and specifically the development of a Pacaltsdorp CBD present itself primarily in Oudorp, with vast areas of undeveloped land and many areas where redevelopment and upgrading is required.
- There are several pockets of underutilised, municipal owned land, which could be utilised for urban needs (i.e. residential or community facilities).

#### 7.6.2 Rural area

Although the rural area is regarded as an agricultural area, very little commercial agricultural activity can be found. A limited number of commercial operations can be seen on the entire 1485 ha or 47 Farms. The rest of the properties are used for extensive residential purposes or are merely vacant and not utilised at all. This is a result of the poor quality of the soils and the lack of good quality and quantity of water.

### 7.7 Summary of Overview

The study area can be divided into three distinct areas, each with different characteristics and development needs. The Pacaltsdorp built-up area is a low density, mainly residential area where several opportunities for upgrading, infill and densification have been identified. The main area where strategic intervention should be considered is in the central business district (CBD) which is

in terms of the Pacaltsdorp LSDF proposed for Pacaltsdorp. Planning efforts therefore should focus mainly on this aspect as it impacts on the functioning of the entire urban area.

The second area is the agricultural area between Pacaltsdorp and the coast. Although it is zoned for agricultural purposes, very little commercial agricultural activity is practised. The lack of good quality soils and good quality and quantity water, coupled to the fragmentation of the area, means that agriculture will never be practised effectively in this area. There is however a hand full of farmers that do earn a living from the land and this should be considered when the future use of this area is planned.

Finally, the coastal strip east of the established Oubaai / Herold's Bay node presents coastal development opportunities with good views towards the ocean, Mossel Bay as well as the Outeniqua Mountains. For many years, this area was not considered for development and holiday housing destinations. This area should be considered as a separate development opportunity to the rest of the study area.



## SECTION D: DEVELOPMENT PERSPECTIVE

### 8. DEVELOPMENT PERSPECTIVE

#### 8.1 Introduction

The development of the Pacaltsdorp and Hans-Moes-Kraal area is central to the overall development of George. The challenges that George as a whole face in the next ten years manifest itself in this area as well and therefore it is important to reflect on the overarching development perspective of George and how that may impact on the development of the study area.

#### 8.2 Development challenges and approach

Poverty remains one of the main challenges in the country, George and Pacaltsdorp. Deep rooted poverty manifest itself in different ways. The lack of basic necessities, access to opportunities and the resultant low esteem of such residents calls for a holistic approach on two fronts, namely:

- Poverty Alleviation through direct intervention on welfare and social assistance aid; and
- Sustainable Development – poverty alleviation should also be addressed through sustainable development that creates improved quality of life for all George residents.

Concentrating on Pacaltsdorp in particular the prevalent levels of poverty cannot be overlooked and the manifestations thereof on the quality of life can be detected in the identified needs of the community.

In addressing these challenges one also has to understand that George does not have the natural resources to really compete with its neighbours for tourism or industrial development.

George do have a unique but very limited coastline, quality golf estates, unique tertiary education facilities, sporting facilities that already attract international events to the region.

Turning now to development alternatives for George it is evident that the future of George lies towards the coast, south of Pacaltsdorp. Very limited development opportunities exist on the northern eastern and western sides of George and therefore the development of Pacaltsdorp is so important for the future of the greater George.

### 8.3 Development analysis

Sustainable development in George will require that future development focus on the existing strengths and opportunities of the George development context. The following basic points of departure would inform the development strategy for George and Pacaltsdorp in particular:

- The unique and safe living environment in terms of the natural beauty, outdoor activities, access to bigger centres and availability of existing services are in itself a point of departure for a development strategy.
- Notwithstanding existing and proposed industries and the regional function of certain services, there is not sufficient potential to base economic growth on this basis alone. Heavy industry can also harm the very attractiveness and unique potential of this area.
- The coastal belt will have to be considered very carefully and the unique development potential that exist in this area should be managed responsibly. As mentioned earlier this small area may be the key to steer the development of George and its economic growth into new heights.
- Traditional residential development is therefore not considered as the most sustainable development option for these coastal areas. Development in this area should also ensure that desirable spatial integration is achieved.
- From the above it follows that a unique development opportunity could be created through a combination of George's sought after status as a place of residence and accommodation together with this unique development opportunity on the coastal belt.
- Given the development perspective and opportunities that do exist in George and specifically in this area of Pacaltsdorp, the development strategy for this area (and in particular, the coastal belt) will have to be based on complementary higher order functions.
- The position therefore for the greater George, but for Hans-Moes-Kraal in particular, is that the economy should be focussed on the professional segment in terms of science and technology, sport, recreation and culture.
- Complimenting this base would be tourism in the form of visiting professionals, conferencing, sport, recreation and culture.

### 8.4 Development needs and opportunities specific to the Study Area

In addition to the general and overarching development perspective for the greater George the following needs are specific to Pacaltsdorp and Hans-Moes-Kraal.

- Housing – as already noted above, Pacaltsdorp has a specific need for more subsidised as well as affordable housing in the lower income brackets.

- Informal settlements – The municipality is not able to supply formal housing at a tempo that is commensurate with the growth in demand. The need is therefore there to consider the treatment of the informal settlements in a more co-ordinated and responsible manner. George and Pacaltsdorp will have to realise that for the foreseeable future there will be informal settlements and there will have to be strategies to deal with this aspect effectively.
- Employment opportunities closer to Pacaltsdorp are desperately required. Large distances are travelled every day to employment opportunities and facilities that are situated in other parts of George. Large percentages of disposable income and household livelihoods are spent on travelling.
- Safety and security - Request for Satellite Police Station in New Dawn Park.
- Upgrading and development of the historical / cultural buildings and sites.
- Health and welfare – A clinic is required for eastern portion of Pacaltsdorp.
- Shelters for pedestrians at bus and taxi stops.
- Hiking paths to the sea and around Pacaltsdorp.
- Recreation – Develop play parks in New Dawn Park and Harmony Park.

In addition to the many needs that the Pacaltsdorp community has expressed the area also has very definite development opportunities. These include:

- Locality – Pacaltsdorp is very favourably located in terms of the future growth of George. Whilst it may be true that currently it is situated on the periphery of the Greater George, it will increasingly be a central location as the town grows toward the coast. More and more employment opportunities will locate in this area that will be to the benefit of the residents of Pacaltsdorp.
- Pacaltsdorp CBD – the large vacant areas in the Pacaltsdorp CBD provides excellent opportunities for infill development, densification and the creation of a vibrant business environment.
- Coastal belt – this area holds the key to sustainable economic development, not only for Pacaltsdorp, but for the greater George.
- Land Availability – the study area fortunately has vast tracts of land that is in public ownership, which is available for community needs such as housing, schools, informal settlements, urban agriculture, etc.

## 8.5 Desired spatial form

### 8.5.1 Introduction

The purpose of this section is to highlight some of the more relevant planning guidelines that the George Municipality wishes to implement in the Pacaltsdorp area. These guidelines or “best practice” goals can be seen as the desired spatial form or ideal end results of the planning process and are those spatial forms or patterns that the George Municipality strives for.

In reality, the most desired spatial forms are not always possible as various influences impact on the way a town or region develops over time. It is important however to strive for these desired spatial forms as these hold the key to establishing vibrant communities and effective urban structures. Some of these guidelines are very old and have been planning goals for decades, whilst others have emerged only recently as we learn and understand more about our environment.

Realities and specific circumstances result in these guidelines not being implemented in all areas. In **Section C**, some of the realities that are present in Pacaltsdorp have been highlighted, and some of these may impact on the way desired spatial patterns are implemented or not. An example is the buildings of historical significance in Pacaltsdorp that will require that an alternative view is adopted in the area where the Pacaltsdorp CBD is planned.

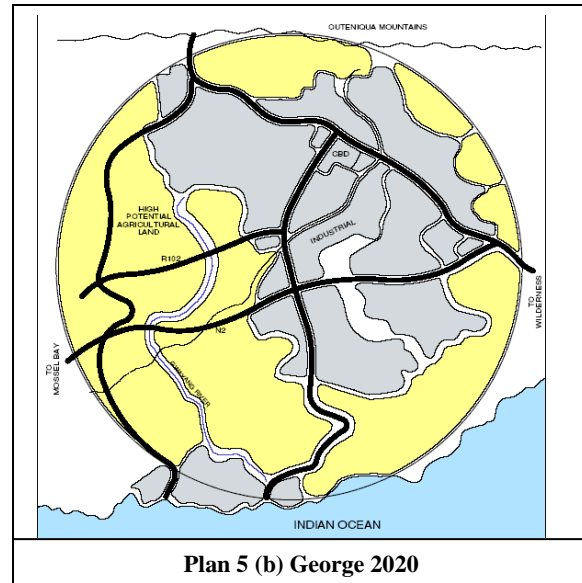
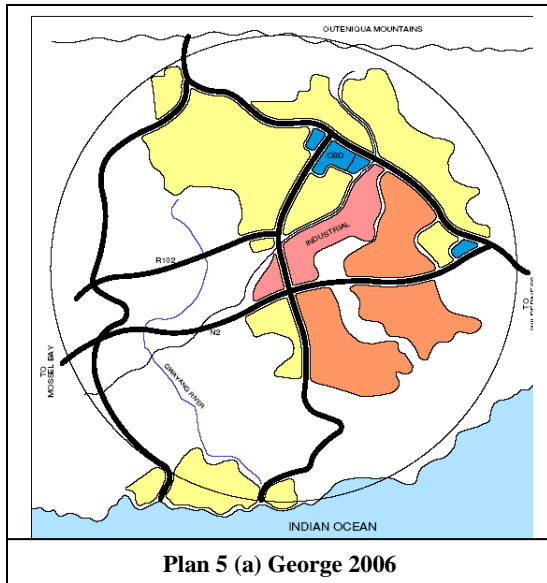
Other aspects that may impact on the implementation of the desired spatial patterns are the needs that may arise from the communities for which the planning is intended. Community needs can arise from inappropriate planning practices of the past that will have to be corrected now. These needs have been summarised in **Section D**.

### 8.5.2 Urban Form

Urban form, in this context, refers to the “outside shape” of the future George. This is important to understand where this town is growing to and to take the necessary steps to ensure that growth is directed to the correct areas. In the following paragraphs the desired or ideal urban form is depicted which clearly indicate where George is heading or should be heading.

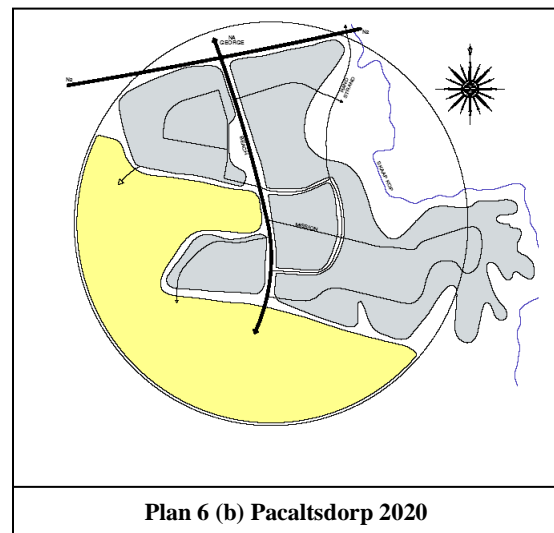
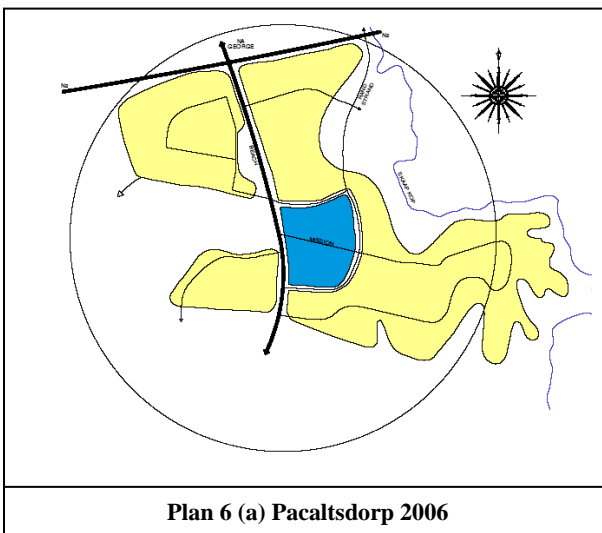
### 8.5.3 Expansion

The following drawings indicate the initial and contextual expansion alternatives around George, Pacaltsdorp and finally also in Hans-Moes-Kraal.



From **Plan 5 (a) George 2006** and **Plan 5 (b) George 2020** it is clear that urban expansion in and around George over the next fifteen years will have to take place to the south and south-west of George. The high potential agricultural land to the west of the Gwaing River will have to be reserved for as long as possible and this places even higher demands on the remaining areas.

Also noticeable from the diagrammatic presentation of George is the location of the George CBD. It is far away from the future centre of the town, which is approximately on the intersection of the N2 National Road and York / Beach Roads. The development of George in a south-westerly direction therefore will have to be supported by business opportunities.



**Plan 6 (a) Pacaltsdorp 2006** and **Plan 6 (b) Pacaltsdorp 2020** depicts the expansion area of George in greater detail around the Pacaltsdorp area as one of the areas where George can expand. **Plan 6 (a) Pacaltsdorp 2006** shows a CBD for Pacaltsdorp in the centre of the future development, but also central in terms of the overall growth of George. The figures also indicate that Pacaltsdorp can only expand to the south and west.

#### 8.5.4 Spatial reconstruction

The town of Pacaltsdorp has not been created as a “township” as a result of political decision taking as explained in paragraph 4.2. Pacaltsdorp like towns such as Kruisfontein outside Humansdorp was established by the London Mission Society before the traditional “main” town of George was established. Pacaltsdorp was, however, never integrated with George and this requires strategic intervention. The integration of the George society requires careful consideration of specifically where provision is made for low income groups and where new business and industrial development is planned.

***This implies that further development of low cost or subsidised housing should be located closer to the economic opportunities of George, and therefore should not be located on the outskirts of Pacaltsdorp, until such time as economic opportunities have been located in or near Pacaltsdorp.***

***It furthermore implies that the existing low income community of Pacaltsdorp should be supported by encouraging business and industrial development closer to these areas.***

## SECTION E: SPATIAL PROPOSALS

### 9. SPATIAL PROPOSALS

#### 9.1 Introduction

Whilst the George SDF provides overarching guidelines for development of the entire George Municipal Area, the spatial proposals contained in the Pacaltsdorp LSDF indicate the desired future land uses for, and more in context to, specific areas in the Pacaltsdorp and Hans-Moes-Kraal areas. It is an attempt to achieve the ideal or optimal spatial forms that were described in **Section D**. However, needs expressed by the community (Refer to **Section D**) and the physical characteristics (Refer to **Section C**) of the study area impact on this ideal or optimal spatial form and result in compromised or “Best Practise Proposals”. This section therefore contains the spatial proposals for the study area, that under circumstances (physical characteristics, socio-economic trends, policy guidelines and community needs) are the most desirable for the study area.

#### 9.2 Urban edge

The urban edge is depicted on the plan which is attached hereto as **Annexure “A”: Pacaltsdorp Urban Edge**. The urban edge is a management tool for this area that aims to manage and direct urban growth to areas where it is most appropriate and desirable. The entire study area is earmarked for development over time and that is why the urban edge is so important. Even though the entire area can be developed, it is very important that development be phased and directed to areas where it is desirable and phased appropriately. A plan indicating proposed development phases is attached hereto as **Annexure “E”: Proposed development phases for the study area**. In the study area the following aspects determined the position of the current urban edge:

- Engineering Infrastructure – the availability of bulk infrastructure (roads, sewerage, water and electricity) in the area south east of Pacaltsdorp towards the Le Grande development allowed this area to be developed first. The south western portion, although equally suitable for development, would require substantial infrastructure investment before this area can be considered and will necessarily only develop as second and later phases in this area.
- Integration – is a very important goal of the George Municipality. Therefore those areas where it can be achieved would be earmarked for initial phases in the expansion of Pacaltsdorp. The area earmarked to the south east of Pacaltsdorp is therefore suitable in terms of this criterion as well.



- Affordable Housing – is an area where normal market forces have failed and government are currently directing development opportunities to those areas where this market segment can be addressed. Those areas where this market could be addressed in and around Pacaltsdorp were therefore prioritised. In these areas immediately abutting Pacaltsdorp these developments would naturally address this market segment.
- Transportation – Medium to higher density developments as well as developments aimed at the lower income groups should be located adjacent to or within walking distance from public transportation routes.

Where applications for the amendment of the urban edge are considered these aspects should again be used as guidelines together with those included in the provincial guidelines for urban edges.

### **9.3 PACALTSDORP CBD**

#### **9.3.1 Development concept**

The most important aspect of the urban structure of Pacaltsdorp is the placing and development of its CBD. The intersection of Beach Road and Mission Street is the most accessible area in the current as well as future structure of Pacaltsdorp. In terms of the overall development of George this location is also strategically correct.

Before the planning of the Pacaltsdorp CBD is discussed further it is important to think about the function of this node in Pacaltsdorp and its relationship with the CBD of George in York Street.

- Firstly, the convenience of having necessary retail shops, banks and community facilities within walking distance from the Pacaltsdorp residential suburbs is very important. Travelling costs to and from the York Street CBD is wasting hard earned disposable income, which could be available for daily necessities if this travelling is not necessary.
- Traffic congestion could be reduced if more people that stay in Pacaltsdorp are employed in the Pacaltsdorp CBD.
- This will affect the function of the York Street CBD as well, specifically if viewed against the background of the recent addition of the Garden Route Mall and its proposed expansions as well as the new centre in Thembaletu. These three developments will remove much needed visitors to the York Street CBD and will force this area to change its function and character dramatically.

- There is no doubt that a successful CBD in Pacaltsdorp will come at the expense of the one in York Street. That is not necessarily a negative outcome as many CBD's internationally evolve over time in much the same way to emerge different, with a new function, supporting a vibrant urban area that more often than not, is fully integrated.

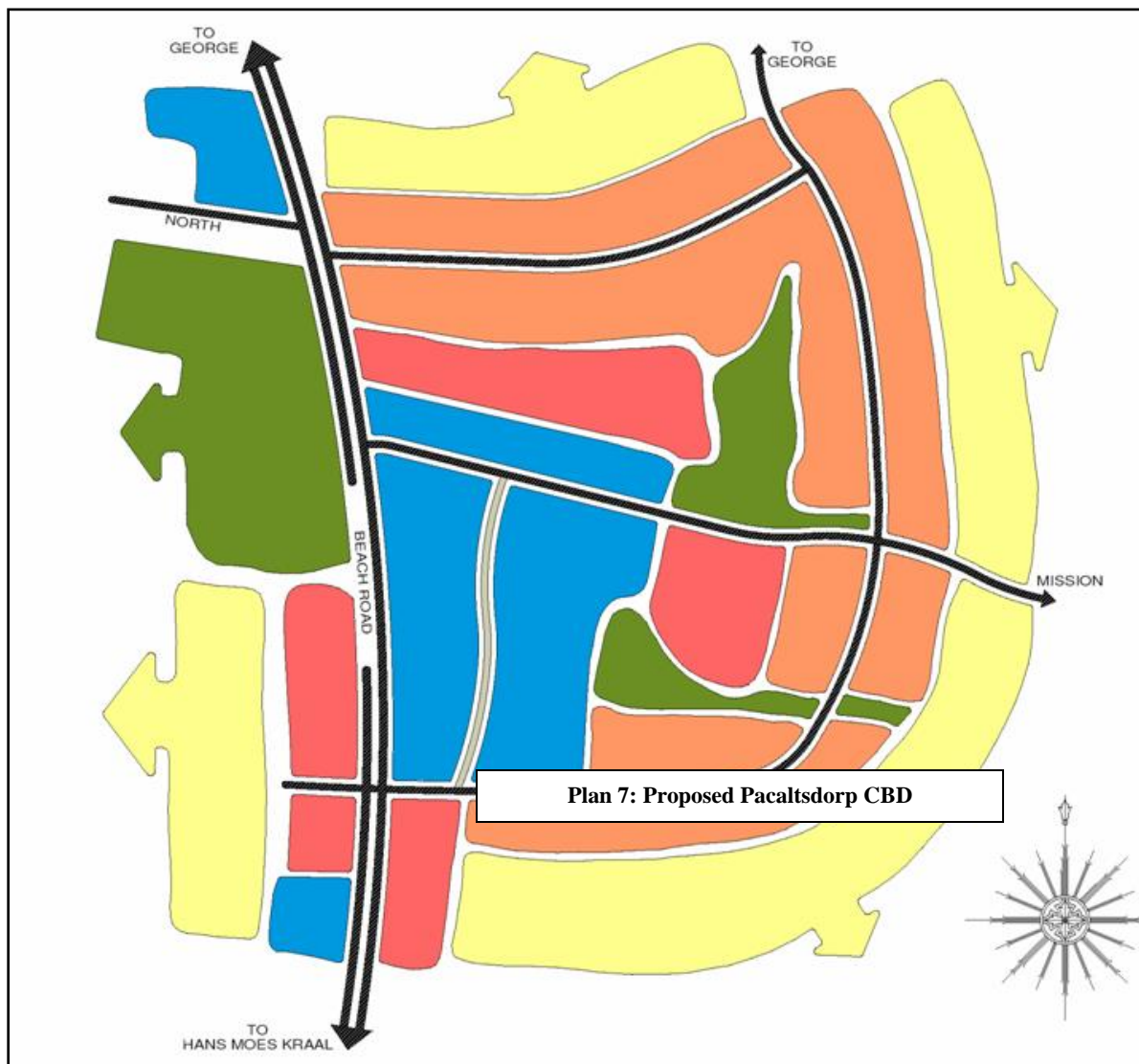
The development of the Pacaltsdorp CBD over the intersection of Beach Road and Mission Street on both sides of Beach Road should be avoided. Beach Road fulfils an important function as a vehicle distributor from Pacaltsdorp and the areas to the south thereof to the rest of George. There is only one access over the N2 National Road and this is via Beach Road. Beach Road should be retained as a vehicle and people distributor for as long as possible or until such time as alternative access routes to / and over the N2 have been developed. The concept of an activity spine should be applied to Beach Road.

The one aspect of an activity corridor that makes its successful is the uninterrupted vehicle and people distributor that is situated off or a short distance from the activity spine itself. Preferably this distance should not be more than walking distance (400m) to allow pedestrians to walk from the business areas to the public transport. It is important however that the activity spine does not also function as the distributor. The activity spine or street is where pedestrians can flow slowly between the businesses and other services whereas the distributor road should allow uninterrupted flow of traffic.

This implies that Beach Road as the only distributor road through Pacaltsdorp cannot be developed as an activity street; there is no alternative road that can act as the uninterrupted vehicle and people distributor. Beach Road will have to act as the vehicle distributor, accommodating the traffic through Pacaltsdorp and the business area or activity street should be located just off Beach Road.

Clinic Street that runs parallel with Beach Road has the potential to fulfil this function from where it intersects with Mission Street.

Theoretically, the CBD of Pacaltsdorp should be situated and developed as indicated on the **Plan 7: Proposed Pacaltsdorp CBD**.



As indicated previously, it is not always possible to implement the theoretical or desired spatial forms. In the area where the Pacaltsdorp CBD is indicated there are buildings of historical significance that would have to be protected and which cannot be utilised to its full potential in terms of CBD uses. It is a large area however and there is sufficient room for the development of an efficient CBD.

The area earmarked for the Pacaltsdorp CBD is located between Beach Road and Clinic Street and along Mission Street and implies that redevelopment of the existing urban fabric should be encouraged. Existing, mainly single residential land uses should be replaced with business uses mixed with high density residential development. The historical buildings and areas of cultural value should be protected and redevelopment in and around these areas should be controlled. In this

regard reference is made to the Heritage Resources Study and the recommendations made therein for this area. Developments in close proximity to these identified heritage areas should therefore consult and adhere to the Council's policy as contained in the Heritage Resources Study.

### 9.3.2 Desired land uses in the Pacaltsdorp CBD

Considering the predicted and proposed function of the Pacaltsdorp CBD as a convenience shopping area, employment provider as well as an area that provides in necessary community facilities, the following land uses as defined in the current zoning scheme regulations are encouraged in the Pacaltsdorp CBD area:

***“Businesses, shops, offices, blocks of flats, town housing, service trades, place of entertainment, place of assembly”***

### 9.3.3 Development parameters

The Pacaltsdorp CBD is the area where the highest density and intensity of development is to be achieved and therefore the ideal is to allow the maximum permissible development densities in terms of the applicable zoning scheme regulations.

### 9.3.4 Undesirable land uses

The need for affordable housing in and around Pacaltsdorp will result in great interest in the Pacaltsdorp CBD area. Although blocks of flats are encouraged, the desired use is that of an appropriate mix of land uses. Ideally blocks of flats should have business components on the ground floor in the Pacaltsdorp CBD area. The danger therefore is that residential uses can take up the Pacaltsdorp CBD area solely for this purpose and that the development of the business component is inhibited. Blocks of flats and town housing without a business component should therefore not be allowed in the Pacaltsdorp CBD.

The historical buildings and sites must be retained and no redevelopment of these properties should be allowed without prior consultation with Heritage Western Cape. Development of neighbouring properties should be encouraged to be sympathetic, specifically in design and bulk, to the character of the historic buildings.

#### 9.4 Densification in existing built-up area

Pacaltsdorp and specifically the Oudorp area is characterised by very large properties with a resultant low density. Spatial reconstruction and development of efficient towns and cities require that urban areas densify significantly. Higher densities cannot be introduced everywhere but should be placed optimally and in areas where it will function efficiently. Higher density living always coincide with the business or CBD areas as this is where people work and where the greatest need is as far as pedestrian and public transport. The Pacaltsdorp CBD and the area immediately around it is therefore the most appropriate place for flats and high density apartment living.

Further away from the high density Pacaltsdorp CBD the most appropriate locality for higher density living is close or adjacent to the public transport routes or main distributors. The higher density living adjacent to these public transport routes would be in the form of “town housing” or developments between 35 and 60 dwelling units per hectare. The rest of the residential areas would be densified with infill on available pockets and redevelopment of areas. The density would be limited to “group housing” or developments up to 35 dwelling units per hectare.

This strategy should increase the existing very low density of Pacaltsdorp significantly, even to the desired overall average of 25 dwelling units per hectare. In summary therefore:

- Blocks of flats and town housing – these high density residential areas would be allowed in identified areas along Beach Road, around the Pacaltsdorp CBD, as well as adjacent to other business nodes and public open spaces as identified on the structure plan map.
- Town housing only (no blocks of flats are allowed here) – identified properties along the bus routes: North street, East Street and Kloof Street and surrounding newly developed business nodes in the expansion area south of Pacaltsdorp. Town housing densities will be allowed at 60 dwelling units per hectare.
- Group housing would be allowed anywhere in the identified residential areas at densities of 35 dwelling units per hectare.

A very important aspect in densification proposals is to ensure that an appropriate mix of residential opportunities are provided and that monotonous residential areas where any one specific land use, dominates the landscape should be avoided.

The area earmarked for the Pacaltsdorp CBD and its surrounding high density residential component provides approximately 70 hectare of land which could be redeveloped. The potential of this area to accommodate much higher densities is described in the **Table C** below:

Table C			
Densification opportunities in the Pacaltsdorp CBD			
Land Use	Area	Density	Number of units
Current situation			
Single residential	70 ha	5.2	370
Proposed densification : Maximum Potential			
Flats	15.2 ha	FSI=1.0 & 65m <sup>2</sup> / unit	2338 flats
Flats on top of Businesses	14.4 ha	FSI=0.8 & 65m <sup>2</sup> / unit	1661 flats
Town Housing	40.3 ha	60 dwelling units / ha	2418 town houses
Total	70 ha	90 dwelling unit s/ ha	6417 dwelling units
Proposed densification : 50% of potential			
Total	70 ha	45 dwelling units / ha	3150 dwelling units

The effect of the maximum potential proposal (that is increasing the density of the Pacaltsdorp CBD to  $\pm 90$  dwelling units / ha) on the entire Pacaltsdorp is significant. The densification of the Pacaltsdorp CBD to its maximum potential would mean that Pacaltsdorp as a whole would double its average density (from 10 to 21 dwelling units / ha). Even this effort will mean that Pacaltsdorp would not reach the required 25 dwelling units / ha. Further densification in the rest of the study area will however also contribute to higher overall densities e.g.

- bus route corridors;
- development of the rest of Erf 325 Pacaltsdorp for subsidised and affordable housing; and
- densification and redevelopment of existing suburbs (e.g. Delville Park).

With these efforts Pacaltsdorp as a whole could achieve the target density of 25 dwelling units per ha.

Densification may also be achieved in the proposed CBD area and the remaining existing residential areas of Pacaltsdorp by virtue of single residential subdivisions with a minimum erf size



of 400 m<sup>2</sup>. Second dwelling units will be allowed on erven with a size of 600 m<sup>2</sup> and larger. This will contribute to higher densities also being achieved in the residential areas surrounding the proposed Pacaltsdorp CDB.

## 9.5 Expansion areas

Urban expansion in and around Pacaltsdorp is divided into three components, namely subsidised, informal and conventional expansion areas.

### 9.5.1 Subsidised housing

When further requirements for subsidised residential development in George are considered, Pacaltsdorp should not be seen in isolation. Subsidised housing opportunities should be located in very specific areas and this may result in projects being located closer to the business opportunities in George itself. Notwithstanding the above, areas in and around Pacaltsdorp that would ultimately be required for subsidised housing, should be reserved for this purpose at this stage already. It is by far the land use in greatest demand and areas should be set aside for this purpose for a planning horizon that exceeds the SDF for George. The following guidelines apply when areas for subsidised housing are considered.

- Opportunities – land parcels in close proximity to business opportunities, places of employment and other amenities should be preferred.
- Public Transport – Subsidised housing should be within walking distance (400 metre) from public transport routes.
- Public owned land – Ideally subsidised housing projects should make use of land owned by the municipality or government
- Physical constraints – Due to the cost constraints in subsidised housing projects, land earmarked for this purposes should not have significant physical constraints such as problematic soil conditions, undulating topography, etc.

In terms of the George SDF the following areas in Pacaltsdorp are earmarked for subsidised housing:

- **Syferfontein** – This is the area south of Delville Park towards Europe which measures approximately 160 hectare in extent. This area also houses the existing Syferfontein informal settlement. The locality, ownership and topography of this land are ideally suited for subsidised

housing and will be set aside for this purpose until it is required. A strip of high density affordable housing will be accommodated in this area as well.

- ***Remainder of Erf 325 Pacaltsdorp*** – the area to the south and west of the existing subsidy housing project Rosedale that is currently leased to small farmers should be set aside for this purpose as well. It is well located, relatively flat and in public ownership.

#### 9.5.2 Informal settlements

A number of informal structures have been allowed to develop on the western portion of the Syferfontein area. At present approximately 350 informal structures exist in this area. The George Town Council has recently adopted a policy to provide rudimentary engineering infrastructure to the informal settlements in their area of jurisdiction. The location of these informal settlements should be chosen very carefully and decisions should take the following considerations into account:

- Even though informal settlements should be considered in terms of the same guidelines as subsidised housing, these settlements should not be placed in such a position that it would hamper or limit the implementation of the subsidised housing projects when funds do become available.
- Informal settlements should ideally also be planned to facilitate orderly development and access to services such as fire fighting and ambulance services as well as policing.
- The position of the informal settlement at Syferfontein is therefore supported on condition that it is a temporary arrangement and furthermore that permanent accommodation / housing is sought at the same time.

#### 9.5.3 Conventional urban expansion

This is a very important component of the Pacaltsdorp LSDF as it is the intention of the George Town Council, when the existing developed areas within the George urban edge has reached a saturation point, to direct the future growth of George to the south and west of Pacaltsdorp towards the Gwaing River and the coast. The temptation is to allow this area to develop uncontrolled as it is also not a very productive agricultural area.

The George Town Council has decided not to be dictated by the development pressures in this area but in terms of the Western Cape Growth and Development Strategy principle of a Developmental Government, play an active role in the planning of these areas. The urban edge would play an important role in directing growth to areas where the George Town Council feels it is

desirable and addresses the needs of the community. The following principles apply here and will also be taken into account when amendments to the urban edge are considered.

- Engineering infrastructure – Development of areas where existing infrastructure could be utilised should be encouraged. Development in areas that will result in much needed connectivity infrastructure is also prioritised. This principle should also apply when large scale private developments include the installation of bulk infrastructure with private funds. This infrastructure would eventually benefit the entire area and should therefore be encouraged.
- Integration efforts – It is very important that “green fields” development projects in the areas earmarked for conventional residential expansion make provision for integration. Integration in its full extent should be achieved in these areas particularly as this area is well suited for this purpose. The George Town Council should consider the preparation of separate guidelines for integration efforts. The provincial government initiated a process whereby guidelines would be prepared for all local authorities but at the date of promulgation of this structure plan these guidelines have not been published.
- Agriculture – Although the entire area south of Pacaltsdorp consists of poor quality soils for agriculture purposes, there are some agricultural activity on a number of properties. These areas should also be avoided in initial phases as far as possible.

The planning of the areas to the south of Pacaltsdorp that has been included in the urban edge should take the following additional planning guidelines in consideration when projects are submitted for consideration. These guidelines would also apply to new areas should the urban edge be amended.

- Residential Zones III and IV (Section 8 zoning scheme) will only be allowed adjacent to higher order roads that are established as public transportation routes.
- The higher density residential pockets referred to above, are only allowed to stretch 100 metre from the high order road. This means that a 200 metre wide strip of high density residential development will be the result. The size of the town housing developments will not be limited – the depth of the zone will create that naturally.
- The density inside the Residential Zone III pockets is limited to 60 units per ha, but it is very important that the municipality insist on Site Development Plans which addresses the architectural style and positioning of buildings and infrastructural elements.
- Other amenities such as schools, crèche as well as business and flats should also be placed adjacent to this route.
- The remaining area should be a mix between Residential Zone I and II (Section 8 zoning scheme). The density of Residential Zone II developments is limited to 35 units per ha and

Residential Zone I will have a minimum erf size of 400 m<sup>2</sup>. Second dwelling units will be allowed on erven with a size of 600 m<sup>2</sup> and larger.

- Functional open spaces are to be provided. The river gorges cannot be the only open space provided. Additional green space must be provided to the satisfaction of the municipality. If some of the abovementioned open space is in the river corridor, that portion must be landscaped to the satisfaction of the municipality. This includes areas for hiking, pathways, cycling, etc. In this regard also refer to the George Municipal Open Space System Policy.

## **9.6 Community facilities**

### **9.6.1 Education**

In addition to the available school erven in Sea View and on portions of the Remainder of Erf 325 Pacaltsdorp that are still undeveloped, a new school erf is also to be provided by the developers of the expansion area south of Pacaltsdorp. The positions of these school sites are indicated on the Pacaltsdorp LSDF.

The densification of the Pacaltsdorp CBD area could also require that additional education facilities be required by the Department of Education. Whilst provision for education facilities in new developments could be made by developers as these areas develop, facilities to accommodate densification in Ou Dorp and the Pacaltsdorp CBD will have to be provided from George Town Council's owned land. The following proposals are made:

- The anticipated increase in density in the Pacaltsdorp CBD and Ou Dorp areas would result in approximately 2800 additional dwelling units in this area.
- It is anticipated, if the current trends prevail, that these would mostly be affordable and middle income households.
- The Department of Education requires 1 primary school for every 800 new dwelling units and 1 secondary school for every three primary schools, which means that this existing area would require approximately 3 new primary and 1 new secondary school sites.
- Two proposed school sites in this area are still vacant and will again be earmarked for primary school purposes. An additional primary school site will also be identified in the Syferfontein area.
- One Secondary School site will be allocated in the Syferfontein area.
- All new developments around Pacaltsdorp will have to make land available as required by the department.

- The principle also applies that where private developers have to provide school sites; the Department of Education will purchase these portions at market related prices as determined at the time of purchase. The land must be offered to the Department for purchase until such time as 50% of the private development has been developed. “Developed” in this instance refers to a situation where the land has been serviced, sold and the structures have been completed.
- Where municipal owned land is involved the Department of Education and the George Municipality should enter into an agreement that suits both parties.

#### 9.6.2 Cemetery

The existing cemetery west of Beach Road is not to be extended as the central cemetery for the entire George, situated north of the N2 National Road, can accommodate the requirements of Pacaltsdorp as well.

#### 9.6.3 Sporting facility

A new multi-purpose sporting facility is planned to the south east of Rosedale. The facility was originally earmarked for the area immediately to the south east adjacent to the N2 National Road / York Street intersection, but it is recommended that this very strategic location should be retained for higher order land uses. The area that is earmarked for the sport facility cannot, because of its location in relation to the sewerage work, be utilised for other purposes and therefore the sports fields have been “moved” to this location.

In addition the existing Pacaltsdorp sport facility, west of Beach Road of Olympic Street could be extended further west for additional fields or even the suggested golf driving range. The importance of golf in the Garden Route as a tourism attraction means that opportunities in this field could be developed further and a facility in Pacaltsdorp will pave the way for new employment opportunities.

#### 9.6.4 Retirement villages

Retirement Villages can be developed anywhere in the areas identified for high density residential living. However, if the facility is to be developed with public funds on public land, the area between Beach Road and Delville Park should be investigated. This area is relatively close to the proposed Pacaltsdorp CBD and public transport.

### 9.7 Special investment areas

The Hans-Moes-Kraal coastline is characterised by very steep cliffs and in fact is inaccessible for most part thereof. It is only the very small beach at Gwaing River Mouth that gives direct access to the beach itself. The deep valleys and steep cliffs are also home to very pristine coastal thicket patches that are very sensitive and should be protected from uncontrolled development.

Although George has now grown to the coast and the temptation is certainly there to make this area available for conventional coastal development, a different approach is to be adopted here. In the previous chapter the importance of the Hans-Moes-Kraal coastline is described as well as the role this area has to play in the economic development of George as a whole. The type of development earmarked for this area is of a special nature and it is for that reason that this area is in terms of the George SDF earmarked for special investment initiatives.

The Hansmoes Science and Technology Precinct has been earmarked to attract the science and technology enterprises and allied research and training facilities. This precinct has the vocational attributes to become a “high-tech” hub accommodating science, technology, research, training and related enterprises. The Municipality has initiated a precinct level planning study to investigate appropriate means of unlocking this special investment node’s potential. This study has been completed and is known as the Draft Hansmoes Science and Technology Precinct Plan dated 2012. Cognisance must thus be taken of this special investment precinct planning study in the Pacaltsdorp LSDF.

The area to the south east of the N2 National Road intersection is also earmarked for special investment. The intention of the special investment area is to use this very special area for the benefit of the entire community of George. Further investigation into and planning of this area is still to be undertaken but the following guidelines are set for the interim:

- Development initiatives in this area should be designed to attract visitors to our area throughout the year and not only during holiday seasons (e.g. conference facilities and wedding chapels).
- Development Initiatives should seek to create employment opportunities in the “clean” service sector that would bring new skills to our town and region (e.g. medical “step down” rehabilitation centres and wellness centres).
- The development of this area should ensure the appropriate protection of any sensitive natural areas.
- Development in this area should not detract from the efforts to strengthen and develop the CBD for Pacaltsdorp.

- Residential development would be allowed in combination with the special investment initiatives.
- Other opportunities that could be investigated include: Research facilities associated with tertiary institutions and medical facilities as well as facilities focussed on the professional segment in terms of science and technology, sport, recreation and culture.

## **9.8 Rural development**

Rural areas or areas zoned for agricultural purposes should be used for agricultural purposes only.

## **9.9 Resorts**

The resort at the Gwaing River Mouth is retained and the proposal is to upgrade this beautiful area as a resort of international standard that will benefit the visitors to the area's facilities such as the golf estates and the proposed facilities in the special investment area. The resorts, wellness centres, offices, research facilities should benefit from the beautiful river mouth, beach and facilities in this location.

Currently, the facility at the resort, and particularly at the mouth itself, is not very attractive and is in urgent need of upgrading and better management.

There are exciting opportunities for development at this resource and specific attention to detail planning and management is required for this important place in the George Municipal Area.

## **9.10 Rural occupation**

The area between the coast and DR1591 is characterised by small holdings ranging from properties as small as 1 hectare to approximately 10 hectare. It is not feasible to utilise these areas for agricultural purposes due to its size and particularly its locality on the steep slopes of the coast. The sensitive vegetation in the deep valleys should also be protected from agricultural practices.

The policies for this area are therefore as follows:

- The land use allowed in this area should be small holdings as contemplated in the Agricultural Zone II as per the Draft George Zoning Scheme By-law.
- No subdivision of agricultural land within biodiversity sensitive areas will be allowed.



- The smallholdings may not be subdivided into portions smaller than 3ha, provided that subdivision of smallholdings and farm portions in and around the Special Investment area must not be allowed at all where the further fragmentation of the land would harm the future development potential over time, whereby the land may be rendered impractical to develop for the purposes intended in this plan as well as other supporting documents.
- Small resorts (including boutique hotels) for short term rental accommodation could also be considered in this area. The provisions for resorts in the *Guidelines for Resort Developments in the Western Cape* should be consulted when this is considered.

### 9.11 Roads

Very few new roads are planned for the study area. One of the main reasons is that new extensions to the existing urban area has been planned around existing infrastructure such as the DR 1591 and DR1595 to the Gwaing River Mouth. The proposals that have been made was derived from the George Roads Master Plan and where required, further refinements were made by the George Town Council's Transportation Engineers, ITS. The new roads planned for the study area also forms part of the George Integrated Public Transport Network (GIPTN) which in turn has taken cognisance of new developments and possible future requirements for public transportation services. The following new roads or upgrading projects are envisaged for the study area in the planning horizon of the Pacaltsdorp LSDF:

#### 9.11.1 Southern Arterial

Due to the fact that only a small portion of land has been earmarked for new expansion in and around Pacaltsdorp, the construction of the proposed southern arterial will not be required within the planning horizon of the Pacaltsdorp LSDF. ITS transportation consultants anticipate:

- That the additional vehicular movement due to the planned densification and expansion areas would still be accommodated on the existing roads and accesses over the N2 National Road. The additional development would therefore not necessitate the construction of the southern arterial.
- The construction of the Rand Street connection to the Tamsui Industrial area is however required and will have to be constructed before the southern arterial becomes a priority.
- The planning of the southern arterial has commenced however as it is important that the servitude for the road is secured and that the very laborious environmental impact assessments are finalised.

- Sections of the southern arterial will be constructed when the access road to the coast is upgraded through the Le Grande project.

It is important that the planning of this road is finalised and that after all the required approvals have been obtained that the necessary right of way servitudes and expropriations be finalised and registered. This is important as other infrastructure such as sewerage and electricity mains that may have to be constructed before the road is actually built could be accommodated in the future road servitude.

#### 9.11.2 Rand Street Extension

The Rand Street Extension involves a new vehicular link between Pacaltsdorp and the Tamsui Industrial area and is planned to ease the traffic congestion on the N2 National Road bridge in peak traffic hours. No timeframe is at present available as to when this link will be constructed. The Pacaltsdorp LSDF indicates the approximate position of this road as the final alignment is not available yet.

#### 9.11.3 Thembaletu Road Link

There is currently no formal road link between Pacaltsdorp and Thembaletu and for improved movement of people and traffic it is proposed that a new road link be investigated in the approximate position indicated on the plan. The alignment of the road on the Pacaltsdorp LSDF is only diagrammatical and will be finalised once more detailed engineering designs becomes available.

#### 9.11.4 Clinic Street

To encourage business development around the Clinic Street area it is proposed that the municipality pro-actively investigate the upgrading of this street. The purpose and function of Clinic Street is not one of vehicular movement but should be developed as a pedestrian friendly activity street where businesses and community facilities can be accessed by the public on foot. The main purpose of this intervention is to ensure that Beach Road retain its function as the main vehicular carrier as well as bus route, and at the same time develop a vibrant business area immediately adjacent thereto that can be accessed on foot from the public transport system.

#### 9.11.5 Syferfontein access road (Olympic Street)

The upgrading of Olympic Street should be attended to as part of the planning process of the Syferfontein area. Once the development of the area starts it would become important to upgrade Olympic Street.

#### 9.11.6 Beach / Hibiscus Link Road

The proposed developments to the south of Pacaltsdorp necessitated the Town Engineer to investigate the main road network in this area. Through their transportation consultants, the Town Engineer proposed the extension of Hibiscus Road to link-up with Beach Road and the Southern Arterial. This road will be constructed by private developers as it serves mostly private developments, but it is envisaged that this road will be constructed within the planning horizon of the Pacaltsdorp LSDF.

#### 9.11.7 Pedestrian Bridge over N2 National Road

This bridge has been on the George Town Council's budget for a number of years due to the anticipated development of Rosedale in this vicinity. Rosedale has since been developed and the pedestrian bridge has been constructed. The approximate position of the bridge is indicated on the Pacaltsdorp LSDF.

#### 9.11.8 Block Plans in CBD

Several new roads are proposed in the CBD through the old "Block Plans". These plans were suggested by the Municipality when the Pacaltsdorp Local Structure Plan was approved in 1992. Over the years small sections of these roads have either been subdivided or even constructed in places and therefore the Block Plans have been retained in the Pacaltsdorp LSDF, but with the following conditions:

- The road proposals remain in force, unless the entire section of that specific road section can be re-aligned through planning and the affected land owner's consent.
- Minor adjustments to the old proposals were made where it was necessary due to changed circumstances.

The roads of the Block Plan as well as suggested amendments are indicated on the plan which is attached hereto as **Annexure “F”: Pacaltsdorp / Hans-Moes-Kraal Local Spatial Development Framework (CBD)**.

### **9.12 Areas where strategic intervention and / or priority spending is required**

Certain aspects that were identified during the drafting of the Pacaltsdorp LSDF require further attention and are briefly discussed hereunder.

#### **9.12.1 Pacaltsdorp CBD**

To develop the Pacaltsdorp CBD where it is proposed would require certain planning input and action from the municipality. Market forces alone will not see the development of this area in an optimal way. Strategic Intervention will be required in street widening of Clinic Street, the construction of the road and pedestrian pathways as well as the planning of the bus routes. It is suggested that a strategic plan for the development of this sector be prepared.

#### **9.12.2 Informal settlements**

The handling of the informal settlement at Syferfontein should be considered further. Providing basic infrastructure in this area will almost certainly result in this area becoming semi-permanent. That in itself is not problematic if the municipality is constantly providing formal housing in the areas earmarked for this purpose.

#### **9.12.3 Historical and cultural heritage**

The George Municipality has initiated the George Heritage Resources Study which will address this aspect in greater detail. The already identified heritage resources have been indicated on the Pacaltsdorp LSDF and any development in close proximity to these areas should consult the George Heritage Resources Policy.

The George Town Council should approach relevant funding agencies to develop and restore the sites and buildings with historical or cultural significance and to develop the tourism route for visitors to these facilities. The George Town Council should also budget for this purpose.

#### 9.12.4 Architectural guidance

The George Municipality has accepted Architectural Guidelines for its municipal area and all new developments in Pacaltsdorp should comply with these guidelines.

#### 9.12.5 Subsidised housing

The planning of the subsidised housing projects should commence immediately. Planning approvals have become very difficult to obtain and is a very laborious process. Applications can easily take three years to complete and in order to keep relatively in touch with the housing demand it is imperative that projects are not held up by planning processes. The planning of these areas should commence immediately.

#### 9.12.6 Developers contributions

It has become practice all over the world that developments for the high end of the housing market make financial contributions to the community within which such a development is to be developed. Capital contributions are paid towards upgrading of bulk infrastructure. Developers also incorporate various initiatives for Black Economic Empowerment in their projects, often involving local community members.

This obviously provide opportunities for improvement to the quality of life of the communities wherein these projects are implemented, but if left uncontrolled and unstructured this aspect can easily be misused by developers, community leaders and even the George Town Council. There is constant mistrust amongst community members about so-called contributions towards certain community trusts and it is also often viewed as attempts by developers to get community support, and thereby George Town Council support, for projects that are under scrutiny.

It is proposed that this aspect be investigated and a clear policy be formulated. A suggestion is that a central or George Community Trust Fund be created towards which all “social responsibility” contributions can be made. It then becomes the George Town Council’s responsibility to allocate funds to the most appropriate areas and projects. By pooling the various contributions, more effective community upliftment could be attempted. The following suggestions have been made:

- Contributions (both social responsibility and the inclusionary housing) could be pooled across the George area to increase the subsidy available to low cost housing projects. The structures are generally too small and an additional amount can add valuable living space.

- The George Town Council is often not in a financial position to purchase much needed land. A trust fund from developers' contributions can be used to purchase strategically located land. This could include land for subsidised housing, additional commonage for small scale farming, areas required for conservation or places of significance the Council do not want to see developed.
- Funds could also be utilised to provide rudimentary services to informal settlements.

There may be numerous other worthy causes which could benefit from the developers contributions, but the important aspect is that a clear policy regarding all these contributions be formulated and that all role-players are comfortable about the amounts payable, the way allocations are made and who controls the fund.

#### 9.12.7 Infill and redevelopment proposals

A number of infill and redevelopment opportunities have been identified in the study area. These would provide much needed development opportunities for small entrepreneurs and prospective homebuilders. These projects should be prioritised and implemented in a managed and coherent fashion. The various opportunities have been identified and are attached hereto as **Annexure "G": Identified Projects**. Further details of these opportunities will be provided once the principle has been accepted.

#### 9.12.8 Gwaing River Mouth

Whilst the Pacaltsdorp LSDF firmly recommends that a resort be retained at the Gwaing River Mouth, it is recommended that the George Town Council investigates this aspect in greater depth and look at various alternatives to maximise the potential of this beautiful place. Aspects that should be considered here include the following:

- This area has for many years been the closest access to the coast for the people of Pacaltsdorp and Hans-Moes-Kraal. Any development should ensure that public access to the coast for recreation and fishing should be retained.
- The planning of the Hans-Moes-Kraal Coastline involves international attractions in the form of resorts; wellness centres research facilities and laboratories as well as residential areas for the high end of the market. It is important that the Gwaing River Mouth area reflects this ambience as well. The Hans-Moes-Kraal Coastline is very important for the future of George and will play an important role in establishing our town as an international destination and investment area.

The Gwaing River Mouth area is central to this vision and could be the catalyst for the development of the rest of the area.

#### 9.12.9 Greening initiatives

The old part of Pacaltsdorp has beautiful mature trees that give a special character to this area. Unfortunately the rest of the area does not have much vegetation. It is suggested that the municipality consider the following proposals for this area:

- Greening (planting of trees, shrubs and grass) on Public Open Spaces, Road verges and around community facilities with Council funds. The proposed trust fund from developers' contributions could be a source of funding here as well.
- Protection of the existing mature trees. Some of these trees have historical significance and it would be tragic if these trees would die off due to a lack of care and maintenance.
- Encouragement of private developers to green their own gardens. The Council could through partnerships with the private sector investigate the possibility of a competition with lucrative prizes for the most beautiful / green garden and or suburb.
- Support existing private initiatives. Two individuals from the private sector have for many years maintained pockets of fynbos in and around Pacaltsdorp without any support from the Council. The municipality can add value to and strengthen these initiatives.
- Careful management of firewood harvesting as well as wattle "droppers" in and around Pacaltsdorp. Currently most of these activities occur illegally on open spaces and on derelict farms just outside the built-up area. This is an industry that should be investigated further. There are obvious advantages in the industry clearing of unwanted species, but it is not always known where these activities take place and which trees are harvested.

### 10. PACALTSDORP / HANS-MOES-KRAAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK

The Pacaltsdorp / Hans-Moes-Kraal Local Spatial Development Framework based on the contents of this report is attached hereto as **Annexure "H": Pacaltsdorp / Hans-Moes-Kraal Local Spatial Development Framework**.



## SECTION E: CONCLUSION AND IMPLEMENTATION

### 11. IMPLEMENTATION

This Pacaltsdorp LSDF should be regarded and pursued as a mechanism to manage development in the study area. The George Municipality is primarily responsible for the implementation of the proposals and to ensure that these are implemented by the local community, private sector and developers. Where other authorities are involved in the implementation of proposals, the George Municipality has also the responsibility to ensure that it be brought to their attention.

Further to the above, the identified actions and proposals should be linked with the George Municipality's IDP and financial budget to ensure that the proposals are being implemented in a phased manner.

Several projects which have bearing on the Pacaltsdorp LSDF objectives have already been budgeted for in the George Town Council's IDP and SDBIP as indicated in the **Table D** hereunder.

TABLE D	
Items in 2015 / 2016 IDP	
Human Settlements, Land Affairs & Planning	
<ul style="list-style-type: none"> <li>➤ Crèche: Rosedale Pacaltsdorp</li> <li>➤ Old Heritage Building: Pacaltsdorp</li> <li>➤ Rosedale Crèche: Paving</li> <li>➤ Rosedale Crèche: 3 X New Containers</li> <li>➤ Rosedale Crèche: New crèche for 100 children aged 0-2 years</li> <li>➤ Rosedale Crèche: New crèche for 200 children to service 1404 families (Erf 7952)</li> </ul>	R 150 000.00
Electro-Technical Services	
<ul style="list-style-type: none"> <li>➤ Upgrading of obsolete low voltage network cables – Pacaltsdorp</li> <li>➤ Reticulation Scheme – Erf 325</li> </ul>	R 200 00.00 R 2 400 000.00

**Table E** represents the community needs for Ward 14, which is located in the study area, as listed in the 2015 / 2016 IDP.

<b>TABLE E</b>	
<b>Focus Area</b>	<b>Development needs</b>
<b>Municipal Services</b>	
Roads & Storm water	<ul style="list-style-type: none"> <li>➤ Storm water channel in Kloof Street</li> <li>➤ Paving of Meyer Street</li> </ul>
Traffic Control	<ul style="list-style-type: none"> <li>➤ Traffic calming Beukes Street – speed humps or other method</li> </ul>
Other	<ul style="list-style-type: none"> <li>➤ Upgrade of the area in front of the clinic</li> <li>➤ Provide solar geysers to residents in Rosedale</li> <li>➤ Rectification of houses needed</li> </ul>

**Table F** represents the community needs for Ward 16, which is located in the study area, as listed in the 2015 / 2016 IDP.

<b>TABLE F</b>	
<b>Focus Area</b>	<b>Development needs</b>
<b>Municipal Services</b>	
Water & Sanitation	<ul style="list-style-type: none"> <li>➤ Rain-water harvesting (water tanks)</li> </ul>
Roads & Storm water	<ul style="list-style-type: none"> <li>➤ Upgrading of roads</li> </ul>
Other	<ul style="list-style-type: none"> <li>➤ Shelter for street traders</li> <li>➤ Complaints Office: New Dawn Park</li> <li>➤ Youth Centre</li> <li>➤ Provide solar geysers to residents in Rosedale</li> <li>➤ Rectification of houses needed</li> </ul>

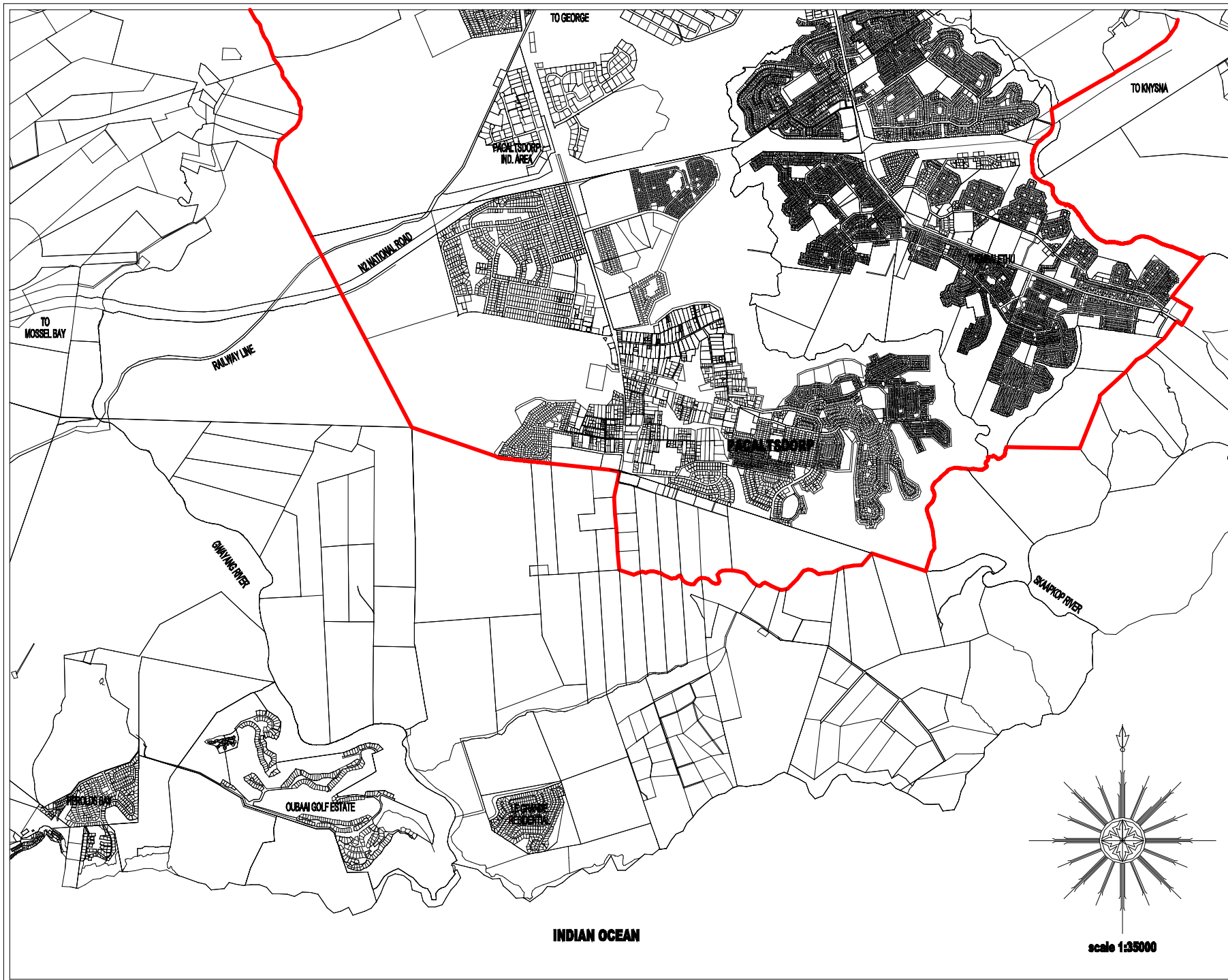
<b>Needs relating to other spheres of government</b>	
Health	➤ Clinic: New Dawn Park
Safety & Security	➤ Police Service (Mobile): New Dawn Park
Social Development	➤ Old-age Home ➤ Drug Rehabilitation Centre ➤ Youth Centre
Other	➤ Internet shop ➤ ATM's (safety and security for users)

The community needs listed in **Tables E and F** should form the basis of the budget and development priorities of the Municipality. It should be reviewed annually and the Ward Committees of the Municipality plays a vital role during this revision.

## 12. CONCLUSION

The Pacaltsdorp LSDF strives to preserve a neighbourhood with its traditional character, while simultaneously implementing measures to densify the existing built up area in a manner that will maintain the sense of place. The precinct approach, in terms of which various areas are designated according to the inherent character of each area, is applied. If the principles of the Pacaltsdorp LSDF are carefully applied, the study area could retain its unique character with a community that will be more integrated than before with more opportunities to them to live to their full potential.

## ANNEXURE "A": PACALTSDORP URBAN EDGE

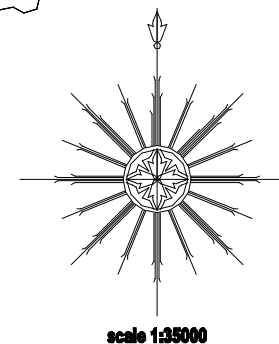


Project:  
PACALTSDORP / HANSMOES-KRAAL  
LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK

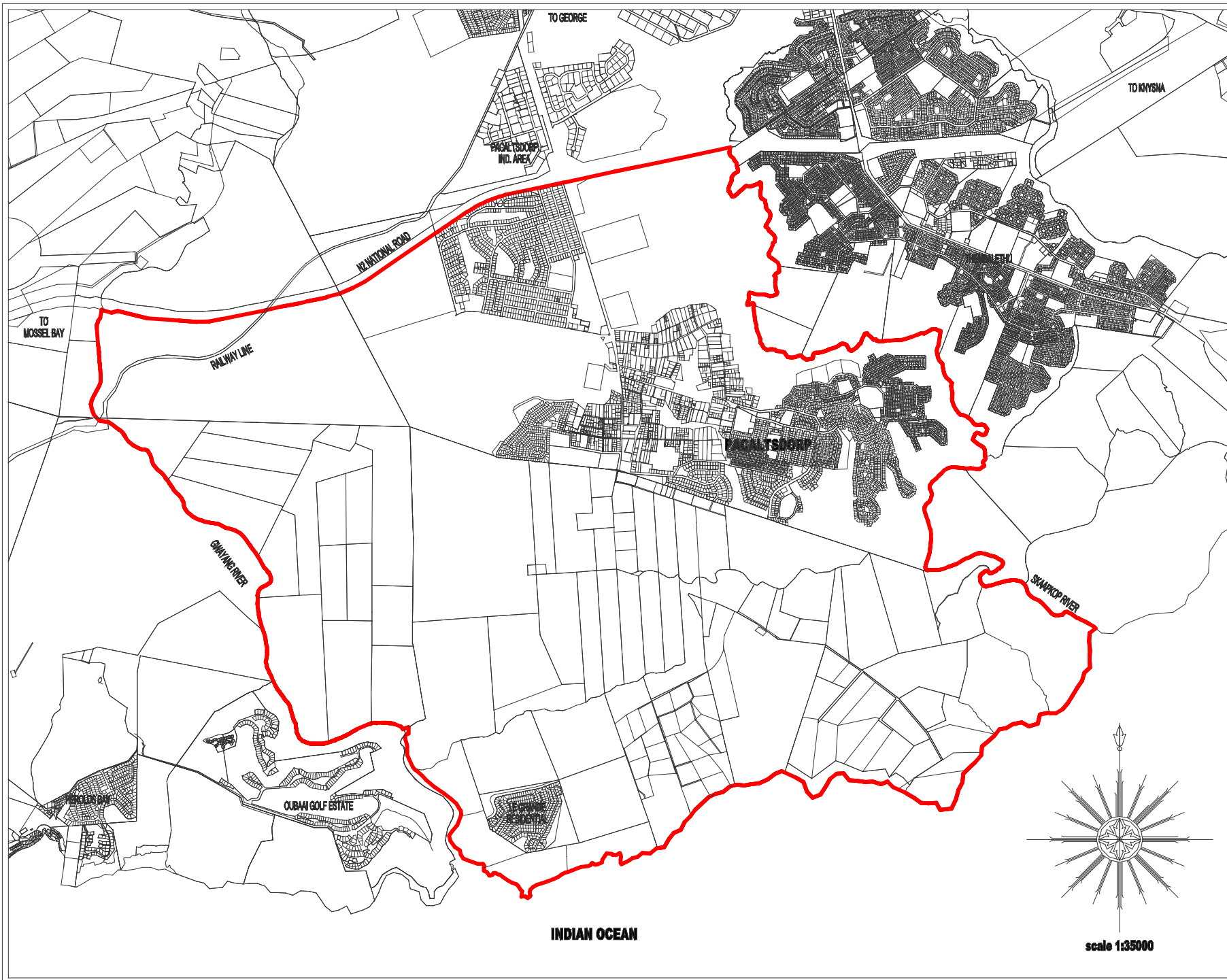
Plan:  
**URBAN  
EDGE**

LEGEND	
Notation	Description
	George Urban Edge

**Annexure A**  
DRAFT OCTOBER 2015



## ANNEXURE “B”: STUDY AREA



Project:  
PACALTSDORP / HANS-MOES-KRAAL  
LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK

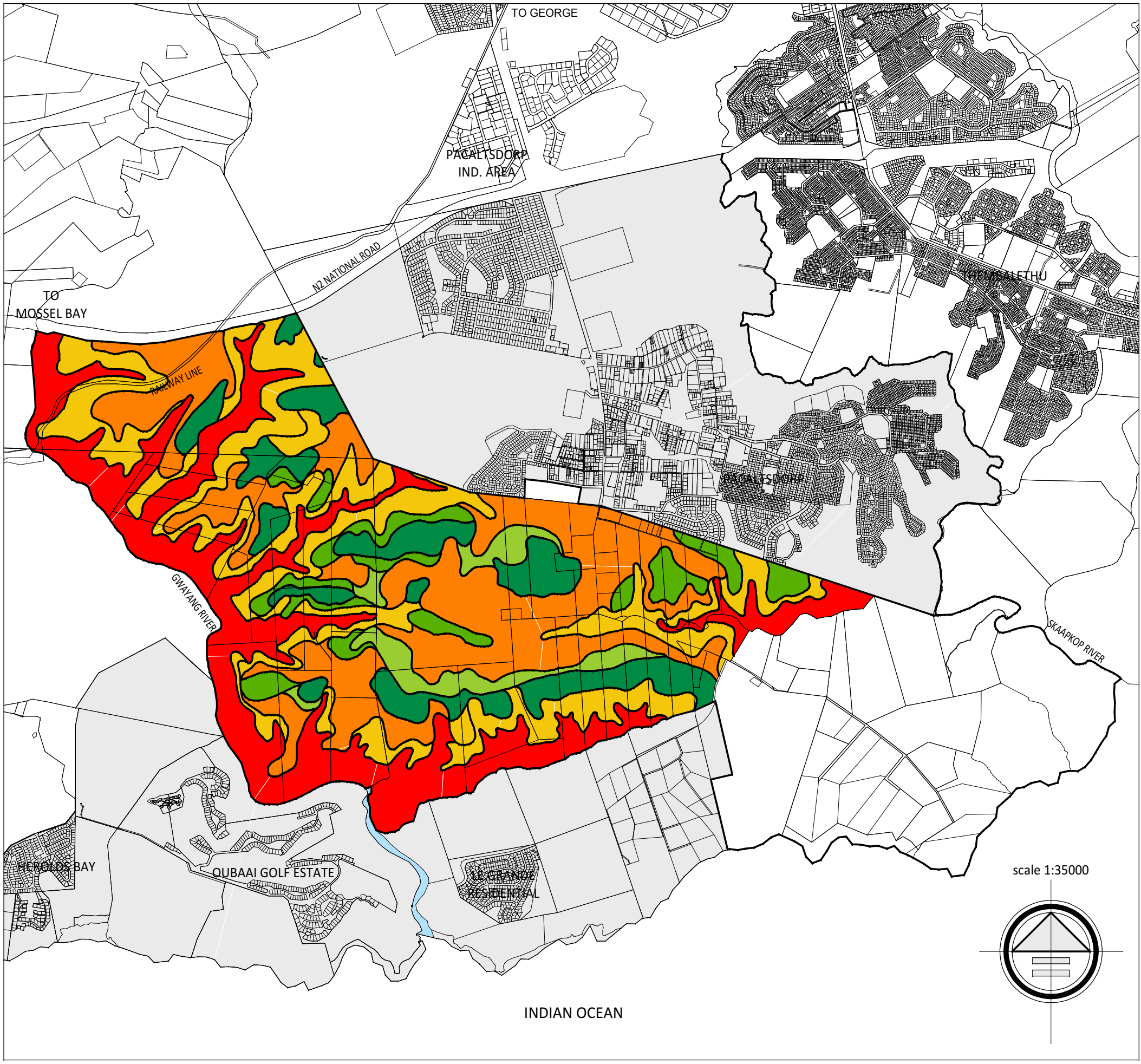
Plan:  
  
**STUDY  
AREA**

LEGEND	
Notation	Description
	Study Area Boundary

**Annexure B**  
  
DRAFT OCTOBER 2015



## ANNEXURE “C”: AGRICULTURAL SOIL POTENTIAL



Project / Projek:  
PACALTSDORP / HANS-MOES-KRAAL  
LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK

Plan:  
  
AGRICULTURAL SOIL  
POTENTIAL

LEGEND

Colour Notation	Type	EWD CM	Ground Form and Family
	<b>A</b>	70 - 90	Pinegrove Form Highbury Family
	<b>B</b>	45 - 70	Witfontein Form Goesabos Family
	<b>C</b>	25 - 35	Longlands Form Sherbrook Family
	<b>D</b>	25 - 35	Kroonstad Form Morgedal Family, also Escourt Form Nuweplaas Family
	<b>E</b>	15 - 30	Kroonstad Form Morgedal Family
	<b>F</b>	70 - 150	Groenkop Form Bosrug Family, also Cartef Form Steenbras Family

Notes/Notas:

Client / Kliënt:

GEORGE  
MUNICIPALITY

GEORGE  
MUNISIPALITEIT

FIG. NO.:

ANNEXURE C

DATE / DATUM:

OCTOBER 2015

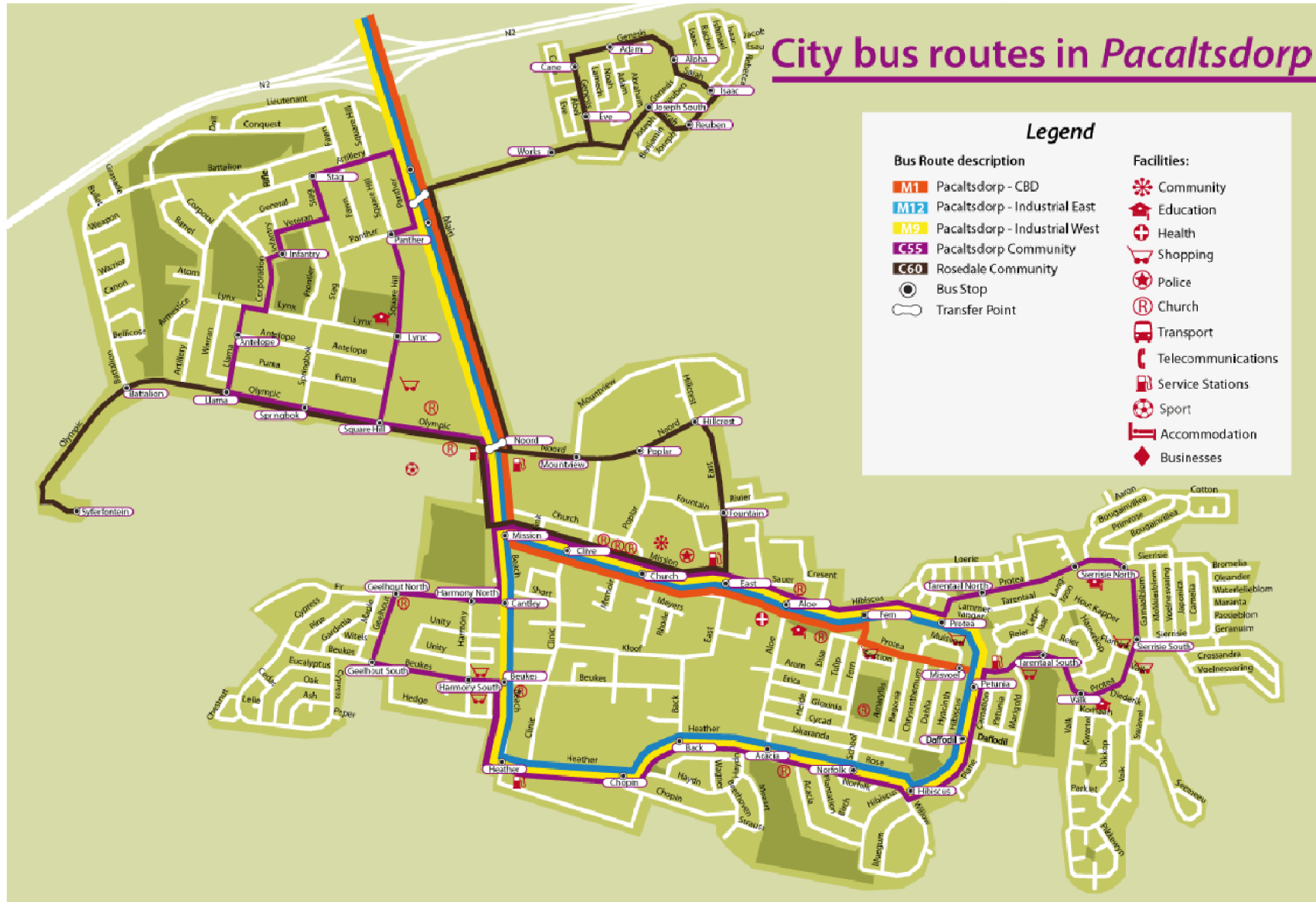
SCALE / SKAAL:

1 : 35 000

scale 1:35000

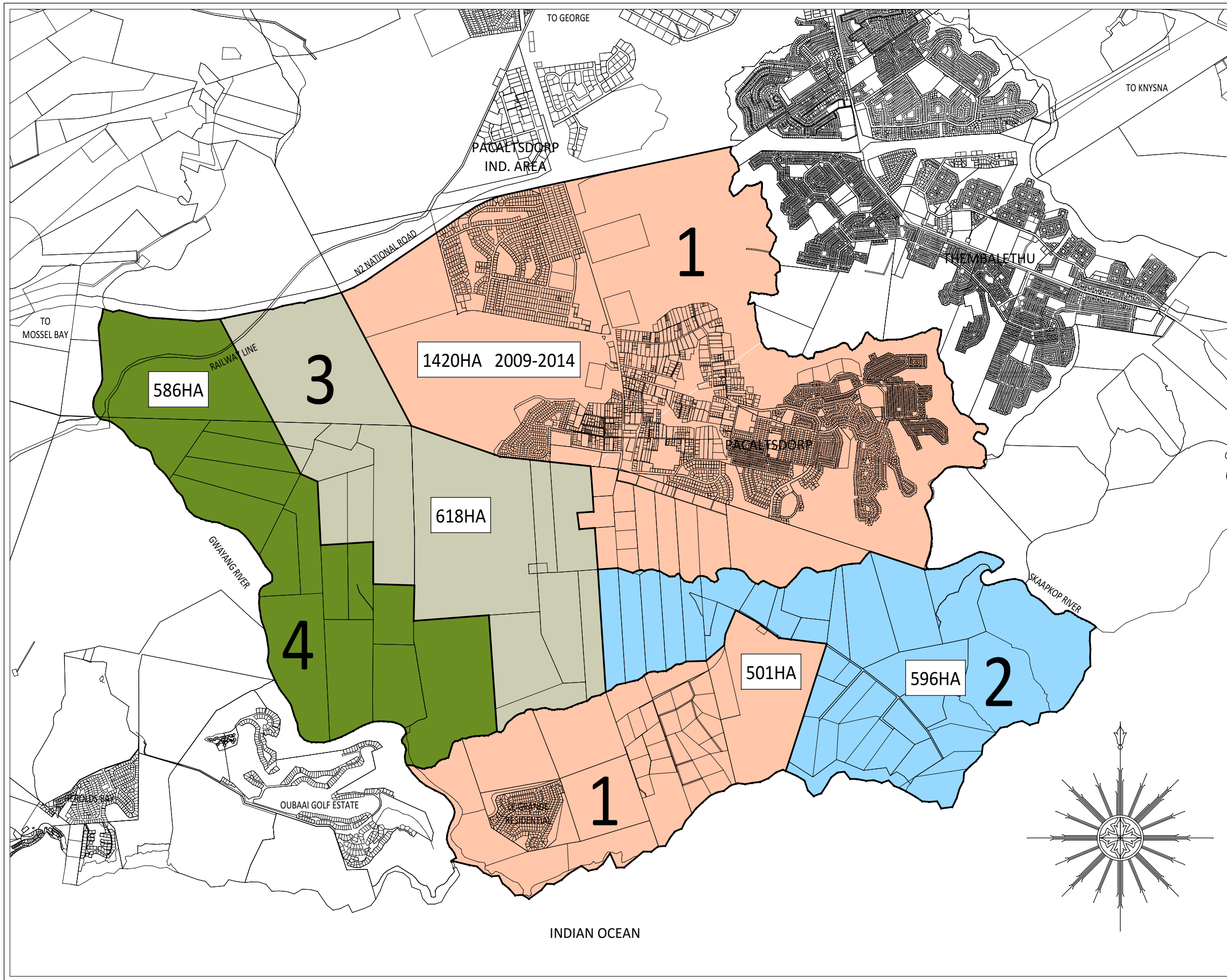
## ANNEXURE “D”: BUS ROUTES IN PACALTSDORP

# City bus routes in Pacaltsdorp



## ANNEXURE “E”: PROPOSED DEVELOPMENT PHASES FOR THE STUDY AREA









Project / Projek:  
PACALTSDORP / HANS-MOES-KRAAL  
LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK


Plan:  
  
LONG TERM  
PHASING

LEGEND

Notation	Description
	Phase 1
	Phase 2
	Phase 3
	Phase 4

Client / Kliënt:

GEORGE  
MUNICIPALITY



GEORGE  
MUNISIPALITEIT

FIG. NO.:

ANNEXURE E

DATE / DATUM:

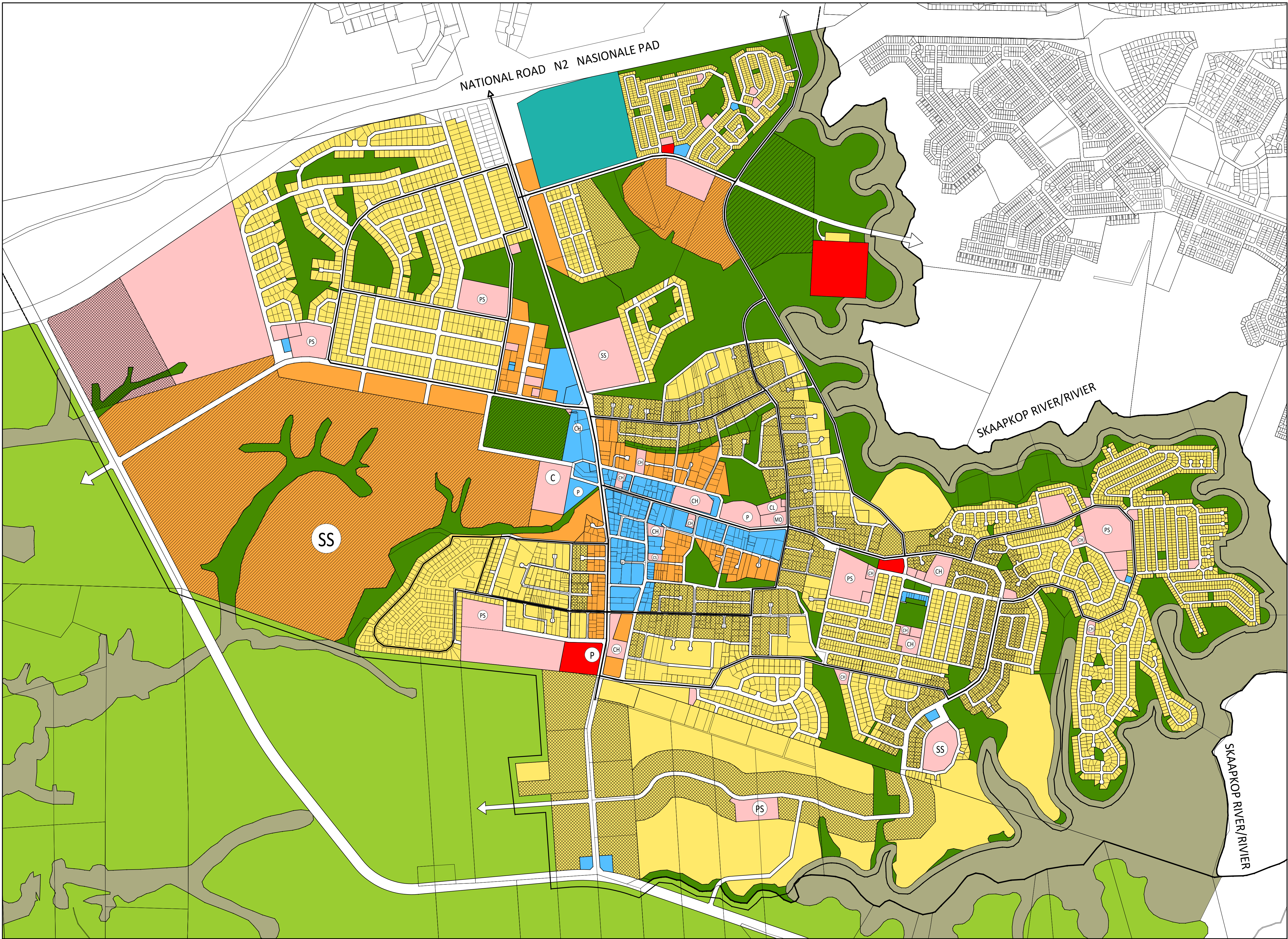
OCTOBER 2015

SCALE / SKAAL:

1 : 35 000

**ANNEXURE “F”: PACALTSDORP / HANS MOES KRAAL LOCAL SPATIAL  
DEVELOPMENT FRAMEWORK (CBD)**





Project / Projek:  
**PACALTSDORP / HANS-MOES-KRAAL  
LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK**

Plan:  
**CBD**

PROPOSED LAND USES	VOORGESTELDE GRONDGEBRUIKE
Nature Area	Natuurgebied
Public Open Space	Publieke Oop Ruimte
Private Open Space	Privaat Oop Ruimte
Agricultural	Landbou
Rural Residential	Landelike Bewoning
Single Residential	Enkel Residensiële
Medium Density Residential	Medium Digtheid Residensiële
High Density Residential	Hoë Digtheid Residensiële
Subsidised / Social Housing	Gesubsidieerde / Sosiale Behuising
Business	Besigheids
Authority Use	Owerheidsgebruik
Regional Hospital (15-20 years)	Streekshospitaal (15-20 jaar)
Community	Gemeenskap
Resorts	Oorde
Residential Estate	Residensiële Landgoed
Special Investment Area	Spesiale Investerings Area
Roads	Paie
Bus Route	Busroete
Proposed New Bus Route	Begplanne Nuwe Busroete
Anotation / Anotasië	
Public Parking	Openbare Parkering
Picnic Area	Openbare Parkering
Primary School	Laerskool
Secondary School	Hoërskool
Creche	Bewaarskool
Clinic	Kliniek
Church	Kerk
Municipal Offices	Munisipale Kantore
Library	Biblioteek
Police	Polisie
Sports Fields	Sportvelde
Reservoirs	Reservoirs
Sewerage Works	Rioolwerke
Cemetery	Begraafplaas
N2 National Road	N2 Nasionale Pad
Main Distributor Roads	Hoof Verspreiderspad
Secondary Distributor Roads	Sekondêre Verspreiderspad
Railway Lines	Spoorlyn
Urban Edge	Stedelike Grens

FIG. NO.: **ANNEXURE F**

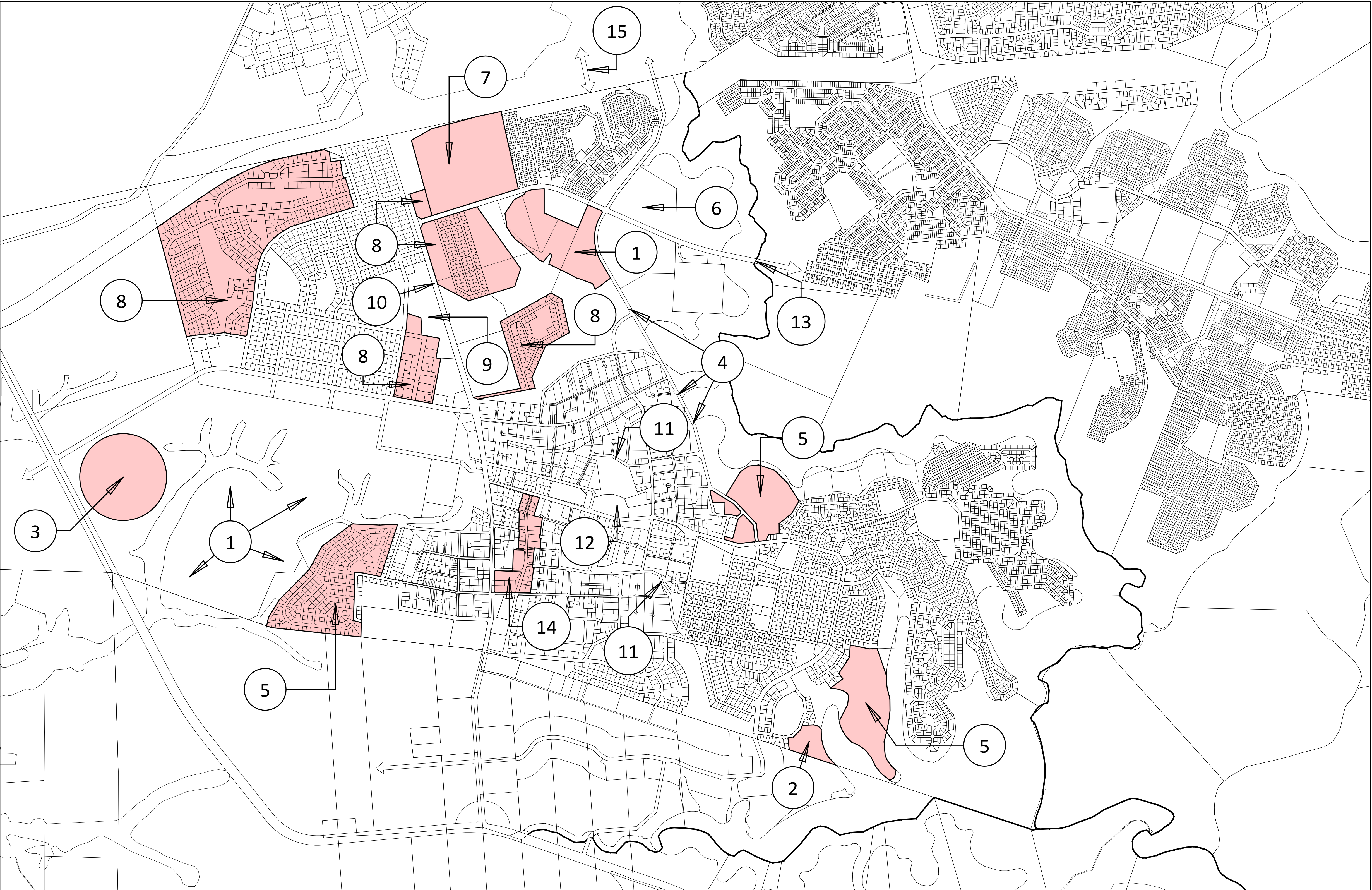
DATE / DATUM: **OCTOBER 2015**

SCALE / SKAAL: **1 : 9000**



## ANNEXURE “G”: IDENTIFIED PROJECTS





1	SUBSIDISED HOUSING	4	RAND STREET EXTENTION	7	SPECIAL INVESTMENT AREA	10	PEDESTRIAN & CYCLE PATHS	13	SKAAPKOP CROSSING
Commence with detail planning & environmental impact assessment.		Approximate alignment of Rand Street extension. Engineering design and environmental impact assessment in progress.		Investigation into suitable uses for these strategically placed areas to be undertaken. Refer to main document for initial suggestions.		Pedestrian and cycle paths to be designed and constructed along Beach Road.		Proposed link road between Pacaltsdorp and Thembaletu. Detail alignment to be investigated and EIA commissioned. Current alignment only diagrammatical.	
2	SPECIAL INVESTIGATION	5	AFFORDABLE HOUSING	8	URBAN RESTRUCTURING	11	HERITAGE SITES	14	CBD
Old sewerage treatment dams - investigate suitability for rehabilitation and possible new residential, sports fields, public open spaces. Illegal dumping to be investigated.		Area earmarked for affordable housing. Detail planning, services and sale of erven to be investigated. Europe re-planning considered.		Investigation and re-planning of these strategically located areas. Detail planning, survey, servicing and sale of erven to be investigated.		Investigation into the development of heritage sites. Historical wells to be fenced-in, beautified and linked with pedestrian paths and car parking areas for visitors.		Clinic Road detail planning. Upgrading of Clinic Road as an activity street - pedestrian and urban design.	
3	INFORMAL HOUSING STRATEGY	6	SPORT STADIUM	9	BOTANICAL GARDENS	12	MUNICIPAL OFFICES	15	PEDESTRIAN BRIDGE
Syferfontein informal housing area to be investigated for transfer camp. Strategy for management to be initiated immediately.		Proposed sports stadium to be relocated to area inside 800mm radius around sewerage treatment facility.		Investigation into formalisation of botanical garden in this location.		Planning and surveying of municipal offices cadastral land units.		Pedestrian Bridge planned over the N2 as part of Non Motorised Transport Plan.	

Project / Projek:  
PACALTSDORP / HANS-MOES-KRAAL  
LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK

Plan:  
IDENTIFIED PROJECTS



**ANNEXURE “H”: PACALTSDORP / HANS MOES KRAAL LOCAL SPATIAL  
DEVELOPMENT FRAMEWORK**





Project / Projek:  
**PACALTSDORP / HANS-MOES-KRAAL**  
**LOCAL SPATIAL DEVELOPMENT**  
**FRAMEWORK**

Plan:  
**PACALTSDORP / HANS-MOES-KRAAL**

**PROPOSED LAND USES**      **VOORGESTELDE GRONDGEBRUIKE**

- |                                 |                                    |
|---------------------------------|------------------------------------|
| Nature Area                     | Natuurgebied                       |
| Public Open Space               | Publieke Oop Ruimte                |
| Private Open Space              | Privaat Oop Ruimte                 |
| Agricultural                    | Landbou                            |
| Rural Residential               | Landelike Bewoning                 |
| Single Residential              | Enkel Residensieel                 |
| Medium Density Residential      | Medium Digtheid Residensieel       |
| High Density Residential        | Hoë Digtheid Residensieel          |
| Subsidised / Social Housing     | Gesubsidieerde / Sosiale Behuiging |
| Business                        | Besigheids                         |
| Authority Use                   | Overheidsgebruik                   |
| Regional Hospital (15-20 years) | Streekhospitaal (15-20 jaar)       |
| Community                       | Gemeenskaps                        |
| Resorts                         | Orde                               |
| Residential Estate              | Residensieel Landgoed              |
| Special Investment Area         | Spesiale Investerings Area         |
| Roads                           | Paale                              |

**Anotation / Anotasie**

- |                             |                           |
|-----------------------------|---------------------------|
| Public Parking              | Openbare Parkering        |
| Picnic Area                 | Openbare Parkering        |
| Primary School              | Laerskool                 |
| Secondary School            | Hoërskool                 |
| Creche                      | Bewaarskool               |
| Clinic                      | Kliniek                   |
| Church                      | Kerk                      |
| Municipal Offices           | Munisipale Kantore        |
| Library                     | Biblioteek                |
| Police                      | Polisie                   |
| Sports Fields               | Sportvelde                |
| Reservoirs                  | Reisevoirs                |
| Sewerage Works              | Rioolwerke                |
| Cemetery                    | Begraafplaas              |
| N2 National Road            | N2 Nasionale Pad          |
| Main Distributor Roads      | Hoof Verspreiderspad      |
| Secondary Distributor Roads | Sekondêre Verspreiderspad |
| Railway Lines               | Spoorlyn                  |
| Urban Edge                  | Stedelike Grens           |

FIG. NO.:      **ANNEXURE H**

DATE / DATUM:      **OCTOBER 2015**

SCALE / SKAAL:      **1 : 15000**



## ANNEXURE "I": PUBLIC PARTICIPATION PROCESS

## PUBLIC PARTICIPATION PROCESS

The information below records the public participation process.

### Public Notice

Notices were placed in the George Herald and in Die Burger on 29 October and 12 November 2015. A copy of the George Herald notice is attached hereto as Attachment 1 whilst a copy of Die Burger notice is attached hereto as Attachment 2.

### Draft document availability

An electronic version of the Draft Pacaltsdorp / Hans – Moes – Kraal Spatial Development Framework was made available on the George Municipality Website – <http://www.george.org.za>. Hardcopies of the document were made available for public viewing at the following venues:

- Planning Department on the 5<sup>th</sup> Floor of the Municipal Building (Civic Centre, York Street);
- Main Municipal Library in George; and
- Local satellite libraries in the respective areas.

### Public Open Day

A Public Open Day was held on 16 November 2015 in the Pacaltsdorp Community Hall, 47 Mission Street from 15h00 to 19h00 where the proposals contained in the Draft Pacaltsdorp / Hans – Moes – Kraal Spatial Development Framework was displayed and residents were afforded the opportunity to discuss or comment thereon. Jan Vrolijk from Jan Vrolijk Town Planner / Stadsbeplanner and Delia Power, Senior Spatial Planner, of the George Municipality were in attendance at the Public Open Day.

The Attendance Register which was available at the Public Open Day and was signed by 9 members of the public is attached as Attachment 3.

Photos of the display in the Community Hall and indicating Delia Power, Senior Spatial Planner, of the George Municipality in discussion with the members of the public are attached as Attachment 4.

### Record of comments received at Public Open Day

The Comments Sheet which was available at the Public Open Day is attached as Attachment 5. Five comments sheets were received at the Public Open Day. The five comments sheets are attached hereto as Attachment 6.

### Record of comments received in response to newspaper notices

The newspaper notices also made provision for the submission of written comments to be lodged with the Director: Human Settlements, Land Affairs and Planning, P O Box 19, George, 6530 before 30 November 2015. No written comments were received in response to the newspaper notices.

### Response on comments received

The response on all comments received is attached hereto as Attachment 7.

### List of attachments

Attachment 1: Notice – George Herald of 12 November 2015

Attachment 2: Notice – Die Burger of 12 November 2015

Attachment 3: Attendance Register

Attachment 4: Photos of display

Attachment 5: Comments Sheet

Attachment 6: Five comments sheets received at Public Open Day

Attachment 7: Response on comments received



**Attachment 1**

## GEORGE MUNICIPALITY

Notice No.

### LOCAL SPATIAL DEVELOPMENT FRAMEWORKS

Notice is hereby given that the DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORKS, compiled by JV Town Planners in respect of the areas listed below, are available for comment in order to facilitate its approval by Council:

- a) Blanco LSDF;
- b) George South-East LSDF;
- c) Pacaltsdorp / Hansmoeskraal LSDF.

The Local Spatial Development Frameworks were developed to intervene in the current economic and spatial trends in these areas to facilitate the development of an enabling urban environment aimed at the establishment of a quality living environment that fosters a vital and growing economy, viable natural environment and promotes social well-being.

Copies of the Draft Local Spatial Development Frameworks can be viewed at the following places:

- a) Planning Department on the 5<sup>th</sup> Floor of the Municipal Building;
- b) Main Municipal Library in George;
- c) Local satellite libraries in the respective areas;
- d) On our Website: <http://www.george.org.za>.

The Municipality hereby invites comments from interested and affected parties on the in terms of section 10(1) of the Land Use Planning By-Law for George Municipality, 2015. Any suggestions or input are welcome and will be considered during the finalization and adoption of the Local Spatial Development Frameworks by Council.

Notice is hereby also given that a PUBLIC OPEN DAY in respect of the respective frameworks will be held **from 15h00 until 19h00**; on the following dates, at the following venues:

- a) Pacaltsdorp / Hansmoeskraal – Pacaltsdorp Community Hall, 47 Mission Street, Pacaltsdorp on **16 November 2015**;
- b) Blanco – Blanco Community Hall, 3 George Street, Blanco on **17 November 2015**;
- c) George South-East – Conville Community Hall, 21 Pienaar Street, Conville on **19 November 2015**.

Written submissions may be lodged to the **Director: Human Settlements, Land Affairs and Planning, P.O. Box 19, George, 6530 before 30 November 2015**. Any person who is unable to write, can submit their input, verbally to the Council's offices where they will be assisted by a staff member to put their comments in writing. Enquiries can be directed to Mrs Delia Power at the Planning Department (044-801 9477) or Mr Jan Vrolijk from JV Town-Planners (044-873 3011).

**T BOTHA**  
**Municipal Manager**  
Civic Centre  
York Street  
George  
6530

## GEORGE MUNISIPALITEIT

Kennisgewing Nr.

### PLAASLIKE RUIMTELIKE ONTWIKKELINGSRAAMWERKE

Kennis geskied hiermee dat die KONSEP PLAASLIKE RUIMTELIKE ONTWIKKELINGSRAAMWERKE, opgestel deur JV Stadsbeplanners, ten opsigte van die gebiede hieronder gelys beskikbaar is vir kommentaar ten einde die goedkeuring daarvan deur die Raad te fasiliteer:

- a) Blanco PROR;
- b) George Suid-Oos PROR;
- c) Pacaltsdorp / Hansmoeskraal PROR.

Die Plaaslike Ontwikkelingsraamwerke is ontwikkel om te dien as intervensie in die huidige ekonomiese en ruimtelike tendense in hierdie gebiede. Sodoende die ontwikkeling van 'n bemagtigende stedelike omgewing te fasiliteer wat gemik is op die vestiging van 'n kwaliteits leefomgewing wat 'n kragtige, groeiende ekonomie huisves, asook 'n lewensvatbare natuurlike omgewing en sosiale welvaart bevorder.

Afskrifte van die Konsep Plaaslike Ontwikkelings-raamwerke kan besigtig word by die volgende punte:

- a) Beplanningsdepartement op die 5de vloer van die Munisipale Gebou;
- b) Hoof Munisipale Biblioteek in George;
- c) Plaaslike sateliet biblioteke in die onderskeie areas;
- d) Op ons Webblad: <http://www.george.org.za>.

Die Munisipaliteit nooi hiermee kommentare op die Konsep Plaaslike Ontwikkelingsraamwerke uit van enige belanghebbende partye in terme van artikel 10(1) van die Verordeninge op Grondgebruikbeplanning vir George Munisipaliteit, 2015. Enige voorstelle en insette is welkom en sal oorweeg word tydens die finalisering en aanneming van die Plaaslike Ontwikkelingsraamwerke deur die Raad.

Hiermee word verder kennis gegee dat PUBLIEKE OPE DAE ten opsigte van die onderskeie planne gehou sal word **vanaf 15h00 tot 19h00**; op die volgende datums, by die volgende lokale:

- a) Pacaltsdorp / Hansmoeskraal – Pacaltsdorp Gemeenskapsaal, Missionstraat 47, Pacaltsdorp op **16 November 2015**;
- b) Blanco – Blanco Gemeenskapsaal, Georgestraat 3, Blanco op **17 November 2015**;
- c) George Suid-Oos – Conville Gemeenskapsaal, Pienaarstraat 21, Conville op **19 November 2015**.

Geskrewe voorleggings kan ingedien word by die **Direkteur: Menslike Nedersettings, Grondsake en Beplanning, Posbus 19, George, 6530 voor 30 November 2015**. Persone wat nie kan skryf nie kan hulle insette mondelings, by die munisipale kantoor doen, waar 'n amptenaar behulpzaam sal wees om die kommentaar op skrif te stel. Navrae kan gerig word aan Mev Delia Power by die Beplanningsdepartement (044-801 9477) of Mnr Jan Vrolijk van JV Stadsbeplanners (044-873 3011).

**T BOTHA**  
**Munisipale Bestuurder**  
Burgersentrum  
York Straat  
GEORGE  
6530





Notice No. 093/2015

**LOCAL SPATIAL DEVELOPMENT  
FRAMEWORKS REMINDER  
OF INVITE TO PUBLIC OPEN DAY**

Notices were published in the George Herald and Die Burger on 29 October and 12 November 2015 inviting inputs on the DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORKS for Blanco, George South-East and Pacaltsdorp / Hansmoeskraal areas.

You are hereby reminded that representations or comments to any of these mentioned frameworks must be submitted before **30 November 2015**. You are invited to visit us at the **PUBLIC OPEN DAY** sessions, as listed in the table below, where representatives will be available to address any questions you may have regarding these frameworks.

LSDF	Date	Venue	Time
Pacaltsdorp/ Hansmoeskraal	16 November	Pacaltsdorp Community Hall, 47 Mission Street	15h00 to 19h00
Blanco	17 November	Blanco Community Hall, 3 George Street	15h00 to 19h00
George South-east (including Lawaaiikamp, Borcherds Conville, Parkdene, Ballotsview, Rosemoor, Protea Park)	19 November	Conville Community Hall, 21 Pienaar Street	15h00 to 19h00

Copies of the Draft Local Spatial Development Frameworks can be viewed at the following places:

- Planning Department on the 5<sup>th</sup> Floor of the Municipal Building;
- Main Municipal Library in George;
- Local satellite libraries in the respective areas;
- On our Website: <http://www.george.org.za>.

Written submissions may be lodged to the **Director: Human Settlements, Land Affairs and Planning, P.O. Box 19, George, 6530**. Any person who is unable to write, can submit their input, verbally to the Council's offices where they will be assisted by a staff member to put their comments in writing. Enquiries can be directed to Mrs Delia Power at the Planning Department (044-801 9477) or Mr Jan Vrolijk from JV Town-Planners (044-873 3011).

**T BOTHA**  
Municipal Manager



Kennisgewing No. 093/2015

**PLAASLIKE RUIMTELIKE  
ONTWIKKELINGSRAAMWERKE  
ONTHOU PUBLIEKE OPE DAE**

Kennisgewings was in die George Herald en Die Burger geplaas op 29 Oktober en 12 November 2015 waarby insette genooi is op die KONSEP PLAASLIKE RUIMTELIKE ONTWIKKELINGSRAAMWERKE vir die gebiede van Blanco, George Suid-Oos en Pacaltsdorp / Hansmoeskraal.

U word hiermee herinner dat voorstelle en kommentare op enige van bovermelde raamwerke ingedien moet word voor 30 November 2015. U word uitgenooi om ons te besoek tydens die PUBLIEKE OPE DAG sessies, soos uiteengesit in die tabel hieronder, waar verteenwoordigers u te woord sal staan om enige vrae aangaande die raamwerke aan te spreek.

PROR	Datum	Lokaal	Tyd
Pacaltsdorp/ Hansmoeskraal	16 November	Pacaltsdorp Gemeenskapsaal, Missionstraat 47	15h00 to 19h00
Blanco	17 November	Blanco Gemeenskapsaal, Georgestraat 3	15h00 to 19h00
George Suid-oos (insluitend Lawaaiikamp, Borcherds Conville, Parkdene, Ballotsview, Rosemoor, Protea Park)	19 November	Conville Gemeenskapsaal, Pienaarstraat 21	15h00 to 19h00

Afskrifte van die Konsep Plaaslike Ontwikkelings-raamwerke kan ook besigtig word by die volgende punte:

- Beplanningsdepartement op die 5de vloer van die Munisipale Gebou;
- Hoof Munisipale Biblioteek in George;
- Plaaslike sateliet biblioteke in die onderskeie areas;
- Op die volgende Webbladsy : <http://www.george.org.za/listings/planning>.

Geskrewe voorleggings kan ingedien word by die **Direkteur: Menslike Nedssettings, Grondsake en Beplanning, Posbus 19, George**. Persone wat nie kan skryf nie kan hulle insette mondelings, by die munisipale kantoor doen, waar 'n amptenaar behulpzaam sal wees om die kommentaar op skrif te stel. Navrae kan gerig word aan Mev Delia Power by die Beplanningsdepartement (044-801 9477) of Mnr Jan Vrolijk van JV Stadsbeplanners (044-873 3011).

**T BOTHA**  
Munisipale Bestuurder

**AgriECO**  
South Cape & Karoo

**44 000 Kopieë**  
maandeliks in u  
plaaslike koerante

**George Herald**  
**044 874 2424**

**Knysna-Plett Herald**  
**044 382 1185**

**Mossel Bay Advertiser**  
**044 690 7156**

**Oudtshoorn Courant**  
**044 272 8918**

**Suid-Kaap FORUM**  
**028 713 2468**

**Graaff-Reinet Advertiser**  
**049 892 2236**



## Attachment 2

## GEORGE MUNICIPALITY

Notice No.

### LOCAL SPATIAL DEVELOPMENT FRAMEWORKS

Notice is hereby given that the DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORKS, compiled by JV Town Planners in respect of the areas listed below, are available for comment in order to facilitate its approval by Council:

- a) Blanco LSDF;
- b) George South-East LSDF;
- c) Pacaltsdorp / Hansmoeskraal LSDF.

The Local Spatial Development Frameworks were developed to intervene in the current economic and spatial trends in these areas to facilitate the development of an enabling urban environment aimed at the establishment of a quality living environment that fosters a vital and growing economy, viable natural environment and promotes social well-being.

Copies of the Draft Local Spatial Development Frameworks can be viewed at the following places:

- a) Planning Department on the 5<sup>th</sup> Floor of the Municipal Building;
- b) Main Municipal Library in George;
- c) Local satellite libraries in the respective areas;
- d) On our Website: <http://www.george.org.za>.

The Municipality hereby invites comments from interested and affected parties on the in terms of section 10(1) of the Land Use Planning By-Law for George Municipality, 2015. Any suggestions or input are welcome and will be considered during the finalization and adoption of the Local Spatial Development Frameworks by Council.

Notice is hereby also given that a PUBLIC OPEN DAY in respect of the respective frameworks will be held **from 15h00 until 19h00**; on the following dates, at the following venues:

- a) Pacaltsdorp / Hansmoeskraal – Pacaltsdorp Community Hall, 47 Mission Street, Pacaltsdorp on **16 November 2015**;
- b) Blanco – Blanco Community Hall, 3 George Street, Blanco on **17 November 2015**;
- c) George South-East – Conville Community Hall, 21 Pienaar Street, Conville on **19 November 2015**.

Written submissions may be lodged to the **Director: Human Settlements, Land Affairs and Planning, P.O. Box 19, George, 6530 before 30 November 2015**. Any person who is unable to write, can submit their input, verbally to the Council's offices where they will be assisted by a staff member to put their comments in writing. Enquiries can be directed to Mrs Delia Power at the Planning Department (044-801 9477) or Mr Jan Vrolijk from JV Town-Planners (044-873 3011).

**T BOTHA**  
**Municipal Manager**  
Civic Centre  
York Street  
George  
6530

## GEORGE MUNISIPALITEIT

Kennisgewing Nr.

### PLAASLIKE RUIMTELIKE ONTWIKKELINGSRAAMWERKE

Kennis geskied hiermee dat die KONSEP PLAASLIKE RUIMTELIKE ONTWIKKELINGSRAAMWERKE, opgestel deur JV Stadsbeplanners, ten opsigte van die gebiede hieronder gelys beskikbaar is vir kommentaar ten einde die goedkeuring daarvan deur die Raad te fasiliteer:

- a) Blanco PROR;
- b) George Suid-Oos PROR;
- c) Pacaltsdorp / Hansmoeskraal PROR.

Die Plaaslike Ontwikkelingsraamwerke is ontwikkel om te dien as intervensie in die huidige ekonomiese en ruimtelike tendense in hierdie gebiede. Sodoende die ontwikkeling van 'n bemagtigende stedelike omgewing te fasiliteer wat gemik is op die vestiging van 'n kwaliteits leefomgewing wat 'n kragtige, groeiende ekonomie huisves, asook 'n lewensvatbare natuurlike omgewing en sosiale welvaart bevorder.

Afskrifte van die Konsep Plaaslike Ontwikkelings-raamwerke kan besigtig word by die volgende punte:

- a) Beplanningsdepartement op die 5de vloer van die Munisipale Gebou;
- b) Hoof Munisipale Biblioteek in George;
- c) Plaaslike sateliet biblioteke in die onderskeie areas;
- d) Op ons Webblad: <http://www.george.org.za>.

Die Munisipaliteit nooi hiermee kommentare op die Konsep Plaaslike Ontwikkelingsraamwerke uit van enige belanghebbende partye in terme van artikel 10(1) van die Verordeninge op Grondgebruikbeplanning vir George Munisipaliteit, 2015. Enige voorstelle en insette is welkom en sal oorweeg word tydens die finalisering en aanneming van die Plaaslike Ontwikkelingsraamwerke deur die Raad.

Hiermee word verder kennis gegee dat PUBLIEKE OPE DAE ten opsigte van die onderskeie planne gehou sal word **vanaf 15h00 tot 19h00**; op die volgende datums, by die volgende lokale:

- a) Pacaltsdorp / Hansmoeskraal – Pacaltsdorp Gemeenskapsaal, Missionstraat 47, Pacaltsdorp op **16 November 2015**;
- b) Blanco – Blanco Gemeenskapsaal, Georgestraat 3, Blanco op **17 November 2015**;
- c) George Suid-Oos – Conville Gemeenskapsaal, Pienaarstraat 21, Conville op **19 November 2015**.

Geskrewe voorleggings kan ingedien word by die **Direkteur: Menslike Nedersettings, Grondsake en Beplanning, Posbus 19, George, 6530 voor 30 November 2015**. Persone wat nie kan skryf nie kan hulle insette mondelings, by die munisipale kantoor doen, waar 'n amptenaar behulpzaam sal wees om die kommentaar op skrif te stel. Navrae kan gerig word aan Mev Delia Power by die Beplanningsdepartement (044-801 9477) of Mnr Jan Vrolijk van JV Stadsbeplanners (044-873 3011).

**T BOTHA**  
**Munisipale Bestuurder**  
Burgersentrum  
York Straat  
GEORGE  
6530



GEORGE MUNICIPALITY  
Notice No. 090/2015  
**LOCAL SPATIAL DEVELOPMENT FRAMEWORKS**

Notice is hereby given that the DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORKS, compiled by JV Town Planners in respect of the areas listed below, are available for comment in order to facilitate its approval by Council:

- a) Blanco LSDF;
- b) George South-East LSDF;
- c) Pacaltsdorp / Hansmoeskraal LSDF.

The Local Spatial Development Frameworks were developed to intervene in the current economic and spatial trends in these areas to facilitate the development of an enabling urban environment aimed at the establishment of a quality living environment that fosters a vital and growing economy, viable natural environment and promotes social well-being.

Copies of the Draft Local Spatial Development Frameworks can be viewed at the following places:

- a) Planning Department on the 5th Floor of the Municipal Building;
- b) Main Municipal Library in George;
- c) Local satellite libraries in the respective areas;
- d) On our Website: <http://www.george.org.za>.

The Municipality hereby invites comments from interested and affected parties on the in terms of section 10(1) of the Land Use Planning By-Law for George Municipality, 2015. Any suggestions or input are welcome and will be considered during the finalization and adoption of the Local Spatial Development Frameworks by Council.

Notice is hereby also given that a PUBLIC OPEN DAY in respect of the respective frameworks will be held from 15h00 until 19h00; on the following dates, at the following venues:

- a) Pacaltsdorp / Hansmoeskraal – Pacaltsdorp Community Hall, 47 Mission Street, Pacaltsdorp on **16 November 2015**;
- b) Blanco – Blanco Community Hall, 3 George Street, Blanco on **17 November 2015**;
- c) George South-East – Conville Community Hall, 21 Pienaar Street, Conville on **19 November 2015**.

\*Written submissions may be lodged to the Director: Human Settlements, Land Affairs and Planning, P.O. Box 19, George, 6530 before 30 November 2015. Any person who is unable to write, can submit their input, verbally to the Council's offices where they will be assisted by a staff member to put their comments in writing. Enquiries can be directed to Mrs Delia Power at the Planning Department (044-801 9477) or Mr Jan Vrolijk from JV Town-Planners (044-873 3011).

**T BOTHA**  
Municipal Manager  
Civic Centre  
York Street  
George  
6530



GEORGE MUNISIPALITEIT  
Kennisgewing Nr. 090/2015  
**PLAASLIKE RUIMTELIKE  
ONTWIKKELINGSRAAMWERKE**

Kennis geskied hiermee dat die KONSEP PLAASLIKE RUIMTELIKE ONTWIKKELINGSRAAMWERKE, opgestel deur JV Stadsbeplanners, ten opsigte van die gebiede hieronder gelys beskikbaar is vir kommentaar ten einde die goedkeuring daarvan deur die Raad te fasiliteer:

- a) Blanco PROR;
- b) George Suid-Oos PROR;
- c) Pacaltsdorp / Hansmoeskraal PROR.

Die Plaaslike Ontwikkelingsraamwerke is ontwikkel om te dien as intervensie in die huidige ekonomiese en ruimtelike tendense in hierdie gebiede. Sodoende die ontwikkeling van 'n bemagtigende stedelike omgewing te fasiliteer wat gemik is op die vestiging van 'n kwaliteits leefomgewing wat 'n kragtige, groeiende ekonomie huisves, asook 'n lewensvatbare natuurlike omgewing en sosiale welvaart bevorder.

Afskrifte van die Konsep Plaaslike Ontwikkelings-raamwerke kan besigtig word by die volgende punte:

- a) Beplanningsdepartement op die 5de vloer van die Munisipale Gebou;
- b) Hoof Munisipale Biblioteek in George;
- c) Plaaslike sateliet biblioteke in die onderskeie areas;
- d) Op ons Webblad: <http://www.george.org.za>.

Die Munisipaliteit nooi hiermee kommentare op die Konsep Plaaslike Ontwikkelingsraamwerke uit van enige belanghebbende partye in terme van artikel 10(1) van die Verordeninge op Grondgebruikbeplanning vir George Munisipaliteit, 2015. Enige voorstelle en insette is welkom en sal oorweeg word tydens die finalisering en aanneming van die Plaaslike Ontwikkelingsraamwerke deur die Raad.

Hiermee word verder kennis gegee dat PUBLIEKE OPE DAE ten opsigte van die onderskeie planne gehou sal word vanaf 15h00 tot 19h00; op die volgende datums, by die volgende lokale:

- a) Pacaltsdorp / Hansmoeskraal – Pacaltsdorp Gemeenskapsaal, Missionstraat 47, Pacaltsdorp op **16 November 2015**;
- b) Blanco – Blanco Gemeenskapsaal, Georgestraat 3, Blanco op **17 November 2015**;
- c) George Suid-Oos – Conville Gemeenskapsaal, Pienaarstraat 21, Conville op **19 November 2015**.

Geskrewe voorleggings kan ingedien word by die Direkteur: Menslike Nedersettings, Grondsake en Beplanning, Posbus 19, George, 6530 voor 30 November 2015. Persone wat nie kan skryf nie kan hulle insette mondelings, by die munisipale kantoor doen, waar 'n amptenaar behulpzaam sal wees om die kommentaar op skrif te stel. Navrae kan gerig word aan Mev Delia Power by die Beplanningsdepartement (044-801 9477) of Mnr Jan Vrolijk van JV Stadsbeplanners (044-873 3011).

**T BOTHA**  
Munisipale Bestuurder  
Burgersentrum  
York Straat  
GEORGE  
6530

12 November 2015 Die Burger.

X100581-DB121115







# ATTENDANCE REGISTER

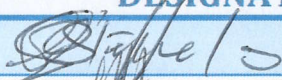
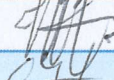

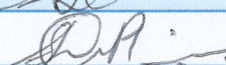
16 November 2015

## OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR PACALTS DORP & HANS - MOES - KRAAL

	NAME	DESIGNATION	E-MAIL ADDRESS	PHONE NR
1	G. Meyer		5 Wapfodelstraat	0839813519
2	A.J. Fluiter		8000 Adamsstraat Rosedale	0796435679
3	S. Morris		siennamorris5@gmail.com	0736884393
4	M. Pieterse		Beukestraat 64	044-8780141
5				
6	G. Iwige		Hedgeweg 22.	
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				



OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR  
PACALTS DORP & HANS - MOES - KRAAL

	NAME	DESIGNATION	E-MAIL ADDRESS	PHONE NR
1	CHARLES STOFFELS		91 Beukes STR PACS	0630347478
2	ISAAC POSULA		22 Plantasie STRAAT	8782498 (044)
3	SOPHY FLUCKS		141780 Newdownpark	0603500166
4	SALLY DU PLESSIS		0782925455	0782925455
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				

## Attachment 4







## Attachment 5

## COMMENTS SHEET

OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK FOR PACALTS DORP & HANS - MOES - KRAAL  
16 NOVEMBER 2015

[illegible]



# COMMENTS SHEET

OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK FOR PACALTSDORP & HANS - MOES - KRAAL  
16 NOVEMBER 2015

Your contact details	
Organization name	
Your full name	Andrew Jakobus Flyks
Your telephone number	079 643 5679
Your fax number	-
Your email address	-
Physical address	8000 Adamstraat Rosedale
Postal address	Sas hierbo.

### Your comments on the draft document

- ① Gemeenskapsentrum in Rosedale
- ② Kleuterskool
- ③ Kerkgronde
- ④ Veilige sypradjes vir Skoelkinders
- ⑤ Oorgang oor brug by Robot.
- ⑥ Tweede nooduitgang oor brug.
- ⑦ Worskkepping in facaltdorp in geheel.



# COMMENTS SHEET

OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK FOR PACALTSDORP & HANS - MOES - KRAAL  
16 NOVEMBER 2015

Your contact details	
Organization name	
Your full name	Sienna Morris
Your telephone number	073 688 4393
Your fax number	—
Your email address	siennamorris5@gmail.com
Physical address	4691 Baygarnvillea rylaan New Dawn Bk
Postal address	8008 hierbo
Your comments on the draft document	
<p>①. Huurgrond vir Entrepreneurs.</p> <p>②. Vaardigheidsentrum vir Jeug in New Dawn Park.</p> <p>③. Rehabilitasie Sentrum vir dwelm verslaafdes.</p> <p>④. Brandweer stasie.</p> <p>⑤. Besigheids grond te koop vir Entrepreneurs.</p> <p>⑥. Toelugs oord vir mishandelde vroue en kinders.</p> <p>⑦. Sentrum vir verswakke bejaardes.</p> <p>⑧. Werks- en- besigheids geleentheid vir vroue oor 36 jaar.</p> <p>⑨. Karavaan park vir ± binnende huur aan pasgetroude paartjies of enkel ouers.</p> <p>⑩. Woonstelle aan pasgetroudes of lae- en- middelklas inkomste.</p> <p>⑪. Kliniek in New Dawn Park</p> <p>⑫. Kerkgronde</p> <p>⑬. Werkstepping in hele werkskopping.</p> <p>⑭. Vakantief f f lugs Buroete te huur.</p>	

# COMMENTS SHEET

## OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR PACALTS DORP & HANS - MOES - KRAAL 16 NOVEMBER 2015

Your contact details	
Organization name	
Your full name	C. Meyer & Charles Stoffels
Your telephone number	08 398 13519 & 0630 34 74 78
Your fax number	-
Your email address	-
Physical address	5 Daffodilstraat & 91 Beukesstraat.
Postal address	
Your comments on the draft document	
<p>- Behoeftes bestaan aan 'n daghospitaal, besighedsentrum, opleidingsentrum, bejaarde te huis, speelparke.</p> <p>- Plan moet die behoeftes wat uitgesproke word aanspreek en vir die grondgebruik voorsiening maak.</p> <p>- Hoënkool + brandstee.</p> <p>- Ondersoek instel na die omtrentlikheid van grond wat in besit is en <del>as eienaar</del> wat aan erfgename oorgegee moet word - munisipale hulp moet aan hierdie gevalle verleen word.</p>	
<p>C. Stoffels</p> <p>C. Meyer</p>	

# COMMENTS SHEET

## OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR PACALTS DORP & HANS - MOES - KRAAL 16 NOVEMBER 2015

Your contact details	
Organization name	
Your full name	Muriel Pietersen
Your telephone number	044-8780141
Your fax number	—
Your email address	—
Physical address	164 Beukes str
Postal address	P
Your comments on the draft document	
<p>Boedelgrond probleme: Twiga familie Al die Munisipale beplanners reeds kennis van die probleem. Erf 971 Pacaltsdorp. Ek wil graag hê dat die probleem rondom die verdeling van die erf reggestel word en die pad deur die munisipaliteit geresitree word. Al die betrokke partye het besluit om self die pad te bou.</p> <p>Ek sal dit waardeer indien die probleem vandag salgeniet en die nodige terugvoer sal kry.</p> <p>Met Dank Muriel Pietersen MP</p>	



## COMMENTS SHEET

OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT  
FRAMEWORK FOR PACALTSDORP & HANS - MOES - KRAAL  
16 NOVEMBER 2015

Your contact details	
Organization name	
Your full name	Sophy Flucks
Your telephone number	0603500166
Your fax number	
Your email address	
Physical address	4780 Primrose Singel New Dawn Park
Postal address	
Your comments on the draft document	
<p>①. Boedelgrond in Beukesstraat. (help asb.)</p> <p>②. Pad tussen Beachweg en Heatherweg.</p> <p>③. JeugSentrum (half geskoolde kinders.) New Dawn Park</p> <p>④. Ondersoek na erf waarop Rooms Kerk staan.</p> <p>⑤. Kerkgronde</p> <p>⑥. Werskepping in hele Pacaltsdorp.</p>	



# LSDF FOR PACALTSDORP

## SUMMARY OF INPUTS RECEIVED

RESPONDENT	DATE	TOPIC	INPUT/QUESTION	RESPONSE
Muriel Pietersen  Me C Meyer & Charles Stoffels  Sophy Fluks	16 Nov.2015	Estates	Request for problems with estate properties to be resolved.  Investigate development of estate properties – municipal assistance needed.  Help with estate land in Beukes st.	Land Division Committees were established in the past through which aid of this nature was given, which resulted in several successful transfers. This aspect is being dealt with <b>separate from the LSDF process</b> , however once transferred and consented to these properties could be developed in accordance with the proposals of the LSDF
Muriel Pietersen  Sophy Fluks	16 Nov.2015	Roads	Planned roads to be formalized/constructed (Erf 971).  Road between Beach & Heather Rd.	Some internal roads planned and indicated on block plans run across private property and the necessary consents need to be obtained to register these roads. Attention should be given to the transfer of these roads to the municipality as properties are transferred from estates and developed. <b>This level of detail however need not be included in the LSDF.</b>
Me C Meyer & Charles Stoffels  Sienna Morris  Andrew Fluks  Sophy Fluks	16 Nov.2015	Social infrastructure	Need for day hospital, business centre, training centre, retirement home, playparks, high school, fire station .  Skill development centre for youth needed in New Dawn Park, Rehabilitation centre for addicts, Fire station, safe haven for abused women & children, frail care centre, clinic in New Dawn Park, church grounds.  Community hall in Rosedale, crèche, church grounds.  Youth centre in New Dawn Park, church grounds.	The need for development of parks and social facilities is <b>recognised in the LSDF</b> . The provision of social infrastructure and retirement homes is <b>addressed in the document</b> . A vacant portion of the Olympia School site has been identified as a possible future regional hospital (15-20 years) and <b>should be indicated as such on the LSDF maps</b> .
Sienna Morris	16 Nov.2015	Residential	Caravan park for 6 month lease to newlyweds and single parents.	The <b>LSDF gives recognition</b> to the need for affordable housing, hence <b>densification is encouraged</b> .

# LSDF FOR PACALTSDORP

## *SUMMARY OF INPUTS RECEIVED*

RESPONDENT	DATE	TOPIC	INPUT/QUESTION	RESPONSE
			Flats for newly-weds and middle income residents (GAP housing).	
Sienna Morris  Andrew & Sophy Fluks	16 Nov.2015	Business	Entrepreneurs need properties to lease or purchase. Employment needed. Lease sites along bus routes needed.  Job creation in Pacs needed.	The <b>LSDF gives recognition</b> to this need. Provision is made for <b>development of a CBD</b> in Pacaltsdorp where entrepreneurs can either lease or own property. As part of the GIPTN attention is given to <b>value-capture</b> which is aimed at increasing the thresholds along the bus routes and involves densification and small trade areas at strategic positions to improve convenience for commuters
Andrew Fluks	16 Nov.2015	Safety	Safe sidewalks needed for children. Crossing at bridge (N2)? Needed. Second emergency exit across bridge.	Aspects to be addressed by CES. <b>Not necessary to include in LSDF</b>
Sophy Fluks	16 Nov.2015	Under-utilised land	Investigate Catholic Church site.	The site is included in the planning of the broader Pacaltsdorp perspective. Privately owned land can only be developed by the owner of such land as is the case with all privately owned sites in Pacaltsdorp, the development will occur on the initiative of the land owner.