GEORGE SOUTH-EAST

2015

This Local Spatial Development Framework applies to the South-Eastern suburbs of George and includes

LAWAAIKAMP, BORCHERDS, MARAISKAMP, CONVILLE, PARKDENE, BALLOTSVIEW, ROSEMOOR AND PROTEA PARK

It 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 explores means of facilitating integration and improvement of the sense of place which includes the development of an integrated open space system and restructuring of selected areas to establish sustainable living environments and improvement of the quality of the urban and neighbourhood environment, creating economic opportunities and infrastructure to support social needs.







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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.

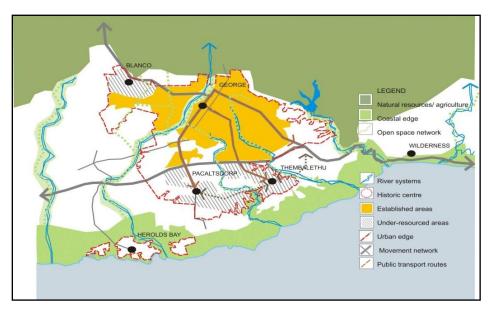
➤ Enhance the Rural Character and Livelihood by protecting the Productive Landscape, managing the Subdivision of Land and by enhancing the Rural Livelihood and promoting integrated rural development.

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 George South East Local Spatial Development Framework (George South East 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.



Plan1: 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 George South East and should as such be addressed in the George South East LSDF. The strategies relevant to George South East are as follows:

- 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 Thembalethu 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.
- Ensure social equality with access to opportunities and social infrastructure.

The abovementioned strategies should as such be addressed in the George South East LSDF.

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 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. Nelson Mandela Boulevard (formerly Sandkraal Road) is the main road through the study area and as it has been identified as a principal public transport route the strategy to allow higher densities and a mix of land uses along Nelson Mandela Boulevard (formerly Sandkraal Road) should as such be addressed and implemented in the George South East LSDF.



Renew and upgrade degraded urban areas and dysfunctional human settlements

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

"George South East comprises older and newer residential areas, predominantly planned in the apartheid era for the "Coloured" community south and west of the industrial area and north of the N2.

Given the background of the area, it is predominantly residential in nature (with a considerable proportion of informal dwellings), underprovided in places of work and social facilities, and poorly integrated with the rest of George.

The Municipality will promote urban renewal and integration in the area. This includes:

- Focused urban renewal through mixed use development, comprising a range of housing types at Borcherds, Rosemoor, the cemetery area, commonage south of the industrial area and a number of smaller vacant sites. At a density of 30-40 units / ha 2 000 – 3 400 housing opportunities could be provided in these areas.
- Upgrade roads for better integration with the rest of George and the industrial area.

Detailed directives for the development and management of George South East are contained in the Draft George South East Local Structure Plan (Spatial Development Plan), May 2009."

Note - This spatial development framework replaces the Draft George South East 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 George South East LSDF must promote economic opportunity areas within its development area where the local service economy can be strengthened and livelihood opportunities for poor households be increased.

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 George South East LSDF, it is important to align the individual strategies of key towns in the region.

The residents in the George South East LSDF study area can play an important role in reaching the following strategy which has been 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). The residents residing in the study area of the George South East LSDF forms the basis of the workforce of the adjacent industrial areas. The success of the industrial services and the growth there-off is dependent on a reliable and productive workforce. It is thus important to create an environment in the study area which will be conducive of a community consisting of a reliable and productive workforce. It is as such important that the everyday needs of the community are satisfactorily addressed in the study area.

A successful higher order industrial area adjacent to this workforce can furthermore contribute to the economic upliftment of the residents in the study area.

Strategic Developments to Diversify and Strengthen the Economy

In terms of this strategy three specific precincts have been identified for the locality of certain sectoral opportunities, i.e. science and technology enterprises, sport-, recreation- and cultural facilities and a national conference centre. George South East has not been included as one of the three precincts and this strategy is as such not relevant to the George South East LSDF.

It is furthermore the intention of this strategy to extend the range of sport, recreation and cultural facilities offered in the greater George area. Several sport facilities are located in the study area and the role and function of these facilities should be addressed in the George South East LSDF.

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. George South East has not been identified as one of these nodes.

Nelson Mandela Boulevard (formerly Sandkraal Road) does however form an important link between the George CBD and the Thembalethu business node and is as such an aspect which should be addressed in the George South East LSDF.

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.

The following general principles for the development and management of George's human settlements which are relevant to the George South East LSDF have been identified:

- Focus on making settlements "better", through inward growth and development, as opposed to making them spatially bigger.
- Developing and maintaining a system of interdependent settlements, with distinct roles and a complementary mix of activities.
- Maintaining a compact settlement form to facilitate internal settlement restructuring and integration of activities for better efficiency in service delivery and better use of resources.
- Avoiding investing in "greenfield" residential developments that are detached from the existing network of human settlements.
- Investing in improving the social inclusivity of human settlements.
- Enhancing existing river corridors and open spaces to create functional open spaces connected to each other.
- Promoting development that supports public transport initiatives and non-motorised transport.
- Intensifying existing urban centres with revitalisation programmes, densification and investment in public spaces.
- Protecting bio-diversity and heritage assets within urban areas.

Five strategies have subsequently been identified to manage the development and growth of the urban and rural living environments. The relevance of these strategies to the George South East 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. The George South East LSDF study area is located more or less in the centre of the urban edge that has been identified for George. The George South East LSDF is thus not affected by nor has it any affect on the existing urban edge of George.

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 are 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 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."

George South East forms an integral part of George and serves mainly as a residential area for George. George South East is furthermore characterized by low order commercial and public facilities which are mainly directed on the local residents. Nelson Mandela Boulevard (formerly Sandkraal Road) which transverses the study area does however form an important activity corridor and link between the George CBD and Thembalethu with several higher order activities located along this road. It is foreseen that the activities located along Nelson Mandela Boulevard (formerly Sandkraal Road) will in future be strengthened. The George South East area will thus continue to play an important role in enhancing the economic development potential of George. The George South East 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.

All vacant land in George South East has been identified and is indicated on the plan which is attached hereto as **Annexure "A": Vacant and Developable Land Audit**. The development potential of these portions of land is indicated in **Tables B, C, D** and **E** which forms part of paragraphs 12.3 and 12.4 in **Section G** of this document. The vacant land portions in George South East 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 George South East:

George South East Densities of 30-40 units per hectare for new development at Borcherds, Rosemoor, the cemetery area, and commonage south of the industrial area (and smaller vacant sites).

The densification of George South East is addressed in paragraphs 12.3 and 12.4 in **Section G** 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 following principles, listed in the George SDF, should be promoted:

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 amenities.
- · Identify land specifically for subsidy housing projects.
- 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 George South East area consists mainly of existing subsidized housing projects and the George South East LSDF should address any backlog that may exist in this regard by identifying suitable land within the study area to address the abovementioned principles.

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 ongoing 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 George South East 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 forestry and farming areas are affected by the George South East LSDF and this section of the George SDF is thus not relevant to the George South East LSDF.



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 George South East 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: GEORGE SOUTH EAST DEVELOPMENT CONTEXT

4. OBJECTIVES OF THE GEORGE SOUTH EAST 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 George South East 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 George South East Local Structure Plan with the aim of aligning it with the new spatial strategies of the Municipality.

The George South East 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 George South East LSDF is far reaching as its primary purpose is to restructure the environment of George South East to the extent that it will create better opportunities for all its residents.

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



5. 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;
- 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

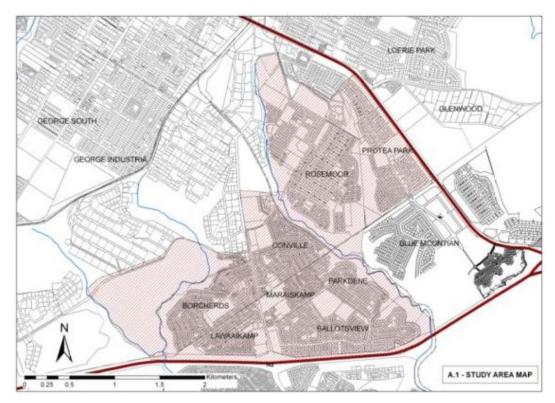
The final stage involve the submission of final draft local spatial development framework to Council for adoption, where after the decision of Council will be published in the media and the Provincial Gazette.

6. CONTEXTUAL BACKGROUND

6.1 The study area

The study area for the George South East LSDF consists of the residential areas known as Lawaaikamp, Borcherds, Conville, Parkdene, Ballotsview, Rosemoor and Protea Park as well as the vacant land south of the industrial area on a portion of the Remainder of Erf 464 George. The study area is shown on **Plan 2: Study Area** which is also attached hereto as **Annexure "B": Study area**.





Plan 2: Study Area

6.2 Brief historical overview

The area originated mainly as a so-called group area for the coloured population in the previous political dispensation with Lawaaikamp added at a later stage as an improvement scheme for the squatters that lived there. This socio-political background of the area explains the existing situation as the design and development of the townships is typical of areas where the aim was to provide dormitory townships with little opportunities for integrated settlements. Little or no opportunities for its residents to enjoy all components of neighbourhood living and to advance to better housing were planned or currently exist.

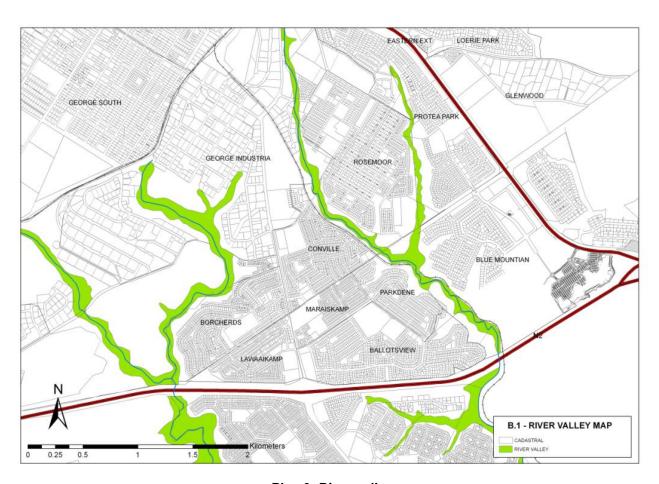
Throughout the years and in spite of attempts to provide some facilities, the area remained mainly residential with limited social facilities.

6.3 Biophysical environment

George South East is predominantly a built-up town area, but is characterised by deep valleys that run through the area. These valleys are identified on **Plan 3: River Valleys**. These river valleys are at present in a neglected state and serves to a big extent as a dumping area for household rubbish. These



river valleys does however form an integral part of the open space system visualized for George as per the George SDF. This aspect is addressed in more detail in paragraph 12.10.



Plan 3: River valleys





6.4 The built environment

Demarcated by main transport routes and a railway line, the area is mainly a residential area with associated uses such as schools, clinics and community halls, shops, etc. Housing consists mainly of the typical subsidised houses which were all built as government housing projects. Because of a general housing shortage overcrowding took place and many shacks were erected. In the survey done for the Housing Master Plan it was found that 41% of the families in the sample survey stay in shacks.

Informal settlements occur in a number of places: along the slopes of most of the river valleys and on an educational site (Erf 17461 George) in Protea Park.



SECTION C: APPLICABLE POLICIES AND LEGISLATION

7. APPLICABLE POLICIES AND LEGISLATION

7.1 Introduction

Plans and policies that are particularly applicable to this study area are the following:

- Western Cape: Provincial Spatial Development Framework (WC PSDF).
- Urban Renewal Program (URP).
- George Roads Master Plan.
- George Mobility Strategy.
- Nelson Mandela Boulevard (formerly Sandkraal Road) Mobility Strategy and corridor upgrade.

7.2 Western Cape: Provincial Spatial Development Framework (WC PSDF)

The objectives and policies as listed in **Table A** as per the WC PSDF are relevant to the George South East LSDF.

	TABLE A	
Western Cape: Provincial Spatial Development Framework (WC PSDF)		
Objective	Policy	
Objective 8.4.16: Restructuring urban settlements	Policy UR1: Urban settlements should be restructured so as to break down the spatial barriers created by apartheid and make them more convenient and pleasant to live in while creating economic opportunities close (within walking distance) to where people live.	
Objective 8.4.17: Densification	Policy UR3: The density target (25 dwellings units per ha average) should be achieved using a range of urban development "tools" including (among others): demolition and redevelopment. infill of surplus vacant land including brownfield sites.	



Objective 8.4.21: Opportunities for integrated settlements on public owned land	Policy UR8: Large scale urban development projects on public land shall provide for mixed use and socio-economically integrated communities in a similar ratio of income distribution to that pertaining in the municipality as a whole.
	Policy UR10: In each case high density residential accommodation and business opportunities, from informal street trading to formal shops, offices and factories at the appropriate scale, should be located around clusters of community facilities grouped at the appropriate scale.
Objective 8.4.22: Integration of urban activities	Policy UR12: 50% of the five major urban activities; public transport, (access points) residence, recreation, shopping and employment should be accessible within walking distance (1000m) of residential dwellings.
Objective 8.4.23: Promotion of public and non-motorized transport	Policy UR16: Municipal urban transport plans shall make provision for non-motorized transport, cycles and pedestrians along major routes as a start.
	Policy UR17: Larger towns shall make provision for future Bus Rapid (BRT) routes in their transport and land use proposals.

7.3 Urban Renewal Programme (URP)

President Thabo Mbeki announced the Urban Renewal Programme (URP) and the Integrated Sustainable Rural Development Programme (ISRDP) in February 2001, during the State of the Nation Address. The aim of these nodal programmes was articulated as being:

"To conduct a sustained campaign against rural and urban poverty and underdevelopment, bringing in the resources of all three spheres of government in a co-ordinated manner".

Eight urban nodes were identified, representing the largest concentrations of poverty in South Africa. It is estimated that these nodes (urban and rural) are home to more than 10 million people. The common features of these nodes are that they are areas of severe neglect, where poverty is at its most endemic.

The programme has a ten-year life span and has the following objectives:

- To address poverty alleviation and underdevelopment
- To achieve increased equity
- > To attain social cohesion
- To enhance local government capacity to deliver
- To promote innovation in approaches to planning, design, implementation and financing.



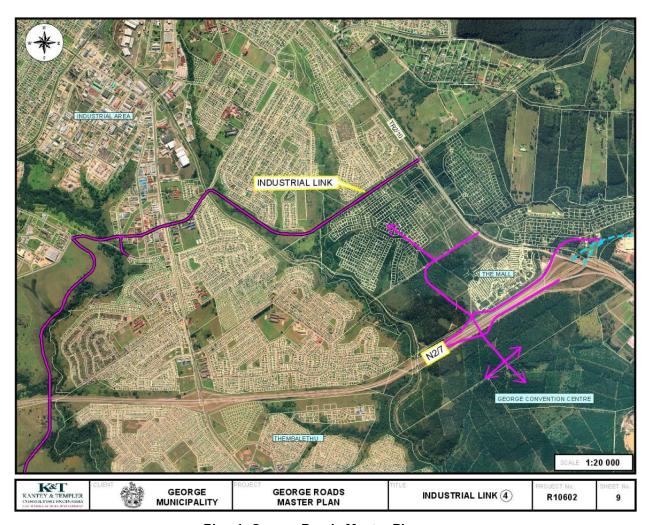
<u>Application in the study area</u>: Even though the URP is aimed at the main urban nodes at national level, the principles are equally applicable to George where similar situations exist. The study area is typical of an area with "urban poverty and underdevelopment".

7.4 The George Roads Master Plan

The George Roads Master Plan proposes several bypass routes and major link roads, of which the following roads will be situated in the study area:

- A new link road along the Eskom power line servitude to link Rosemoor and Conville to Knysna Road.
- A link road between the industrial area and Pacaltsdorp.

These roads are indicated on Plan 4: George Roads Master Plan.



Plan 4: George Roads Master Plan



7.5 Nelson Mandela Boulevard Mobility Strategy and corridor upgrade

This study forms part of the overall George Integrated Public Transport Network (GIPTN) study and the main aim is to increase the accessibility of communities and to work towards a greater integration of the urban fabric of George. The mobility strategy seeks to do this by way of the integration and coordination of public investment, through the promotion of the decentralisation of intensive activities and private sector investment opportunities, as well as by reducing the amount of movement of people.

In the medium to long term, the Nelson Mandela Boulevard (formerly Sandkraal Road) / George Mobility Strategy's primary purpose is to explore ways that can bring about visible improvement in the lives of local people and is an initiative concerned with the improvement of the "public good".

Towards this end alternative proposals are put forward for land-use planning, spatial development and public transport.

Nelson Mandela Boulevard (formerly Sandkraal Road) has in the meantime already been upgraded in line with this proposal.

(Source: Sandkraal Road Mobility Strategy George: Conceptual Plan: L le Grange, Vela VKE and Ninham Shand)

<u>Application in the study area</u>: The strategy will effect major changes along Nelson Mandela Boulevard (formerly Sandkraal Road). Although the George South East LSDF focuses on the residential areas, the land use changes and transport system along the main road in the area have to be kept in mind as it will have a positive effect on the living conditions of the residents in these areas.



SECTION D: PRESENT CONSTRAINTS AND NEEDS

8. PRESENT CONSTRAINTS AND NEEDS

8.1 Constraints

- A segregated community.
- No opportunity to move upwards socially and economically without leaving the area and family.
- Lack of mobility far from facilities and work.
- Lack of community facilities within walking distance and too few.
- Lack of quality in the environment trees, sidewalks, fences.
- Poverty and social problems partly caused by the environment.
- > Borcherds: a poor community, poor housing conditions, limited ownership.





8.2 Land use needs

- Community halls in every neighbourhood within walking distance.
- Youth halls.
- Play parks.
- Health services within reach of each area and larger clinic premises.
- Businesses and commercial uses opportunities for small business entrepreneurs.
- Variety of housing forms and house price ranges.
- Sport fields.



8.3 Transport

- Lack of an efficient main distribution and collector road system and linkages.
- Lack of a bus system.
- Lack of defined walkways and cycle paths.
- Physical barriers to pedestrian movement: the river valleys, railway and N2.

8.4 Conclusion

In general the community and environment could be called neglected and in need of drastic restructuring in order to expect improvement and a dignified environment for humans with optimum living conditions.



SECTION E: VISION AND OJECTIVES

9. OJECTIVES

From the constraints and needs listed in **Section D** the following objectives are formulated:

	OBJECTIVES OF GEORGE SOUTH EAST LSDF
1	To create an urban environment that is worthy for people to live in – providing all components of a normal urban precinct in a balanced manner.
2	Create an urban environment with opportunities for a variety of residential forms and economic and recreational activities. The emphasis is on variety as this is absent in the present environment.
3	Obtain residential variety by providing space for residential opportunities in the social housing category.
4	Provide more employment opportunities close to residential areas.
5	Provide spatial opportunities for local businesses and for entrepreneurs to set up their own businesses.
6	Improve traffic movement and accessibility.
7	Recognise the need to have more facilities within walking distance of the communities and provide all these facilities within walking distance.
8	Utilise the recreational possibilities of the valleys in the area.



10. VISION

The objectives are captured in the following vision for the planning of the area:

VISION
A RESTRUCTURED URBAN ENVIRONMENT WITH OPPORTUNITIES FOR OPTIMUM LIVING CONDITIONS FOR ALL



SECTION F: OPPORTUNITIES AND CHALLENGES

11. OPPORTUNITES AND CHALLANGES

11.1 The need for spatial intervention

To improve the living conditions of the communities in the study area far more is needed than merely improving the status quo. More drastic intervention is needed. Urban restructuring has to take place that will create new opportunities and a more flexible and quality environment.

11.2 Strategies to achieve urban restructuring

11.2.1 Introduce urban renewal in areas with opportunities

To effectively achieve the vision of optimum living opportunities for all, "business as usual" will not suffice. Drastic measures are needed to rectify the unbalanced urban structure of the past. This can only be achieved by urban renewal.

11.2.2 Provide opportunities for upward movement in housing

Land has to be identified for social housing – the next step for families that earn enough to move to the next level of improved housing if they so desire, but who desire to stay in the same area where their friends and family live.

11.2.3 Provide space for facilities and land uses needed

Facilities and non-residential land uses in each area have to be provided. One aim is to provide a community hall within walking distance (no further than 1 km) from each neighbourhood. The plan which is attached hereto as **Annexure** "C": Community Halls Map gives an indication of possible sites that may be used for the development for the community halls.

11.2.4 Provide more employment opportunities close to home

To eliminate expensive modes of transport for some, commercial and industrial uses have to be provided closer to the place of residence. Mixed uses and house shops need to be legalised.



SECTION G: PROPOSALS FOR A NEW SPATIAL PATTERN

12. PROPOSALS FOR A NEW SPATIAL PATTERN

12.1 Urban Renewal

In the URP eight large urban nodes were identified for large scale urban renewal programmes. The same urban environmental and social problems that occur in those areas occur in George and specifically in the study area as well. The broad objectives on which the URP is based are equally applicable in the George South East LSDF area:

- To ensure that citizens participate in activities that seeks to develop and shape their communities.
- To support and promote IDP's as a primary tool to inform investment decisions by all spheres of government.
- To pilot approaches to intergovernmental fiscal re-engineering.
- > To do things differently in terms of planning, design, implementation and financing.
- > To foster real partnerships with a wide range of partners in development.
- To pilot approaches to inter-sectoral, inter-sphere integration in planning, budgeting and implementation.
- The programme is being defined as a systematic and sustained intervention to alleviate poverty and significantly address underdevelopment.

(Department of Local Government Overview Report on the URP, May 2002)

The objective "to do things differently in terms of planning, design, implementation and financing," is particularly a challenge to the municipality as it implies moving away from "business as usual" into spheres where paradigm shifts have to be made at various levels of decision making.

Renewal schemes should consist of creating integrated sustainable neighbourhoods with the following components present in each project:

- A variety of residential opportunities at various price ranges with a large social housing project as the main component.
- Basic community facilities such as a hall, clinic, youth club and crèche.
- Space for recreation and sport.
- Opportunities for small business and commercial uses.
- A bus terminus.



Three areas are earmarked for urban renewal in the George South East LSDF:

- Borcherds Plan 5: Borcherds Urban Renewal Area.
- Rosemoor south western corner Marsh Street and Van Till Street precincts Plan 6: Rosemoor Urban Renewal Area.
- Cemetery area Miller Street and Langmark Street Plan 7: Cemetery Urban Renewal Area.

12.1.1 Borcherds Urban Renewal Area

This area is indicated on Plan 5: Borcherds Urban Renewal Area.



Plan 5: Borcherds Urban Renewal Area

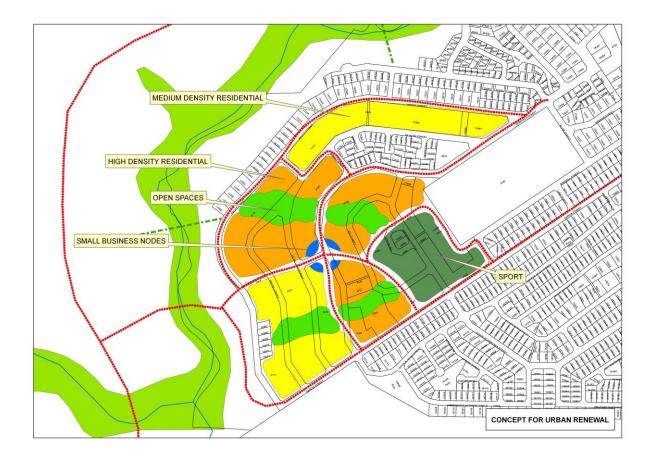
This is one of the oldest "housing schemes" in the area with the structures generally in a poor condition. A large number of backyard shacks occur that indicate overcrowding and a need for housing. A number of the houses have not been transferred to the occupants yet, although the survey to subdivide the dwellings onto erven has taken place. Urban renewal would consist of a "roll over" process where residents will have to be re-housed in new dwellings in phases. The area on the



western side of the George and south of the industrial area could be planned in conjunction with the re-planning of Borcherds for mixed housing.



Plan 8: Borcherds: Concept for urban renewal gives a schematic indication of how the area could possibly be redeveloped.



Plan 8: Borcherds: Concept for urban renewal



12.1.2 Rosemoor - south western corner - Marsh Street and Van Till Street precincts - Urban Renewal Area

This area is indicated on Plan 6: Rosemoor Urban Renewal Area.



Plan 6: Rosemoor Urban Renewal Area

The area will be served by the new link road that will provide excellent accessibility to an area that is very much isolated. It has excellent views and slopes that could be turned into a quality neighbourhood. Several open spaces exist that could be utilised for new social housing projects. Dwellings are already in private ownership that could be incorporated in a new integrated design. The area intended for social housing on the western side of the Molen River could be integrated in this re-planning. The old cemetery consists of many old graves some of which cannot be identified any more. It will have to be investigated whether this site can be re-planned by sensitively relocating some of the graves and utilising the rest of the site for recreation and / or housing.





The new road will provide commercial opportunities and it is proposed that the properties between Van Till Street, Truter Street and O' Connell Street be granted the opportunity to rezone to mixed uses such as commercial, business and high density housing. The sites will front onto the new road with a possible service road by means of Van Till Street. The present business site, on which the Rosemoor Superette business building is situated, will form part of this new business complex. The site on which this supermarket is situated and which is presently in a neglected condition can be better utilised if it forms part of a larger node.



Plan 9: Rosemoor: Concept for urban renewal gives a schematic indication of how the area could possibly be redeveloped.





Plan 9: Rosemoor: Concept for urban renewal

12.1.3 Cemetery - Miller Street and Langmark Street - Urban Renewal Area

This area is indicated on Plan 7: Cemetery Urban Renewal Area.



Plan 7: Cemetery Urban Renewal Area



The cemetery site in Langmark Street is very old and with the graves hardly visible. Footpaths have been trodden across it and children are playing soccer on it. As with the other cemetery it must be investigated whether to relocate the known graves to a central area and to use the remaining land for high density housing and recreational purposes. The adjacent business site (Erf 13782 George) could be incorporated in the re-planning.



Plan 10: Cemetery: Concept for urban renewal indicates schematically that clusters of high density housing amidst play parks and a historical graveyard could be developed on this piece of land.



Plan 10: Cemetery: Concept for urban renewal



12.1.4 Urban Renewal: Guidelines and action

The following guidelines and actions are recommended to facilitate the urban renewal proposals:

- Draw up terms of reference for professionals to investigate feasibility of urban renewal in identified areas.
- Budget for projects.
- Inform the community of the intention, form task teams, etc.

12.2 Land use pattern

The major restructuring that is envisaged for the area and the dynamics of human behaviour requires regular revision of the land use pattern to determine whether new needs must be provided for or whether stipulations for present uses have to be revised. The uses proposed hereunder address only present known needs and should be seen as a "final" pattern for the area. The implementation of the Mobility Strategy will also cause new movement patterns that will change the land use pattern at that stage.

The WC PSDF policy of concentrating high density land uses around clusters of community facilities must be kept in mind when considering changes by means of rezoning or renewal projects. Changes in zoning should therefore be considered more favourably where the possibility of urban renewal or developing a node is possible, e.g. where existing business sites, community halls, clinics, etc. exist. New land use changes should also be concentrated around existing and potential nodes.

The plan attached as **Annexure "D": Proposed Land Uses**, shows the major proposed land uses that require space or that need pro-active implementation.

12.3 Vacant and developable land audit

12.3.1 Vacant and developable land

Vacant and developable land in the study area is limited to a relatively few small sites. This is one of the reasons why urban renewal of built-up areas is the only way to achieve the objectives for the area. The areas that can be considered for development are indicated on the plan attached hereto as **Annexure "A": Vacant and Developable Land Audit** and listed in **Table B** hereunder. Some other areas are also vacant but are not suitable for development due to the slopes thereof or it being established open spaces.



TABLE B Vacant and Developable Land Audit		
1	VGK church site, Nelson Mandela Boulevard (formerly Sandkraal Road), George	5.01
2	Commonage south of industrial area	18.0313
3	Portion of Erf 11478 and adjacent site, Circular Drive, Parkdene / Ballotsview, George (POS)	3.06
4	Erven 12629, 12630 and 12631, Mason and Chisel Streets, George	0.54

The identified areas offer opportunities for densification and housing projects as indicated in paragraphs 11.3.2, 11.4 and 11.5 hereunder.

12.3.2 Proposed land uses on vacant and developable land

The proposed land uses that can be considered for development on the vacant and developable land are listed in **Table C** hereunder.

	TABLE C			
Proposed land uses on vacant and developable land				
Site	te Location Proposed land			
1	VGK church site, Nelson Mandela Boulevard (formerly Sandkraal Road), George	Commercial, mixed uses flats, town housing, group housing and social housing.		
2	Commonage south of industrial area	Industrial, commercial, mixed uses, community facilities, flats, town housing, group housing and social housing, low cost housing.		
3	Portion of Erf 11478 and adjacent site, Circular Drive, Parkdene / Ballotsview, George (POS)	Social housing and open space.		
4	Erven 12629, 12630 and 12631, Mason and Chisel Streets, George	Flats, town housing, group housing and social housing .		



12.3.3 Development parameters for proposed land uses on vacant and developable land

The development parameters as listed in **Table D** are proposed for the various proposed land uses on the identified vacant and developable land.

TABLE D				
Development parameters				
Land use	Height	Coverage	Density per ha	Minimum erf size
Flats	3 storeys	40%	-	1000 m ²
Town housing	2 storeys	50%	50	-
Group housing	2 storeys	-	35	-
Social housing	2 storeys	-	30 to 40	-
Subsidised housing	1 storey	-	30 to 40	180 m ²
Other land uses	As per scheme regulations			

12.4 Social housing

In order to create opportunities for residential upward moving in the same geographic area, several sites are proposed for social housing. **Table E** gives an approximate number of social housing units which can be developed on the various portions of land earmarked for social housing. This gives an indication of the extent of what could be achieved. Detailed planning is however required to establish accurate site areas and numbers of units. It may be found that some areas have to be planned at higher or lower densities according to the site conditions, preferences of beneficiaries and design principles.

Different possible densities (30 and 40 units per ha on average) are calculated hereunder. Final densities should however be determined in the detail design of the various sites. In line with provincial policy it should be higher than 20 units per hectare. Some areas could have housing complexes of 40 or 50 units per ha if carefully designed.



TABLE E

Possible Social Housing Units

Location	Size	Number of units at 30 per ha	Number of units at 40 per ha
Urban renewal area, Borcherds	17.91 ha - say 15 ha for housing	450	600
Urban renewal area, Rosemoor	14.21 ha - say 11 ha for housing	330	440
Cemetery site renewal area, Langmark Street	5.42 ha - say 3 ha for housing	90	120
South of industrial area	18 ha - say 40 ha for housing	540	720
VGK church site, Nelson Mandela Boulevard (formerly Sandkraal Road), George	3 ha after deducting portion for other land uses	90	120
Portion of Erf 11478 and adjacent site, Circular Drive, Parkdene / Ballotsview, George (POS)	3.06 ha	90	120
Erven 12629, 12630 and 12631, Mason and Chisel Streets, George	0.54 ha	16	22
Total number of units		1590	2120

The aim is to create sustainable settlements in the larger projects. There are many potential smaller sites on which social housing projects of 5 to 10 units may be developed. These sites are not identified at the level of the George South East SDF and would become a possibility once the larger projects are succeeding and are supported by the community.

The new "greenfield" areas that could be developed south of the industrial area has an area of approximately 18 hectare and can accommodate between 540 and 720 families, giving a total number of between 1590 and 2120 dwelling units. This area is indicated on the plan attached hereto as **Annexure** "E": "Greenfield" area adjacent to industrial area. The families that have to be re-housed because of the renewal projects are estimated at 40 in Rosemoor and 389 in Borcherds, which means that between 1161 and 1691 dwelling units could be allocated to families without housing.



Guidelines and action:

- Incorporate identified sites in social housing program.
- Investigate feasibility of each site.

12.5 Community facilities and youth centres

The objective of providing a community hall within a walking distance of one kilometre of each neighbourhood is almost achieved by the existing halls and those halls that are already proposed. New halls or premises that could be converted or better utilized are indicated in **Table F** below.

TABLE F			
	Possible Community Hall Sites		
Area	Description	Street	Erf
Conville	Vacant site	C/o Fiskaal Street and Rotary Street	Portion of Erf 5349 George (POS)
Parkdene / Ballotsview	Old self help building store	Main Street	Erf 11221 George
Borchards	Vacant site	Anderson Street	Portion of Erf 13489 George (POS)
Lawaaikamp	Present sport field	Melford Notshokovu Crescent	Erf 16232 George

There exists a need to provide youth centres as well and these could be integrated in the design and usage of the halls. Where facilities and halls are proposed on parts of Public Open Spaces, the intention should not be to utilise all of the space but rather to use a portion thereof and thereby put the space to better use for the public. The open spaces could then be functionally developed as part of the project for the facilities.

Guidelines and action:

- List new halls as new IDP projects.
- Provide space in halls for youth club activities.



12.6 Clinic sites

According to the Health Department the clinics are generally too small and need to be enlarged in future planning. Sites for new halls should make provision for new clinics as well.

Guidelines and action:

- Enlarge clinics and clinic sites where possible.
- Provide new clinics next to community halls.

12.7 Mixed uses

Mixed uses should be promoted. It should be kept in mind that mixed uses do not mean commercial sites dispersed in residential areas, but a combination of uses on one site that comply with certain conditions or different uses grouped together in a suitable area. Areas that are suitable for this purpose are:

- greenfield areas;
- the urban renewal areas;
- activity nodes; and
- properties with house shops.

Guidelines and action:

Encourage and permit mixed uses in urban renewal areas, activity nodes and house shop properties.

12.8 House shops

The George SDF indicates that George acts as the leader town in the Eden region with a very strong economic footprint. It is however affected by high unemployment levels, poverty and social depravities, a lack of broad-based black economic empowerment, a lack of land reform and business ownership, significantly high income and wealth gaps, skills imbalances, environmental sustainability challenges and weakening societal structures (lack of strong community leadership).

The George SDF highlights the need to provide holistic and integrated human settlements (housing with schools, church sites, crèches, community centres, public transport access, shops, service trade, parks, recreation areas, entertainment, etc.) especially within the poorer parts of George and the need to implement programs and policies to support the required spatial restructuring that needs to occur.



It is important from a socio-economic point of view that small scale business nodes and local economic activities be allowed to occur outside of the existing central business district in support of urban restructuring.

It is noted in the George SDF that the highest levels of poverty are found amongst the black and coloured communities of George. These people live in areas which have the highest residential densities and are severely affected by low living standards, high crime rates, drug (including alcohol) abuse, teenage pregnancies, prostitution, poor health conditions and a high prevalence of HIV / AIDS and TB infections. Large sections of these areas also have limited access to basic services, housing, and food and employment opportunities.

To address some of the imbalances the George Municipality approved a House Shop Policy on 19 June 2013. This policy allows the George Municipality to manage its concession of permitting the establishment of house shops on residential premises located within the George Municipal Area in such a way that the residents living in these areas can earn an income from their property while limiting any negative impacts of such house shop on the rights of the other residents in the area to a safe, clean and quiet living environment, promoting an entrepreneurial spirit within these neighbourhoods, and stopping the abuse of this concession by outside business owners who are profiting from it often to the detriment of the property owner and residents concerned.

The George Municipality also acknowledges that the majority of the residents in the township areas do not have the economic means to support themselves and that the only real asset they can use to generate an income for themselves is their property. As a result many owners in these areas would typically rent rooms in their house or part of their property to backyarders, while others start vegetable gardens, and small and micro businesses from home. The types of businesses range from small fruit and vegetable and luxury (sweets, cool drinks and chips) stalls, small take-away stalls (typical braai stands) to your larger house shops which sell a larger variety of goods and services. The proliferation of house shops and other small businesses in the township areas is thus a response to rectify the imbalances of the past and also to respond to the social needs and economic demands of the community and the municipality.

The principles contained in the House Shop Policy dated 19 June 2013 whereby house shops or similar micro enterprises are allowed to operate under certain stipulations from residential premises forms an integral part of the George South East LSDF and should be promoted as far as possible.



12.9 Businesses

The new land use pattern that will emerge from the various renewal projects and access roads will create opportunities for business enterprises in various new locations. In considering applications for rezoning this trend should be taken into account. Each renewal area must be designed with a business node. The VGK site along Nelson Mandela Boulevard (formerly Sandkraal Road) is also well situated for business and mixed use purposes.

12.10 Open space system

The components of the open space system are:

- the river valleys and open spaces along the embankments of the valleys;
- play parks and formal open spaces;
- cemetery sites that are open;
- formal squares and plains that are designed for public use;
- > sidewalks; and
- secondary streets that are safe for human movement and play.

The latter two spaces are specifically added because it is a feature of the human behaviour in the area that people are keen to use the streets for social activities.



The single biggest asset of the greater George area is the beauty and tranquillity of the natural environment. In this regard, the Garden Route region has a unique sense of place as a result of the visual interconnectedness of the ocean, the scenic undulations due to the steep sided indigenous forest covered river valleys, prominence of open, agricultural spaces as well as the Outeniqua Mountains. The protection of this type of landscape is vital if the "Garden Route" sense of nature is to remain. This being the case, it follows that the environmental integrity and "character" should be preserved and enhanced at all costs and the existing open spaces in the George Municipal area

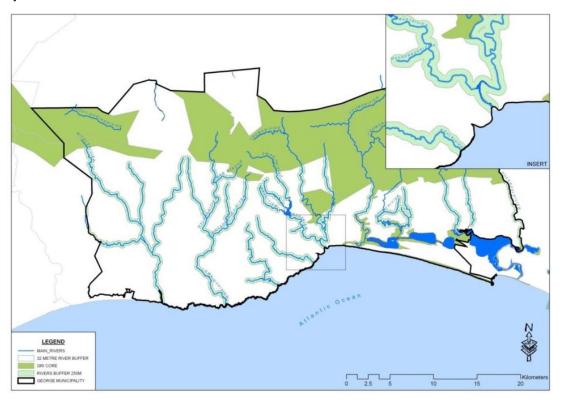


need to be managed in order to unlock the potential of becoming a major draw card and an economic driver for development in the area.

The Draft George Open Space Policy dated 2008 contains principles and guidelines on how the natural open space system in built-up areas of George should be managed. This policy documents aims to create a vision for George as a garden city where the open spaces are safe, functional, integrated, of great beauty and a cornerstone to a nature orientated community sense of place.

The open space system along the river valleys, which runs through the study area, forms one of the important links between the Outeniqua Mountains and the sea and has been identified as one of the linkages which should be promoted and developed to the benefit of the residents of George.

Plan 11: River systems in the George Municipal area gives an indication of the river valleys in the George municipal area and the system of linkages between the Outeniqua Mountains and the sea which can be created by these rivers. The river valleys, which run through the study area, form an integral part of this system.



Plan 11: River systems in the George Municipal area

The open space along the river valleys creates a perception of nature and has the potential for open space usage and should as such be protected. The following land use guidelines should be implemented with regard to the river valleys:



- All ground along the river valleys with slopes equal to or exceeding 1 in 5 should be demarcated as no-development zones.
- Areas below the 1 in 100 year flood line must be excluded from development (development includes all boundary walls and fences).
- A suitable setback line on either side of the river valleys should be determined before any development takes place.
- > The natural vegetation along the river valleys should not to be disturbed, cleared or altered.

The river valleys and embankments must be extensively developed and designed for functional public use.

Guidelines and action:

- View and design all areas that have not been built upon as open spaces which forms part of an integrated system.
- Design spaces as human friendly spaces.
- Develop river valleys and embankments in accordance with guidelines in the Draft George Open Space Policy dated 2008.

12.11 Major road system

The proposed new road from Knysna Road will open up new economic and social possibilities in the area, apart from the traffic and transport advantages. The proposed urban renewal project in Rosemoor is based on this road as a development spine. Its construction should become a priority in the budget.

Similarly the new access road to Pacaltsdorp will provide an activity spine for new development on the land south of the industrial area.

Guideline and action:

Prioritisation of main road construction must take into account the economic and social advantages of the access as well.



12.12 George Integrated Public Transport Network (GIPTN)

A public transportation system known as the George Integrated Public Transport Network (GIPTN) has recently been implemented in certain areas of George including the study area. 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 George South East LSDF study area is well served by this public transport network as is clear from the plans attached as **Annexure** "F": George bus routes in Parkdene and **Annexure** "G": George bus routes in Rosemoor. 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, the impact of which should be addressed in a separate study after the successful implementation of the system. The recommendations of such a study should be incorporated where relevant in the appropriate George South East LSDF.

12.13 Economic opportunities

The proposed land use pattern opens up new economic opportunities for residents and entrepreneurs. In particular it will enable entrepreneurs to establish businesses and enterprises in nodes with commercial uses, mixed use areas and house shops.

The local economic development plan will have to take note of trends and changes to feed into the process of economic encouragement of local entrepreneurs.

Guideline and action:

The LED must take note of the changing land use pattern in the George South East LSDF in order to encourage and assist entrepreneurs to utilise the opportunities



12.14 Infrastructure

The existing bulk infrastructure is sufficient even to service the proposed renewal and social housing areas and the densification that it will bring about. The network will have to be re-planned in conjunction with the projects as they are being planned.

13. GEORGE SOUTH EAST LOCAL SPATIAL DEVELOPMENT FRAMEWORK

The George South East Local Spatial Development Framework based on the contents of this report is attached hereto as Annexure "H": George South East Local Spatial Development Framework.



SECTION G: CONCLUSION AND IMPLEMENTATION

14. IMPLEMENTATION

This George South East 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.

The following action areas are proposed to receive attention, namely:

- Action Area 1: Urban Renewal
 - Draw up terms of reference for professionals to investigate feasibility of urban renewal in identified areas.
 - Budget for projects.
 - □ Inform the community of the intention, form task teams, etc.
- Action Area 2: Social Housing
 - Investigate feasibility of site identified for social housing.
- Action Area 3: Open space system
 - Design all areas that have not been built upon as open spaces which forms part of an integrated system.

Further to the above, the identified actions and proposals should be linked with the George Municipality's financial budget to ensure that the proposals are being implemented in a phased manner. A number of projects which relate to these LSDF objectives and proposals have been budgeted for in the Council's 2025 / 2016 IDP and SDBIP as indicated in the **Table G** hereunder.



TABLE G		
Items in 2015 / 16 IDP		
Libraries		
Upgrading and extension of Conville Library	R 2 000 000.00	
Sport Maintenance and upgrading		
Refurbish Conville swimming pool		
Electro-Technical Services		
Upgrading and extension of 11KV network: Lawaaikamp	R 400 00.00	

Table H represents the community needs for Ward 6, which is located in the study area, as listed in the 2015 / 2016 IDP.

TABLE H		
Focus Area	Development needs	
Municipal Services		
Housing	 Housing opportunities (Gap housing). Need for houses in Protea Park. Need for houses to accommodate backyard dwellers. Ensure that beneficiaries do not use RDP houses for non-approved businesses. Renovation of Bossiesgif houses urgently needed. 	
Recreation and sport	> Venue for activities with the elderly and youth in Protea Park.	
Other	 Economic development opportunities. Provide a fire station for Rosemoor, Urbansville, Conville and Protea Park. 	

Table I represents the community needs for Ward 7, which is located in the study area, as listed in the 2015 / 2016 IDP.



TABLE I		
Focus Area Development needs		
Municipal Services		
Housing	Housing All brick houses must be demolished and rebuilt, and renovated.	
Needs relating to other spheres of government		
Job creation and job development	Job creation: enter into partnership with SANParks to develop the bottom part of Lawaaikamp	

Table J represents the community needs for Ward 8, which is located in the study area, as listed in the 2015 / 2016 IDP.

TABLE J			
Focus Area Development needs			
	Municipal Services		
Traffic Control	➤ Taxi ranks.		
Recreation and sport	 Play park for children – to be relocated from church site. Library. 		
Housing	➤ Ensure that houses close to N2 are not flooded in water.		
	Needs relating to other spheres of government		
Health	> More doctors.		
Education	> Library.		
Social Development	All Pay Point.Old-age Home.		
Other	> Post Office.		



Table K represents the community needs for Ward 17, which is located in the study area, as listed in the 2015 / 2016 IDP.

TABLE K		
Focus Area	Development needs	
	Municipal Services	
Housing	Properties situated close to the railway-line between Conville and Rosemoor with only wooden structures, are always at risk of being blown away.	
Recreation and Sport	 Upgrading of Conville Hall, (interior and exterior walls are in poor condition. Broken roof, non user-friendly for physically challenged (wheelchairs), outside toilets are not functioning, fence is vandalised, no burglar bars on window and doors, Area Office's carpets are in a terrible condition). Inadequate sports facilities for youth development (VGK Skuinskraal is willing to sell the vacant site next to the Church adjacent to Maraiskamp sport grounds that extend to Fiskaal Street). Urgent need for a multi-purpose sports field – wall of the rugby field to be extended through to Fiskaal Street – it is important to cater for all sporting codes). If youth facilities are available the youth will not be involved in crime. Provide playgrounds for children. 	
Other	 Municipal by-laws vs taverns / shebeens (Law enforcement officials to assist the police on this matter). Inadequate fire-fighting services in the ward (permanent fire brigade vehicle to be stationed at Conville Community Hall). Favour local residents as workers in municipal projects. 	
Needs relating to other spheres of government.		
Health	Inadequate waiting rooms to accommodate people when waiting for doctor, Rosemoor requires same facilities that Conville has.	
Social Development	 Insufficient facilities at Rosemoor Old-age Home and Service Centre. Old-age Home. 	



Table L represents the community needs for Ward 20, which is located in the study area, as listed in the 2015 / 2016 IDP.

TABLE L			
Focus Area Development needs			
Municipal Services			
Roads and Storm water	 Streets. Paving of streets and pavements and construction of roads. Provide access to houses from Vigelaar Street. 		
Housing	 Housing is needed, consider vacant land on airport road. Favour local residents when new houses are constructed. 		
Recreation and Sport	> Community Halls.		
Other	Development of Metro Grounds.Job creation.		
	Needs relating to other spheres of government		
Health	> Clinics.		
Education	> Youth development.		
Social Development	> Creche.		
Job Creation and Job Development	> Job creation.		

The community needs listed in **Tables H, I, J, K and L** 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.

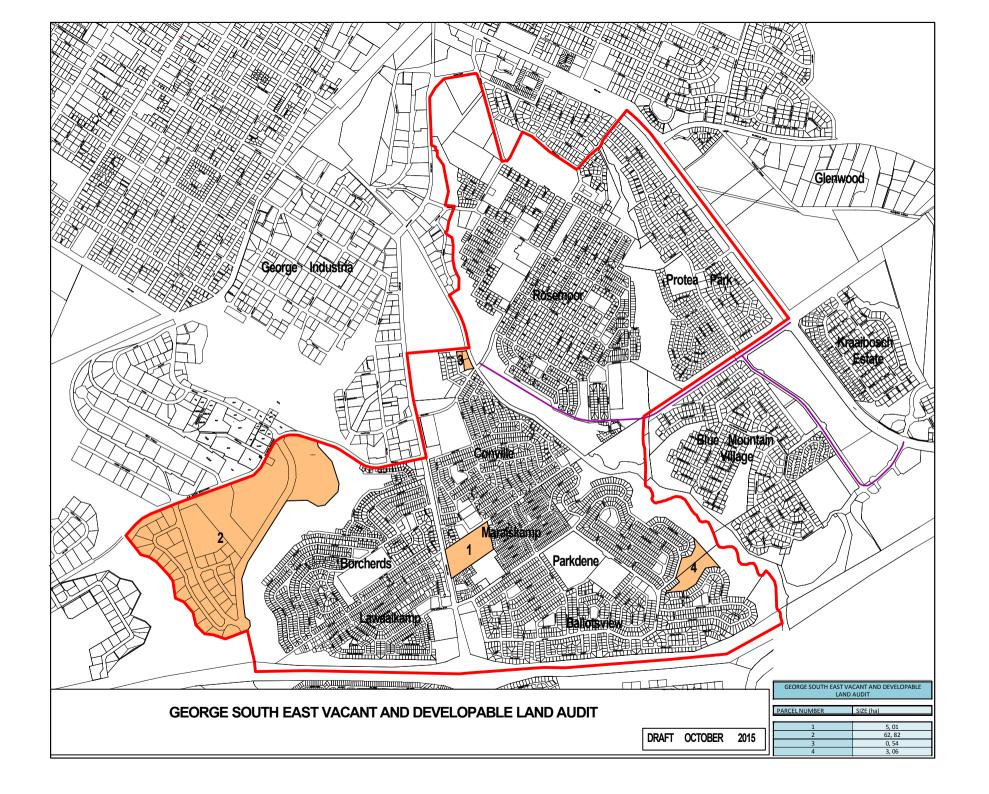
15. CONCLUSION

The George South East 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 George South East 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.



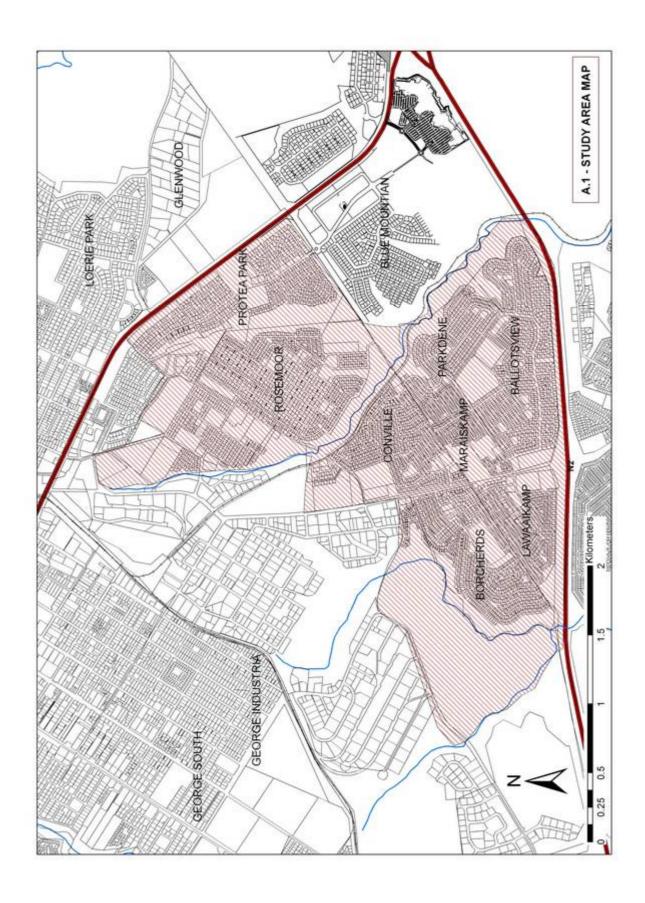
ANNEXURE "A": VACANT AND DEVELOPABLE LAND AUDIT





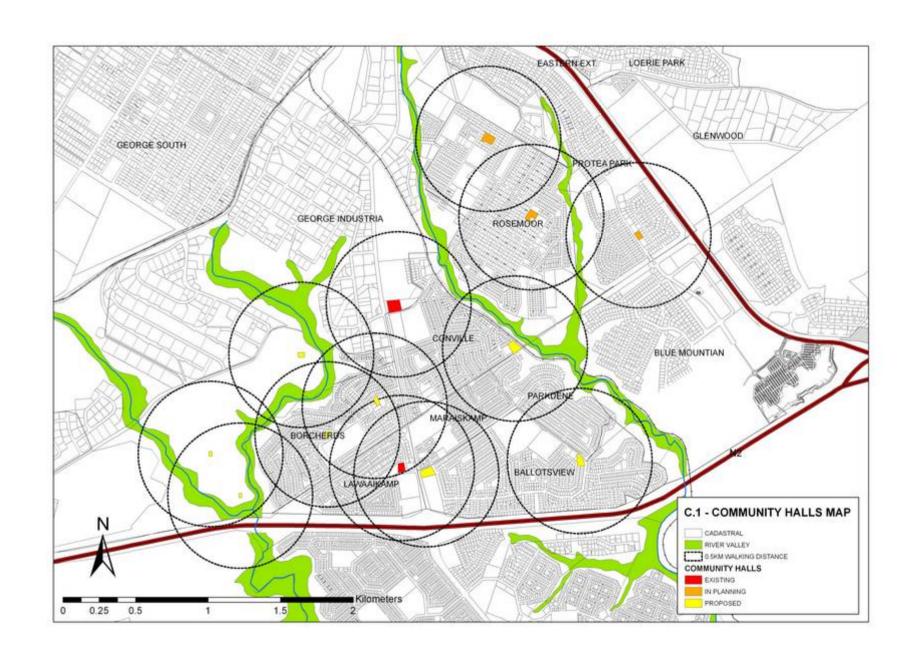


ANNEXURE "B": STUDY AREA



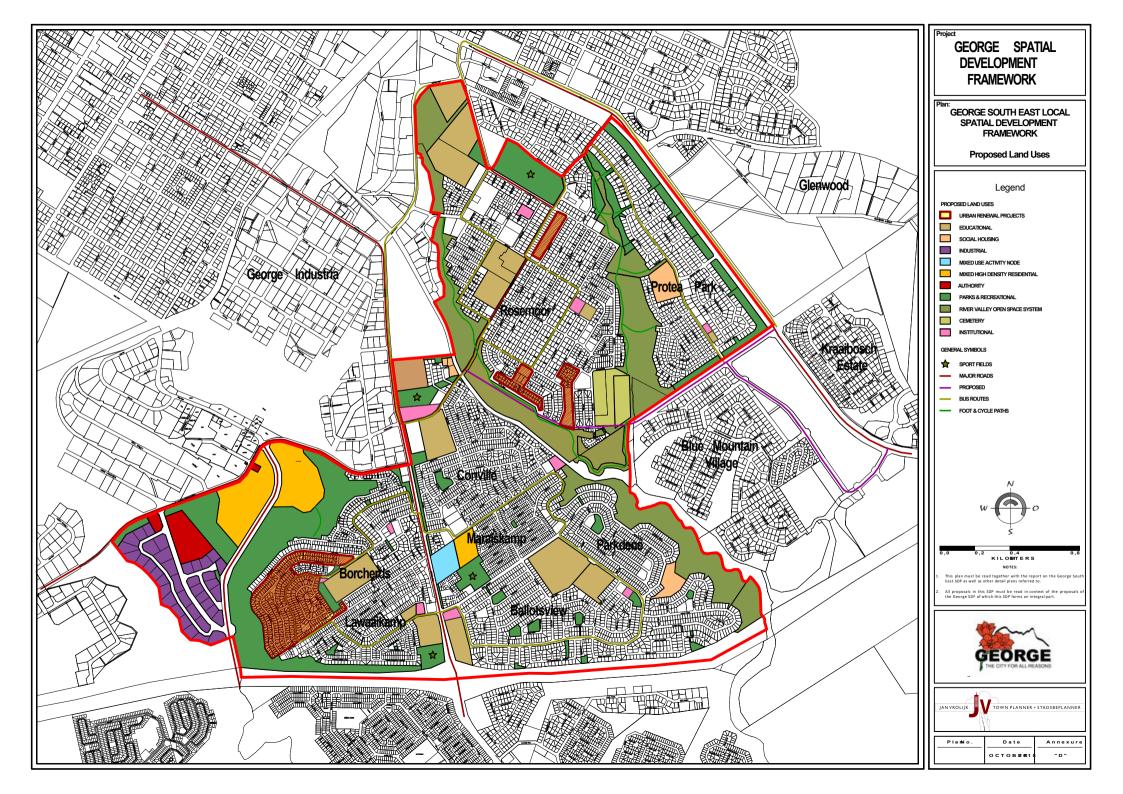


ANNEXURE "C": COMMUNITY HALLS MAP



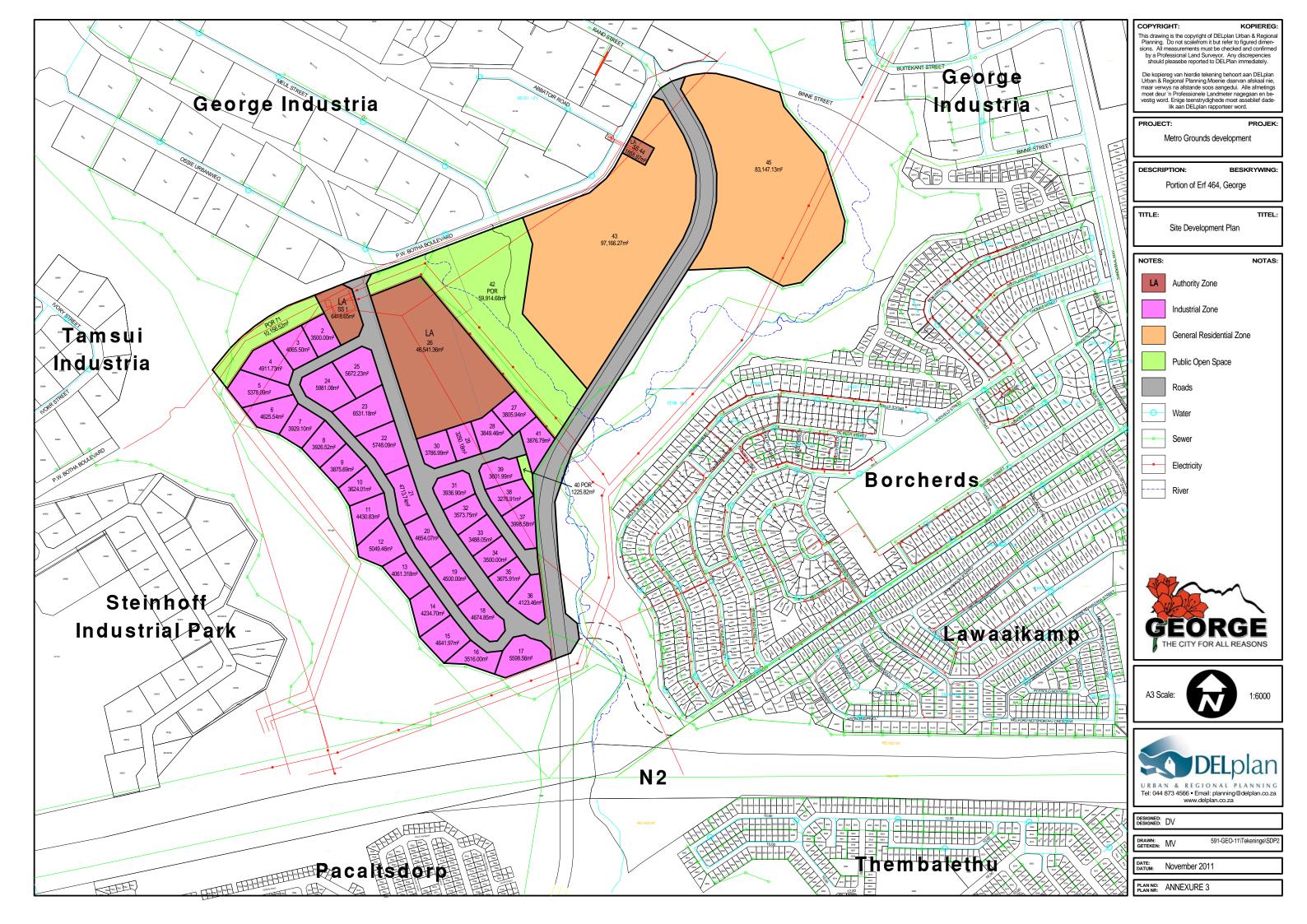


ANNEXURE "D": PROPOSED LAND USES





ANNEXURE "E": "GREENFIELD" AREA ADJACENT TO INDUSTRIAL AREA



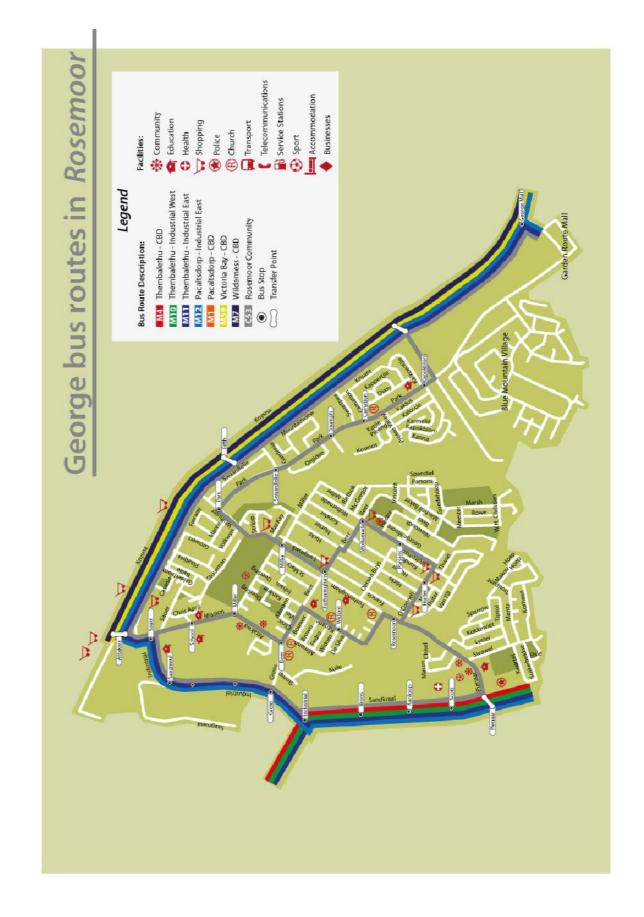


ANNEXURE "F": GEORGE BUS ROUTES IN PARKDENE



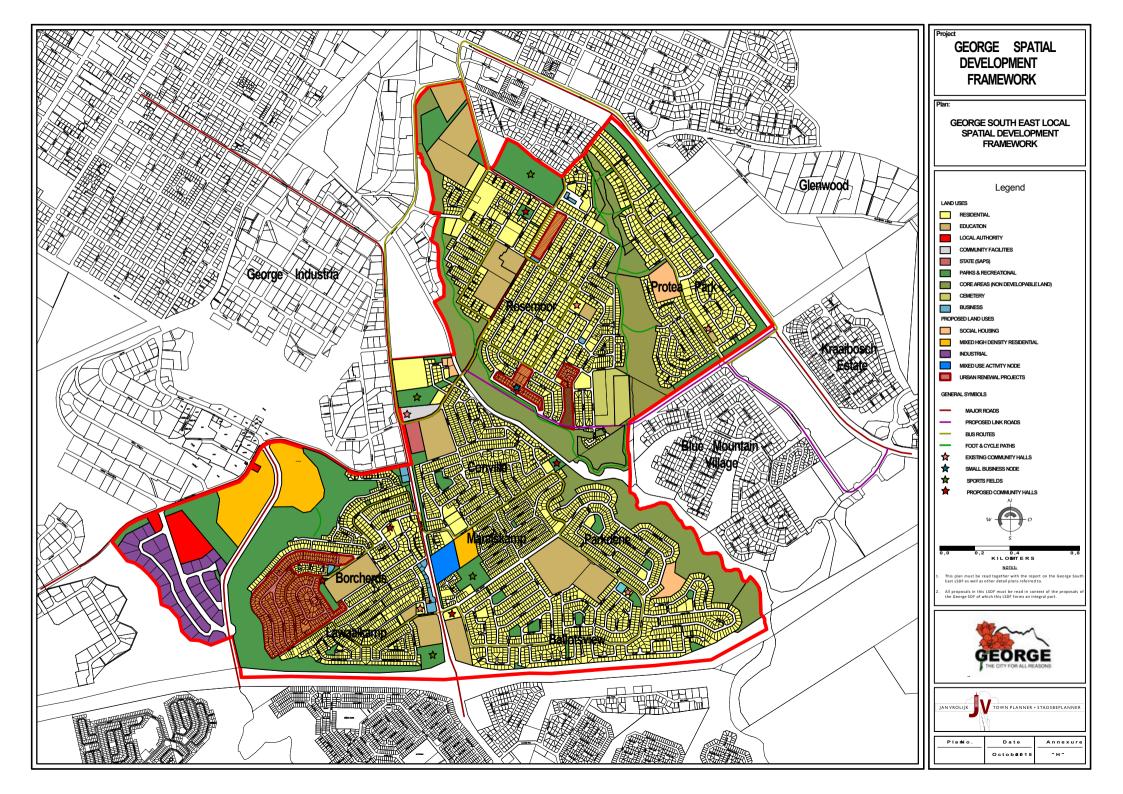


ANNEXURE "G": GEORGE BUS ROUTES IN ROSEMOOR





ANNEXURE "H": GEORGE SOUTH EAST LOCAL SPATIAL DEVELOPMENT FRAMEWORK





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 2015 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 George South East 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 5th 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 19 November 2015 in the Conville Community Hall, 21 Pienaar Street from 15h00 to 19h00 where the proposals contained in the Draft George South East Spatial Development Framework was displayed and residents were afforded the opportunity to discuss or comment thereon. Jan Vrolijk form 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 7 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. No comments were submitted at the Public Open Day.

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.

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

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 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 <u>PUBLIC OPEN DAY</u> in respect of the respective frameworks will be held **from 15h00 until 19h00**; on the following dates, at the following venues:

- a) Pacaltsdorp / Hansmoeskraal Pacalsdorp Community Hall, 47 Mission Street, Pacalsdorp on 16 November 2015;
- Blanco Blanco Community Hall, 3 George Street, Blanco on 17 November 2015;
- 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 inne 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 <u>PUBLIEKE OPE DAE</u> 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;
- 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 behulpsaam 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 <u>PUBLIC OPEN DAY</u> 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	Pacalsdorp	
The Control of the Co	THE RESERVE OF THE PARTY OF THE	Community Hall,	as interventive
		47 Mission Street	15h00 to 19h00
Blanco	17 November	Blanco Community Hall,	
		3 George Street	15h00 to 19h00
George South-east			
(including Lawaaikamp,			
Borcherds Conville,		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Ser Dispused with
Parkdene, Ballotsview,	7000 0000		
Rosemoor, Protea Park)	19 November	Conville Community Hall,	
		21 Pienaar Street	15h00 to 19h00
	A STATE OF THE STA		

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.

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	Pacalsdorp Gemeenskapsaal, Missionstraat 47	15h00 to 19h00
Blanco	17 November	Blanco Gemeenskapsaal, Georgestraat 3	15h00 to 19h00
George Suid-oos (insluitend Lawaaikamp, Borcherds Conville, Parkdene, Ballotsview.		Projection of the second	s the section of the
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:

- 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 die volgende Webbladsy : http://www.george.org.za/listings/planning

Geskrewe voorleggings kan ingedien word by die **Direkteur: Menslike Nedersettings, Grondsake en Beplanning, Posbus 19, George.** Persone wat nie kan skryf nie kan hulle insette mondelings, by die munisipale kantoor doen, waar 'n amptenaar behulpsaam 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

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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

GEORGE MUNICIPALITY

Notice No.

LOCAL SPATIAL DEVELOPMENT FRAMEWORKS

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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 <u>PUBLIC OPEN DAY</u> in respect of the respective frameworks will be held **from 15h00 until 19h00**; on the following dates, at the following venues:

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T BOTHA Municipal Manager Civic Centre York Street George 6530

GEORGE MUNISIPALITEIT

Kennisgewing Nr.

PLAASLIKE RUIMTELIKE ONTWIKKELINGSRAAMWERKE

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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.

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T BOTHA Munisipale Bestuurder Burgersentrum York Straat GEORGE 6530



GEORGE MUNICIPALITY GEORGE LOCAL SPATIAL DEVELOPMENT FRAMEWORKS

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Copies of the Draft Local Spatial Development Frameworks can be viewed at the Copies of the Branch Corporation of the Municipal Building;
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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:

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George South-East - Conville Community Hall, 21 Pienaar Street, Conville c) on 19 November 2015.

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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) Riange PROP

Blanco PROR;
George Suid-Oos PROR;
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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 15n00 tot 19n00; op die volgende datums, by die volgende lokale:

a) Pacaltsdorp / Hansmoeskraal – Pacaltsdorp Gemeenskapsaal, Missionstraat
47, Pacaltsdorp op 16 November 2015;

Blanco – Blanco Gemeenskapsaal, Georgestraat 3, Blanco op 17 November 2015;

George Suid-Oos – Conville Gemeenskapsaal, Planarstraat 21, Conville op 1

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 behulpsaam 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).

Т ВОТНА Munisipale Bestuurder Burgersentrum York Straat GEORGE 6530

Die Burger. 12 November 2015

ATTENDANCE REGISTER

19 November 2015

OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR GEORGE SOUTH EAST

	NAME	DESIGNATION	E-MAIL ADDRESS	PHONE NR
1	Maria GREEFF.	18913 SPARROWSTR. Con.		0780428677
2	Johanna Lockwyk	18912 SPARCOLLSS/ COM		0613228796
3	Etton Human	57 Korhaan Str. Con		0780428677
4	Dorné Cornelius	23 Tiptol stract Conville	Dorne Corneliciseo quail	0620465065
5	SENERICK BODYSEN	4 PIENAAR STR CONVILLE		(044) 3759801
6	Shaun Guan	Kwortel Str.go, Comille.	Name.	A STATE OF THE STA
7	ANDREW-PHILLIPS	8-PEDDUMBLER-STR		0790253794
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COMMENTS SHEET

OPEN DAY: DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR GEORGE SOUTH EAST 19 NOVEMBER 2015

Your contact details			
Organization name			
Your full name			
Your telephone number			
Your fax number			
Your email address			
Physical address			
Postal address			
Your comme	ents on the draft document		