

Local Spatial Development Framework

WILDERNESS • LAKES • HOEKWIL

November 2015



This Local Spatial Development Framework applies to the Wilderness, Lakes and Hoekwil Areas and includes Kleinkrantz and Rural surrounds

It was adopted by the George Municipality in terms of section 4(1) of the Land Use Planning By-Law for the George Municipal area. The framework recognises the tourism and economic value of the natural assets and seeks to ensure that the landscape character of the study area is protected from inappropriate and harmful developments or infrastructure. It also addresses poverty alleviation in existing informal settlements and social upliftment of rural communities.



LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR WILDERNESS, THE LAKES, HOEKWIL AND THE ADJACENT AGRICULTURAL AREAS

**(Wilderness Local Spatial
Development Framework or WLSDF)
Final Draft : November 2015**

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Summary of Local Spatial Development Framework Proposals / Opsomming van Plaaslike Ruimtelike Ontwikkelingsraamwerk Voorstelle

<p><u>Chapter Two:</u></p> <ul style="list-style-type: none"> Defining and protecting this landscape character is the main focus of this WLSDF The Planning Intervention Scenario In implementing the 'planning intervention' scenario, a strategic approach is to be used, rather than a broad brush 'blueprint planning' approach. 	<p>2.1.2</p> <p>2.2.2</p> <p>2.2.2</p>	<p><u>Hoofstuk Twee:</u></p> <p>Die hoof fokus van die WLSDF is om die landskap karakteristiek van die area te definieer en te beskerm. Beplanning Ingryping Benadering.</p> <p>Die beplannings ingryping benadering behels "n strategiese benadering eerder as 'n breë bloudruk beplanningsbenadering.</p>
<p><u>Chapter Three:</u></p> <ul style="list-style-type: none"> It is in fact the main focus of this local spatial development framework to ensure that the landscape character of the study area, particularly those areas in view from these tourist routes, be protected from inappropriate developments or infrastructure that could harm its special character. This local spatial development framework should be read in conjunction with the findings of this Landscape Character Assessment of the Garden Route EMF 	<p>3.4</p> <p>3.4</p>	<p><u>Hoofstuk Drie:</u></p> <p>Dit is die hoofdoel van die plaaslike ruimtelike ontwikkelingsraamwerk om seker te maak dat landskap karakter van die studiegebied bewaar word veral die gedeeltes wat sigbaar is van die toeriste roetes van onwenslike ontwikkelings of infrastruktuur wat hierdie spesiale karakter kan skaad.</p> <p>Hierdie dokument moet saamgelees word met die bevindinge van die Landskap Karakter Onderzoek wat deel gevorm het van die Garden Route EMF.</p>
<p><u>Chapter Four :</u></p> <ul style="list-style-type: none"> The following policy statements are the basis and points of departure for the entire local spatial development framework. Land use changes including large-scale infrastructure that may have an impact on the sensitive landscape and visual resources mentioned in paragraph 4.2.1 and 4.2.2 should be avoided as far as possible. If development has to occur in these sensitive landscapes or along scenic drives due to existing rights or other circumstances, it must be sensitive to the landscape and natural visual resources. In evaluating development applications these guidelines should however not be seen in isolation, other appropriate guideline documents that describe and map elements that defines the specific landscape character of Wilderness 	<p>4.2.3.</p> <p>4.2.3(a)</p> <p>4.2.3(b)</p> <p>4.2.4(b)</p>	<p><u>Hoofstuk Vier :</u></p> <ul style="list-style-type: none"> Die volgende beleidstellings vorm die basis en vertrekpunt vir die hele plaaslike ruimtelike ontwikkelingsraamwerk. Grondgebruik wysigings, insluitende grootskaalse infrastruktuur projekte wat "n impak op die sensitiewe landskap en visuele bronne kan hê moet so vêr moontlik vermy word. Indien ontwikkelings wel in hierdie sensitiewe gebiede moet voorkom of langs visueel sensitiewe roetes gebou moet word, moet dit sensitief gedoen word en die landskap en visuele bronne in ag neem in ontwerp. By die evaluering van aansoeke moet die riglyne van hierdie plaaslike ruimtelike ontwikkelingsraamwerk nie in isolasie gesien word nie. Ander relevante dokumente wat die spesiale karakter van Wildernis beskryf en definieer moet ook in ag geneem word. Laasgenoemde sluit die volgende in:

<p>should also be consulted. These include:</p> <ul style="list-style-type: none"> - The Garden Route Initiative CBA Handbook (2009) - The Garden Route Environmental Management Framework (2009) - Eden District Spatial Development Framework (Sept 2009) - George Municipality : Landscape Characterisation and Visual Resource Analysis (May 2009) <ul style="list-style-type: none"> • The rezoning of the visually sensitive areas along the scenic drives to an overlay zone aimed at enhancement and protection of scenic routes should be considered and approved as soon as possible. The area to be considered for such an Overlay Zone is that area visible from the N2 national road, The Serpentine Road, Wilderness Heights Road and the seven Passes Road. <p><u>Agriculture:</u></p> <ul style="list-style-type: none"> • All land that is currently irrigated or cultivated should be regarded as “intensive agriculture” and should be protected from development as provided for in the PSDF • Agriculture must be protected as the dominant land use in the rural landscape; • Restrict further fragmentation of agricultural landscapes and promote their consolidation; • Maintain viable agricultural units and encourage sustainable farming practices; • Provide for small scale farming and facilitate land and agrarian reform; • Sensibly accommodate nuisance and space extensive agricultural enterprises and ancillary on-farm activities (e.g. sand mines, feedlots, sawmills, etc.); • Improve the economic viability of farms through intensification, diversification and “value adding” of land use on farms. • Careful management of water courses to avoid contamination of Lakes system. • Protection of sensitive vegetation and removal of alien vegetation on farmland. • Guidelines for Development Applications on Agricultural Land 	<p>4.2.5</p> <p>4.3.2</p> <p>4.3.3</p> <p>4.3.3</p> <p>4.3.3</p> <p>4.3.3</p> <p>4.3.3</p> <p>4.3.3</p> <p>4.3.3</p> <p>4.3.3</p> <p>4.3.3</p> <p>4.3.4</p>	<ul style="list-style-type: none"> - The Garden Route Initiative CBA Handbook (2009) - The Garden Route Environmental Management Framework (2009) - Eden District Spatial Development Framework (Sept 2009) - George Municipality : Landscape Characterisation and Visual Resource Analysis (May 2009) <p>The Garden Route CBA Handbook</p> <ul style="list-style-type: none"> • Visueel sensitiewe areas langs toerisme roetes moet hersonder word na 'n oorlegsone gemik op die bevordering en beskerming van visueel aanneemlike roetes, sodra moontlik. Die area wat hiervoor oorweeg moet word, is die gedeeltes wat sigbaar is van die N2 nasionale pad, die Serpentine Pad, Wildernis Hoogtepad en die Sewe Passe roete. <p><u>Landbou:</u></p> <ul style="list-style-type: none"> • Alle grond wat tans besproei of bewerk word moet as intensiewe landbougrond beskou word en moet beskerm word teen ontwikkeling soos voorsien in die PSDSF. • Landbou moet beskerm word as die dominante grondgebruik in die landelike gebied. • Beperk die verdere fragmentering van landbou landskappe en bevorder hul konsolidasie. • Behou haalbare landbou eenhede en bevorder volhoubare landboupraktik. • Maak voorsiening vir kleinskaal boerdery en fasiliteer grond en landbou hervorming. • Akkommodeer hinder en groot landbou ondernemings en aanverwante landbou-aktiwiteite op plase (bv. sand myne, voerkrale en saagmeule, ens.) • Bevorder die ekonomiese volhoubaarheid van plase deur intensifisering, diversifisering en waarde toevoeging van grond gebruike op plase. • Versigtige bestuur van riviervere om besoedeling van die meer sisteme te verhoed. • Beskerming van sensitiewe plantegroei en die verwydering van uitheemse plantegroei op plase. • Riglyne vir ontwikkelingsaansoeke op Landbougrond
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<p><u>Smallholdings:</u></p> <ul style="list-style-type: none"> • The main goal of the local spatial development framework as far as existing small holding precincts are concerned is to ensure that the character and ambience of these areas are protected and to ensure that the overall landscape character of the study area is retained and improved through appropriate measures. • Secondly the approach is to prevent further development of smallholdings or extensive residential lifestyle properties in the rural landscape. • No further extensions to the demarcated smallholding areas should be considered. • No land outside of the smallholding outer boundaries may be subdivided to form new smallholdings or agricultural portions that are smaller than the minimum viable agricultural units prescribed by Department of Agriculture, Western Cape. • Subdivision of small holdings inside the demarcated small holding areas should not be granted automatically; it is also subject to the overarching guidelines that protect the special landscape character of Wilderness and should be refused if it does not comply with these guidelines. • Guidelines for Development Applications for Smallholdings 	<p>4.4.1</p> <p>4.4.1</p> <p>4.4.3</p> <p>4.4.3</p> <p>4.4.3</p> <p>4.4.4</p>	<p><u>Kleinhoewes:</u></p> <ul style="list-style-type: none"> • Die hoofdoel van die plaaslike ruimtelike ontwikkelingsraamwerk met betrekking tot bestaande kleinhoewe gebiede is om te verseker dat die karakter en gevoel van hierdie areas beskerm word en om te verseker dat die algehele landskap karakter van die studiegebied behoue sal bly deur middel van geskikte en toepaslike maatreëls. • In die tweede plek is die benadering om die verdere skep van kleinhoewes te verhoed asook ekstensiewe lewenstyl ontwikkelings in die landelike area. • Geen verdere uitbreiding van die afgebakende kleinhoewe areas moet oorweeg word nie. • Geen nuwe kleinhoewes mag buite die kleinhoewe buitengrens geskep word nie en landbougrond mag nie in gedeeltes kleiner as die minimum volhoubare landbou eenhede wat voorgeskryf word deur die Departement Landbou: Weskaap onderverdeel word nie. • Die onderverdeling van kleinhoewes binne die afgebakende kleinhoewe areas mag nie-outomaties toegeken word nie. Dit is ook onderworpe aan die oorbruggende riglyne wat die spesiale landskap karakter van Wildernis beskerm en moet afgekeur word indien dit nie aan die riglyne voldoen nie. • Riglyne vir ontwikkelingsaansoeke vir Kleinhoewes
<p><u>Residential Areas:</u></p> <ul style="list-style-type: none"> • Except for Touwsrante, no expansion of existing residential areas are proposed. • The urban edge indicates the extent of urban and residential development for the study area; • Only one area is earmarked for residential development beyond the existing urban area, namely: further expansion of Touwsrante to accommodate future growth in Touwsrante itself. • The development of infill opportunities within the approved urban edge should be managed within the general principles contained in this WLSDF (Refer to chapter four) to ensure that the sensitive environment and unique 	<p>4.5.3</p> <p>4.5.3</p> <p>4.5.3</p> <p>4.5.3</p>	<p><u>Residensiële gebiede:</u></p> <ul style="list-style-type: none"> • Buiten Touwsrante word geen uitbreiding van bestaande residensiële gebiede voorgestel nie. • Die stedelike grens dui die perke van stedelike en residensiële ontwikkeling vir die studiegebied aan. • Slegs een gebied word vir uitbreiding buite die bestaande ontwikkelingsgebiede voorgestel. Verdere uitbreiding van Touwsrante om toekomstige groei te akkommodeer van Touwsrante self. • Die ontwikkeling van invul geleenthede binne die goedgekeurde stedelike grens moet bestuur word kragtens die algemene beginsels in hierdie plaaslike ruimtelike ontwikkelingsraamwerk (verwys na Hoofstuk vier) om te

<p>character of the study area is not adversely affected.</p> <ul style="list-style-type: none"> The two informal residential areas in Kleinkrantz and Wilderness Heights have already acquired a degree of permanence that has to be recognized. Forcible relocation is not possible. The proposal is to encourage these families to relocate to other areas where the community facilities they have been demanding can be provided. If any further facilities are to be provided, they will have to be limited. Housing assistance can only be provided where the other services are also provided. Guidelines For Development Applications In Residential Areas 	<p>4.5.3</p> <p>4.5.4</p>	<p>verseker dat die sensitiewe omgewing en unieke karakter van die studiegebied nie nadelig getref word nie.</p> <ul style="list-style-type: none"> Die twee informele nedersettings in Kleinkrantz en Wildernis Hoogte het al klaar 'n mate van vastheid gekry. Gemeenskappe kan nie geforeseer word om te verhuis nie. Die voorstel is om hierdie families te oorreed om vanself te verhuis na areas waar beter gemeenskapsdienstevolgens hulle vereistes verskaf kan word. Enige behuisingsbystand moet slegs voorsien word waar daar ook ander dienste verskaf word. Riglyne vir ontwikkelingsaansoeke in Residensiele gebiede.
<p><u>Business Areas:</u></p> <ul style="list-style-type: none"> Four Business Nodes are proposed for the study area, i.e.: <ul style="list-style-type: none"> a) The Village in Wilderness itself is the primary business node and also the tourism destination of choice. b) The Wilderness East Node is a secondary node with limited potential for expansion to incorporate more facilities for passing tourists, accommodation and local businesses. The growth of this node to the north of the N2 is not supported currently. The Hoekwil node has already been established for service industries and shops. c) Touwsrante requires the full spectrum of business and community facilities. The Village to become the premier tourism destination in the area. Consideration should be given to proposals for tourism facilities outside and in close proximity to this area. Guidelines for Development Applications In Business Areas 	<p>4.6.3</p> <p>4.6.3</p> <p>4.6.4</p>	<p><u>Sakegebiede:</u></p> <ul style="list-style-type: none"> Vier sake nodusse word voorgestel vir die studiegebied: <ul style="list-style-type: none"> a) Die Village in Wildernis self is die primêre sake nodus en ook die hoof toerisme bestemming b) Die Duine node is 'n sekondêre node met beperkte potensiaal vir uitbreiding vir hoofsaaklik toeriste, akkommodasie en plaaslike sakegebruike. Die groei van die node na die noorde van die N2 word nie tans ondersteun nie. Die Hoekwil node is reeds geskep vir diensindustrie en winkels. c) Touwsrante benodig die volle spektrum sakegebruike en gemeenskap fasiliteite. Die Village moet beskou word as die primêre toeriste bestemming in die area. Die munisipaliteit moet oorweeg om fasiliteite te skep vir toeriste in en rondom die area. Riglyne vir ontwikkelingsaansoeke in Sakegebiede.
<p><u>Natural Areas:</u></p> <ul style="list-style-type: none"> The natural environment in Wilderness is one of the most important factors in categorizing this area as such as a valuable landscape and giving it such an important status. The protection of these natural areas from undesirable developments is one of the fundamental points of departure of the local spatial development framework as stipulated in the overarching guidelines in section 4.2. 	<p>4.7.1</p> <p>4.7.1</p>	<p><u>Natuur gebiede:</u></p> <ul style="list-style-type: none"> Die natuurlike omgewing is een van die belangrikste faktore wat die Wildernis area as 'n waardevolle landskap karakteriseer en dit so 'n belangrike status besorg. Die beskerming van hierdie natuurlike areas van onwenslike ontwikkelings is een van die fundamentele vertrekpunte van die plaaslike ruimtelike ontwikkelingsraamwerk soos uitgespel in die algemene

<ul style="list-style-type: none"> Guidelines For Development Applications affecting the Natural Environment 	4.7.4	<p>riglyne in afdeling 4.2.</p> <ul style="list-style-type: none"> Riglyne vir ontwikkelingsaansoeke wat die natuurlike omgewing beïnvloed.
<p><u>Infrastructure:</u></p> <ul style="list-style-type: none"> Large scale infrastructure projects should take cognizance of the special landscape character of the study area and every effort should be made to ensure that negative impacts as a result of new infrastructure are avoided as far as possible. The policy as stipulated in paragraph 4.2.3 is applicable to infrastructure projects. 	4.8.3	<p><u>Infrastruktuur:</u></p> <ul style="list-style-type: none"> Grootskaalse infrastruktuur projekte moet die spesiale karakter van die studiegebied in ag neem en spesiale aandag moet gegee word om seker te maak dat negatiewe impak as gevolg van infrastruktuur projekte is vermy so vër as moontlik. Die riglyne soos uitgespel in paragraaf 4.2 is ook van toepassing op infrastruktuur projekte.
<p><u>Implementation:</u></p> <ul style="list-style-type: none"> Land Use Management: The three step land use management system. <ul style="list-style-type: none"> Step One : Primary Rights Step Two : Impact on Landscape Character Step Three : Other Guidelines 	5.1 5.1.1 5.1.2 5.1.3	<p><u>Implementering:</u></p> <ul style="list-style-type: none"> Grondgebruik Bestuur: Die drie stap grondgebruik bestuur stelsel. <ul style="list-style-type: none"> Stap Een : Primêre regte Stap Twee : Impak of landskap karakter Stap Drie : Ander Riglyne
<ul style="list-style-type: none"> Issues requiring further attention, planning and priority funding 	5.2	<ul style="list-style-type: none"> Aspekte wat verdere aandag benodig, beplanning en prioriteit finansiering.

SECTION 1 INTRODUCTION AND BACKGROUND

1.1 The Need for a Local Spatial Development Framework for Wilderness

1.1.1 Special Character of Wilderness

Wilderness and The Lakes area, including Hoekwil and the agricultural areas to the north have a specific and unique character that defines the area, attracts vast numbers of tourists to our area and contains very sensitive and valuable landscapes. To assist decision takers and developers to manage the future development of this area, the George Town Council approved guidelines to ensure the sustainable use and protection of the positive landscape characteristics of this area. The George Municipality stated the following goals for the local spatial development framework:

- Define the space economy for Wilderness in both the regional and George context;
- Associated development objectives, guidelines and strategies;
- Densification guidelines and strategy;
- Management Strategy for the coastal dune belt and estuarine rivers.

1.1.2 Consolidation of Existing Planning

The Wilderness Area is managed currently by a plethora of planning tools, ranging from documents more than 20 years old, national guidelines, provincial planning guidelines as well as local planning guidelines. These documents contain conflicting guidelines and planning proposals for this area which creates uncertainty amongst the local community, investors and developers and difficulties in land use management on the part of the George Municipality and Provincial Government.

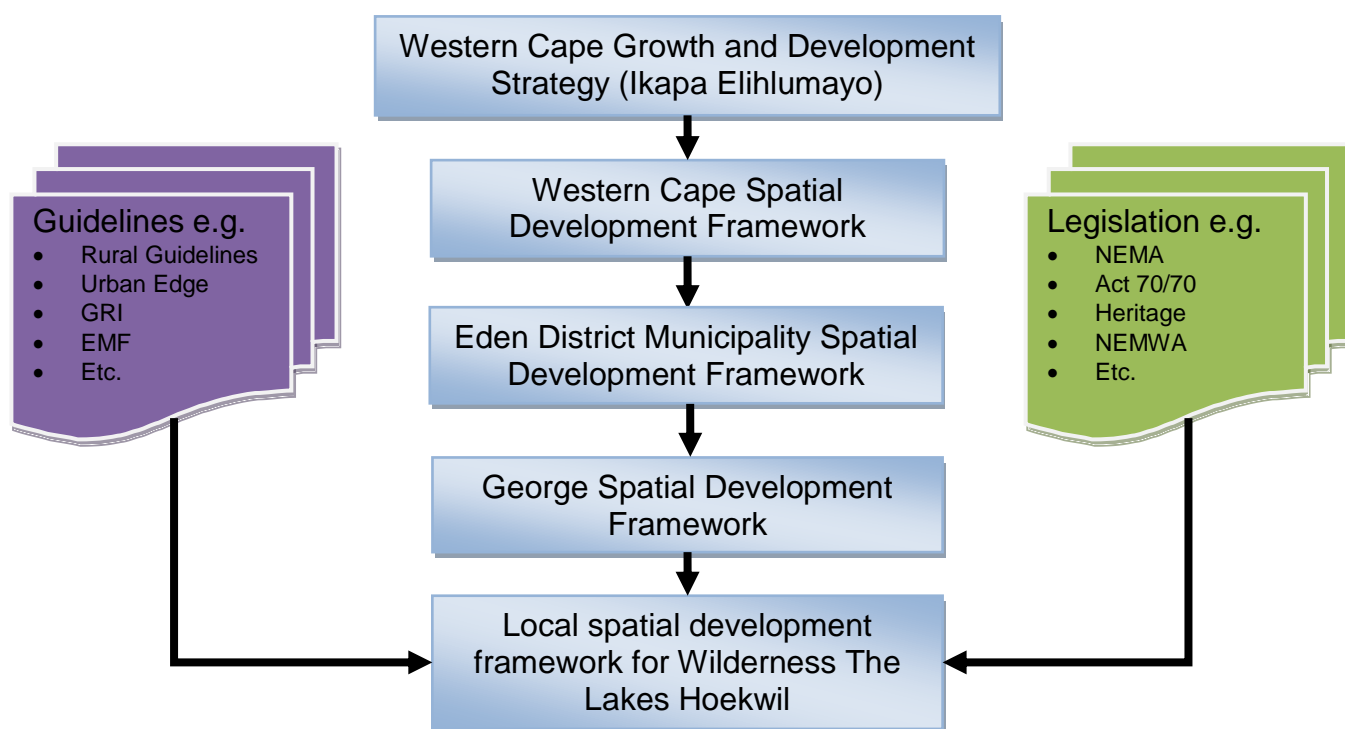
One of the aims of the WLSDF is to consolidate these planning guidelines into one planning guideline for the area. The following planning guidelines are currently applicable in the Wilderness area and will be repealed with the approval of the WLSDF.

- Draft Structure Plan For Hoekwil And Touwsrante
- Structure Plan For Wilderness Heights
- Wilderness Local spatial Structure Plan

1.1.3 Strengthening the George and Western Cape Spatial Development Frameworks

The overarching development principles contained in the Western Cape Spatial Development Framework, the Eden District Municipality Spatial Development

Framework as well as the George Spatial Development Framework provide very broad planning guidelines that are refined further to provide for the specific needs of the Wilderness, Lakes and Hoekwil areas. The following diagramme indicates the relationship with other planning guidelines that applies to the area.



It is important to note that the WLSDF does not replace, summarise or copy any other guideline (other than those to be superseded as mentioned in 1.1.2 above), process or legislation. These documents will co-exist along with the WLSDF and should be consulted when required.

1.2 The Planning Area

The planning area is referred to as Wilderness, The Lakes, Hoekwil and the agricultural areas adjacent to it. In practice the WLSDF will be applicable from the Kaaimans River in the west, along the coast to the Municipal Boundary between George and Knysna in the east and along the Outeniqua Mountains in the North. The local spatial development framework Map does not cover the entire area as the landscape categories particularly to the north of the seven passes road are very similar in nature. The principles do however apply to this area as well.

1.3 Alignment of the WLSDF with Neighbouring Areas

Wilderness is a very unique area that is functionally and in terms of landscape character separated from the rest of George. It is important however to ensure that the policy and guidelines pertaining to similar areas (e.g. small holdings) are co-ordinated and aligned.

The Lakes Area continues into the Knysna Municipal area and functionally as well as in terms of the landscape character there are many similarities and systems that function over the boundaries of the municipalities. It was important therefore to ensure that the policies applicable in Knysna Municipality are consulted and that the relevant policy guidelines are aligned and co-ordinated.

SECTION 2 CONCEPTS

2.1 Key Development Challenges for Wilderness, The Lakes and Hoekwil

2.1.1 Demographic and Socio-economic Challenges

The biggest challenge facing the study area is poverty and accommodating the poor. Currently three settlements have emerged that requires assistance from the various spheres of government for almost all their daily requirements. These are:

- Touwsranten
- Kleinkrantz
- Wilderness Heights

a) Touwsranten

Touwsranten has grown into a large residential area that requires higher order functions based purely on the number of people residing within its boundaries. The relatively small number of subsidized and cadastral erven in existence accommodates too many families each, and the population has been further increased by informal settlements on the fringes. Some of these create significant health risks because they cannot be connected to the water born sewerage system with the result that the dry sewerage system provided instead flush regularly into the Touws River, the source of the water supply to the area. The limited community services already available (paved streets, street lighting, water born sewage, a primary school, a clinic, a sports field, limited retail outlets, a clinic and community hall) allowed a substantial new expansion in the number of subsidized houses to be justified and commenced, after the completion of negotiations for land and planning for its expansion during 2010.

It is hoped that the residents of the informal housing in the unhealthy situation described will be accommodated in the new subsidized houses and that the land occupied by them presently can be reclaimed and put to alternative uses, such as business zoning. Further expansion may be required in future, but it is recommended that for the duration of this local spatial development framework no further expansion be made until the capacity of the local area to provide employment to the existing population, and the capacity to furnish the requisite social services is established. Planning projects in the medium term should focus on community facilities and business areas as these are sadly lacking in subsidized housing projects. The planning of subsequent phases can be initiated, particularly as approval processes take so long. In doing this planning, particular attention needs to be afforded to the capacity of the Touw River water reticulation system to cope with expanded populations.

b) Kleinkrantz

A poor community has also established themselves to the east of Kleinkrantz within an area not suitable for housing. They are situated within the 800m radius around the sewerage treatment plant and is actually in a very unhealthy location. The George Municipality is in constant negotiations with the residents and is considering the formalization of these families in this location. From a planning point of view this approach is not supported and in the Kleinkrantz Spatial Development Plan, the following approach has been adopted:

- From a planning point of view it is undesirable to establish a subsidised housing development in this location.
- The community that requires housing, clearly needs to be supported with community facilities such as schools, clinics, municipal offices, crèches, shops, sporting facilities, community halls, etc. None of these facilities are currently available in Kleinkrantz and the population is too small currently to justify this expenditure in this location.
- A decision to accommodate the subsidised housing component must be supported with actions to bring facilities closer to these families and Kleinkrantz, even fully developed, is too small to justify any of the facilities mentioned in the previous paragraph. There are too many other communities that require these facilities before spending this funding in this location is justified.
- A non-viable residential area will be created, one which will require municipal and social infrastructure, which is needed much more in the other established residential areas of George.
- It is proposed therefore that provision be made for these families in the other residential areas of George (including Touwsrante) where facilities and even employment opportunities are available. This does not however include forcibly moving families. Families should be encouraged to relocate by offering housing and a better quality of life.
- Should relevant decision takers decide to proceed with the subsidised housing project regardless of these policy guidelines, this decision should be supported by providing the necessary infrastructure a community such as this require.

c) Wilderness Heights

Like Kleinkrantz, it is undesirable from a planning point of view to formalize the existing informal settlement at Wilderness Heights. The PSDF clearly stipulates that government funding should be spent in areas and on communities where the highest return is possible. George Municipality cannot afford to create new residential areas which they cannot support with appropriate services and facilities.

This settlement has already acquired a degree of permanence and forcible relocation is not possible. These families residing in this settlement should be encouraged to relocate to other areas where the community facilities they have been demanding can be provided and employment opportunities are optimal. Forcible relocation should be a last resort and should the need arise to provide

further facilities, it must be limited to serving only the existing community. Housing assistance can only be provided where the other services can be provided.

In the rest of the study area undue pressure for further densification or expansion does not exist, probably because the sensitivity of this area has for years restricted any substantial growth opportunities. The area that is receiving the most attention recently is the small holding areas where smaller subdivisions are requested to accommodate more people in the study area.

d) Economic Base and relationship with George

Wilderness attracts many visitors to the Garden Route. To many, Wilderness is the heart of the Garden Route experience. Yet Wilderness does not have many shops, or employment opportunities that profits from this source of income. George in many ways enjoys these benefits from this source of tourists. Wilderness remains the draw card or tourist attraction. It accommodates many overnight visitors and meals are served to passers' by. That is almost the extent of the business contribution of the beautiful area to the regional economy. It is an important contribution, but what is much more important is to ensure that the attraction that brings the tourists, should be protected and developed further. That attraction is Wilderness. In this document an attempt will be made to identify those special characteristics that attract the tourists and to protect it with appropriate measures.

2.1.2 Natural Systems

The very high value of the Wilderness landscape character is to a large degree due to the unique and intact natural systems found in the study area. The combination of the large water bodies of the various lakes, surrounded by forest and fynbos, which in turn is flanked by a beautiful coastline to the south and the Outeniqua Mountains to the north creates a landscape that is not only unique and valuable, it is also very sensitive to change.

Defining and protecting this landscape character is the main focus of this WLSDF. The area will undoubtedly still grow and land use changes within its boundaries will still be requested, but this should be managed as best as possible to ensure that this vulnerable system is protected for the future generations and that it continues to function effectively and attract the visitors to our area as it does currently.

2.1.3 Settlement Hierarchy

The settlement structure within the study area has changed dramatically over the last ten years. The Village in Wilderness has always been the main centre in terms of function and size. A smaller node at the so-called Holiday-Inn area, developed over time into a tourism accommodation establishment and petrol filling station. However the most dramatic change has been the growth of Touwsrante. This area certainly represents the largest concentration of people and in terms of where facilities are required, Touwsrante in future will require significant investment from the George Municipality. It's further growth potential is not yet known until the latest large expansion has settled.

The informal settlements in the study area remain the biggest challenge for the municipality as well as the integrity of the area and the sustainability of the landscape character. The establishment of the erf 329 informal settlement at Wilderness Heights the informal settlement in Kleinkrantz and the substantial increase in Touwsrante has already changed the landscape character of this area dramatically. To avoid the creation of new pockets of poverty the already scarce resources of the municipality should be allocated creatively to ensure that the families who choose to remain in the settlement concerned receive gradual incremental improved services in accordance with affordability, and that the Touwsrante expansion is properly managed to limit or prevent further uncontrolled informal settlement in the area...

2.2 Possible Development Scenario's

The current state of the study area has been shaped by the development trends that have persisted over the past number of decades. Although a number of options are available, two divergent possibilities exist in terms of how it will be shaped in the future. These are the '*business as usual scenario*' and the '*planning intervention scenario*'. Both are hinged upon the **role the George Municipality chooses to play** in reinforcing and counteracting specific development trends.

2.2.1 Business as Usual Scenario

In terms of this approach, growth and development within the study area could continue along its current path. This implies no significant intervention by the municipality, resulting in the perpetuation of the existing unsustainable and inequitable social and spatial development patterns and ultimately the destruction of this very unique and special place. This will also have far reaching cost implications for utility service provision by the Municipality. This approach will see the following scenario's materialize:

a) Future N2 Alignment

Without strong planning intervention the construction of the planned future N2 national road through the very heart of The Lakes system will have disastrous consequences for the character of this area. Alternatives for this proposal will have to be sought and investigated.

b) Uncontrolled subdivisions

The rural character of the Wilderness Heights area as well as Hoekwil and the Langvlei Dunes are due to a special rural ambience created by specific distances between residential buildings. This distance is maintained mainly through minimum sizes for the small holdings as well as strict adherence to building lines. If the municipality should give in to development pressures to reduce the minimum sizes of the small holdings and the resultant building lines, the very nature of the area could change into a peri-urban environment. Strong planning control and intervention is required to maintain this special character.

c) Pockets of Poverty

The establishment of nodes of subsidized housing where existing informal settlements are located due to political pressure, while principles of sustainability are not regarded will create more pockets of poverty. Not only will it create unsustainable residential areas but it will aggravate the financial vulnerability of both the affected communities and the municipality. The expansion of such unsustainable settlement patterns poses a real threat to the natural landscape, which currently has high biodiversity value.

d) Eroding the Landscape Character

An attitude of allowing small departures from the vision to protect the special landscape character of Wilderness, over time will destroy the area as well. The area consists of so many small properties with so many opportunities for small departures that this could also have devastating consequences for the area over time. (*The so-called death by a thousand cuts*). This implies that buildings on the skyline (however small) and developments on steep south facing slopes (consisting of only a few units), and houses on the beach front encroaching over building lines (only small distances) collectively, over time will destroy Wilderness.

These are just some of the examples to illustrate the principle. The business as usual approach will see the destruction of this special place.

2.2.2 Planning Intervention Scenario

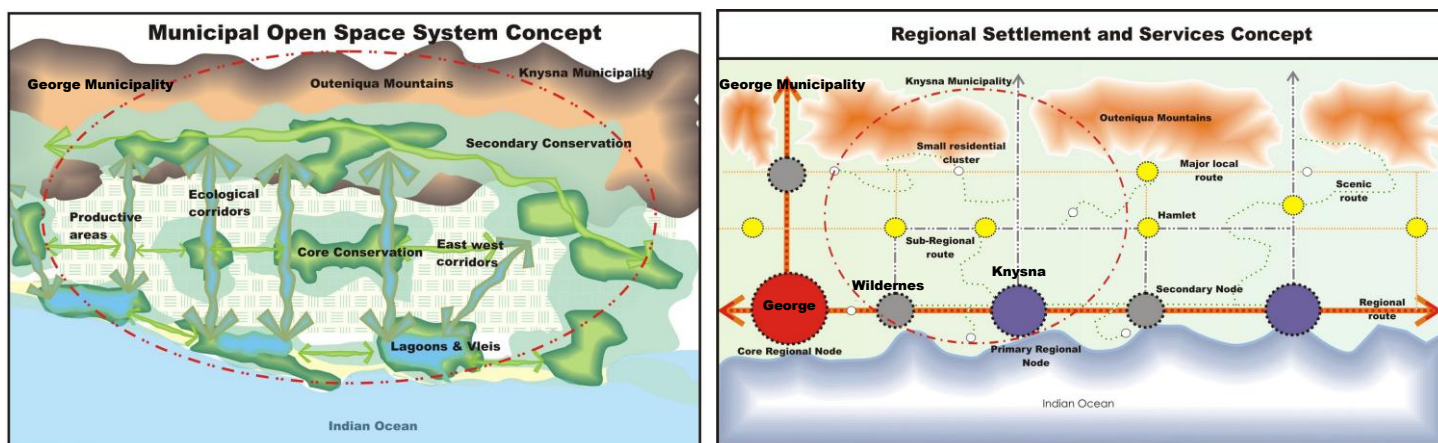
Alternatively, the municipality could decide to pro-actively embrace the guidance set by recent legislation and policy at national and provincial level, as well as the spatial principles of growth and equity, integration and sustainability. This would result in a fundamental shift in the management of growth and development pressures in the Wilderness area, towards a more sustainable approach. The decision by the municipality to prepare a local spatial development framework for this area provides an opportunity to realign the current pathway. A more sustainable development path requires immediate commitment to being more pro-active in guiding spatial development, commitment to change the trends of infrastructure investment patterns and taking a long term view on resultant outcomes.

It is noted that at the time that the Municipality decides to change from a 'business as usual' to a 'planning intervention' scenario, there may be initial impacts on growth and associated costs. These will, however, be greater the longer it takes for such a step to be initiated. (Refer the informal settlements in Kleinkrantz and Wilderness Heights)

In addition, unless there is strong commitment to such an approach, there is a chance that a 'business as usual' approach will again set in. In implementing the 'planning intervention' scenario, **a strategic approach** is to be used, rather than a broad-brush, 'blueprint planning' approach. As such, certain key sectors will be focused on, to direct the future of the area, rather than trying to address all the challenges at once. This approach is outlined in Section 3 'Wilderness Development Framework'.

SECTION 3 WILDERNESS DEVELOPMENT FRAMEWORK

A sound conceptual framework is the basis (along with contextual realities) for the WLSDF. The *Planning Intervention* scenario focuses on managing growth by using the following key spatial structuring elements:



These diagrammatic concepts are included in the Knysna SDF but include the lakes area of Wilderness as well. The reason these drawings have been included in the Wilderness Local Spatial Development framework is to highlight the linkages between these areas, specifically the environmental corridors and conceptual frameworks.

3.1 Open Space System

This local spatial development framework is focused on the identification of all the 'green' land use activities that should be protected from urban development as they are important from an environmental, tourism, productive, recreational, and social perspective and also to accommodate future growth. This also includes the lakes, indigenous vegetation, forests, rivers, floodplains, coastal and inland dunes, agricultural land uses, etc.

Detailed studies such as the Garden Route Environmental Management Framework and the GRI Handbook to name only two, has already been undertaken, and has provided an informed basis for this structuring element.

3.2 Urban Areas

The very strong focus on protecting the open space system in the study area results almost automatically in a policy whereby urban development will be restricted to exciting

built-up areas. No extension to any of the residential areas is proposed on the coast and Wilderness itself.

Only two exceptions are proposed, the first being the necessary expansion of Touwsrante to accommodate future growth in this area. A new node is also proposed for Hoekwil to accommodate growth in this area and to relieve pressure from the further subdivision of all the small holdings. It is envisaged that Hoekwil could be developed as a rural hamlet with a special character that could attract visitors to the area and create jobs for the nearby Touwsrante where a large number of families live in absolute poverty.

3.3 Urban Edges

They define the outer limits of development for the next three to five years. These may be revised as more information becomes available from further studies. Their main purpose is to encourage better use of existing urban land (through strategic infill and densification) and to manage the future growth and development within the Wilderness area. Two types of edges are proposed in the study area, namely urban edges, already referred to as well as Small Holding Outer Boundaries. These boundaries contain the small holding areas to ensure that they do not encroach into the neighbouring agricultural areas.

3.4 Movement Systems

The movement systems through the study area not only serve to accommodate the internal movement of its residents, the regional traffic between larger centres such as Cape Town and Port Elizabeth, it also accommodates tourists through and to the study area. The majority of the routes in the study area is recognized tourist routes and not only is it important that the physical quality and efficiency of the roads be maintained. It is also very important how the landscape along these routes is treated to ensure that the landscape character is protected and enhanced. It is in fact the **main focus of this local spatial development framework to ensure that the landscape character of the study area, particularly those areas in view from these tourist routes, be protected from inappropriate developments or infrastructure that could harm its special character.**

The focus of these planning tools is on directing development and infrastructural utility service investment in Wilderness, as well as managing and directing ongoing private sector development applications, in particular those on the edge and outside of existing urbanised areas. Employment opportunities in rural areas, especially in respect of small-scale tourism development should also be considered however.

SECTION 4 POLICIES FOR DEVELOPMENT

4.1 Introduction

This section represents the application of the concepts highlighted in the previous section to the contextual realities in Wilderness. It focuses on proposals and broad land-use guidelines for each component. Furthermore, in cases where significant growth management implications exist, these issues are discussed and focused policies are offered to facilitate decision-making and action in relation to these growth management issues.

As eluded to on several occasions already, the main focus of this local spatial development framework is the protection of the landscape character of Wilderness. The basis of the entire section therefore is contained in Section 4.2 which highlights this special character and proposes guidelines that all development applications should adhere to.

4.2 Landscape Character

4.2.1 Strategic Perspective

This section of the Garden Route contains some of the most spectacular but also most sensitive view sheds along the entire Garden Route. It is a recognized and very important tourist route which accommodates a large percentage of tourism traffic to and through our area. Not only is it an important tourism route, the integrity of the ecosystems, lakes and last remaining remnants of forest are equally important from a conservation and ecological perspective. It is vitally important that the landscape character and view sheds along this tourism route be protected by appropriate guidelines and even regulations to ensure that this landscape and visual resource is protected for the generations to come. The various elements that contribute to the importance of this landscape are as follows:

- a) Wilderness qualities and pristine eco-systems – the forests and lakes and the coastline on either side of the tourism routes;
- b) Areas with formal protected status such as the Garden Route National Park;
- c) Heritage sites or Scenic routes – the views from various routes through the area includes spectacular visual experiences particular the forested south facing slopes of the steep escarpment north of the lakes;
- d) Outstanding rural and townscape qualities;
- e) Wilderness' special character and sense of place;
- f) Important tourism and recreation value;
- g) The Touw River catchment area providing the primary water source for the area;

- h) Important Vistas or scenic corridors – visually prominent ridgelines and slopes – in Wilderness this is a very important component of the landscape character.

4.2.2 Background and Analysis

A detailed Landscape Character Assessment of the study area was conducted and incorporated into the Garden Route EMF. The assessment identified the character of the area and those factors that are particularly important in creating that character. To protect the character of the area, those positive key characteristics should be protected from adverse land use changes. This local spatial development framework should therefore be read in conjunction with the findings of this Landscape Character Assessment. The local spatial development framework will highlight an appropriate planning response to the assessment through broad planning policy and guidelines, but the authorities should take cognizance of the Garden Route EMF's Landscape Guidelines when evaluating applications.

Landscape Guidelines are the results of this analysis, and are established to indicate the actions required to ensure that the distinctive character of Wilderness is maintained. These guidelines are sub-divided according to both the landscape type and the main pressures likely to result in landscape change, namely agriculture, natural open space, conservation areas, settlement and built development etc.

a) *Status of Landscapes*

Certain landscape types and areas have been identified for special recognition, based upon considerations such as:-

- i. **Natural Beauty** - This encompasses flora, fauna, geological and physio-graphical features.
- ii. **Recreational Opportunity** - Opportunities afforded for open-air recreation, having regard both to landscape character and position in relation to centre's of population.
- iii. **Natural Beauty and Amenity** - This is a composite term. It regards natural heritage as including the physical elements of flora, fauna, geology, physio-graphic features and natural beauty and amenity. This combination of terms covers the physical landscape, but also the less tangible aspects such as remoteness or tranquility, and aspects of landscape experience which appeal to senses other than sight.

b) *Landscape Value*

Refers to the relative value or importance attached to different landscapes, and reasons for valuation. Criteria for the evaluation include:

- i. **Landscape Quality** - The intactness of the landscape and the condition of features and elements;
- ii. **Scenic Quality** - Used to describe landscapes which appeal primarily to the visual senses;

- iii. **Rarity** - Presence of rare features and elements in the landscape, or the presence of a rare landscape character type such as the lakes;
- iv. **Conservation Interests** - Presence of features of particular wildlife, earth science or archaeological, historical and cultural interest can add to the value of a landscape as well as having value in their own right;
- v. **Wildness** - The presence or wild character in the landscape which makes a contribution to sense of place;
- vi. **Associations** - With specific people, artists, writers, media or historical events; such as former Prime Minister P W Botha and Victor Smith, the first man to fly open cockpit from Cape town to London over Africa.
- vii. **Tranquillity** - Is a composite feature related to low levels of built development, traffic, noise and artificial lighting.

c) *Landscape Capacity*

The application of the Landscape Character Assessment will assist in making decisions about the ability of a specific area to accommodate change. Judgments must be based on an understanding of the ability of the landscape to accommodate this change without a significant effect on its character. Capacity is informed by potential effects on character and/or particular features and elements.

The Landscape Character Assessment clearly shows that the landscape value as well as the status of the landscape in the study area is very high. On the other hand, the assessment unfortunately also clearly shows that **the capacity of the landscape to accommodate change, is low and hence the sensitivity of the environment to land use changes. Land use changes in the study area should therefore be dealt with, with utmost care and due recognition of these factors.**

4.2.3 Proposals and Policy guidelines

The following guidelines are applicable to all development applications for any change in land use, including rezoning, departures, special consents, subdivisions and even building plan approvals:

- a) Land use changes including large-scale infrastructure that may have an impact on the sensitive landscape and visual resources mentioned in paragraph 4.2.1 and 4.2.2 should be avoided as far as possible. These include the following:
 - A change in land use from the prevailing use;
 - A use that is in conflict with an adopted plan or vision for the area;
 - A significant change to the fabric and character of the area;
 - A significant change to the townscape or streetscape;
 - Possible visual intrusion in the landscape such as developments that are proposed on skylines, are out of scale and causes light pollution during the night, etc.;
 - Obstruction of views of others in the area.

b) If development has to occur in these sensitive landscapes or along scenic routes due to existing rights or other circumstances, it must be sensitive to the landscape and natural visual resources. The layout, buildings, density, landscape treatment and infrastructure should:

- Be visually unobtrusive,
- Utilise materials and colours that originate from or blend into the surrounding landscape,
- Be grouped in clusters with open spaces between clusters,
- Not interfere with the skyline, landmarks, major views and vistas,
- Not result in light, noise or effluent pollution,
- Not result in excessive water consumption, and should incorporate a requirement for rainwater collection as part of the building,
- Respond to the historical, architectural and landscape style of surrounding layout and buildings,
- Incorporate existing man-made or natural landmarks and movement patterns
- Keep and protect a visual buffer along the N2 National Road as far as possible.

These policy statements are the basis and points of departure for the entire local spatial development framework. All the other guidelines and policy statements should be informed by it and every application for a change in land use should be measured against these overriding principles.

4.2.4 Guidelines for applications affecting the Landscape Character of Wilderness

This section contains further details of the landscape character analysis and importance with a view to implementing the policy statements contained in paragraph 4.2.3.

a) Regional Landscape Character Assessment

Wilderness is situated in the heart of the Garden Route. The area is commonly known as the Garden Route for obvious and very clear reasons – due to its very high aesthetic and landscape appeal.

The entire study area is topographically diverse in many respects. The area is flanked by the high Outeniqua Mountains to the north, and the Garden Route coastline to the south. Similarly the western extent of the study area encompasses the scenic Kaaimans River valley, and the pristine Swartvlei Estuary in the east.

The extreme northern extent of the study area is topographically very diverse comprising the Outeniqua Mountains. The 'Outeniquas' provide a dramatic backdrop and setting to the Garden Route, constantly framing the landscape quality with its covering of mountain fynbos, indigenous forest and forestry plantation. The foothills

of the Outeniquas are characterized predominately by a mix of agricultural landscapes, in the upper reaches and catchments of the larger Garden Route Rivers. Water abstraction for pivot irrigation purposes is concentrated around the head waters of permanent water sources, in areas where slopes are more gradual.

The interphase between the agricultural landscape and the indigenous forest and plantation areas forms a distinctive fringe (forest fringe). The overarching cultural landscape is composed predominantly of small farm units and small holdings, interspersed throughout the characteristically diverse topographical landscape. Closer towards the coastline along the inland plains, urban and rural residential landscapes emerge more prominently. There is an extensive mix of rural residential (which includes smaller home industries, hospitality industry and tourism related land uses), commercial forestry, and farmsteads all interspersed by natural vegetation and indigenous forest mosaics.

The inland plain is separated from the coastal plateau by a series of low foothills. The coastal hamlet of, Wilderness is situated on the periphery of the coastal lake system which gives the Garden Route its very unique *genus loci*. Similarly, this is further enhanced by the fact that the lakes are protected areas. Wilderness and Knysna are particularly difficult areas to manage from a landscape and aesthetic quality perspective as the National Parks are intertwined by urban and residential development, making these Parks relatively unique in the South African context of traditionally recognized protected areas. The study area is similarly characterised by a dramatic and equally diverse coastline.

As far as vegetation is concerned, the area is characterised by fynbos, coastal thicket and extensive indigenous forests. Similarly, the area is also characterised by extensive forestry plantations. Although these plantations are not indigenous they do contribute to the overall quality of the Garden Route sense of place, whilst the undiscerning traveler would not find them particularly offensive. The qualitative value of the fynbos and indigenous forest cover varies substantially, from pristine to modified, with areas of extensive alien vegetation infestation (particularly along the lower reaches of the more significant rivers), and mixed exotic and indigenous forest mosaics patches. The a-zonal coastal dune vegetation has similarly in areas been impacted significantly on by alien infestation of 'Rooikrans'.

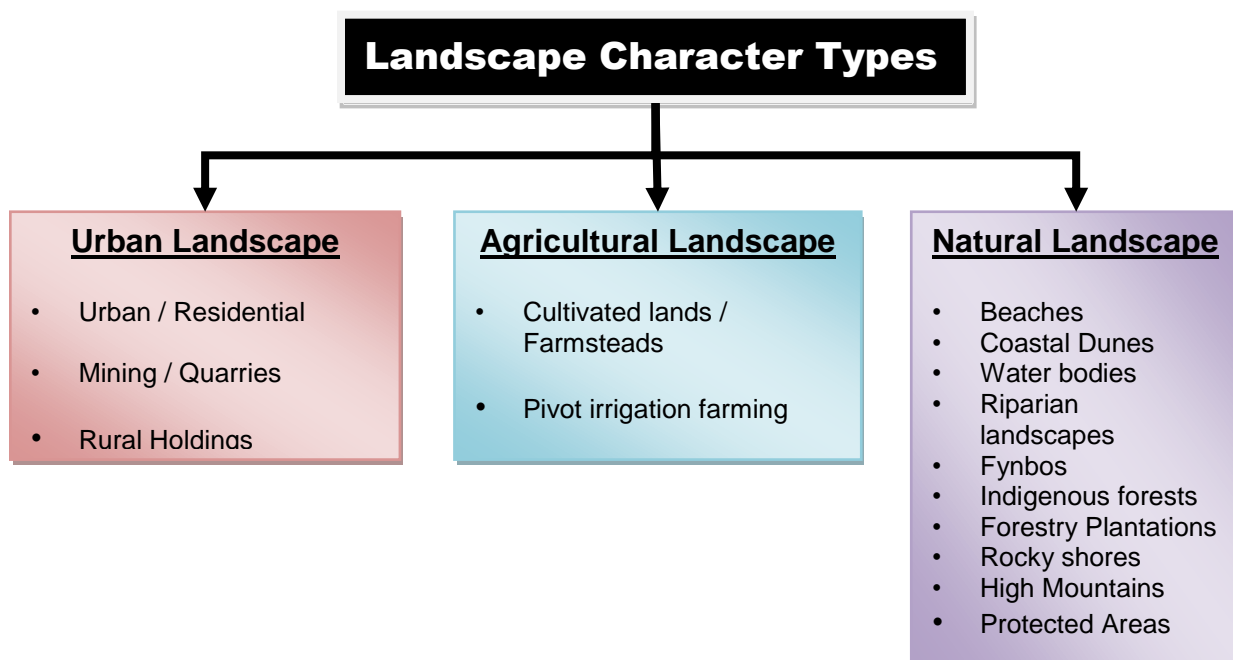
Generally speaking the Regional Character can be considered as having a **significant scenic landscape value**, with a complex mosaic of high quality visual experiences, from numerous prominent visual receptors and view sheds throughout the study area. The *Genus Loci* of the area is not only limited to the natural and topographical splendour, but is similarly enhanced by the quaint villages and hamlets, which have largely retained their character and developed around the existing sense of place.

b) Assessment of Individual Landscape Character Types

Various assessments of the landscape character have been done of the study area. As this is such an important aspect of the local spatial development framework and the future management of the area, a brief summary of these assessments is included as part of the local spatial development framework. In evaluating development applications these guidelines should however not be seen in isolation, other appropriate guideline documents that describe and map elements that defines the specific landscape character of Wilderness should also be consulted. Currently these include:

- The Garden Route Initiative CBA Handbook (2009)
- The Garden Route Environmental Management Framework (2009)
- George Municipality : Landscape Characterisation and Visual Resource Analysis (May 2009)

The following tables summarise the landscape character analysis as contained in the Garden Route EMF.



The criteria to assign 'values' to a specific landscape area based upon the sensitivity of its character are as follows:-

- 0 - Low or no inherent character quality of value
- 1 - Medium level of character quality or value
- 2 - High or exceptional landscape character value.

Landscape Character	Urban Landscape
Local Character Area	Settlement / Urban
Description	Small towns, hamlets and villages. The larger of which are positioned along the coast on the lakes of the Garden Route. Knysna, the largest is positioned around the Knysna Estuary, with commanding views across the estuary towards the ocean. Wilderness and Sedgefield are similarly positioned around The Serpentine and Touws River, and Eilandvlei; and Swartvlei respectively. The hamlets comprise predominantly of residential land use and supporting industries such as limited industry (local market predominantly), retail and commercial. Further, this landscape also includes social amenities such as cemeteries. This landscape also constitutes formal as well as informal settlements. Associated with various topographical areas and features. Infrastructure in the Garden Route tends to contribute to the Sense of Place through its utilisation as a conduit for visual reception. Although the main infrastructure contributor to the area, the N2 has influenced the Genus Loci negatively, it is the same element which affords the visitor the opportunity to experience the Garden Route. The N2 can be considered as a Scenic Highway.
Landscape Value	<ul style="list-style-type: none"> • Residential neighbourhoods • Open space amenity • Cultural and heritage areas
Landscape Capacity	Certain urban residential landscapes have a very low ability to accommodate change, such as residential and heritage precincts, and urban open space.
Positive Key Characteristics	<ul style="list-style-type: none"> • Residential precincts are to be protected from visual deterioration, • Central business districts with defined heritage sense of place to be protected and enhanced, • Open space amenity should be retained, • Urban heritage precincts are to be protected.
Landscape Value	1

Landscape Character	Urban Landscape
Local Character Area	Urban Fringe / Small Holdings
Description	The interphase between formal settlements and larger farmsteads and commercial agricultural landscapes. This would include the interphase between the villages and forestry / large scale natural vegetated areas as well, comprising rural residential units. Usually well structured small holdings of between 1 -10 ha in extent, usually located on the outer limits of structured residential areas. At times forming the buffer between residential settlements and forestry / natural areas. In urban growth areas experiences significant pressure from denser residential, commercial and light industrial development. Characterised predominantly by single dwelling units with rights for a second dwelling. Small scale farming activity associated with classic land use, as well as a mosaic of commercial activities centered on resorts and tourism, cottage industries etc. In affluent areas, small holdings are primarily utilised exclusively for residential purposes. Usually areas of higher landscape character value due to strong rural / natural residential character, within lower residence densities.
Landscape Value	<ul style="list-style-type: none"> • Large rural properties • Large component of natural environmental features • Rural 'sense of place'

Landscape Capacity	Low ability to absorb development change. Night and light pollution is a concern on escarpments.
Positive Key Characteristics	<ul style="list-style-type: none"> • Rural 'sense of place' to be protected • Tranquil country lifestyles • Largely natural environmental features
Landscape Value	1

Landscape Character	Urban Landscape
Local Character Area	Mining and Quarrying
Description	Identifiable large scale mining and quarrying activities. Restricted in the study area to sand and stone quarrying activities. Located on fringes of settlements or within the rural / natural or agricultural landscapes. Very low landscape character value due to the level of qualitative degradation associated with this type of activity. Mining landscapes can usually accommodate a high level of detrimental change. This landscape is characterised by large scale sand extraction activities.
Landscape Value	<ul style="list-style-type: none"> • Visually poor landscape • Associated with polluting activities, ie dust.
Landscape Capacity	Medium ability to absorb change.
Positive Key Characteristics	<ul style="list-style-type: none"> • Generally large capacity for landscape improvement • Medium ability to absorb reasonable negative change
Landscape Value	0

Landscape Character	Agricultural Landscape
Local Character Area	Pivot Irrigation Crop Production
Description	Medium scale agricultural landscapes comprising predominantly of identifiable circular irrigated fields mostly in close proximity to surface water resources, such as dams, rivers or 'spruits'.
Landscape Value	<ul style="list-style-type: none"> • Monoculture dominated landscapes • At times scenic diverse areas • Rural landscape character • Defined sense of place • Natural ecological areas (functional) • Certain of the older agricultural landscapes have cultural and heritage significance
Landscape Capacity	Medium to high ability to accommodate moderate change, only due to the low possibility of viewer incidences. Certain rural agricultural landscapes will however have a low ability to absorb change.
Positive Key Characteristics	<ul style="list-style-type: none"> • Rural 'sense of place' to be protected • Tranquil country lifestyles • Interspersed with natural environmental features
Landscape Value	1

Landscape Character	Agricultural Landscape
Local Character Area	Rural Farmsteads
Description	Rural residences without definite signs of large scale commercial farming. Identifiable as smaller units than the larger commercial practices. Usually an intermediate between formal large scale agricultural landscapes and urban fringe landscapes which are easily identifiable by their critical mass and size. At times no distinguishable agricultural practices associated with the residences.
Landscape Value	<ul style="list-style-type: none"> • At times scenic diverse areas • Rural landscape character

	<ul style="list-style-type: none"> • Defined sense of place • Natural ecological areas (functional) • Certain of the older agricultural landscapes have cultural and heritage significance
Landscape Capacity	Medium to low ability to accommodate moderate change, only due to the low possibility of viewer incidences.
Positive Key Characteristics	<ul style="list-style-type: none"> • Rural 'sense of place' to be protected • Tranquil country lifestyles • Interspersed with natural environmental features
Landscape Value	1

Landscape Character	Natural Landscape
Local Character Area	Sandy Beaches
Description	The sensitive a-zonal area between the water level of the sea and the dune system. Usually un-vegetated, but may comprise low hummock dunes and a-zonal vegetation. A landscape utilised for recreation purposes and appreciated visually for its visual access to the sea.
Landscape Value	<ul style="list-style-type: none"> • Scenic diverse areas • Natural landscape character • Defined sense of place • Natural ecological areas (functional)
Landscape Capacity	Low ability to accommodate moderate change, due to the exposed nature of this landscape, and the very high viewer incidence associated with it.
Positive Key Characteristics	<ul style="list-style-type: none"> • Natural 'sense of place' to be protected • Often associated with extreme tranquility • Interspersed with natural environmental features • Associated with conservation areas
Landscape Value	1

Landscape Character	Natural Landscape
Local Character Area	High Mountains
Description	The Outeniqua mountains form a dramatic backdrop to the Garden Route in the north. The National Lakes area / Garden Route is nested or cradled between the Indian Ocean in the south and the Outeniqua Mountains in the north. The mountains "frame" the view shed of the Garden Route. A sensitive landscape in the study area. Comprising significant areas with distinctly identifiable topographical diversity. The vegetated slopes of the Outeniquas are similarly important in emphasizing the natural sense of place.
Landscape Value	<ul style="list-style-type: none"> • Topographically scenic diverse areas • Often social amenity structure • Well defined sense of place • Natural ecological areas (functional) • Associated at times with conservation areas
Landscape Capacity	Usually with a physically higher ability and capacity to accommodate change, especially in the lowland areas associated with this landscape. However, the sensitivity of the landscape (social, cultural and visual perspective) does not support change well.
Positive Key Characteristics	<ul style="list-style-type: none"> • Areas which serve as places of active social amenity – passive and active recreation, require protection, • Scenic and visually sensitive environmental features require protection,

	<ul style="list-style-type: none"> • Ecological and amenity functionality – landscape linkages to be protected, • Strong visual sense of place to be protected, • Protected environment status.
Landscape Value	2

Landscape Character	Natural Landscape
Local Character Area	Indigenous Forest
Description	<p>A critically important landscape within the larger South African context. The landscape comprises the vegetation of the Southern Afrotropical Forest vegetation type. It forms an extensive network across the study area, and is a significant contributor to the Garden Route Genus Loci. This landscape is similarly emphasised by the underlying diversity in topography</p> <p>Southern Afrotropical Forest Mostly confined to the pediment, plains and river valleys extending through the area but absent from the coastal plain. The vegetation is characterized by tall closed canopy forest comprised of typical species such as Yellowwood <i>Afrocarpus falcatus</i>, <i>Podocarpus latifolius</i>, <i>Olea capensis</i> ssp. <i>macrophylla</i>, <i>Nuxia floribunda</i>, <i>Cassine peragua</i>, <i>Elaeodendron croceum</i>, <i>Ekebergia capensis</i>, <i>Cunonia capensis</i>, <i>Curtisia dentata</i>, <i>Rhus chirindensis</i> and <i>Rapanea melanophloeos</i> among others.</p> <p>The largest areas within the GREMF area include Groeneweide and Bergplaas Forests, both falling within the Garden Route National Park. Smaller remnants occur along the Touw and Duiwe Rivers, but many others, mostly in sheltered valleys on south facing slopes, are on private land.</p>
Landscape Value	<ul style="list-style-type: none"> • Scenic diverse areas • Natural and Rural landscape character • Defined sense of place • Natural ecological areas (functional)
Landscape Capacity	A medium to low ability to accommodate change.
Positive Key Characteristics	<ul style="list-style-type: none"> • Areas which serve as places of active social amenity – passive and active recreation, require protection, • Scenic and visually sensitive environmental features require protection, • Ecological and amenity functionality – landscape linkages to be protected, • Strong visual sense of place to be protected,
Landscape Value	2

Landscape Character	Natural Landscape
Local Character Area	Riparian Landscapes
Description	<p>Aquatic and riparian landscapes occurring throughout the study area, but excluding those associated with residential / urban settlement landscapes. Consisting of:</p> <ul style="list-style-type: none"> • Rivers • Dams • Wetlands • Pans • 'Spruits' <p>High value landscapes, often with a higher 'sense of place' structure and</p>

	character. Areas which serve as places of active social amenity – passive recreation, needs to be distinguished from landscapes which are purely ecologically functional.
Landscape Value	<ul style="list-style-type: none"> • Often scenic diverse areas • Social amenity structure • Natural ecological areas (functional)
Landscape Capacity	Low ability to accommodate development change, due to the exposed nature of the landscape.
Positive Key Characteristics	<ul style="list-style-type: none"> • Areas which serve as places of active social amenity – passive and active recreation, require protection, • Scenic and visually sensitive environmental features require protection, • Ecological and amenity functionality – landscape linkages to be protected, • Strong visual sense of place to be protected.
Landscape Value	2

Landscape Character	Natural Landscape
Local Character Area	High Coastal and Inland Dunes
Description	One of the most significant landscapes in the study area. Unfortunately in certain areas one of the most impacted upon landscapes due to its commanding position and views towards the ocean. The high coastal dunes predominantly have a vegetative covering of fynbos. Development occurring on the dunes is therefore visually exposed. Most development has occurred on the crest of the dunes towards, and facing, the ocean. It is a landscape of high scenic, visual and sense of place character, and very high landscape quality.
Landscape Value	<ul style="list-style-type: none"> • Topographically scenic area • High social amenity structure • Well defined sense of place • Natural ecological area (functional)
Landscape Capacity	Low ability to accommodate development change, due to the exposed nature of the landscape.
Positive Key Characteristics	<ul style="list-style-type: none"> • Provincially and nationally important landscape • Area serves as a landscape of active social amenity – passive and active recreation, requiring protection, • Scenic and visually sensitive environmental feature requiring protection, • Ecological and amenity functionality – landscape linkages to be protected, • Strong visual sense of place to be protected
Landscape Value	2

Landscape Character	Natural Landscape
Local Character Area	Protected Areas
Description	Landscapes and identifiable areas which are designated nature reserves and National Parks, including: <ul style="list-style-type: none"> • Provincial nature reserves • Designated conservation areas • Conservancies • Designated landscapes • Designated cultural and heritage sites

	<ul style="list-style-type: none"> • Proclaimed National Parks <p>Landscape of high social and ecological importance and qualitative value. Usually proclaimed by National Legislation or Provincial Ordinances. What makes the Garden Route unique is the mosaic of protected areas intertwined in the urban landscape. This provides are different type of access and use to the resources, promoting leisure and recreational use as well as purely conservation and active ecotourism use. What increases the value of this resource is the subjectivity that it not only is a scenically diverse landscape, but that due to the land use and statutory designation of this landscape it will not change. Offering the landscape user the assurance of visual stability and continuity over time.</p>
Landscape Value	<ul style="list-style-type: none"> • Statutory designated landscape areas • Usually topographically scenic area • High social amenity structure • Well defined sense of place • • Natural ecological area (functional)
Landscape Capacity	Very low capacity and ability to absorb development change due to the perceived sense of place and social requirements.
Positive Key Characteristics	<ul style="list-style-type: none"> • Provincially and nationally important landscape • Area serves as a landscape of active social amenity – passive and active recreation, requiring protection, • Scenic and visually sensitive environmental feature requiring protection, • Ecological and amenity functionality – landscape linkages to be protected, • Strong visual sense of place to be protected
Landscape Value	2

Landscape Character	Natural Landscape
Local Character Area	Rocky Shores
Description	A limited landscape within the study area, but one of the most prominent which includes the Knysna Heads. Visually very exposed and pronounced. The eastern Heads have been developed and the sense of place has largely been transformed. The western heads have been retained and incorporated into a private nature reserve, retaining its unique sense of place. Gericke's Point is another example of rocky shores and promontories, being protected by SANParks, associated with areas of high scenic and landscape quality. Occurs interspersed in the study area, and never in significant densities.
Landscape Value	<ul style="list-style-type: none"> • Topographically scenic diverse areas • Strongly defined sense of place • Natural ecological areas (functional)
Landscape Capacity	Very low ability to accommodate any kind of development change due to the exposed nature of this visual resource.
Positive Key Characteristics	<ul style="list-style-type: none"> • Scenic and visually sensitive environmental features require protection, • Ecological and amenity functionality – landscape linkages to be protected, • Strong visual sense of place to be protected, • Protected environment status
Landscape Value	2

Landscape Character	Natural Landscape
Local Character Area	Exotic Forestry Plantation
Description	A lot of subjectivity especially from a visual perspective is associated with exotic plantations and forestry landscapes. For the purist the landscape is considered offensive due purely to the exotic nature of the vegetative cover associated with this landscape. To the general visitor and uninformed the landscape is generally not offensive, and in fact contributes significantly to the Garden Route Genus Loci in establishing a backdrop of 'green' dense foliage associated with this region. A medium visual quality is associated with this landscape. Well defined sense of place.
Landscape Value	<ul style="list-style-type: none"> • Medium landscape visual and scenic quality. • Visually well defined
Landscape Capacity	Medium ability to accommodate change.
Positive Key Characteristics	<ul style="list-style-type: none"> • Generally large capacity for landscape improvement • Medium ability to absorb reasonable negative change
Landscape Value	1

Landscape Character	Natural Landscape
Local Character Area	Fynbos Landscapes
Description	One of the landscape types in the study area which is under the most development pressure due to its association with landscapes close to the coast. The general visual quality to the undiscerning visitor is not as high as that experienced by the forest and topographically diverse landscapes. Although the landscape is rich in vegetation and is significantly high, visually the value is medium. Supports ecological and plant diversity. Medium value landscapes, with a medium 'sense of place' structure and character.
Landscape Value	<ul style="list-style-type: none"> • Often associated with scenic diverse areas, such as high mountains and coastal dunes • Natural ecological areas (functional)
Landscape Capacity	Low ability to accommodate development change, due to the exposed nature of the landscape.
Positive Key Characteristics	<ul style="list-style-type: none"> • Scenic and visually sensitive environmental features require protection, • Ecological and amenity functionality – landscape linkages to be protected, • Medium visual sense of place to be protected.
Landscape Value	1

4.2.5 Issues requiring further attention, planning and priority funding

The rezoning of the visually sensitive areas along the scenic routes to an **Overlay Zone suitable for enhancement and protection of the scenic route** should be promoted for approval as soon as possible. The area to be considered for such an Overlay Zone is that area visible from the N2 national road, The Serpentine Road (R352 from the N2 to its intersection with the Seven Passes Road), Wilderness Heights Road and the Seven Passes Road (from Saasveld turnoff to the Hoogekraal bridge).

4.3 Agricultural area:

4.3.1 Strategic Perspective

The strategic perspective on agricultural areas is derived from the Western Cape Government's approach as it is contained in the Draft Rural Land Use Planning & Management Guidelines (Rural Guidelines). As base of the rural economy the approach towards agricultural land is to:

- Promote consolidation of farming landscapes and prevent their fragmentation;
- Provide for land and agrarian reform;
- Improve the viability of farming by diversification of the farm economy;
- Promote sustainable farming practices.
- Promote protection of indigenous vegetation on agricultural land in the study area.
- Promote conservancies, and particularly identify and protect significant natural corridors (fauna and flora).
- Be mindful of the effects of farming practices on the protected lakes area (drainage and water pollution).

4.3.2 Background and Analysis

In the study area, most of the agricultural areas are found on the plateau above the lakes area, and consist of three main categories:

- Irrigated crop cultivation (annual and perennial);
- Dry land crop cultivation, including tillage of non-irrigated crops (annual and perennial);
- Timber Plantations

The area designated for agriculture includes all land not earmarked for any of the other land use categories (i.e. protected area, Residential and Urban as well as Small Holdings). This does not mean that every portion of these properties could be used for agricultural purposes. Like any of the other land use categories agricultural land also includes areas with fynbos, remnants of forest and water bodies that is protected in terms of other legislation or guidelines. The agricultural land use category is the most suited for this area however. All land that is currently irrigated or cultivated however should be regarded as "intensive agriculture" and should be protected from development as provided for in the PSDF.

4.3.3 Proposals and Policy guidelines

In addition to the PSDF and the GSDF, the following policies regarding agricultural areas are adopted:

- Agriculture must be protected as the dominant land use in the rural landscape;

- Restrict further fragmentation of agricultural landscapes and promote their consolidation;
- Maintain viable agricultural units and encourage sustainable farming practices;
- Provide for small scale farming and facilitate land and agrarian reform;
- Sensibly accommodate nuisance and space extensive agricultural enterprises and ancillary on-farm activities (e.g. sand mines, feedlots, sawmills, etc.);
- Improve the economic viability of farms through intensification, diversification and “value adding” of land use on farms.
- Careful management of water courses to avoid contamination of Lakes system.
- Protection of sensitive vegetation and removal of alien vegetation on farmland.

4.3.4 Guidelines for Development Applications on Agricultural Land

a) *Subdivision of Agricultural Land*

The guidelines for farm subdivisions of the Department of Agriculture: Western Cape should be applied. (“*Guidelines for the Subdivision of Agricultural Land in the Western Cape*”) The guidelines stipulate optimum unit sizes, water requirements and livestock carrying capacity. The subdivision of farms into units smaller than the recommended optimum unit sizes are undesirable and should be discouraged. No further small holdings should be created outside of areas indicated for this purpose (Refer to par. 4.4.3).

b) *Additional Dwelling Units*

Additional dwelling units for short term rental in terms of the Zoning Scheme By-Laws allowing 1 additional dwelling unit per 10 ha to a maximum of five additional units, is retained. However, as the farms in the Garden Route are generally small, the proliferation of these structures along major tourist routes should be prevented. The consent of the George Municipality for additional dwellings on farms should be granted with due consideration of the following aspects:

- The placement of the units should be controlled carefully and in this regard cognizance should be given to the landscape characteristics and guidelines to protect it. In this regard it is important that applications for additional dwelling units on farms in the study area indicate exactly where units will be located. The George Municipality must ensure that, in approving the additional units, cognizance was given to the placing of the units in terms of this local spatial development framework.
- The footprint size of the additional units should not be more than 175m² and only single storey dwellings should be allowed with a maximum height of 6,5m.
- The design and colour of the buildings should be sympathetic to the surrounding landscape and no bright colour themes for walls or roofs should be allowed.

c) *Ancillary On-farm Activities*

Whilst the policy encourages diversification and intensification of land use on agricultural land units in order to improve economic viability, these ancillary activities should not detract from the functionality, and integrity of farming landscapes. The following activities and land uses are considered appropriate on agricultural properties, in addition to activities and uses directly related to the primary agricultural enterprise:

- Small scale rural holiday accommodation (e.g. farm stay, B&B, guesthouse, boutique hotel);
- Restaurant;
- Rural lifestyle retail;
- Function venue facility;
- Farm store and farm stall;
- Home occupation (farm product processing)
- Local product processing (e.g. winery, dairy and olive pressing)
- Rural recreational facilities (e.g. riding school)

When considering applications for the above-mentioned activities, it should be ensured that these activities are of appropriate scale so as not to detract from farming production, that it diversifies farm income and add value to locally produced products.

4.4 Smallholdings:

4.4.1 Strategic Perspective

The study area is characterized by several small holding precincts which primarily serve as places of residence for people seeking a rural lifestyle and also for limited agricultural use. These small holding precincts play a major role in defining the character of the study area; **it is probably one of the main form giving elements in the area** together with the lakes, mountain backdrops and the ocean. Precincts are located in Wilderness Lakes area, Wilderness Heights, Hoekwil, Langvlei Dunes, Duiwerivier, Rondevlei and Diep River.

The main goal of the local spatial development framework as far as existing small holding precincts are concerned is to ensure that the character and ambience of these areas are protected and to ensure that the overall landscape character of the study area is retained and improved through appropriate measures.

Secondly the approach is to prevent further development of smallholdings or extensive residential lifestyle properties in the rural landscape.

4.4.2 Background and Analysis

The need to include this category of land use arises from the existing smallholdings in the area. The following areas have developed, namely:

- Wilderness Heights
- Hoekwil
- Langvlei Dunes
- Duiwerivier
- Rondevlei
- Diep River (although only a few properties can be classified as Small Holdings)

4.4.3 Proposals and Policy guidelines

- a) No further extensions to the demarcated smallholding areas should be considered.
- b) No land outside of the smallholding outer boundaries may be subdivided to form new smallholdings or agricultural portions that are smaller than the minimum viable agricultural units prescribed by Department of Agriculture, Western Cape.
- c) Subdivision of small holdings inside the demarcated small holding areas should not be granted automatically; it is also subject to the overarching guidelines that protect the special landscape character of Wilderness and should be refused if it does not comply with these guidelines. (Refer to par. 4.2)

4.4.4 Guidelines for Development Applications for Smallholdings

a) *Smallholding Outer Boundary*

To ensure that these rural smallholdings do not expand into the neighbouring areas, the smallholding areas are defined by a smallholding outer boundary.

b) *New smallholdings and Subdivisions*

Within the smallholding outer boundaries, smallholdings may be subdivided but may not be smaller than 3 ha, provided that if the newly created small holdings will have a detrimental effect on the landscape character of the study area as described in section 4.2, the further subdivision of the small holdings should not be permitted, even if it complies with the minimum size of 3 ha. If for instance the subdivision of a property will result in new structures in the visually sensitive areas along any of the tourism routes, the application should be refused or mitigation measures should be considered to ensure that structures, including associated infrastructure such as roads and electricity lines, comply with the provisions of paragraph 4.2.3(b).

The following guiding principles need to be taken into consideration during the evaluation of the desirability of a proposed subdivision:

- i. The proposed subdivided plot must have an existing developable area of 1 hectares, which area does not include:
 - Areas with slopes steeper than 1:4;

- Areas within 32 metres of a bank of a river or water body;
 - Areas within 10 metres of indigenous forest and conservation worthy fynbos areas (10m is the required firebreak around the dwelling);
 - Areas within 100 metres from a scenic route and 100 metres of a nature reserve;
- ii. The proposed subdivision should not be allowed if the buildings cannot be constructed within the development parameters prescribed in terms of the applicable zoning scheme.
 - iii. If the slope faces a tourism corridor which could have negative impacts on the view shed along such corridor, a biodiversity offset must be established by positioning dwelling units in such a way that it minimises this impact.

Subdivision of smallholdings in Boven Lange Valley have resulted in the development of a small hamlet consisting of several erven ranging from 2000m² to 1 hectares, many of which are less than 5000m² in extent. Establishment of settlements on the periphery increases the financial vulnerability of both the community and the municipality due to the cost of services and low thresholds. Subdivisions of this nature constitute urban development although the area is not situated within the urban boundary. Further subdivisions of this nature should not be encouraged at this locality as it would lead to an unsustainable settlement, lacking in employment opportunities, social infrastructure and transportation.

Explanatory note on 3 ha minimum requirement for Small Holdings:

During the public participation process for this WLSDF, many inputs were received regarding the proposal to retain the minimum of 3 ha for small holdings. There were many inputs requesting that the minimum size be reduced to 1 ha. The main reasons given for this proposal included financial difficulties to maintain large properties particularly from infestation by invader plant species. By far the main reason provided for the request for smaller properties is the financial gain to alienate portions of land.

Input was also received from interested and affected parties who insisted that the 3 ha minimum small holding size be retained. The reasons provided included the fact that many families invested in this area specifically due to the character of this area as a low density small holding area.

The George Municipality considered the input from all concerned and decided to retain the status quo as far as this aspect is concerned. The decision is based on the following considerations:

- The Special Character of Wilderness is to a large degree due to the rural nature of Wilderness Heights in particular and to a lesser extent also Hoekwil and Langvlei Dunes. If this is changed to a more densely populated area, the character of the entire area may change.
- Wilderness is a very important tourist destination in the George municipal area, some may argue it is the only true tourist destination. From a municipal point of view it would be irresponsible to destroy this character particularly if considered that many residents, not only in Wilderness itself, but across the entire area are dependent on these tourists.
- The municipality considered the same aspects in the drafting of the previous local spatial development frameworks and came to the same conclusions more than ten years ago. This

created a specific character which the municipality maintained for longer than ten years now. This guideline allowed residents to invest in this area with the knowledge that this special character will be maintained for the foreseeable future.

- The rights of the residents who invested in an area with a specific character is just as strong as people who claim to have lived here for two and even more generations and now wish to change this character for financial reasons.
- The municipality must take a longer view, and consider not only the short term wishes of current residents, but consider a sustainable approach that would see this area serve also future generations.
- The 3 ha small holdings provide opportunities for a rural lifestyle for its current owners and allows sufficient opportunities for an income from the land. The size of small holdings is such that *bona fide* agricultural activities may not necessarily provide sufficient income, but certain allowances have been made that creates other livelihoods on these properties.
- With the above-mentioned economic opportunities it is even more important that sufficient space is available between residences and any activities on neighbouring properties to ensure that the lifestyle and rural atmosphere is retained.
- The Municipality has taken all input in consideration and has not unilaterally brushed the wishes of its residents aside in this approach. Careful consideration was given to all aspects pertaining to this sensitive issue and a responsible and sustainable approach was adopted.
- This aspect can of course again be revisited in the future and possibly next generations may have different approaches to the issue. Our responsibility is to ensure that they do get the opportunity to consider and decide a future for their children. We have to leave the place at the very least in the same way that we received it. As far as Wilderness is concerned, this means retaining the status quo as far as small holdings is concerned.
- The George Municipality is considering the adoption of this approach for all the areas within its municipal area where small holdings are located.

c) *Proposed Land Use*

The following land uses are considered to be appropriate on smallholdings as a primary right: *small scale agriculture, dwelling house, home occupation*.

The smallholdings are not only places of residence and small scale agriculture, it is also an area where certain business activities should be considered to allow owners and occupants to earn an income from the land. These activities however, should be sensitive to the unique character of the smallholding area. The following uses are considered desirable for smallholdings subject to the overarching principles contained in section 4.2: *riding school, plant nursery, commercial kennel, intensive animal farming, intensive horticulture*, subject to these activities not causing excessive water usage, undue noise, light pollution, effluent generation or odours.

In addition to the primary rights the smallholding area should also cater for certain tourist facilities such as *second dwelling units, guest houses, bed and breakfast establishment, tourist facilities*, also subject to these activities not causing excessive water usage, undue noise, light pollution, effluent generation or odours.

d) *Design Guidelines*

Refer to Architectural Guidelines prepared by the Department of Planning and Housing. In addition to the existing architectural guidelines special attention should be given to light pollution. Due to the high visibility of the escarpment and the relative small properties of the small holdings, light pollution may become a real threat to the character of this area. Building plans should be scrutinized very carefully and every effort should be made to ensure that this problem is not exacerbated. Conditions should be introduced in subdivisions and rezoning to control this aspect even prior to building plans being submitted.

4.4.5 Issues requiring further attention, planning and priority funding

The zonings of all small holdings should be changed from Agriculture 1 to the appropriate Agriculture Zone II in the new zoning scheme by-laws. The reasoning behind this proposal is to bring all small holdings under the control of the appropriate zoning which is more restrictive than “full” scale agricultural land.

4.5 Residential Areas

4.5.1 Strategic Perspective

Wilderness and the Lakes area, due to its special character and function as a tourism destination, are not earmarked for substantial growth or residential expansion. It is also not an area earmarked for densification. There are however limited opportunities available for additional residential erven and dwellings but these opportunities should be developed with extreme care to not detract in any way from the character of the area and the natural environment.

4.5.2 Background and Analysis

The residential areas of Wilderness consists of attractive low-density housing areas around the lagoon and stretched out for some 10km on both sides of the N2 National Road from the Wilderness Village in the west to Kleinkrantz in the East. The main concentrations are:

- Wilderness East – situated on the coastal dunes on either side of the N2 national road; and
- The Wilderness – situated on either side of the Touws River Lagoon;
- Kleinkrantz – situated to the far east of the built-up area;
- Touwsrante – situated to the north of Island Lake on the plateau.

Not all the residential erven have been developed. The following table provides an estimate of the current situation for single residential opportunities in June 2010.

Area	Total erven No.	Developed No	Vacant No.	Vacant %
The Wilderness	500	404	96	19.2%
Wilderness East	504	354	150	29.8%
Kleinkrantz	471	224	247	52.4%
Touwsranten	881	881	0*	0%
Total	1475	982	493	33.4%

(* At the time of preparing the WLSDF 395 erven were still vacant – but a project to build houses on all the vacant erven has already commenced. All the erven has also been allocated to beneficiaries. For all intents and purposes therefore no vacant erven in Touwsranten was available at the time of preparing the local spatial development framework)

Even though Wilderness is not regarded as an area where housing need should be addressed by means of infill development, expansion or densification, the fact that such a high percentage of erven is still undeveloped is further motivation not to consider any further single residential development in this area.

4.5.3 Proposals and Policy guidelines

- No expansion of existing residential areas is proposed.
- The urban edge indicate the extent of urban and residential development for the study area;
- There is already land and formally laid out erven available for Touwsranten to accommodate growth in Touwsranten itself for the foreseeable future covered by this LSDF.
- The development of infill opportunities within the approved urban edge should be managed within the general principles contained in this WLSDF (Refer to chapter four) to ensure that the sensitive environment and unique character of the study area is not adversely affected.
- There is severely limited financial capacity with which to enhance the living conditions of the families in the informal residential areas in Kleinkrantz and Wilderness Heights (erf 329). It is therefore proposed not to plan to provide the minimum community services required before expanded subsidised housing can be contemplated. Creative solutions should be explored to render incremental improvements in any event. Nonetheless, it is optimal that continuous efforts are made to encourage families to relocate to other areas where community facilities can be provided. No forcible relocation should be considered, but any housing assistance should be provided where the other services can also be provided.

4.5.4 Guidelines for Development Applications In Residential Areas

a) Urban Edge

The urban edge around the residential areas indicate the extent of the urban areas in Wilderness and no extension of this urban edge is foreseen over the local spatial development framework horizon of ten years. The only possible exceptions are Touwsranten and Hoekwil should the residential opportunities

made available be taken up within the local spatial development framework horizon.

b) Hoekwil

A core area in Hoekwil was already identified in the previous structure plan for smaller smallholdings (minimum 5000m²) but mainly as a service centre. Not much has developed however due possibly to the relatively small number of residents in the area. This as well as the need for additional residential erven in the study area has resulted in Hoekwil being earmarked for conventional urban development within a defined urban edge.

c) Touwsranten

Touwsranten may have to expand again in the near future to accommodate internal growth and housing need already identified. Even though Touwsranten is the primary residential area in the study area, it does not have all the municipal functions it requires. The Municipality should definitely not focus their spending of scarce resources in this area therefore and should still encourage residents to rather establish in the larger sentra such as George, Thembaletu and Pacaltsdorp. There is no doubt however that this area may grow in the future and will become a fully serviced residential area of George. The direction of such expansion, if required, is indicated on the local spatial development framework map. The land identified for the expansion is in private ownership currently and is a productive farm. It is recommended that the Municipality commence with the required environmental, planning, agricultural, and heritage applications that will be required. It is critically important that all required approvals are in place and that the George Municipality is in a position to act immediately when the need arises and funding is made available, for negotiations with the land owner to commence to secure the required land.

Although Touwsranten is identified as the area in Wilderness where subsidized housing opportunities have been and in future may be made available, the principles in the PSDF regarding the allocation of scarce resources where it can have the best impact should still be considered when additional phases to the town is planned. People should preferably be accommodated in established urban areas in and around George where the full range of facilities and amenities are available and where it is sensible to spend scarce resources. Should housing opportunities be available in and around George, the pressure on Touwsranten will also be less.

It is recognized however that Touwsranten is an established residential area in Wilderness and should housing be required the principle is to make sure that it is provided for. Housing opportunities should also be developed in Touwsranten for the destitute families living in Kleinkrantz as well as Wilderness Heights. Families should not be forced to relocate but rather encouraged to relocate to a settlement

where they can achieve a better quality of life in an environment where the full spectrum of services will be made available.

d) Higher Density Residential Opportunities

There are still opportunities available for additional residential erven within the existing urban edge in the form of group- or town housing and resorts and these should be allowed to develop if desirable and complies with the other guidelines in this document. Some of the opportunities are listed hereunder.

e) Land uses appropriate for residential areas

i. Guest house

Guest Houses, Bed and Breakfast establishments, Self Catering Accommodation and even lodging are all compatible uses on single residential properties and are encouraged in general to accommodate more tourists in our area. These facilities should not detract however in any way from the amenity and character of the residential area of Wilderness. The following guidelines are applicable to these land uses:

- The development parameters pertaining to normal single residential properties should **under no circumstances** be relaxed to accommodate *Guest Houses, Bed and Breakfast Establishments, Self Catering Accommodation and Accommodation of Lodgers* on a property. This includes building lines, coverage, maximum height restriction, parking requirements.
- Advertising signs should conform to the Council's advertising and hoarding policy guidelines. It is strongly recommended that in addition to the guidelines, a uniform design be adopted for Wilderness. This will enhance the aesthetic appearance of the area and ensure that all participants comply with the standards.

ii. Home Occupation

The same guidelines applicable to guest houses and second dwelling units are applicable to home occupation practices

e) Second dwelling units, double dwellings and duets

Whilst these mechanisms for additional dwelling units on single residential properties are desirable in an urban environment, it could lead to unwanted and undesirable outcomes in a coastal town such as Wilderness, if not controlled properly. Holiday homes that traditionally accommodated only one family are increasingly converted into multi-unit dwellings to accommodate two, three and more families of siblings that inherited the home. The conversion of these homes into multi-unit dwellings utilising the second dwelling mechanisms should be handled with extreme care. The following guidelines should apply:

- i. The development parameters pertaining to normal single residential properties should under no circumstances be relaxed to accommodate larger or more units on a property. This includes building lines, coverage, maximum height restriction, parking requirements.
- ii. Dwelling Units that are individually alienated through sectional title schemes should keep the appearance of a single residential property in design, functionality and development parameters.

f) Subdivisions and Minimum erf Sizes

Although the subdivision of existing residential erven is not recommended, there are a few opportunities for further subdivision. To ensure that the character of the area is not affected by further and smaller subdivisions, a minimum erf size of 750 m² is adopted. The proposal in the 1997 Wilderness Local spatial development framework that no further subdivisions north of Waterside Road should be permitted is also retained to protect the sensitive view sheds from the tourist routes.

Apart from the properties identified in (h) below, the subdivision and rezoning of Council owned land should be restricted to development of community facilities and community orientated services.

h) Proposals emanating from Wilderness Structure Plan

The following suggestions were contained in the Wilderness Structure Plan of 1997 that has now lapsed. These are suggested land use changes that have not been implemented since the approval of the structure plan and are herewith adopted in this new local spatial development framework as well.

Erven 824 – 831:

These erven are in private ownership and zoned for authority purposes and business. These zonings are not appropriate for this area and consideration should be given to the rezoning of these to residential purposes. As it is in private ownership the owner's permission should be sought or compensation should be considered.



Erf 947 Wilderness East:

The rezoning and sale of this public open space for general residential purposes has never materialized and should be considered again by Council. The reason is that there is a large open space immediately adjacent to this property and more than sufficient open space in the area in general

**Erf 1264 Dumbleton Road**

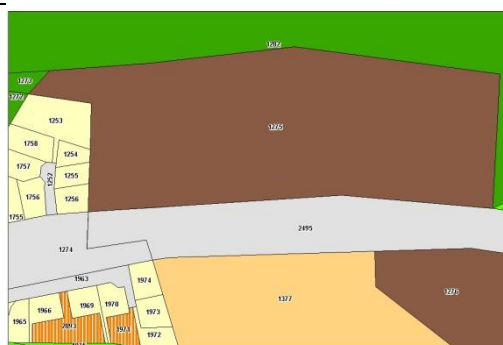
The 1997 local spatial development framework proposed group housing for this property but it has since not materialized. The proposal is still considered desirable and is therefore included in this local spatial development framework as well.


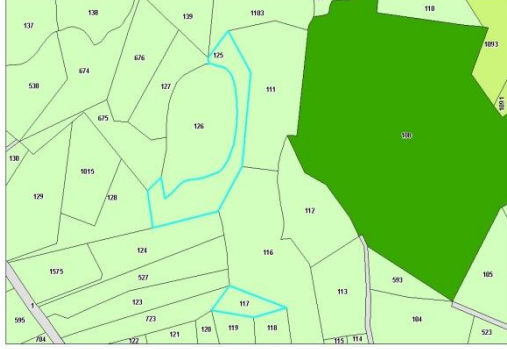
**Erf 1204 (now 1782) Cedric Avenue:**

Has been proposed for group housing although it has current zoning for worship purposes. The property is still vacant currently and the proposal is still deemed desirable.

**Erf 1275**

Currently zoned Undetermined, but the 1997 local spatial development framework recommended that limited group housing could be accommodated on the eastern portion. The land is still vacant and the proposal is retained. The proposed special conditions should be adhered to.



<p>Erf 58 and Erf 78 These erven are inaccessible and seem to be consequences of the relocation of the old road out of Hoekwil before Seesig Street was drawn and the drawing of Touwriveier Street off the new road. Thought should be given to disposing of these pieces to the adjacent owners.</p>	
<p>Erf 125 and Erf 117, Hoekwil These erven are both landlocked in the Duiwerivier valley and are adjacent to private land. If not already done, they should be designated Public Place status (as for erf 108). The reality is however that the private landowners through whose land one must go to reach them will be the only beneficiaries. Thought should be given to disposing of them to these land owners?</p>	

4.5.5 Issues Requiring Further Attention, Planning and Priority Funding

- Touwsrante expansion area – identify suitable land and commence with planning to ensure that backlogs are not created due to poor or lack of planning action;
- Negotiate, secure, purchase land for Touwsrante Expansion;
- Commence with planning, EIA, Heritage and Agricultural approvals for possible future Touwsrante expansion area;
- Design guidelines for architecture, densities and character as well as engineering infrastructure for the proposed new node at Hoekwil;
- Advertisement policy for tourism facilities and guest houses;
- Advertising Policy and uniform advertising board design
- In view of the impacts of climate change, coastal management guidelines needs to be formulated in accordance with the Management Strategy for the coastal dune belt, focusing on:
 - disaster management and protection in developed areas, susceptible to sea surges;
 - rehabilitation of frontal dunes;
 - measures to protect sea front properties.

4.6 Business

4.6.1 Strategic Perspective

Whilst the local spatial development framework aims to encourage the development of tourism infrastructure in Wilderness, it also has to be very careful not to destroy the character of the area, which is the reason why people visit Wilderness in the first place. Certain limited opportunities (such as guest houses and tourism facilities on farms) are spread out throughout the area, but the bona fide business uses should be limited to the few nodes identified on the plan. The Village has historically been the main node in this area and should be strengthened as the main tourism destination. In this regard the municipality should play a much more pro-active role, even funding certain necessary infrastructure and developments.

There are also other nodes in the area that should be considered. The rationale is to create more opportunities in the Wilderness / Hoekwil area without destroying the rural character. The principle is to direct as much as possible of future growth into the existing nodes and to retain the rural character as far as possible as unchanged as possible.

4.6.2 Background and Analysis

Whilst The Village has historically accommodated the main business functions in the area, other smaller business areas have developed over the years mainly due to the very fragmented and elongated structure of the built-up areas of Wilderness. The so-called Holiday-Inn site has developed over the years in a secondary business node with hotel accommodation, petrol filling station and the South African Police Service. Recently a new hotel and restaurant was added to this area and there is also provision for a primary school and land for further development.

The school will probably never materialize in this vicinity and this land could also be made available for development of this node in the future. The character of this area has slowly changed over the years and it is currently an established business and tourism node in the Garden Route. There are therefore further opportunities for expansion and strengthening of this node. The character, use and extent of this node should be considered carefully though due to its high visibility and location on the main tourist route.

Hoekwil is also slowly establishing itself as a secondary service node with the school, shop, church, retirement village and fire protection services already established. The local spatial development framework proposes that this node be strengthened as well. The establishment of a rural hamlet with tourist facilities, residential and business uses should be considered on a small core area of Hoekwil. The non-residential uses have already been introduced by the 1997 Structure Plan for Hoekwil and Touwsrante, but virtually no development was implemented since.

Kleinkrantz does not make provision for business erven and the need for daily necessities is provided for from house shops and informal businesses. As a holiday town as well as the fact that there are so few permanent residents, the area did not require businesses initially. However, there are more permanent residents currently and also people that do not have the means to travel to other business nodes. If the recommendation in this local spatial development framework to prevent the growth of the informal settlement and not to provide permanent housing for poor households in this area (refer to paragraph 2.1.1) is accepted and applied there will not be a need for future business erven and other community facilities.

Touwsrante is growing into a large built-up area and will require the full spectrum of business and community facilities, particularly as many of the residents in this area do not have the means to travel in and out of George for daily necessities.

4.6.3 Proposals and Policy guidelines

- a) Four Business Nodes are proposed for the study area, i.e.:
 - i. The Village in Wilderness itself is the primary business node and also the tourism destination of choice.
 - ii. The Wilderness East Node is a secondary node with limited potential for expansion to incorporate more facilities for passing tourists, accommodation and local businesses. The growth of this node to the north of the N2 is not supported currently.
 - iii. The Hoekwil node has already been established for service industries and shops. It is proposed that this node be expanded by the inclusion of opportunities for conventional residential development as well as business use.
 - iv. Touwsrante requires the full spectrum of business and community facilities.
- b) The Village should be allowed and encouraged to develop further tourism facilities and attractions to become the premier tourism destination in the area. The core business area of the node is indicated on the local spatial development framework map, but consideration should be given to proposals for tourism facilities outside and in close proximity to this area if it builds onto the tourism industry and does not affect the surrounding residential or natural areas.

4.6.4 Guidelines for Development Applications In Business Areas

a) The Village

The Village has a special and specific character that should be retained and enhanced when new developments or the redevelopment of existing buildings is concerned. The ambience and current success of The Village is due to this character and the reason so many tourists and local residents visit the place right through the week. In designing and evaluating new development projects in this area cognizance should be given to retaining and enhancing this character. The following

are just some of the aspects that provides this character and which should be considered when projects are designed or evaluated for approval:

- i. Scale – The Village is a small place and buildings that are too high or cover large tracts of land can easily destroy the character of the place. The consolidation of properties to accommodate large buildings such as the hotel should be discouraged therefore. Buildings higher than two storey's should also not be allowed. The fragmented nature of the street scenes where pedestrians are encouraged to wander through the area where restaurants serve meals on outside decks should be encouraged. Smaller developments would also ensure that more trees are retained or planted, which is a further characteristic of the area.
- ii. Architecture – Although The Village reflects a mixture of old and modern building styles and therefore does not have a specific style, new buildings should be sympathetic to existing styles in the area that reflect a certain era or history. The older buildings such as the old Post Office building is the main form giving element in The Village and should inform new additions.
- iii. Land Use – preference should be given to tourism facilities such as restaurants, accommodation establishments and shops showcasing and selling local arts and crafts. It is anticipated however that as the area develops over time, the need for a larger shopping centre will emerge. The location and design of such a facility would probably be the greatest challenge for designers and the authorities to ensure that it does not destroy the village character.
- iv. Parking – As the area grows and more restaurants and facilities are added to The Village, parking is increasingly becoming a problem, particularly for buses and taxis. The George Municipality should investigate opportunities to solve this problem as it has the potential to detract from the amenity and ambience of the area.

b) The Wilderness East Node

Although the school site should be considered in the future for alternative land use (possibly business opportunities), there is no need currently to expand this node to the north of the N2. There are still vacant areas available within the current business node to be utilized and only once that is fully developed should the northward expansion be considered.

c) Hoekwil

Hoekwil has the potential to develop a special character of its own in the form of a hamlet that could be very successful in attracting tourists. The proposal is to allow the small area of Hoekwil already earmarked for business to develop further and to monitor its growth very carefully before further expansion is considered. The relationship with Touwsrante is also very important as these two nodes are

relatively close to each other. It is envisaged that conventional shops and day-to-day necessities should be encouraged to locate in Touwsranten where it is needed, but that tourist attractions such as art galleries, souvenir kiosks and restaurants be encouraged to develop in the Hoekwil node.

There is an opportunity to plan this node properly and to ensure that the development is implemented in terms of predetermined guidelines. The George Municipality should ensure that appropriate guidelines are prepared before the further development is allowed. The guidelines should at least address the following aspects:

- i. Appropriate Land Uses
- ii. Density and scale of development
- iii. Architectural styles and colour themes
- iv. Water consumption requirements
- v. Etc.

d) Touwsranten

There is not sufficient land available for a business node in Touwsranten. With due cognizance of the possibility of utilizing land occupied by illegal squatters the George Municipality should consider planning and implementing a medium to long term development plan to ensure the availability of land and sustainable utilization thereof. Other community facilities should also be provided for in a “Central Business District” for Touwsranten and a long term local spatial development framework is required to ensure that land is earmarked for business and community facilities as the town grows. Opportunities for tourist orientated business and trade in Touwsranten should be investigated as well. In an attempt to encourage businesses to establish in this area, the municipality should consider including land in Touwsranten in their Incentive Package that currently only incorporates areas in the CBD, the industrial areas and Hansmoeskraal.

One of the most important issues to address is the traffic that currently runs through the village. As the development will “jump” over the road with the current project, this situation will worsen even further. Large trucks and traffic from the agricultural and forestry areas to the north travel at speed through this area. The speeds will have to be reduced significantly; consideration should even be given to stop the traffic completely at an intersection in the town. The previous local structure plan proposed a new road that by-pass Touwsranten, but this proposal is not considered necessary.

4.6.5 Issues requiring further attention, planning and priority funding

- a) The George Municipality itself should invest into the tourism industry by developing and maintaining tourism facilities in The Village such as:
 - a. top quality ablution facilities,
 - b. parking areas and pedestrian walkways to the beach and through the village;

- c. Interpretive signage;
 - d. Information office
- b) A convenient taxi rank should be developed in The Village as this is also a converging area for the taxis that provide transport to and from Touwsrante, the informal area on Wilderness Heights and to Kleinkrantz. The current situation where taxis park in front of the shops and the restaurants is not satisfactory and threatens the very nature and character of The Village itself.
- c) The need for a local spatial development framework for both Hoekwil and Touwsrante should be considered. This plan contains a very rudimentary “start” to this process in preliminary concept plans that have been included on the local spatial development framework map. A detailed planning exercise for the area may be necessary to regulated development within acceptable bounds and promote sustainability of the settlements.
- d) Traffic calming measures through Touwsrante or even a proper intersection should be instituted instantaneously as the current situation is very dangerous. Although this road is the responsibility of the District Roads Engineer, the George Municipality should engage with the relevant authorities to facilitate the safeguarding of this road and its users.
- e) In an attempt to encourage businesses to establish in Touwsrante, the municipality should consider including land in Touwsrante in their Incentive Package that currently only incorporates areas in the CBD, the industrial areas and Hansmoeskraal

4.7 Natural Environment:

4.7.1 Strategic Perspective

The natural environment in the study area is one of the most important factors in categorizing this area as such as a valuable landscape and giving it such a high status (Refer to Section 4.2). As already mentioned the natural environment is also the main reason why the capacity of this area for land use change is so low. All land use changes in the study area therefore, should be viewed very cautiously but in the natural areas in particular, it should be resisted as far as possible.

The natural environment is protected by a range of mechanisms such as:

- National parks, reserves and other statutory protected areas;
- Legislative restrictions on certain environments and activities such as the National Forest Act, Coastal Zone Management Act, Lakes Area Act, etc.;
- Procedural mechanisms that control land use changes such as the various EIA processes, Outeniqua Sensitive Coastal Area Regulations and the Land Use Planning Ordinance.

The local spatial development framework does not therefore aim to summarize, duplicate or replace any of these mechanisms that protect the natural environment. The local spatial development framework will provide guidance on planning responses to these protected areas, statutory processes and regulations.

4.7.2 Background and Analysis

The natural environment can be categorized into various areas, each with appropriate guidelines and legislation. The local spatial development framework map only identifies the statutory protected areas. It is important to note however that in all land use categories, there are natural areas that requires appropriate protection.

Recent attempts to co-ordinate the various acts, regulations and guidelines into user friendly guidelines that can assist developers and decision takers, have been marginally successful with documents such as the Garden Route Initiative Biodiversity Handbook as well as the Garden Route Environmental Management Framework, which should lead applicants and decision takers to take informed decisions. In future these documents and mechanisms will undoubtedly improve, providing better guidance based on more detailed information.

Currently guidance from some of these sources are based on information that is too vague or to a scale that does not provide sufficient assistance to various role players in the planning and development fields. It is still required therefore to verify the information on the ground with appropriate detailed analysis. The guidelines and information provided in the above-mentioned documents do however identify the majority of the protected and sensitive environments in the study area.

4.7.3 Proposals and Policy guidelines

The natural environment in Wilderness is one of the most important factors in categorizing this area as such as a valuable landscape and giving it such an important status. The protection of these natural areas from undesirable developments is one of the fundamental points of departure of the local spatial development framework as stipulated in the overarching guidelines in section 4.2.

Explanatory note on Nature Areas:

As explained in the paragraphs herein-above this local spatial development framework did not attempt to map any natural or conservation worthy area within the study area. It only indicates statutory or protected areas. The reason for this approach is that there are so many overlapping and contradicting sets of information, that the local spatial development framework will almost immediately be out of date, the day after its approval. The natural environment and sensitive areas are constantly mapped in better ways, on finer scales and is updated regularly. To map these areas in a document that will be applicable for ten years is not effective and will not serve the environment in the best possible way.

The approach of the Wilderness Local Spatial Development Framework therefore is to bring the most relevant and up to date information that is available at the time of evaluating any application into the evaluation process. We know and acknowledge in this document that all land use categories in this study area include natural areas that should be protected. In the evaluation of applications the most reliable

information should be utilized by the officials to indicate whether areas should be protected or not. The local spatial development framework already makes it clear that these areas should be protected. Currently the most reliable and useful information is the GRI Handbook, which mapped the critical biodiversity areas (so called CBA's). For the foreseeable future this information should be sufficient to raise red flags in the evaluation of applications. Of course the information in these documents should also be verified on the ground. It may also be that in a few years there may be better information available than the GRI Handbook and then the Local spatial development framework will encourage its use in collaboration with this document. The GRI Handbook will be made available to interested and affected parties until such time as a better document becomes available.

4.7.4 Guidelines for Development Applications affecting the Natural Environment

The natural environment is protected by a range of mechanisms and the responsibility on the planning process and planners in general is to ensure:

- a) That the proposed activity is not restricted or managed in terms of legislated procedures (so-called listed activities) such as the National Environmental Management Act, National Heritage Act, National Environmental Waste Act, etc, and to initiate the appropriate procedures; or
- b) The affected environment (either geographically or the type of environment) is not protected in terms of legislated restrictions such as the Coastal Management Act, National Forest Act, Lakes Area Act; etc.;
- c) The affected area is not identified as a sensitive area in terms of national, provincial or local guidelines, information documents, and maps such as Spatial Development Plans, sectoral plans, the GRI Handbook, EMF's, etc.;
- d) Finally, the relevant planning official, consultant, council or decision taker should ensure that in addition to any of the above identified activities and environments, whether legislated or not, due consideration should be given to any other sensitive natural environment and to initiate appropriate procedures to ensure that the natural environment is not adversely affected.

4.7.5 Issues requiring further attention, planning and priority funding

Legislation and applicable guidelines affecting the natural environment in particular has become extremely confusing and developers and planners are not always certain whether actions or affected environments trigger or initiate legislated processes or not. It is proposed that the George Municipality prepare an information document that should be made available to the public, prospective developers, planning and environmental consultants as a tool to assist in this regard. The information document should be updated regularly and be available through a Council website, compact disc or in book form in appropriate public places. This will ensure that the public is more knowledgeable when public participation is called for and developers and planners have a good understanding of the latest guidelines, legislation and procedures. Information that could be made available in such an information document could include the following:

- **Legislation** - such as the Land Use Planning Act, National Environmental Management Act, etc.;

- **Regulations** – Land Use Planning Regulations, NEMA Regulations, etc.;
- **By-laws** – Municipal Land-Use Planning and Zoning Scheme By-laws and any other applicable municipal by-laws that control or affect land use and environmental matters, e.g. keeping of animals and poultry, noise by-laws;
- **Summary of applicable other legislation** – a checklist of other requirements in terms of legislation that relate to the environment or area such as the Subdivision of Agricultural Areas Act, National Forest Act, National Roads Act etc.; The intention here is to only list these and to make the public aware of them rather than to attach everything.
- **Guidelines** – appropriate guideline documents such as local spatial development frameworks, SDF's, and provincial policy documents, GRI Handbook and Garden Route EMF, Policy on Rural Developments, Urban Edge Guidelines, etc.
- **Council Policy** – any other Council Policy regarding the use of land in the municipal area.
- **Application Forms** – the various application forms with Councils fees.

4.8 Infrastructure

4.8.1 Strategic Perspective

The sensitive and special character of Wilderness can be severely threatened by large scale infrastructure such as new roads, power lines, and water treatment facilities and towers. Yet it is vitally important that the various communities of the area are supplied with appropriate basic services and infrastructure.

It is important to ensure however that when new infrastructure is proposed that special attention is given to the landscape characteristics of the area and within reasonable financial considerations, consider alternatives that do not affect or impact negatively on the landscape character described in section 4.2.

4.8.2 Background and Analysis

The main concern in Wilderness has always been the proposed construction of the new and alternative route of the N2 National Road. There is no doubt that this road would have a major negative and even devastating effect on the special landscape character of Wilderness. Although this project is earmarked for the longer term, it is important that the possible impacts of such a road is identified and highlighted at this stage to enable the public and all concerned parties to participate meaningfully when the project is launched officially. A detailed Environmental Impact Assessment will have to be carried out for the proposed road and not only will the bio-physical impact on the sensitive lakes area be a major concern, the very character of this landscape will be severely threatened.

Another infrastructure element that could have devastating consequences in the area is the proposed new high voltage power lines between Knysna and George that bisects the agricultural areas. It appears that the route for the power lines is mostly on existing power line routes and that the impact would not be a new visual element in the landscape. An EIA was also carried out for the project and where new routes have to be followed it is trusted that the impacts on the environment would be kept at the minimum.

Other major infrastructure projects planned for the next 5 years for the area include:

- Upgrading of the existing sewerage treatment plant east of Kleinkrantz
- New sewerage pump stations and infrastructure required if Hoekwil node is accepted.
- Gradual extension of sewerage and water reticulation networks through existing built-up area.

4.8.3 Proposals and Policy guidelines

Large scale infrastructure projects should take cognizance of the special landscape character of the study area and every effort should be made to ensure that negative impacts as a result of new infrastructure are avoided as far as possible. To this end specific reference is made to the proposed re-alignment and construction of the new N2 national road for which SANRAL has already secured erven along Whites Road along the intended alignment. The municipality is particularly concerned about the proposed crossing of the lakes and wetland areas to the east of Wilderness as well as the new alignment down the green escarpment. The information available currently points to devastating environmental impacts and very negative visual impacts. The local spatial development framework on behalf of the George Municipality therefore voices its deepest concern regarding this project.

The municipality will however take active part in the planning and environmental processes of this proposal if and when it is implemented. The policy as stipulated in paragraph 4.2.3 is applicable to infrastructure projects as well.

4.8.4 Issues requiring further attention, planning and priority funding

- a) A one-way traffic system should be investigated for the lower reaches of Whites Road. The tarring of the road should also be considered.
- b) The desalination plant proposed at the Kleinkrantz Sewerage treatment plant has been placed on hold currently but the possibility to invest in this facility should remain on the long term planning of the municipality.
- c) Traffic calming measures, possibly even a four way stop in Touwsrante should be investigated. This road is the responsibility of the District Roads Engineer, but the George Municipality should engage with the relevant authorities and facilitate this proposal as this is a very dangerous road. Once the development east of the road is implemented this situation will be exacerbated even further.
- d) Upgrading and surfacing of Saasveld Road should be investigated.

- e) Ensure active participation in the environmental process relating to the proposed re-alignment of the N2 National Road to ensure every effort is implemented to avoid the negative environmental impact arising from the construction of the infrastructure.
- f) Institute traffic calming measures through Touwsrante area as referred to in 4.6.4(d).

SECTION 5 IMPLEMENTATION

5.1 Land Use Management

The local spatial development framework is designed to be very harsh and inflexible towards any activity that affects the landscape character of the study area in a negative way. Yet, it is flexible enough to accommodate applications and proposals that take the landscape into consideration in planning, design and other mitigation measures. In evaluating an application in the study area the following procedure is proposed.

5.1.1 Step One: Primary Rights

The local spatial development framework map distinguishes four basic land use categories which indicate the land uses considered appropriate for the area concerned. The land uses correspond with zonings in the relevant zoning schemes that provide certain basic and primary land use rights in these zones. Whilst irresponsible and unsustainable practices within these primary rights should be avoided as far as possible, these primary rights are the starting point in the evaluation of applications. These are the land uses that are ordinarily allowed on the land units concerned.

5.1.2 Step Two: Landscape Character Assessment

The next step in the evaluation of an application is the consideration of the effect of the application on the landscape character of the area as stipulated in Section 4.2 of the local spatial development framework. Applications that impact negatively on the landscape character of the study area should not be allowed and referred back to the applicant to suggest mitigation measures which could render the application desirable and sustainable. If the mitigation measures do not satisfactorily remove or negate the negative impacts on the landscape, the development should not be allowed.

The assessment of the impact on the landscape character is compulsory for all land use change applications, including rezoning, subdivision, departure, special consent as well as building plans. In terms of building plans, even though these may be primary rights, the municipality should insist on adherence to these principles through legal mechanisms at their disposal (i.e. National Building Regulations and OSCA Permits).

5.1.3 Step Three: Other Planning Guidelines

Only once the landscape character test is successful should any further planning guidelines be considered. Section 4 contains additional planning policy and guidelines for individual land uses that should be considered.

Several issues have been identified through the local spatial development framework process that requires further attention, planning or priority funding. These issues and projects should be incorporated into the municipal IDP and budgetary process to ensure that the required attention, political commitment and also funding are forthcoming. The following table provides a short summary of the various issues identified:

Local Spatial Development Framework for Wilderness • The Lakes • Hoekwil
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<p>Touwsranten area may be necessary should it be found that his plan does not address the challenges in adequate details.</p> <ul style="list-style-type: none"> • In an attempt to encourage businesses to establish in Touwsranten, the municipality should consider including land in Touwsranten in their Incentive Package that currently only incorporates areas in the CBD, the industrial areas and Hansmoeskraal 	
Natural Environment:	4.7
<ul style="list-style-type: none"> • It is proposed that the George Municipality prepare an information document that should be made available to the public, prospective developers, planning and environmental consultants as a tool to assist in this regard. • In view of the significant environmental degradation inflicted by sand mine operations a guideline document for the treatment of existing and future mining applications needs to be formulated in order to preserve, protect and rehabilitate natural habitats and biodiversity areas. 	4.7.4
Infrastructure:	4.8
<ul style="list-style-type: none"> • A one-way traffic system should be investigated for the lower reaches of Whites Road. The tarring of the road should also be considered. • The desalination plant proposed at the Kleinkrantz Sewerage treatment plant should remain on the long term planning of the municipality. • Traffic calming measures, possibly even a four way stop in Touwsranten should be investigated. This road is the responsibility of the District Roads Engineer, but the George Municipality should engage with the relevant authorities and facilitate this proposal as this is a very dangerous road. Once the development east of the road is implemented this situation will be exacerbated even further. • Upgrading and surfacing of Saasveld Road should be investigated. • Ensure active participation in the environmental process relating to the proposed re-alignment of the N2 National Road to ensure every effort is implemented to avoid the negative environmental impact arising from the construction of the infrastructure. • Investigate and institute traffic calming measures along the district road through Touwsranten. 	4.8.4



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 Under no circumstances shall the George Municipality
 be held liable for any consequential damages or loss
 of profit resulting from accuracy or completeness of
 data here presented.

I N D I A N O C E A N

- Critical Biodiversity Areas**
- Protected Areas
 - Critical Biodiversity Areas
 - Ecological Support Areas

CRITICAL BIODIVERSITY AREAS FOR WILDERNESS - THE LAKES - HOEKWIL



0 500 1 000 2 000 3 000 m

DATE: SEPTEMBER 2015



