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**RUIMTELIKE  
ONTWIKKELINGSRAAMWERK  
SPATIAL DEVELOPMENT FRAMEWORK**

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DOKUMENT 1 : OORKOEPELENDE RAAMWERK  
DOCUMENT 1 : OVERALL FRAMEWORK

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# **RUIMTELIKE ONTWIKKELINGSRAAMWERK SPATIAL DEVELOPMENT FRAMEWORK**

## **DOKUMENT 1 : OORKOEPELENDE RAAMWERK DOCUMENT 1 : OVERALL FRAMEWORK**

This document will be prepared as a bilingual document in order to satisfy the requirements of the Constitution of the Republic of South Africa, 1993 (Act 200 of 1993), while saving in the cost thereof by not fully duplicating it.

*Dokument voorberei deur :*

**Dupré Lombaard**

vir

Witzenberg Munisipaliteit  
Posbus 44 / Voortrekker Street

**CERES**

6835

Faksimilee : (023) 316-1877

Telefoon : (023) 316-1854

Telefoon direk / kantoor : (021) 976-0739

Sellulêr : 082 895 6362

*In konsultasie met :*

Munisipale Bestuurder : Mnr D du Plessis

Waarnemende Assistent Munisipale Bestuurder : Tegnieuse Dienste : Mnr B van der Watt

Assistent Munisipale Bestuurder : Gemeenskapsdienste : Mnr P Nel

Waarnemende Assistent Munisipale Bestuurder : Finansies : Mnr H Schlebusch

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# 1. INLEIDING

## 1.1 AGTERGROND

Die Witzenberg Munisipaliteit is in die aanhoudende proses van voorbereiding en wysiging van 'n Geïntegreerde Ontwikkelingsraamwerk (Integrated Development Framework) ingevolge die bepalings van die toepaslike wetgewing. Die Witzenberg Geïntegreerde Ontwikkelingsraamwerk (WGOR) moet onder andere ondersteun word deur Sektorale Planne, waarvan die Ruimtelike Ontwikkelingsraamwerk (ROR) slegs een is, wat die ontwikkelingsbeplanning in ruimtelike verband toon, soos uiteengesit in die WGOR.

**Figure 1:** Locality map of the Witzenberg Municipality in South African context



In order to understand the overall framework, the following definitions need to be provided, namely :

"Integrated development framework" means a development framework which deals with the integration of different strategies and sectoral plans relating to development, such as economic, spatial, social, infrastructural, housing, institutional, fiscal, land reform, transport, environmental and water plans, to attain the optimal allocation of scarce resources in a particular geographic area, and includes an integrated development plan as defined in section 10B of the Local Government Transition Act, 1993 (Act 209 of 1993).

"Development planning" means a strategic and participatory process to integrate economic, spatial, social, infrastructural, housing, institutional, fiscal, land reform, transport, environmental, water and other strategies or sectoral plans with a view to the optimal allocation of scarce resources to the various sectors and geographic areas and to supporting the whole of the population in a manner which promotes sustainable growth and equity, with the emphasis on capacity-building in poor and marginalised communities.

"Sectoral plan" means any written strategy or plan which deals mainly with one of the sectors or elements or particular subjects that form part of an integrated development framework and which may be a spatial, economic, land reform, environmental, housing, water or transport plan.

The general purpose of the Witzenberg Spatial Development Framework (WSDF) (spatial development plan), as part of an integrated development framework, shall be to indicate the spatial implications of an integrated development framework and lay down strategies, proposals and guidelines for the future spatial development of the area to which it relates (including, without being limited to, development objectives, proposals for land reform, urban renewal, reconstruction, integration, environmental planning, transport planning, infrastructural planning and urban design) so that the general principles of planning and environmental management and the general wellbeing of the particular community and orderly planning of the area are promoted in the most effective manner.

The specific purpose of the WSDF is to guide the spatial development of the municipality in such a way that the character of the component areas are maintained, while allowing for the development needs of the component areas as set out in the Witzenberg IDP and to respond to development pressure. The WSDF will set policies and guidelines for development in such a manner that delegation will be sought from the Provincial Government of the Western Cape (PG:WC) for all land use planning matters. In terms of the General Structure Plan for the Western Cape and the delegations granted to municipalities in terms thereof, there are seven broad categories of land use decision which the Witzenberg Municipality may not consider, namely :

- The use and development of any land in conflict with a spatial development framework ;
- A change in land use to which there is objection from any state body ;
- The use and development of any land zoned for open space ;
- The zoning of land for business purposes where a "shop" is the primary use, unless within an existing business area ;
- The zoning of land for general residential purposes where "flats" is the primary use, unless within an area indicated for such higher density use or in a central area ;
- Any resort development outside of the developed urban areas ; and
- Any industrial development, unless within an existing industrial area.

Omrede die Witzenberg Munisipaliteit reeds beskik oor onlangse beplanningsdokumente en nie oor voldoende fondse beskik vir die aanstel van konsultante vir die afhandeling van die oorhoofse beplanning of die totale sektorale plan (Witzenberg Ruimtelike Ontwikkelingsraamwerk) nie, word gebruik gemaak van konsultante om spesifieke aspekte ten opsigte van die WROR te ondersoek terwyl die WROR self deur die munisipaliteit se amptenare daargestel word in samewerking met Macroplan Stads- en Streekbeplanners.

Befondsing vir die WROR is onder andere verkry van die Provinsiale Departement van Omgewingsake en Ontwikkelingsbeplanning. Die fondse is versprei oor 'n drie jaar periode wat ook daartoe aanleiding gegee het dat die WROR oor 'n langer termyn volledig voltooi sal word, eerder as dat dit eenmalig as 'n finale sektorale plan opgestel sal word.

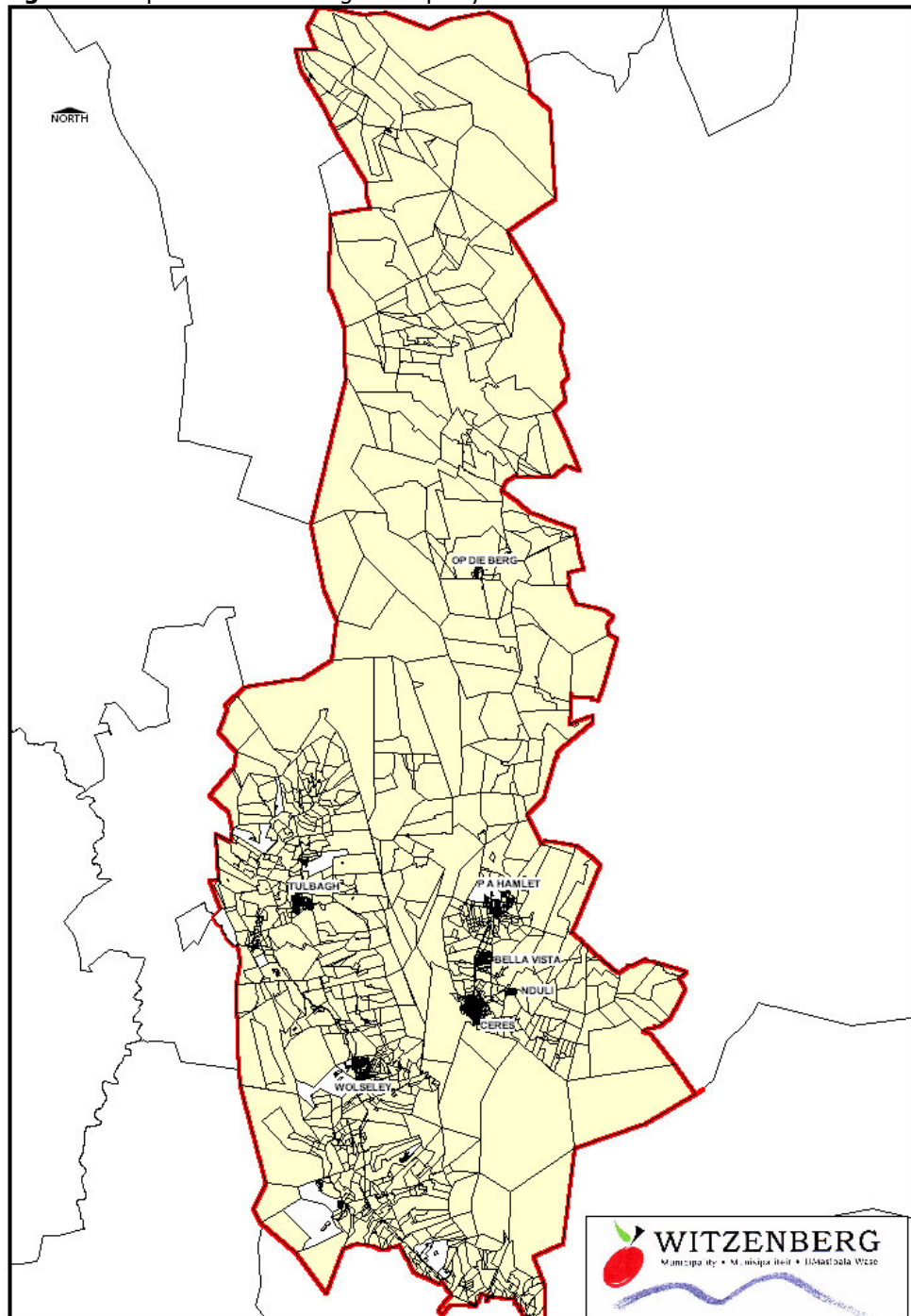
Daar is reeds bestaande hoewel nie noodwendig goedgekeurde Struktuurplanne en Geïntegreerde Ontwikkelingsraamwerke, ingeslote Ruimtelike Ontwikkelingsraamwerke nie, vir die volgende dorpe :

- Die Dorp Op-die-Berg (1996) ;

- Prince Alfred Hamlet (2000) ;
- Ceres en omgewing (ou VOR) (1999) (Goedgekeur) ; en
- Die landelike gebied van die Breëriviervallei-area (1999) (Goedgekeur).

Hierdie planne sal deel van die oorhoofse ROR vorm in die mate dat die planne spesifieke ruimtelike kwessies aanspreek en vir die doel aanvaar word, of soos in die geval van die Ceres GOR, dit reeds op provinsiale vlak goedgekeur is en daarom as volledige plan aanvaar word met slegs program-aanpassings en waar nodig met wysiging van ruimtelike voorstelle. Onder andere sal daar meer klem op die landelike ontwikkelings en die benutting van landelike hulpbronne.

**Figure 2:** Map of the Witzenberg Municipality



## 1.2 UITEENSETTING VAN RUIMTELIKE ONTWIKKELINGSRAAMWERK

Die Ruimtelike Ontwikkelingsraamwerk vir die Munisipaliteit Witzenberg bestaan uit drie dele, naamlik :

- Kaarte ;
- 'n Oorhoofse beplanningsdokument ; en
- 'n Reeks dokumente wat die besonderhede van elke komponent van die Munisipaliteit Witzenberg aanspreek, naamlik :
  - Koue Bokkeveld / Op-die-Berg ;
  - Prince Alfred Hamlet / Warm Bokkeveld ;
  - Ceres, Nduli, Bella Vista / Warm Bokkeveld ;
  - Tulbagh / Winterhoek ;
  - Wolseley en omgewing ; en
  - Breëriviervallei.

Die oorhoofse, rigtinggewende dokument is eerste voltooi word om deel te vorm van die Geïntegreerde Ontwikkelingsraamwerk van die munisipaliteit (WGOR). Die ROR-kaart spreek dan ook die aspekte van hierdie dokument aan. Die besonderhede van die ruimtelike ontwikkeling van elke dorp en streek sal op afsonderlike kaarte en in afsonderlike dokumente (waar nodig) aangespreek word oor 'n periode van tyd, indien nodig. Waar die bestaande beplanningsdokumente steeds relevant is, sal dié dokumente van toepassing bly en ontwikkeling aan die hand daarvan bestuur word.

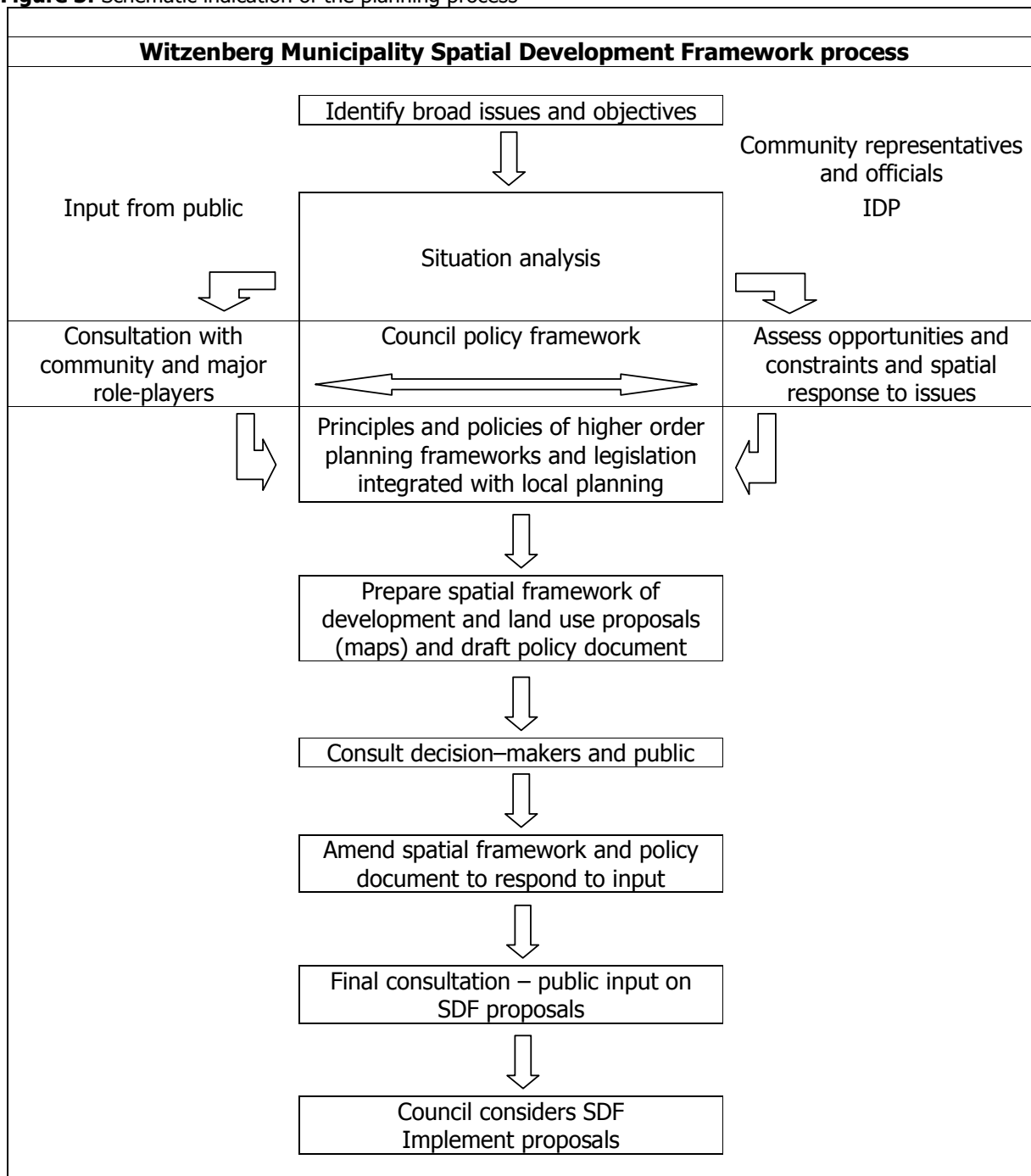
## 1.3 BEPLANNINGSPROSES

Die opstel van die konsep WROR is gedoen by wyse van individuele ondersoeke en gesprekke tussen die outeur en belangrike rolspelers in die munisipale area en voorleggings aan belangegroepes in die verskillende gemeenskappe wat die WROR se komponente opmaak. Na konsultasie met die rolspelers en 'n tegniese werkskomitee bestaande uit munisipale amptenare en verteenwoordigers van staatsinstansies, nasionale diensverskaffers en aanliggende munisipaliteite is die konsep WROR weer aan die Raad voorgehou vir oorweging. Die rolspelers sluit raadslede, GOP-komitees, lede van die gemeenskap, grondeienaars en konsultante vir inwoners en belangegroepes in die Witzenberg in. Ander insette wat in ag geneem is in die opstel van die WROR is die Geïntegreerde Ontwikkelingsraamwerk van die Munisipaliteit Witzenberg (GOR) in soverre hierdie aspekte ruimtelik aangespreek kan word. Die twee oorhoofse biodiversiteitsprogramme wat op die Witzenberg van toepassing is, nl : SKEP (Sukkulente-Karoo Omgewingsprogram), soos uiteengesit in die bestuursriglyne en planne van die Groter Sederberg Biodiversiteitskorridor en CAPE (die Kaapse Aksieplan vir die Omgewing) is ook ingesluit in die ROR, deurdat die beginsels van beide net so deur beleidstellings van toepassing gemaak sal word. Om die rede is die werkswinkels van elke program bygewoon en is daar gekonsulteer met die rolspelers in die programme, wat ook in sommige gevalle belanghebbendes in die Witzenberg ingesluit het.

Die WROR moet daarom as deel van die proses ook nog deur die Geïntegreerde Ontwikkelingsraamwerk-komitee en -taakspanne in die verskillende areas oorweeg en bespreek word, ten einde dit op alle vlakke in ooreenstemming met die GOR te bring. Die WROR moet die toepaslike aspekte wat in die GOR vervat word, naamlik die beplanning van behuising, infrastruktuur behoeftes en -ontwikkeling, die ligging van gesondheidsfasiliteite en toerisme-ontwikkeling insluit. Die Witzenberg Ruimtelike Ontwikkelingsraamwerk is op Departementshoof-vlak binne die munisipaliteit bespreek en

al die aspekte verbonde daaraan en ook die ander sektorale planne word daarom op gekoördineerde wyse aangespreek. Die belanghebbende staatsdepartemente en owerhede het ook reeds die voorstelle oorweeg vir tegniese- en beleidsinsette. Al hierdie rolspelers moet egter die finale dokument ook goedkeur of daarop kommentaar lewer, aangesien die uiteindelijke doelwit van die dokument die verkryging van volle besluitnemingsbevoegdheid ten opsigte van grondgebruiksake is. Hierbenewens het die WROR veral 'n impak op die beplanning van die grootmaatinfrastruktuur en gemeenskapsfasiliteite wat stedelike gebiede moet bedien. Elke Departement binne die munisipaliteit moet daarom indringende aandag aan die WROR gee, sodat die komponent-ROR'e en die ander sektorale planne die korrekte besonderhede kan bevat en verseker dat infrastruktuurbeplanning en die begroting dienooreenkomstig gekoördineer word.

**Figure 3:** Schematic indication of the planning process



## **1.4 BEPLANNINGSPROGRAM**

Die Witzenberg Ruimtelike Ontwikkelingsraamwerk is gewysig om die beginsels van die Provinsiale Ruimtelike Ontwikkelingsraamwerk, 2005 (PSDF) en die gepaardgaande beleidsdokumente in te sluit. Die gewysigde dokument sal teen Maart 2006, aan die Witzenberg Raad voorgelê word vir goedkeuring as 'n sektorale plan van die GOP, waarna dit aan die Provinsiale Regering van die Wes-Kaap (PR:WK) voorgelê sal word vir die verkryging van delegasies vir besluitneming oor grondgebruikaansoeke ingevolge die WROR.

## **2. STUDIEGEBIED**

### **2.1 WITZENBERG JURISDIKSIEGEBIED**

Die WC022 area dek ongeveer 285 102 ha en omsluit dele van die dreineringsgebied van drie rivierstelsels, teweete die Olifantsrivier in die Agter-Witzenberg en die Langrivier (bo-loop/sytak van Doringrivier - Olifantsrivier) in die Koue Bokkeveld, die Dwars / Breërivier in die Warm Bokkeveld / Wolseley en die Breërivier en die Klein-Bergrivier in die Land van Waveren (Tulbagh, Wolseley). Die administratiewe sentrum van die munisipaliteit is in Ceres, waar daar ook 'n kantoor van die Kaapse Wynland Distriksmunisipaliteit is.

Daar is sowat 12 800 eiendomme (plase / erwe) in die area, wat meer as 17 400 wooneenhede en 1 800 informele strukture op ongedienste persele insluit. Die bevolking beloop sowat 84 000 mense, waarvan 18 800 woonagtig is op plase en meer as 9 000 in informele strukture op ongedienste persele.

'n Kenmerk van die stedelike ontwikkeling in die Witzenberg is die lae intensiteit en digtheid waarmee die dorpe ontwikkel het en die groot onbenutte of onderbenutte areas in die meer welvarende dorpsgebiede, terwyl die laer inkomstedorpsgebiede gebuk gaan onder hoë digthede en algemene ondervoorsiening in formele sake-ontwikkeling. 'n Verdere kenmerk is die segregasie van woonbuurte en die gevolglike duplisering van fasiliteite wat voortspruit uit die historiese ontwikkelingspatrone van die dorpsgebiede en die omvang van meentgrond wat onontwikkel en onbenut is.

### **2.2 DIE DORP OP-DIE-BERG EN KOU E BOKKEVELD LANDELIKE GEBIED**

Die Koue Bokkeveld is die mees afgeleë deel van die munisipaliteit. Die plase in die Sederberge is sowat 85 – 90 kilometer vanaf Ceres. Daar is ongeveer 120 plase in die Koue Bokkeveld. Baie van die plase word benut as bewaringsareas en reservate, omdat dit baie bergagtig is en nie geskik is vir intensiewe boerdery nie, terwyl ekstensiewe boerdery nie winsgewend bedryf kan word in die area nie. Die meerderheid plase in die valleie word egter baie intensief bewerk vir die kweek van aartappels, uie en vrugte. Die plase is uniek in die omgewing en word gekenmerk deur baie hoë indiensnemingsyfers, groot "arbeidersdorpe" op die plase en hoë benutting van die natuurlike hulpbronne (grond en water).

Sowat 400 erwe is geleë binne die dorp, wat dien as 'n landelike nedersetting met sowat 240 woonerwe vir arbeiders en werkers in die Koue Bokkeveld. Ongeveer 70 woonerwe bedien die hoër ekonomiese marksektor. Die dorp is 'n landbou- en gemeenskapsentrum met 'n hoër- en laerskool en sake- en industriële persele. Die dorp word begrens deur die R310 aan die oostekant en die Skurweberg aan die westekant. Dit het 'n kern om die ou

kerkeiendom, waaruit die dorp ontstaan het, maar dit is meerendeels ontwikkel as 'n woonbuurt wat die vorm van die omgewing aanneem. Uitbreiding in die dorp word deur geografiese faktore en aanliggende hoë waarde en -potensiaal landbougrond beperk. Daar is drie groot kerk- en gemeenskapsgroepe wat fasiliteite in die dorp opgerig het en bestuur, waaronder sale, lesing- en konferensielokale en sportfasiliteite. Die fasiliteite word privaat bestuur en onderhou. In totaal dek die dorpsgebied 140 hektaar, waarby sowat 40 hektaar onbeboubare natuurlike veld, steil hellings en stroomlyne ingesluit is. Die netto digtheid van erwe in die dorp is daarom 4 eenhede per hektaar.

Oorbewoning (meer as een huishouding per huis) van die subsidiebehuising in die dorp en op plase in die omgewing skep 'n behoefte aan addisionele behuising in die dorp of in die omgewing. Die voorsiening van dienste aan die dorp is 'n knelpunt, as gevolg van die afgeleë aard daarvan en die beperkings in die volhoubare en bekostigbare voorsiening van grootmaatsdienste. Die grootmaatsdienste kan 'n beperkte uitbreiding in wooneenhede in die dorp akkommodeer, hoewel die waterbron van die dorp beperk is. Daar is ook 'n tekort aan bruikbare openbare ontspannings- en gemeenskapsfasiliteite vir die dorp se inwoners. Voorbeelde van fasiliteite wat benodig word is 'n sokker- / rugbyveld, swembad en piekniekterrein met oornagfasiliteite en 'n gemeenskapsaal wat gratis beskikbaar is vir gebruik deur die gemeenskap. Die beskikbare munisipale grond in en om die dorp is hoofsaaklik bergagtig, steil of stroomlyne en word begroei met fynbos wat belangrik is vir die behoud van die biodiversiteit van die omgewing.

Daar is dus botsende behoeftes vir aanwending van die beskikbare grond in die omgewing. Aan die een kant moet die beskikbare landbougrond maksimaal benut word om die ekonomiese potensiaal van die gebied te realiseer en aan die ander moet daar voorsiening gemaak word vir 'n groeiende bevolking en arbeiders wat van plase verhuis om ander geleenthede te benut. Verder moet aand die groeiende dorp se sosio-ekonomiese behoeftes voldoen word, deur die skep van geleenthede vir die inwoners.

**Figuur 4:** Tipiese plaas in die Koue Bokkeveld



Die foto hierbo toon twee aspekte van die landelike situasie, naamlik die intensiewe aard van bewerking, hoofsaaklik in die valleie, wat damme en infrastruktuur in die bergagtige dele en ook in die valleie noodsaak en die omvang van bewoning, waar behuising en plaasfasiliteite groot areas dek. Weinig natuurlike veld bestaan in die valleie, terwyl die

bergatige dele hoofsaaklik bedek is met natuurlike veld, wat die bio-diversiteit van die area grootliks affekteer.

### 2.3 PRINCE ALFRED HAMLET

Ongeveer 1 153 erwe word ingesluit in die ou munisipale gebied, soos dit as 'n onafhanklike dorp bestaan het. Hiervan is sowat 1 080 erwe, waarvan ongeveer 30 % vir lae-inkomste behuising, 50 % vir ekonomiese behuising en sake en die res vir gemeenskapsfasiliteite, oop ruimte en nywerhede. Die res van die eiendomme is landbou-eenhede wat binne die ou dorpsgrense bestaan. Die dorp se funksie is hoofsaaklik dienslewering aan die landbousektor, hoewel dit ontstaan het as 'n landelike woondorp en daarom nog beskik oor 'n groot aantal gesoneerde landboukleinhoewes as dorpsere. Die R310 loop deur die dorp en daarom het dit ook op liniêre wyse gegroei met sake hoofsaaklik aanliggend tot die hoofpad ontwikkel. Die sakekern van die dorp bestaan uit 'n enkel ry besighede (winkels, kantore, hotel en ligte nywerhede) langs die hoofstraat. Die noordelike- en suidelike ingang na die dorp loop deur gemengde gebuie, met nywerhede aan die een kant van die straat en woongebuie aan die ander. In totaal beslaan die ou dorpsgebied (1 153 erwe) sowat 1 254 ha, wat beteken dat die gemiddelde erfgruote sowat 10 800 m<sup>2</sup> sou wees, teen 'n digtheid van 0,93 eenhede per hektaar. Indien die landbou-eenhede en die meentgrond in die berg buite rekening gelaat word, dek die dorp sowat 567 ha en die digtheid beloop ongeveer 2 eenhede per hektaar. Indien die meentgrond in die dorp en die begraafplaas, stroomlyne en dam buite rekening gelaat word, is die digtheid ongeveer 2,34 eenhede per hektaar (500 ha).

Die dorp word aan die westekant ingeperk deur die Skurweberg en die Waboomsrivier. Aan die suide- en oostekant is daar intensiewe landbougebuie en die noordekant bestaan die dorpsgren uit meentgrond, waar belangrike bronne van natuurlike plantegroei aan die oostekant van die pad voorkom, terwyl die gebied om die rivier aan die westekant van die pad oorgroei is met indringerplante, hoewel daar hoë kwaliteit oorblyfsels van natuurlike fynbos voorkom.

**Figuur 5:** Tipiese straattoneel in Prince Alfred Hamlet waar erwe vir landbou aangewend word



### 2.4 CERES

Ceres sluit Nduli en Bella Vista in en in totaal is daar ongeveer 8 800 erwe in die drie dorpsgebiede, waarvan 1 050 in Nduli, 2 400 in Bella Vista en die res in Ceres self. Sowat 60 erwe is gesoneer vir nywerheidsgebruik en sowat 20 erwe is *bona fide* plase. Ceres is die hoofsetel van die munisipaliteit en beskik oor die mees diverse infrastruktuur, gemeenskapsfasiliteite en grondgebuie. Die dorp is multi-funksioneel.

Bella Vista en Skoonvlei (nywerheidsgebied) beslaan sowat 226 ha en sluit 2 403 erwe in, teen 'n digtheid van sowat 11 eenhede per hektaar. Daar is egter heelwat onontwikkelde nywerheidspersele, staats en publieke grond in die dorp, wat veroorsaak dat die erfdigtheid laer is as wat beplan is. Die netto digtheid van Bella Vista (112 ha), uitgesluit Skoonvlei, is 21 eenhede (erwe) per hektaar, waarvan die meerderheid enkel woonpersele is. Die on- en onderbenutte staatsgrond beslaan sowat 4 ha.

Nduli beslaan sowat 45 ha, wat 'n groot begraafplaas en onontwikkelbare nat grond insluit. Die digtheid van eenhede (1 050 erwe) in Nduli, is dus 28 eenhede per hektaar. Die werklike woondigtheid is heelwat hoër (ongeveer 42 eenhede per ha), aangesien daar ook meer as 600 tydelike strukture op publieke grond in die dorp is.

Die oppervlakte wat die dorpsgebied van Ceres beslaan, beloop sowat 455 ha. Hiervan is sowat 60 ha onbenutbare grond, soos die spoorreserwe, begraafplaas en stroomlyne. Die dorp omvat 2 350 erwe, wat beteken dat dit 'n netto digtheid van slegs 6 eenhede per ha het.

Ceres het op liniêre wyse langs die R46 en die R310 gegroei, met 'n goed gevestigde konsentriese woongebiedontwikkeling, wat vir alle sosio-ekonomiese groepe van die samelewing voorsiening maak. Die dorp word aan die weste-, suide- en oostekant begrens deur die Witzen- en Hexrivierberge, terwyl die noordekant aan landbougrond grens. Die Dwarsrivier is ook 'n vormgewende element

Daar is geen voorsiening vir hoë intensiteit woonontwikkeling in Ceres nie. Etlieke kerne van medium digtheid ontwikkeling bestaan, maar daar is weinig alternatiewe vorme of tipes woonontwikkeling. Enkel wonings is die oorheersende ontwikkeling, terwyl 'n klein sakekern ontwikkel het op die interseksie van Voortrekker- en Vosstraat. Hierdie kern bied geleentheid vir versterking deur alternatiewe vorme van woonontwikkeling. Nywerheidsgebruike het langs die twee hoofroetes deur die dorp ontwikkel, wat werksgeleenthede binne kort reisafstand vir heelwat inwoners meebring, hoewel dit ver geleë is van die meeste arbeiders wat met openbare vervoer of te voet daarheen moet pendel. Die nywerhede is ook in 'n mate vormgewende elemente in Ceres se ontwikkeling, aangesien dit as buffer dien vir uitbreiding vanuit die dorp, maar as trekkrag dien vir uitbreiding vanaf Bella Vista en Nduli na Ceres toe, langs die skakelroetes.

Nduli is ontwikkel ingevolge die ou sg. "swart-wetgewing" (Wet op die Ontwikkeling van Swart Gemeenskappe, 1984, Wet 4 van 1984) as slaapdorp, omring deur landbougrond en begrens aan die westekant deur die R46 en die noordekant die Onder-Swaarmoedpad. Dit is sowat 3km vanaf Ceres. Die buiterand van Nduli grens aan landbougrond, wat dikwels tot konflik tussen die inwoners en die aangrensende boere aanleiding gee, soos in baie ander soortgelyke gevalle waar lae inkomstewoonbuurte grens aan landbougebruike. Die ontwikkeling van Nduli is egter van so 'n aard dat daar weinig oop ruimte in die woongebied is wat vir ontspanningsdoeleindes aangewend kan word, wat daartoe aanleiding gee dat die aanliggende grond misbruik word. Dienslewering in die woongebied skep ook 'n probleem, aangesien die dienskern in Ceres geleë is, verste van diegene wie vir verskeie redes nodig het om naaste aan die dienssentrum te wees.

Bella Vista het 'n tipiese kern-ontwikkelingsvorm, met woonbuurte gerangskik om die een kant (noorde) van die kern, terwyl die ander kant (suide) nou 'n nywerheidsgebied is. Die dorp het ook ontstaan ingevolge die ou segregasie-beleid van die land en is omring deur landbougebruike. Dit word aan die westekant begrens deur die R310. Bella Vista is sowat 4,5 km vanaf Ceres, maar beskik oor meer geleenthede as Nduli, deurdad dit beter ontwikkel is met skole, kerke en sakegebruike.

Die grootste nadele in die ontwikkeling van Bella Vista is die Eskom-transmissiellyn wat deur die dorp loop en die onontwikkelde staatsgrond wat veronderstel was om die gemeenskaps- en sakekern van die woongebied te vorm. Die vakante grond skep buffers en hindernisse vir integrasie in die grondgebruik van die woongebied en is in 'n mate ook as sosio-ekonomiese skeidings in die ontwikkeling van die woongebied gebruik, deurdat subsidiebehuising nie eerstens op die oop grond ontwikkel is nie, maar dat dit as buffers tussen die "ou huise" en die "HOP-huise" behou is. Hierdie oop grond bied egter gulde geleentheid vir involontwikkeling wat diversiteit in die gebied kan skep, deurdat behuising daar kan ontwikkel om huur- en middelmarkeenhede (vir persone wie nie vir volle subsidies kwalifiseer nie en self tot hulle behuising kan bydra) te skep.

**Figuur 6:** Tipiese tonele in Bella Vista. Links onder is 'n speelplek wat ontwikkel is maar waarvan die onderhoud tekort skiet. Regs is onontwikkelde staatsgrond, wat die kern van die woongebied moes vorm.



## 2.5 WOLSELEY

Die dorp beskik oor ongeveer 2 020 erwe, waarvan ongeveer 55 % vir lae-inkomste behuising, 30 % vir ekonomiese behuising en sake en die res vir gemeenskapsfasiliteite, oop ruimte en nywerhede. Die dorp se funksie is hoofsaaklik dienslewering aan die institusionele- en landbousektor. Die dorp dek sowat 545 ha grond, maar vanweë die topografie en die ligging daarvan op die waterskeiding, is groot dele daarvan onontwikkelbare waterdeurdrengte grond. Slegs 386 ha van die dorp is werklik ontwikkelbaar, wat meebring dat die dorp se digtheid sowat 5 eenhede per hektaar beloop.

Wolseley bestaan uit drie aaneengeskakelde woonbuurte wat om 'n sakekern ontwikkel het, maar geskei word deur die spoorlyn wat deur die dorp loop. Histories het Wolseley ontwikkel op die vervoernodus van die spoorlyn en die pad. Daar is geen fisiese grense wat die dorp se groei inperk nie en die dorp beskik oor 'n omvangryke meent wat al die woonbuurte begrens. Die dorp lê op die waterskeiding tussen die Berg- en Breërivier, wat die voorsiening van dienste en dorpsuitlegte beïnvloed en dienslewering bemoeilik, deurdat groot areas in historiese vloedvlaktes lê en dienste deur omweë gely moet word.

Dienslewering aan die dorp is goed en die toeganklikheid daarvan vanuit die noorde, weste en ooste is goed. Die dorp is ook geskakel met die Kaapse Metropolitaanse Area (KMA) deur die spoorlyn wat daardeur loop na Worcester, aangesien daar daagliks voorstedelike treine op die roete loop, wat dit moontlik maak vir inwoners om te pendel na werksgeleenthede in die KMA. Daar is ook heelwat meentgrond en ander vakante en onderbenutte grond in die dorp wat vir bekostigbare en hoë waarde ontwikkeling

aangewend kan word. Voldoende grond bestaan ook by en om die bestaande nywerhede, om die nywerheidsfunksie van die dorp uit te brei.

**Figuur 7:** Wolseley is ruim voorsien van infrastruktuur, soos die treinspore na Ceres en Worcester, wat ook skeidingselemente in die dorp is. Die dorp is ook in 'n vlei-agtige omgewing ontwikkel. Wolseley het ook historiese elemente soos die blokhuse in die omgewing wat dit meer aantreklik maak.



Die grootste knelpunt in die ontwikkeling is die vlei-agtige omgewing waarop die dorp ontstaan het, wat daartoe aanleiding gee dat involontêre ontwikkeling in Montana ongewens is. Daar is egter heelwat hoër geleë grond om Pine Valley en op Erf 1, om verdere woonontwikkeling te akkommodeer, terwyl die meer sentrale eiendomme ruim geleentheid bied vir verdigting op sensitiewe wyse, met in agneming van die karakter en vorm van die bestaande ontwikkeling.

Die dorp se sakegebruik is goed integreer met die woongebruik in die sentrale deel. Die sakegebied is egter hoofsaaklik aanliggend tot die deuroetes (Eeufes- en Voortrekkerstraat).

## 2.6 TULBAGH

Ongeveer 1 950 erwe bestaan in die dorp. Hiervan is 1 200 vir laag-middel- en lae-inkomste behuising, terwyl die res vir gemeenskapsfasiliteite, oop ruimte en ligte nywerhede uitgesit is. Die historiese kern van die dorp beslaan sowat 18 ha en bevat ongeveer 140 erwe. Die totale area van die dorp (bestaande ontwikkelingsarea) beslaan 249 ha. Die netto bruikbare area, wat skole, sportvelde, onbenutte vakante grond, oop ruimte en die wingerdgrond (erfenisgebied wat geen ontwikkelingsregte het of mag bekom nie) langs Kerkstraat uitsluit, beslaan 146 ha. Die bruto en netto digtheid is

daarom 8 en 13 eenhede per hektaar onderskeidelik. Daar is sowat 25 ha grond in die dorp (Erf 389), tussen die laer en hoër inkomste woongebiede (Chris Hani en Witzenville aan die een kant en "Die Bult" en die onteiene groepsgebied-area) wat gebruik was as die stortingsterrein vir die rommel van die gesloopte huise in die dorp na die aardbewing. 'n Stroom loop ook deur die terrein, wat die ontwikkelbaarheid daarvan nog verder verminder. Hierdie area moet ook van die totale ontwikkelbare area in die dorp afgetrek word. Publieke- of staatsgrond, ingesluit die skole, SAPS en magistratshof, beslaan sowat, 183 ha uit die totale 249 ha in die dorp. Vakante en onderbenutte publieke grond beslaan sowat 89 ha uit die totaal.

Die dorp se funksie in streeksverband is hoofsaaklik as toerismesentrum, as diensentrum aan die institusionele- en landbousektor en slaapdorp vir die landbougebied. Dit het ook 'n administratiewe funksie, as juridiese- en korrektiewe diensentrum.

Tulbagh word aan die westekant deur die Kliprivier begrens. Die res van die dorp word deur landbougrond begrens, maar slegs die grond aan die noordekant word intensief bewerk. Die dorp het 'n liniêre vorm, parallel aan die historiese Kerkstraat, terwyl hoofsaaklik lae inkomste behuising langs Steinthalweg ontwikkel het. Steinthalweg is ook die "aktiwiteitskorridor" deur Witzenville en die ou gesegreerde woonbuurt aan die oostekant van die dorp, aangesien feitlik al die gemeenskaps- en sakegebruike langs die roete gevestig het. Hierdie "as" deur die dorp behoort ook as 'n historiese roete ontwikkel te word, soortgelyk aan Kerkstraat, gesien in die lig van die historiese waarde van Steinthal, wat die vestigingspunt was vir vrygestelde slawe in die 1800's. Die elemente van sodanige ontwikkeling bestaan langs die as en bied geleentheid vir versterking en sensitiewe ontwikkeling, aangesien die munisipaliteit die grootste grondeienaar op die as is en die grondgebruike daar, soos die ou dorpsdam en die munisipale werksinkels beskikbaar kan stel vir ontwikkeling wat toerisme, sake en hoër waarde woonontwikkeling bevorder, met die voorbehoud dat die ontwikkeling in die ou Kaapse karakter moet geskied.

Die historiese ontwikkeling van die dorp is bevorderlik vir die geïntegreerde gebruik van infrastruktuur en dienste, maar tog is die dorp 'n toonbeeld van gesegreerde ontwikkeling, met breë "buffers" van onontwikkelde grond tussen die ou groepsgebiede, nou 'n skeiding tussen sosio-ekonomiese groepe, met hoër waarde wonings eenkant en lae waarde wonings aan die ander. Die "Steinthal-as-ontwikkeling" kan egter hierdie negatiewe karakter uitwis.

Aan die noordekant van die dorp is die skouterrein en die Obiqua-gevangenis, wat in 'n mate beperkend is in die groei van die dorp. Tussen die dorp en die gevangenis is kleinhoues op sanderige grond, langs die stroomloop uit die berge oos van Steinthal. Hierdie grond kan vir enige gebruik aangewend word, maar dit bied die ideale area vir die verlenging van die landbou-erwe vanuit Kerkstraat na die noordekant van die dorp, om 'n aaneenlopende landbousone in die dorp te skep, wat die karakter en aantrekking van die dorp baie kan verbeter, terwyl woonontwikkeling op die invulgrond kan geskied.

Daar is 'n ernstige water tekort in die dorp. Hierdie tekort is hoofsaaklik die gevolg van beperkte afloop wat die opgaardamme voed. Die opgaardamme beskik oor voldoende stoorkapasiteit om te voorsien in die dorp se behoeftes, maar die bronne wat die dorp voorsien moet uitgebrei of beter benut word (Investigation Of Alternative Water Resources, Tulbagh, WC067/20, July 2005, PUDJA Consulting Engineers). Die maksimum lewering van alternatiewe bronne wat beskikbaar is vir die dorp tot 2025, sal voorsien in die behoeftes van sowat 4 300 verbruikers, teen 'n koste van sowat R20 miljoen (2005 waardes).

**Figuur 8:** Die karakter van Van Der Stelstraat en ander strate word sterk beklemtoon in die behoud van ou huise en geboue soos links onder, maar moderne geboue doen afbreuk aan die karakter en verg spesiale bestuursmaatreëls.



## 2.7 LANDELIKE GEBIED

Daar is ongeveer 1 600 plase in die munisipale area. Die landelike gebied moet egter as vyf afsonderlike streke, elk met 'n unieke karakter, gesien word, naamlik :

- Die Koue Bokkeveld (noord van die Gydopas) soos hierbo uiteengesit ;
- Die Agter-Witzenberg (afgesonderde vallei met intensiewe boerdery)
- Die Warm Bokkeveld (Ceres-vallei) ;
- Winterhoek (Tulbagh / Wolseley) ; en
- Die bo-lope van die Breëriviervallei.

Die Agter-Witzenberg word as 'n afsonderlike gebied vir doeleindes van die beplanning geklassifiseer, hoewel die omstandighede daar nie veel verskil van die Warm Bokkeveld nie. Intensiewe landbou word in die grootste deel van die munisipaliteit beoefen. Slegs in die mins toeganklike berggebiede en waar toeriste-aantrekkings bestaan, word bewaring deur middel van natuurreservate en ander bestuurmaatreëls beoefen. Die intensiewe landbou dra daartoe by dat plase oor groot opstalle beskik met veelvuldige arbeidershuise, store en verwerkingsfasiliteite, wat uniek is in landbouterme. Dit skep ook unieke uitdagings in dienslewering en omgewingsbestuur.

Die landelike gebied moet evalueer word in die konteks van die intensiewe benutting daarvan vir landbou- en woondoeleindes, maw waar daar 'n hoë druk op bronne in die landelike gebied bestaan. Met bronne, word spesifiek verwys na natuurlike hulpbronne soos drinkwater, grond vir bewerking en bewoning, bousand, gruisgroewe vir konstruksiemateriale en bewaringswaardige omgewings en die mensgemaakte bronne soos elektriesiteitsvoorsiening, skole, kerke, klinieke, sportvelde, vullisstortingsterreine, rioolsuiweringsaanlegte en al die ander diensbedrywe wat die landelike gemeenskap moet ondersteun.

Die landelike gebied se karakter en natuurlike bates (klimaat, grond, water) is die elemente wat dit aantreklik maak vir die aktiwiteite wat daar plaasvind. Oorbenutting van die elemente kan egter tot die ineenstorting daarvan lei, daarom moet die benutting van die landelike gebied omsigtig hanteer word, om nie die karakter te versteur deur oorontwikkeling van toerismefasiliteite of oorbenutting van die natuurlike hulpbronne nie.

**Figuur 9:** Die Witzenberg is bekend vir intensiewe boerdery, soos hoenderboerdery en wingerde in die Breëriviervallei en vrugteplase in die Winterhoek, Agter Witzenberg en Warm- en Koue Bokkeveld en in die algemeen die natuurskoon van die omgewing.



Oordontwikkeling, toeristefasiliteite, intensiewe verwerkingsaanlegte, soos pak- en koelstore, wynkelders en die vestiging van woonakkommodasie in die landelike gebied plaas druk op die omgewing, wat in gevalle negatiewe impakte het op die natuurlike hulpbronne en potensieel afbreuk kan doen aan die aantreklikheid van die omgewing.



Hierdie ontwikkelings is egter belangrik uit 'n sosio-ekonomiese oogpunt, omdat dit geleenthede bied vir toerisme-ontwikkeling, werksgeleenthede geskep word en dit die ekonomiese basis van die area verbreed.

**Figuur 10:** Onderstaande fotos toon twee oordwonings in die gebied. Die eenheid links is tipies van dit wat strydig is met die karakter van die omgewing en 'n permanente woonplek eerder as 'n oordwoning is, terwyl die huis in die foto regs die natuurskoon van die omgewing in ag neem en minimale impak het op die natuurlike veld.



## 2.8 ASPEKTE WAT SPESIALE AANDAG MOET GENIET

Die volgende aspekte het daartoe aanleiding gegee dat sekere ruimtelike en ander voorstelle gemaak is, maw dit geld as uitdagings, geleenthede en probleemstellings, waarvoor oplossings in die proses van ruimtelike beplanning gesoek is. Dit is bo- en behalwe die beginsels wat die beplanning lei, soos uiteengesit in die skedule in die aanhangsel en die Biostreekbeplanningsbeginsels. Waar moontlik is alle aspekte in die geheel gesien, eerder as om op woonbuurt- of dorpsvlak te konsentreer. Slegs waar spesifieke probleme bestaan is oplossings en beleid op plaaslike vlak voorgestel.

Planning issue	Area / Region	Planning response	Action required
Access to intensive farming and land reform on commonage	All	Identify major access routes and major production and market areas as roads in between are essential for high quality products  Suitable public land for LRAD projects and resources to promote development of farms and infrastructure needs attention	Promote mixed use and maximum intensity land use along major routes, while maintaining the natural beauty of the area with setbacks, landscaping and design measures Include routes in spatial framework to ensure budget focus for maintenance purposes Plan and promote the development of truck stops at all urban centres Plan layouts for public land and apply for funds to develop land for LRAD use Support intensive use of land for LRAD projects on farms by the provision of bulk services to projects of high intensity
Community, health care and recreation facilities	Mostly low and lower middle income residential and rural areas	Rural communities have no support services which necessitates an inventory of facilities and identification of reasons for concerns Lack of well developed and maintained recreation space and play lots in low income areas Lack of camping and picnic sites in Wolseley, Op-Die-Berg and Tulbagh	Rationalise facilities – close under-utilised facilities and open facilities in more suitable locations Establish mobile clinic centres in rural areas where people can wait for clinic staff Establish play lots in safe areas on privately managed land in subsidy housing schemes and provide free water for maintenance Provide assistance to local communities in development and management of camp and picnic sites on municipal land
Conservation of biodiversity	Cultivated agricultural areas	Areas where opportunities still exist to conserve biodiversity and promote conservation use must be identified and mapped	Demarcate sensitive areas on maps Implement biodiversity study Designate land for conservation purposes with focus on establishing link between sustainable conservation areas
Historic character of areas	Tulbagh central area, all old rural farmsteads, old mountain passes and historic relics in all areas	Identify places and areas worthy of conservation and set up a database of all places and areas Set up guidelines for conservation of special	Zone all conservation areas and sites as special areas for conservation purposes in applicable zoning schemes and maintain database of sites and activities

		areas Inappropriate development in sensitive areas detracts from the character	Promote redevelopment of inappropriate buildings in sensitive areas Allow for the establishment of management and development support groups for conservation areas
Integration of uses	All	Identify opportunities for integration and promote mixed use Land use management practices do not promote the maximum utilization of resources for economic gain The cost of services provision is too high to allow vacant land to be reserved for uses that may establish over the long term	Amend zoning schemes to allow mixed use and zone special areas accordingly Plan and use all vacant and under-utilized land and promote its development for the most urgent land use requirements Indicate areas suitable for high density development in all urban areas Allow use of residential and agricultural premises for occupational practice, business and tourism uses that do not create nuisances in identified special areas without the need for land use applications
Job creation	All	Local economic development projects	Set up frameworks for the use of public land by communities in the creation of jobs Set up guidelines for development promotion in under-developed spheres of the economy
Labour exchanges	Wolseley, Tulbagh, Prince Alfred Hamlet	Establishment where labour markets that provide job opportunities for dormitory areas are	Plan and promote development of infrastructure where farmers and industry can collect labourers and where informal markets can be established as tourist attractions and fresh produce outlets for LRAD projects
Public transport	All	Identify desire lines and routes, break points and potential transport modes	Plan and promote the development of transport interchanges at all centres Promote the use of the existing infrastructure to support public transport, e.g. under-utilized railway lines
Resort development	All	Over utilization and development of naturally attractive areas detracts from the attraction	Set guidelines and conditions for development in rural areas Limit resort development to tourist related development rather than rural holiday dwellings
River corridor management	All	The water quality and the attraction of the river corridors as open spaces is affected by development	Prevent development along the 1:50 year flood line, in order to increase access to river corridors Plan and promote the development of retention ponds to filter pollutants prior to release of storm water into the rivers Plan community projects to clean river corridors Supply and regularly empty bulk waste removal containers along rivers in informal settlements and areas where waste is habitually thrown into the rivers

Road signage and advertising on buildings, as well as urban design features	All	Street furniture, signage and advertisements detract from the character of sensitive areas Land use management does not promote sensitive development	Set bylaws and guidelines for advertising and signage standards Determine and delineate special areas and areas of control for all signage and rationalise all signage accordingly over a pre-determined period Allow development along streets in keeping with historic patterns
Settlement patterns	All	Development densities too low and segregated in urban areas and too many rural settlements detract from the natural beauty of the area	Draw development lines along all water bodies, rivers, mountains and places of scenic beauty Draw urban edges and ensure full utilization of land in urban areas before allowing growth outside of the edges Allocate regional functions to urban areas and development nodes to focus development promotion on the core functional areas
Tourism access centres, attractions and facilities	All	Tourism potential of area not efficiently utilized due to uncoordinated approach	Establish tourist access areas where all guides, information centres, permit offices, etc must establish and operate from Prepare and display maps of all tourist attractions at the access Promote accommodation development in rural areas Identify and map scenic routes and establish management guidelines and regulations for development management and promotion along scenic routes
Tree lined streets	All urban areas	Creates attractive entrances and improves environment	Plan and promote planning of streets and road reserves that will accommodate trees and services Encourage tree planting as part of all new development
Waste disposal / dumping	All	Illegal dumping and inefficient waste management policies detracts from the environmental quality of the area	Establish waste transfer and recycling stations in all urban areas at neighbourhood level Place waste skips at all informal settlements and promote their use through community participation projects Establish waste transfer and removal systems in rural areas to encourage rural settlements and resorts to use municipal infrastructure in order to reduce waste disposal in rural environments Impose conditions on all new development to enforce sustainable and efficient waste management

### 3. STATUTORY FRAMEWORK

#### 3.1 LEGISLATION

The Witzenberg Spatial Development Framework (WSDF) is being prepared in accordance with the principles and guidelines contained in the Western Cape Planning and Development Act, 1999 (Act 7 of 1999) (WCPDA), the Development Facilitation Act, 1995 (Act 67 of 1995) (DFA), as well as other enabling legislation. However, the principle legislation applicable to the WSDF, as a sectoral plan of the Witzenberg Integrated Development Plan (WIDP) is the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) and in particular Chapter 5.

The Local Government Transition Act (Second Amendment), 1996, (Act 97 of 1996) (LGTA) (Section 10D(4)), determines that councils are obliged to prepare Integrated Development Plans (IDP's) for their areas of jurisdiction. The LGTA defines an IDP as "a plan aimed at the integrated development management of the area of jurisdiction of the municipality concerned in terms of its powers and duties and which has been compiled having regard to the general principles contained in Chapter 1 of the Development Facilitation Act (67/1995) and, where applicable, having regard to the subject matter of a land development objective contemplated in Chapter 4 of the Act."

The general purpose of an Integrated Development Plan (IDP), as stated above, is thus to lay down strategies, proposals and guidelines, including development objectives and implementation plans by means of development planning so that the general land use and development principles contained in Schedule IV of the Western Cape Planning and Development Act, 1999 (Act 7 of 1999) (Extract annexed hereto) are promoted. The DFA, as stated above, is widely accepted as an important guideline in the preparation of IDP's and SDF's. Therefore the general principles of the DFA, in addition to those contained in the as yet unimplemented WCPDA, are the key legislative principles according to which the WSDF was prepared.

For ease of reference, the relevant principles of the DFA are quoted hereafter :

"The following general principles apply, to all land development :

- Policy, administrative practice and laws should provide for urban and rural land development and should facilitate the development of formal and informal, existing and new settlements.
- Policy, administrative practices and laws should discourage the illegal occupation of land, with due recognition of informal land development processes.
- Policy, administrative practice and laws should promote efficient and integrated land development in that they :
  - promote the integration of the social, economic, institutional and physical aspects of land development ;
  - promote integrated land development in rural and urban areas in support of each other ;
  - promote the availability of residential and employment opportunities in close proximity to or integrated with each other ;
  - optimise the use of existing resources including such resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities ;

- promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land ;
- discourage the phenomenon of "urban sprawl" in urban areas and contribute to the development of more compact towns and cities ;
- contribute to the correction of the historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs ; and
- encourage environmentally sustainable land development practices and processes."

All spatial development has an impact on the environment, therefore, the environmental legislation is also important and must be complied with. There are two acts that govern all environmental matters.

The aim of the Environment Conservation Act, 1989 (Act 73 of 1989), is "to provide for the effective protection and controlled utilisation of the environment and for matters incidental thereto". Sections 21, 22 and 26 and pursuant regulations, relating to the control of activities which may have a detrimental effect on the environment, are the most used and applicable to spatial planning and development. The Act makes provision for the declaration of any property in private ownership as a Protected Natural Environment (PNE), together with the establishment of an Environmental Management Advisory Committee for the PNE. The landowner has representation on such a Committee, but it does not indicate how strongly the environment features in spatial development. The Act also makes provision for the declaration of, and assignment of control over Special Nature Reserves in respect of state owned land. Other matters dealt with in the Act include :

- Control of Environmental Pollution - provides for the prohibition of littering and waste management.
- Control of activities, which may have a substantial detrimental effect on the Environment - authorisation is required for the undertaking of activities, which may have a substantial detrimental effect on the environment. These activities have been identified in the Regulations published in Government Notice R1182, and others that amended the Regulations (Extract annexed hereto).
- Government authorities are obliged to stop those activities that have a detrimental effect on the environment, and the Act provides for the damage already done to be rehabilitated at the cost of the responsible person.
- The Act also provides for the declaration of Limited Development Areas (LDA), where permits are required for the undertaking of activities that prohibited by notice in the Provincial Gazette.

The ECA is to be replaced by the National Environmental Management Act, 1998 (Act 107 of 1998), which has already been enacted and is applicable to all activities in the environment. The main purpose of this act is to create a South Africa where all people live in an environment that is not harmful to their health and well-being, where sustainable development is promoted and that requires the integration of social, economic and environmental factors in the planning, implementation and evaluation of decisions to protect the environment for the benefit of present and future generations, i.e. to prevent pollution and ecological degradation, to promote conservation of the environment and secure ecologically sustainable development and use of natural resources whilst promoting justifiable economic and social development.

### 3.2 HIGHER ORDER PLANNING FRAMEWORKS

The only higher order plan of relevance at this stage is the Spatial Development Framework being prepared for the Cape Winelands District Municipality by MCA Planners for its area of jurisdiction. The Cape Winelands DM SDF approach is to prepare a Phased SDF that will focus on the main elements (principles) of an SDF, as Phase 1, and to proceed with a more comprehensive and detailed SDF in following Phases, after adoption of the principles. The Phase 1 SDF provides no spatial guidelines to the Category B municipalities; therefore, as long as the principles are adhered to, the Witzenberg SDF will not conflict with the Cape Winelands SDF. The focus the Cape Winelands SDF is on the issues that have a district wide impact. The Category B Municipalities, in terms of the agreement with the Cape Winelands District Municipality, should address local planning issues.

In general, the planning should adhere to the Provincial Government of the Western Cape (PG:WC) Bioregional Planning Framework, which is a useful model for land management, with the emphasis on sustainable development. To guide Bioregional planning, the PG:WC prepared an information document on bioregional and biosphere reserve planning at provincial level. The main categories are annexed (Dennis Moss Partnership Inc, 1999). According to the report, the entire land surface of the Western Cape Province should be geographically divided into land-use categories, which are generally consistent with the land management principles of bioregional planning and which cover all land use zonings that are provided for under the existing zoning scheme regulations, i.e. in accordance with Spatial Planning Categories (SPC's).

The table below provides a summary of the six major SPC's proposed for the classification of land-use in the Western Cape.

CATEGORY	DESCRIPTION	BASIC PURPOSES
Category A	Core Area (Consistent with UNESCO's Biosphere Reserve 'Core Areas').	Comprising areas of high conservation importance that must be protected from change. Only non-consumptive land-uses may be allowed conditionally.
Category B	Buffer Zone (Consistent with UNESCO's Biosphere Reserve 'Buffer Zone').	Serving as a buffer between Category A Areas and Category C Areas. Sustainable small-scale development and non-consumptive land-uses may be allowed conditionally.
Category C	Agricultural areas (Consistent with UNESCO's Biosphere Reserve 'Transition Zone').	Constituting rural areas where extensive and intensive agriculture is practiced. Including forestry areas.
Category D	Urban-related areas (Consistent with UNESCO's Biosphere Reserve 'Transition Zone').	Representing a broad spectrum of nodal urban-related settlements and associated services and infrastructure.
Category E	Industrial areas.	Representing the industrial areas where the highest intensity of human activity occurs.
Category F	Surface infrastructure and buildings.	Constituting all surface infrastructure and buildings not catered for in the above categories. Including roads, railway lines, power lines, communication structures, etc.

To provide for more detailed planning, the above SPC's are divided into 32 sub-categories as well as a 'conservation hierarchy' illustrating the relative conservation importance and permissible land-use intensity in each category. In the PG:WC Bioregional Planning document it is suggested that bioregions be delimited that would encapsulate biophysical, biological and socio-economic considerations consistent with the definition of bioregions. It is proposed that a 'hierarchical delimitation process' be adopted, which recognises both diversity and scale.

The process of delimiting bioregions follows logical steps or sequences, the first of which is defining and delimiting the 'broad-brush' 'macro biogeographical region' within which the bioregion is situated, using 'coarse-grain' criteria. The next step is to identify the various biomes, followed by catchments and 'quaternary (sub) catchments', etc. The level of detail required for delimiting the bioregional components and the associated management and planning thereof, increases as the scale decreases. The most detailed component, which is used for refining the delimitation of individual bioregions, is 'land subdivision'.

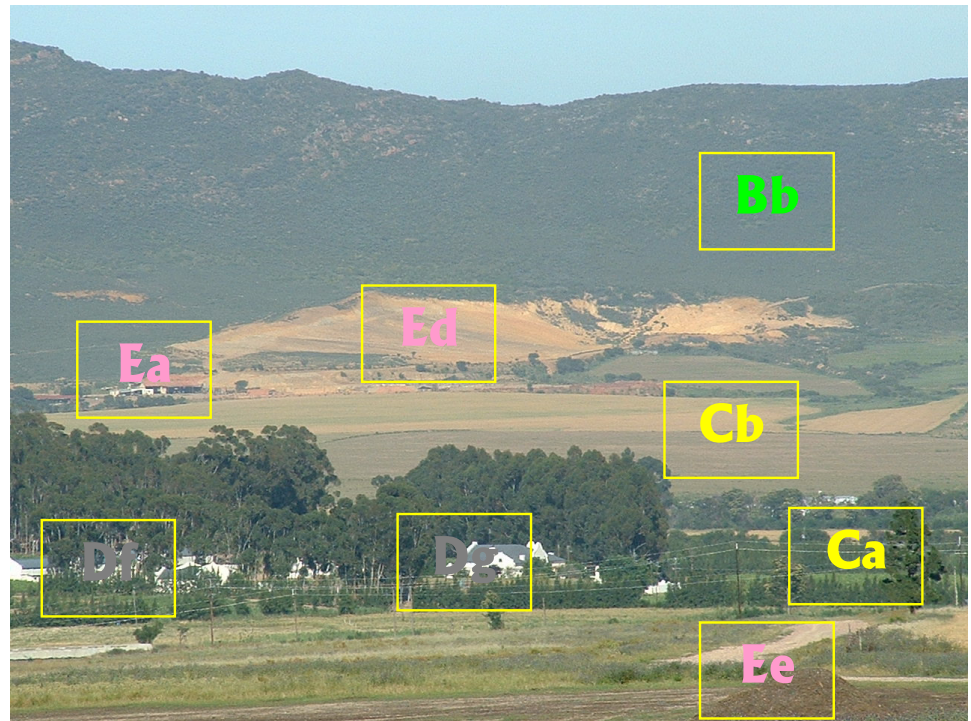
A proposal for the delimitation of bioregions within the Western Cape is put forward, the specific purpose of which is to provide local authorities with a framework for the preparation of their IDF's and lower sphere planning, such as Spatial Development Plans and other sectoral plans.

It is envisaged that the refinement of the boundaries of individual bioregions will be undertaken on district and local municipal level. This level of bioregional planning will be a fundamental part of the local authority IDP process, which is to include effective public participation (Dennis Moss Partnership Inc. (1999).

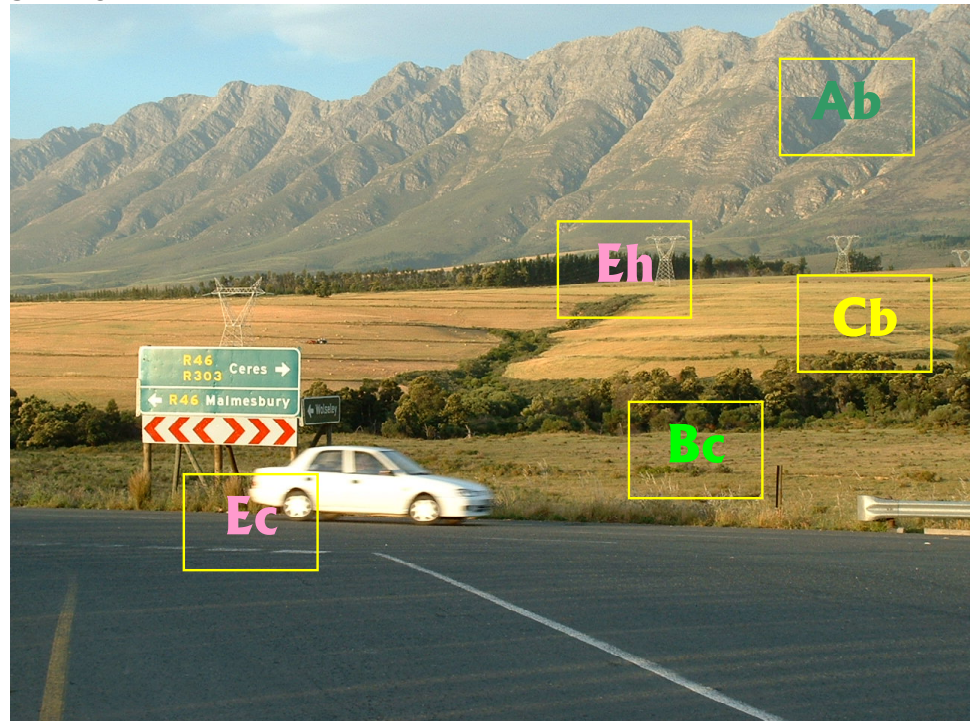
SUB-CATEGORIES	
SPATIAL PLANNING CATEGORIES	<b>A : CORE</b>
	A.a Wilderness areas
	A.b Other statutory conservation areas
	<b>B : BUFFER</b>
	B.a Public conservation areas
	B.b Private conservation areas
	B.c Ecological corridors / areas
	B.d Rehabilitation areas
	<b>C : AGRICULTURE</b>
	C.a Extensive agricultural areas
	C.b Intensive agricultural areas
	<b>D : URBAN-RELATED</b>
	D.a Metropolitan City / District town
	D.b Main local town
	D.c Local town
	D.d Rural settlements
	D.e Institutional settlements
	D.f On-farm settlements
	D.g Farmssteads
	D.h Resorts & Tourism-related areas
	D.i Other Urban-related areas
	<b>E : INDUSTRY</b>
	E.a Agricultural industry
	E.b Light industry
	E.c Heavy industry
	E.d Extractive industry
	<b>F : SURFACE INFRASTRUCTURE &amp; BUILDINGS</b>
	F.a National roads
	F.b Trunk roads
	F.c Main roads
	F.d Divisional roads
	F.e Miner roads
F.f 4X4 trails	
F.g Railway lines	
F.h Power lines	
F.i Communication structures	
F.j Dams & reservoirs	
F.k Other buildings & infrastructure	

August 2000

DENNIS MOSS PARTNERSHIP INC.



THE ANNOTATED PHOTOS PROVIDE EXAMPLES OF ZONING IN TERMS OF 3.2 ABOVE



### 3.3 WITZENBERG INTEGRATED DEVELOPMENT PLAN

The Witzenberg IDP is in the process of preparation. There have been a few public meetings in preparation of the WIDP (see annexed input summary) and the guidelines contained in the IDP are reflected in this WSDF.

## **4. SPATIAL DEVELOPMENT FRAMEWORK**

### **4.1 PLANNING CONTEXT**

The Witzenberg Municipality incorporates some of the most unique tourist attractions (Tulbagh historic centre, Winterhoek, Matroosberg, Bain's Kloof Pass, Cederberg) in the Western Cape. It also incorporates some of the most productive agricultural areas and has a scenic beauty that few other areas in the Western Cape can equal. The planning for the Witzenberg takes place in the context of conservation, tourism and agricultural promotion. However, on the other side is the demand for housing, health issues, degradation in the infrastructure of some areas and the lack of economic growth, with which to contend.

The planning context should therefore be biophysical and socio-economic in nature, as opposed to developmental.

The spatial planning in support of the WIDP, as explained above, will focus on the "what is required and possible where" and not the "what is authorised and going to happen where" for the municipality as a whole during this phase of the process. During the detail sub-regional planning processes, the details of development will be addressed in more detail. Confusion often arises when the various interested and affected parties involved in the planning process consider complex factors pertaining to socio-economic and land-use planning. It is therefore advisable to differentiate between the various levels of planning in order to ensure that perspective is retained regarding the context within which a specific issue is addressed and to ensure that the parameters of this report (plan), namely the Witzenberg Spatial Development Framework, is clearly understood. It is re-iterated that the WSDF does not confer rights, nor does it take existing rights away. It is a document that focuses planning, e.g. bulk services and transport planning, decision-making on land use planning issues and budgets. It is not a plan that leads to changes in land use and zoning, development or investment. These matters must be dealt with through the normal land use management and development processes.

### **4.2 PLANNING PRINCIPLES**

The planning principles applicable to spatial planning in South Africa are contained in the Development Facilitation Act, 1995 (Act 67 of 1995). These principles are also set out in the Western Cape Planning and Development Act, 1999 (Act 7 of 1999) and are summarised in the "Legislation Section" above.

The following principles are applicable to the protection of the environment applicable to the WSDF :

- Development should blend with the ecological characteristics of the environment.
- Natural processes should prescribe to development.
- Development in unsuitable environments, such as areas with a high water table, swamps, flood plains and on steep slopes should be discouraged.
- Development planning should heed carrying capacity restrictions, especially with regard to water shortages.
- Development should heed the aesthetic properties of landscapes and the environment.

The following spatial policies or principles informed the drafting of the WSDF :

- Planning for sustainability, i.e. social equity, environmental protection and economic efficiency.
- The development and maintenance of quality urban environments that provide opportunities for social and economic development.
- Containing urban sprawl.
- Increased residential densities and intensity of development.
- Integration of land use and market sectors.
- Land reform and the provision of opportunities for historically disadvantaged residents to utilise public resources, such as municipal land and facilities.
- The equal distribution of community facilities and business opportunities.
- The establishment of open space networks and systems in all new development.
- The protection and enhancement of environmental resources and avoidance of hazard areas such as floodplains, unstable soils and slopes.
- The establishment of activity corridors and special areas for development management through aesthetic and development committees that incorporate local residents.

### 4.3 PLANNING ISSUES

The planning issues considered in the WSDF are derived from the WIDP, the situation analysis done in the process of the preparation of the WSDF and discussions with role-players in the various communities.

In summary, the major issues considered are :

- Land development objectives –
  - access to and the standard of services for land development, including public transport and water, health and education facilities ;
  - urban and rural growth and form in the relevant area ;
  - the integration of areas settled by low-income communities into the relevant area as a whole ;
  - the productive and sustained utilisation of the environmental assets ;
  - the planning of transportation ;
  - the provision of bulk infrastructure for the purpose of land development ;
  - the overall density of settlements, with due regard to the interests of the applicable neighbourhoods ;
  - land-use management and control ;
  - the optimum utilisation of natural resources ;
  - the indication of mining and mineral resource opportunities ;
  - the identification of opportunities for rural development, for resort, housing (farm labourers) and institutional purposes ;
  - the number of housing units, sites or other facilities to be planned for ; and
  - the need for *in situ* upgrading, land development or re-development.
- Conservation / environmental management objectives –
  - Bioregional planning principles and allocation of use zonings ;
  - development applications for resorts ;
  - proclamation of conservation areas and determination of applicable policies and guidelines ;
  - waste management plan – conservation of ground and surface water resources, recycling and re-use of solid waste as waste reduction programmes, pollution control and aesthetic function ;

- o the preservation of agricultural resources ;
  - o the establishment of public – private partnerships in the management and marketing of conservation areas ; and
  - o preparation of environmental management plan and rural development guidelines.
- o Socio-economic objectives –
    - o promotion of tourism related development ;
    - o access to opportunities for land reform ; and
    - o clustering of development opportunities at sub-regional level and establishment of opportunities at local level.

#### **4.4 PLANNING FOCUS**

The foci of the planning, in view of the above, are :

- o Regional function allocation;
- o Tourism ;
- o Conservation ;
- o Open space networks ;
- o Dormitory (housing) development ;
- o Industry ;
- o Agriculture ;
- o Infrastructure ;
- o Institutions ;
- o Land redistribution ; and
- o Development.

Each of these foci is depicted on the WSDF Sub-regional Functions Plan and is listed hereunder. During the detail planning for the component SDF's, the implementation aspects of the foci need to be elaborated.

#### **4.5 PLANNING FRAMEWORK**

The main overall recommendations of the planning framework are :

- Urban development for all residents, whether in subsidy, social or economic housing or residential estates, must occur in an integrated manner with the specific intent of reversing the outward growth of the urban areas and the further separation of race and income groups.
- The natural environment must receive precedence in planning, as the existing urban areas are below the prescribed densities of the Western Cape Provincial Spatial Development Framework (PSDF), therefore infill development and densification must occur prior to any outward growth of the urban areas, except in the case of Tulbagh.
- Economic efficiency in urban growth can be achieved through densification and containment, therefore narrow urban edges are drawn around all urban areas, in an attempt to reduce travelling distances, increase the intensity of use urban services and increase threshold populations for all urban functions.
- Community facilities and higher order uses must be located in areas where all residents have access thereto, i.e. clinics, schools, sports fields and shopping centres must be located along major activity corridors in the central areas of the urban areas, or in the direction of the majority of the population (highest density neighbourhoods).

- The use of heavy vehicles in urban areas and passage of the vehicles through the area must be managed. Opportunities must be created at all towns and in all urban areas for the establishment of heavy vehicle stopping and over night facilities. Where possible, public land must be released for this purpose, alternatively provision must be made for the establishment on private land. A weighbridge must also be established on the R46 in conjunction with the Cape Winelands District Municipality.
- Residential densities and intensity of development in all housing markets, including the subsidy housing and the high income market, must be increased. The construction of flats, whether multi storey blocks or two storey walk-ups, must be used to achieve this, as opposed the continued single dwelling development currently used.
- Public land must be released to lower income groups and previously disadvantaged residents for use in land reform projects. The use of the Prince Alfred Hamlet Commonage (use for establishment of flower farming, conservation projects, hiking trails and tree lots), Kluitjieskraal, Vredebes and the municipal nature reserves must be planned accordingly.
- Continuous linear open space networks and systems must receive precedence in all new development, rather than the provision of play lots and other open spaces on land which is not suitable for any other use, due to its location or form.
- In the Berg and Breede River valleys / catchments, the 350m contour should be seen as the general separation between valley and mountain areas. In the Warm Bokkeveld, the 400m contour should be used as the guideline and the 900m contour in the Agter Witzenberg and the Koue Bokkeveld. However, any area where the slope exceeds a gradient of 1:4 over a distance of 150m and more, must also be dealt with as a mountain area.
- Urban edges have been drawn for all urban areas and in all but one (Nduli), must the PSDF growth limit (contain urban area until average density of 25units / ha has been achieved) rule apply. In the case of Tulbagh, there are special circumstances that do not warrant such densification and provide for growth.
- Scenic and tourism routes must be developed and the use thereof facilitated through the establishment of lay byes, where tourism information is provided and a tourism map is erected and picnic facilities are provided with basic ablution facilities and a safe water supply. The main routes in and out of the area must be serviced in this manner, i.e. at the intersection of the R301 (Bain's Kloof) and R43, on the Lategan / Kleinberg Trust properties, west of the road (portions of Farm Kleinberg 208), at the intersection of the R46 and the Tulbagh access road, on the farm Groote Vallei or Straatskerk, north of the road, at the intersection of the R46 and the Calvinia Road (R355), on the farm Vrede (in consultation with the Cape Winelands District Municipality, as this property is within the District Management Area), south and east of the R46 and on the R303, on the farms Eiekebos or Tuinskloof (portions of farm 53), east or west of the road, wherever the most suitable connection to services are possible.

The broad framework is set out as follows :

### **KOUE BOKKEVELD EN DIE DORP OP-DIE-BERG**

Die volgende aspekte word ruimtelik uiteengesit of in beleid vervat :

- Bevorder ontwikkeling van landboufasiliteite en toegang tot geleenthede vir plaasbewoners.
- Gebruik vakante skole as vaardigheidsontwikkeling- en konferensiesentra.
- Fasiliteer ontwikkeling van openbare vervoerstelsel vir plaasarbeiders.
- Opgradering van hoofpad (Hoofpad 303) en paaie van belang vir landbou.

- Behou hoofpad as uitsigroete (beperk aanliggende ontwikkeling) met behoud van boomlanings en vleie.
- Skep geleentede vir kommunikasie-infrastruktuur.
- Bevorder intensiewe landbou en bewaring van natuurlike veld (vleie) deur belastingbeleid en dienslewering.
- Implementeer Biostreekbeplanningsbeginsels in alle ontwikkeling en bewaring.
- Bevorder ontwikkeling van die "Greater Cederberg Biodiversity Corridor" as deel van "SKEP" deur beperking van ontwikkeling wat biodiversiteit kan belemmer.
- Beleid teen vestiging van oorde vir onderverdeling en bevordering van oorde vir toerisme.
- Identifiseer grond vir herverdeling en beginnerboere as gemeenskaplike markboerdery.
- Vestig mark vir plaaslike produkte en toerismenodus vir avontuurroetes en besoeke aan vleilande (streek).
- Vestig vaardigheidsontwikkelingsentrum.
- Bevestig padverlegging / opgradering (Hoofpad 303).
- Vestig vullisoordragstasie vir verwydering na streekstortingsterrein (Wolseley).
- Vestig toerismenodus op geskikte grond in die dorp.

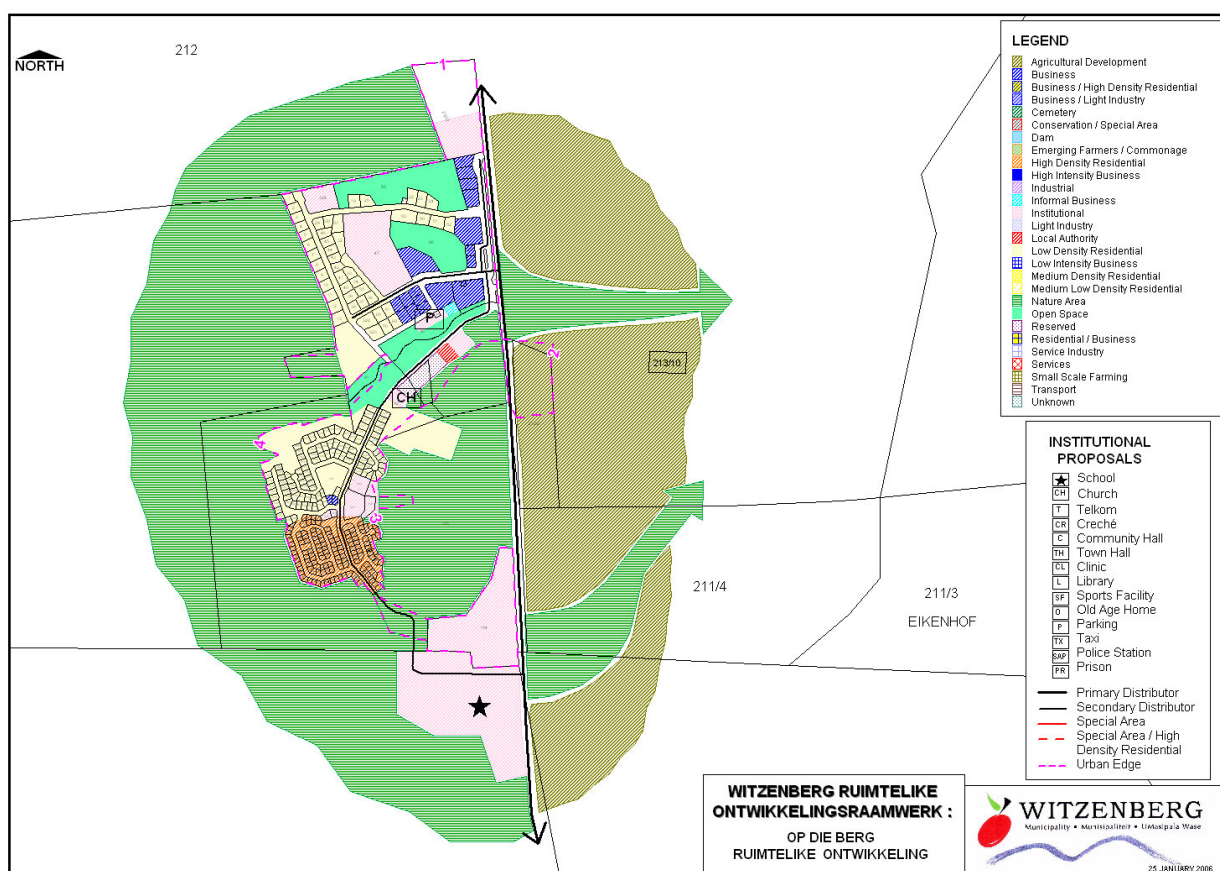
Die volgende aspekte is deur die publiek en belanghebbendes as insette verleen (publieke en rolspeler vergaderings) :

- Ondersoek en beplan 'n behuisingskema / plaasdorp vir plaaswerkers en inwoners van die dorp – geen plek is aangedui nie.
- 'n Dambouprojek as 'n publieke-privaatsektorinisiatief moet ondersoek word.
- 'n Aftree-oord moet as deel van die behuisingsprogram ontwikkel word – huureenhede.
- Die dorpsuitbreiding wat na die oostekant van die dorp voorgestel is, is nie aanvaarbaar nie, onder andere omdat die grond te nat is vir bewoning en dit goeie potensiaal het vir landbougebruik / werkskepping.
- Die plaas Kleinvlei moet as 'n grondhervormingsgeleentheid aangetoon en deur die munisipaliteit beskikbaar gestel word.
- Geen opgradering van elektriese netwerke moet in die landelike gebiede toegelaat word sonder vooraf kennisgewing aan die munisipaliteit nie – bydrae tot grondgebruikbestuur en behoud van omgewingskwaliteite van die streek.
- Dienstevoorsiening, met spesifieke verwysing na vaste afvalverwydering en riolering, moet aandag geniet – waterbronne is besoedel en graad van besoedeling verhoog deurlopend.

The integrity of the area as a conservation and productive agricultural area must be preserved, therefore guidelines for the development of agricultural industries must be established and implemented and resorts must develop in keeping with the guidelines contained herein. The objective is the promotion of intensive agricultural usage on suitable land and the conservation of natural areas that are visible or important for the preservation of the environment, with special mention of biodiversity and water quality. Wineries, cold storage facilities and pack sheds are deemed primary agricultural activities, if the facilities serve the properties, i.e. farming activities on the same property, as they are located. If not, i.e. if produce from other properties are handled at the facilities, then they are subject to land use approvals as agricultural industries. Whatever the development, it should do justice to the environment and aesthetic appeal of the area. The area and portions of the properties surrounding the existing resorts of Berg-en-Dal and Riversong have been identified as a tourism node and no large scale resort development should occur anywhere else in the area.

There was an expressed need for the establishment of a farm labourer's village in the area, however, such villages are not feasible from a municipal services and management perspective, therefore all development of farm villages, resorts and farms must comply with the relevant guidelines set out in this report. The disposal of solid waste and wastewater must be done in accordance with the Environmental Management Framework, which places a responsibility on the municipality to provide suitable facilities and infrastructure for waste disposal to the rural communities, while the management body of any development is responsible for the removal and treatment of the waste.

As there is no suitable land available for the extension of the Dorp Op-Die-Berg, a special assessment of the opportunities for the establishment of a farm labourer's village must be undertaken in close consultation with the local community. The village should be located in an area that is accessible to the labour market and in proximity of resources, where all municipal services could be provided feasibly, albeit privately by the developers of the village.



The above plan shows the proposals for Dorp Op-Die-Berg, including the urban edge, shown in a red broken line around the town, with the details explained below.

Segment	Purpose	Description
1	PSDF growth limit. Protect farming and wetlands north and east of the town.	Outer edge of development - erven, school, road.
2	Protect farming and wetlands on the eastern side of the R303.	Main road R303, Ptn2 Farm 212 and supporting infrastructure.
3	Exclude hill, natural vegetation, wetland and slope.	Erven, slope and stream course.
4	Exclude natural environment, slopes and wetland.	Erven, rocky slopes and wetland buffer.

The Local Structure Plan for Op-die-Berg, Dennis Moss, October 1996, served as the detailed proposal for the town, however, following the input from the community, the proposals were amended as indicate below.

The plan and the proposals are shown on the above plan. The mountainous nature of the area, the proximity of surface and ground water resources used by all residents of the area and concerns for the effect of development on the water quality are the major determinants for development. No further single dwelling residential development should occur in the town. All future residential accommodation should be consistent with modern trends, using double storey walk-ups, i.e. small blocks of flats. There are six sections of land with an approximate area of four hectare available for the development of blocks of flats and other essential uses on public land in the town, which creates opportunities for an additional 75 to 150 residential units. This exceeds the maximum number of units that could be accommodated until funds are available for the provision of more potable water and the waste water works can be upgraded to treat all the waste water effectively, i.e. that where effluent is released into the surface water of local sources, the local sources would still be within the use limits set by DWAF for domestic use. Development of residential units should be limited to infill development on vacant or under-utilised land within the town and no development should take place to the east of Main Road 310.

Special measures must be introduced in consultation with the community, to prevent the illegal removal of indigenous vegetation and hunting of animals and birds in the mountain by residents using traps, snares and dogs. The mountainous land and the "valley access" thereto must be incorporated into a conservation area with tourist facilities, to create opportunities for the local community and entrepreneurs to expand the current small-scale tourist operations.

## **PRINCE ALFRED HAMLET**

Die volgende aspekte word ruimtelik uiteengesit of in beleid vervat :

- Ontwikkel toegange tot dorp – opheffing van gemeenskappe en benutting van bestaande bome (plaas huise moet opgeknop word deur munisipale dienslewering vir eienaarskap met behulp van grondhervormingsfinansiering).
- Vestig spesiale area vir Vootrekkerstraat (estetika, toerisme-fasiliteite, tuinery, parking) om karakter te bewaar / op te hef.
- Opgradering van hoofpaaie (Hoofpad 303) en spesifiek Gydopas om toerisme-toeganklikheid en landbou te bevorder.
- Bevorder toerismefasiliteite se ontwikkeling by Gydopas – uitsigpunte moet ablusiegeriewe en piekniekplekke kry as grondhervormingsinisiatief.
- Fasiliteer ontwikkeling van openbare vervoerstelsel vir plaas-arbeiders (Agter Witzenberg / Koue Bokkeveld).
- Behou die landbou-kleinboewes (erwe met landbousonering) in dorp.
- Wysig beleid insake belasting van landboustore en –infrastruktuur om ekstensiewe gebruike volhoubaar te maak.
- Vestig selle van ontwikkeling op munisipale en privaatgrond ten ooste van Waboomsrivier om klein gemeenskappe te skep vir "plaasdorpe" (1 100 erwe in 5 of 7 selle).
- Bevorder ontwikkeling van onderbenutte grond vir medium- en hoë-digtheid woonontwikkeling.
- Bevestig grootmaatdienstekapasiteit vir ontwikkeling en beperk alle ontwikkeling totdat nuwe rioolwerke of rioollyn na Ceres gebou is.

- Stel beleid op vir behoud van behuising op plase (belasting-voordele, dienslewering, onderverdeling).
- Vestig bewaringsgebied, kwekery, 4 x 4 roete en geïntegreerde toerisme-aantrekking met grondhervormingssoogmerke op meent wes van Waboomsrivier.
- Benut Biostreekbeplanningsbeginsels in ontwikkeling wes van Waboomsrivier en langs rivier.

Die volgende aspekte is deur die publiek en belanghebbendes as insette verleen (publieke en rolspeler vergaderings) :

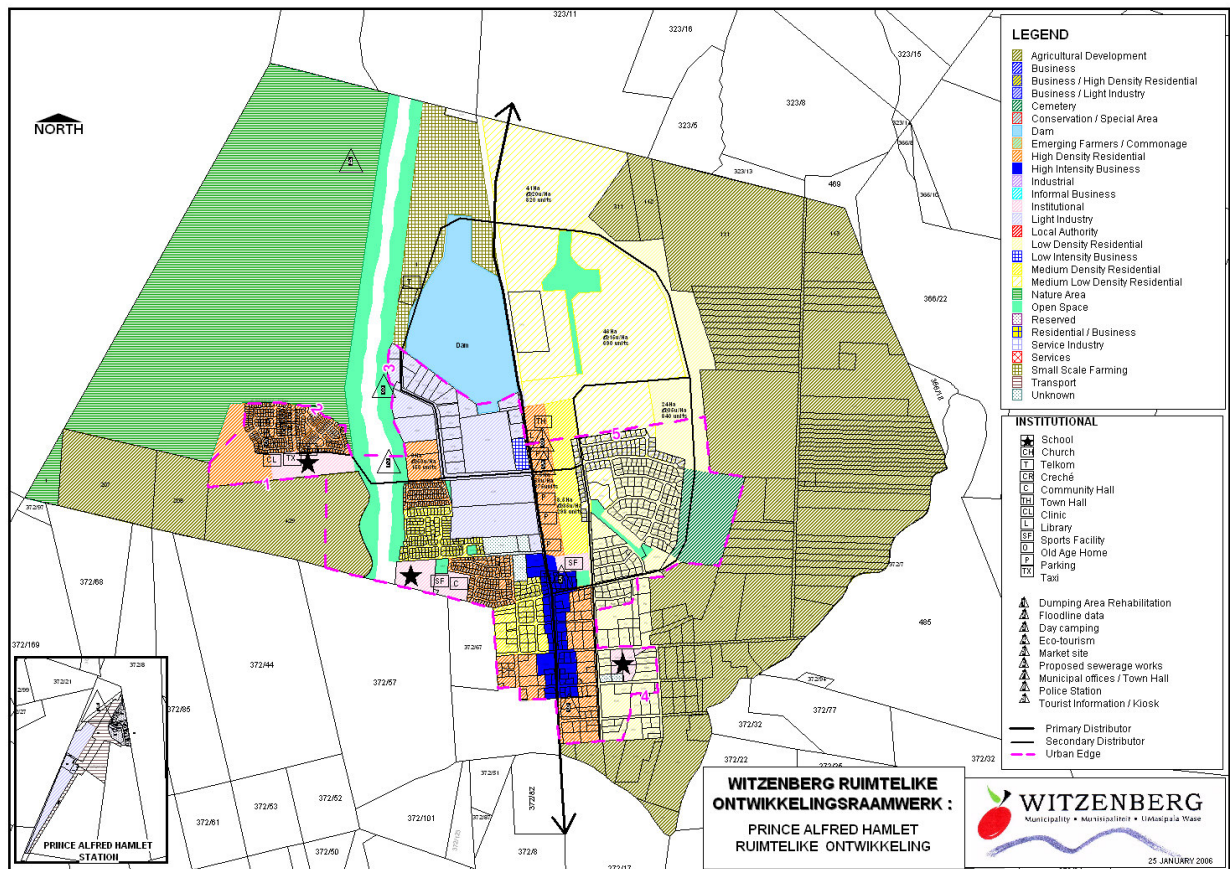
- Bewaar die integriteit van die meentgrond as 'n biodiversiteitsbete.
- Stel 'n program op vir die verwydering van indringerplante op die meent en vestig 'n natuurreservaat en blomplaas wat met permitte besoek mag word as grondhervormingsinisiatief.
- Dienstevoorsiening, met spesifieke verwysing na vaste afvalverwydering en riolering, moet aandag geniet – waterbronne is besoedel en graad van besoedeling verhoog deurlopend.

The development of Prince Alfred Hamlet is closely linked to agricultural economic activity and agricultural industry in the surrounding area. As a result, it is the service area for a wide range of needs, from housing for "new" or starter and "old" or retiring households that can no longer reside on farms in the area. The town is also the closest alternative for housing for households from the Koue Bokkeveld and the Agter Witzenberg. Prince Alfred Hamlet is endowed with large tracts of municipal land, generally referred to as commonage. More than 120 ha of land is available for long term development, of which roughly 100 ha could still be used for residential development at densities ranging from 15 – 35 units per gross hectare, thus allowing for medium density public and private housing development and development for the relocation of farm workers, i.e. development of housing within an agricultural environment, where subsistence gardening could take place, but where no residences, shelters or dwellings may be built. Roughly 3 200 dwelling units could still be developed in the area, without any impact on the agricultural land, albeit in conflict with the conservation view of the eastern part of the commonage. The current supply of land therefore exceeds the demand for residential development in all the levels, whether market or need driven. On the other hand, the need for the voluntary relocation of farm labourers who wish to secure their tenure cannot be satisfied within the existing framework and the available land should be used to satisfy this demand in such a manner that the commonage could be conserved as a resource for the relocated residents to use for sustenance projects without the normally required capital outlay. The concept of "neighbourhood" planning should feature strongly in all development for farm labourers and in general. This concept allows for communities of no more than 1 000 – 1 200 residential units of mixed variety, i.e. walk-up flats, townhouses and single dwellings, with open space, a school, churches and all other neighbourhood facilities, including neighbourhood business centres, developed in 300 – 400 unit clusters. The ideal is to maintain strong community links, while maximising the available resources.

A close urban edge is proposed for the town, as there are eight portions of land with an area of roughly 26 ha for infill development in the town. This could accommodate between 520 and 1 040 residential units. No development should however be permitted until such time as the new development could be connected to the bulk sewer line to be constructed during 2006, as the existing septic tank – soak-away and conservancy tank system are causing damage to the environment.

The Local Structure Plan for Prince Alfred Hamlet, Creative Profile, May 2000, served as basis for the detailed proposals for the town. Where additional land use proposals are

indicated in this document, it amends the old local structure plan, which did not provide for the integration of the community, the protection of the natural environment (commonage) or densification. The plan has been generalised as set out below, amongst other by indicating certain areas in the town for high density development, in order to reduce the demand for land outside of the urban edge.



The above plan shows the proposals for Prince Alfred Hamlet, including the urban edge, shown in a red broken line around the town, with the details explained below.

Segment	Purpose	Description
1	Protect farming activity and dam Biodiversity of commonage and redirect growth.	Boundary between Verdun LRAD scheme / farm.
2	Biodiversity of commonage and town dam.	Boundary of erven in Kliprug and line to Verdun.
3	Biodiversity of commonage and growth redirection.	Industrial erven and main road.
4	Densification and protection intensive agriculture.	Edge of erven in Denne Avenue to Oudekraal.
5		Boundary between agricultural / residential erven.

### TULBAGH

Die volgende aspekte word ruimtelik uiteengesit of in beleid vervat :

- Grondhervormingsprojek / dorpsontwikkeling op Steintal / Zagte Vallij.
- Galgheuvel en meent bied geleentede vir grondhervorming vir toerisme en kleinhoues.

- Verskuif munisipale werkswinkel vanaf Steintalweg na Galgheuwel en beplan herontwikkeling van Steintalweg-skakel.
- Ontwikkel toeristefasiliteite by Kliprivierpark / skouterrein.
- Benut gevangenisdiens-omgewing vir vaardigheidsontwikkeling en stedelike landbou as verlenging van "landbou-historiese gordel" vanuit Kerkstraat.
- Volhoubaarheid van skoolgeriewe moet ondersoek en bevorder word deur verandering in belasting- en dienslewingsbeleid.
- Beplan en skep gesondheidsentra vir mobiele klinieke in Winterhoek.
- Benut Erf 389, Tulbagh vir skep van woonhuise en gemeenskapsfasiliteite.
- Grootmaatdienste – beplan opgradering om te voorsien vir dorpsuitbreiding en grondhervorming.
- Beperk woonontwikkeling tot die kapasiteit van die waterbronne wat beskikbaar is.
- Bevestig grootmaatdienskapasiteit (3 000 addisionele wooneenhede).
- Opgradering van hoofpaaie (R44 en R46) tot by Wellington ("vrugteroete").
- Verbeter interne strate en toeganklikheid – skep gemeenskapsfasiliteite, "arbeidersmark" en openbare vervoernodus op onbenutte area op Erf 389, wes van Chris Hani.
- Skep herwinningspunte vir glas, metaal, papier, karton en plastiek op strategiese punte binne dorpsgebied.
- Bevorder intensiewe landbou deur belastingbeleid en dienslewering.
- Beplan liniêre ontwikkeling noord en suid van dorp.
- Beplan en hersoneer grond vir privaatontwikkeling en middel-hoë marksektor langs "vervoeras" (Van Der Stelstraat) en "historiese-as" (Steintalweg).
- Bewaringsbeleid en spesiale area moet afgekondig word om kultuur-historiese erfenis te bewaar.
- Skep en vestig 'n estetiese- en ontwikkelingskomitee uit gemeenskap om herontwikkeling in dorp te help bestuur en om projekte te koördineer.
- Sluit Kerkstraat en gee bestuur en beheer oor aan regs persoon wat onderhoud van kultuur-historiese erfenisgebied sal onderneem.
- Skep bewaringsgebied op walle en vloedgebied van Kliprivier.
- Bevorder toerisme in sentrale deel van dorp (spesiale area vir kultuur-historiese erfenis) deur voorsiening van grond (sportterrein) en straat vir parkeer en beskikbaarstelling van oop ruimte vir uitstallings en gepaste benutting.
- Bevorder volhoubaarheid van toerismefasiliteite en kultuur-erfenisgebied deur dienslewering en belastingbeleid.

Die volgende aspekte is deur die publiek en belanghebbendes as insette verleen (publieke en rolspeler vergaderings) :

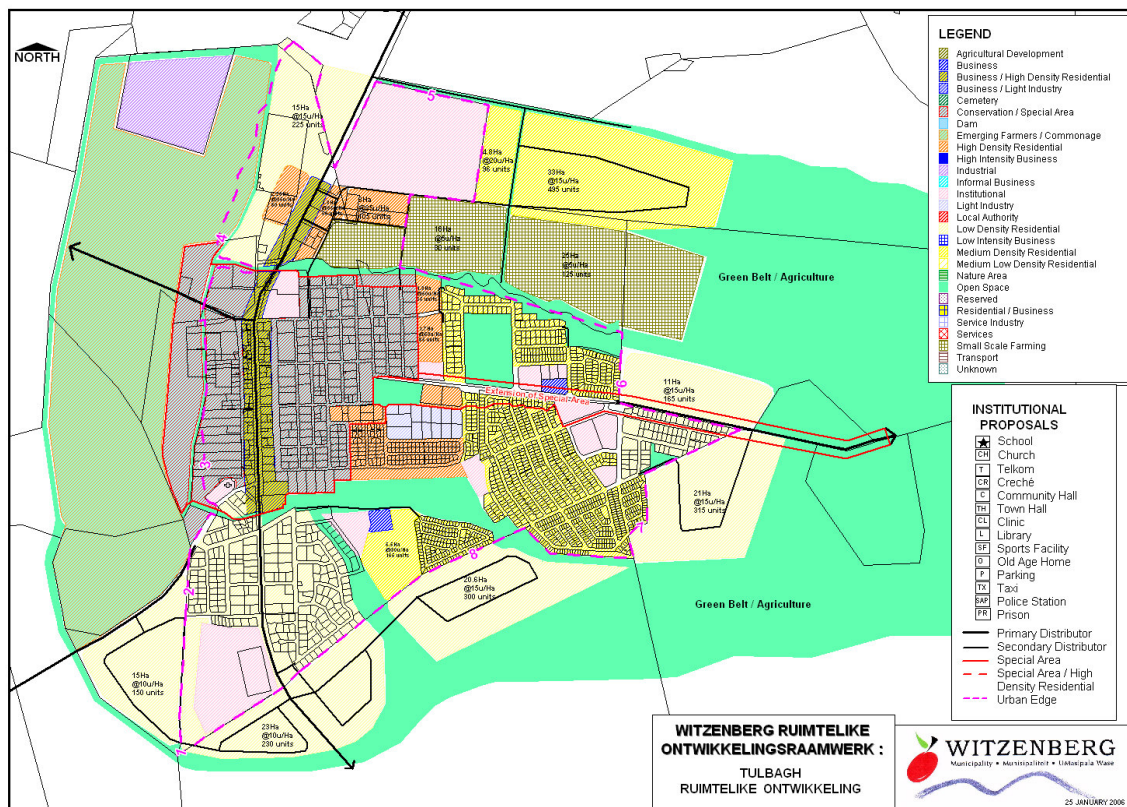
- Tulbagh se streeksfunksie is toerisme en die hele ekonomie van die dorp berus daarop.
- Nywerheidsontwikkeling in Tulbagh is strydig met die streeksfunksie en kultuur-historiese erfenis.
- Die natuurlike skoonheid van die dorp moet uitgebou en bewaar word.
- Hoë digtheid woonontwikkeling is ongewens in die dorp en strydig met die karakter daarvan.
- The illegal use and occupation of private land should be curbed by the municipality with all possible means.
- The integration of the Tulbagh community need be supported by minor interventions only.
- The town must grow outwards, over the current boundaries, rather than filling all open land with medium and high density development.
- Small-scale farming must be promoted.
- Parts of Galgheuwel must be used for grazing by small-scale farmers.

- Light industrial development must locate in the centre of town, where the municipal works yard is.
- Business nodes must be established (no area indicated).
- Land must be provided for educational facilities (no area indicated).
- Property values must be maintained.
- Develop the old dumpsite with medium density housing.
- Low income housing must be developed in keeping with the growth of the economy of the town only, as there is a shortage of jobs and other opportunities for the unemployed.
- No zoning and allocation of land for low income housing should be undertaken until there are funds available for such development.
- Private-public partnerships must be explored to improve the quality of low income houses.
- The architectural character of the central business area must be improved and maintained.
- Street signs and signage on buildings must be addressed in a special policy, to reduce the clutter and to indicate the application and decision-making process.
- A river management plan must be established and land use along the rivers managed to prevent pollution.

Due to the resistance from the resident forums and organisations that submitted comment on the WSDF, no industrial land is indicated for the town. Its regional function and development focus is rather the tourist sector. There are however sufficient opportunities for the establishment of light industry to support the development of the town, e.g. warehouses, carpentry and aluminium workshops and other non-polluting industries that are also defined as service industries.

Tulbagh has a limited supply of water and municipal land suitable for development, thus limiting the growth capacity of the town. The extension and development of the town should be strictly contained within the limits in the resources, primarily the water supply, which allows for a maximum of 1 650 new consumers or erven outside the town, as provision is made for densification (250 units) on existing erven and infill development on vacant or under-utilised land (470 units).

It also has limited opportunities to build out its character, which is a typical rural town character with urban agriculture and buildings in a Cape architectural style close to street boundaries. Therefore, the few opportunities that exist should be used to achieve the ideal opportunities. To this end, the sandy soils in the riverine area to the north of the town should be used, as they offer the opportunity of establishing this character, while simultaneously establishing a link between Church Street and Steinthal, other than the activity link through the town. More than 80 ha of land are available for development along the northern limits of the town, at densities ranging from 15 – 35 units per gross hectare, thus allowing for high density public and private housing development, to round off the development at the Obiqua Correctional Facility. With suitably mixed development, roughly 700 dwelling units could be developed in this area. However, additional road connections to the existing residential areas would be required across the Klip River tributary, with preference given to the extension of New and Witzenberg Street to integrate the areas north of the river with the rest of the town. To the south and southwest of the town there are roughly 80 ha of land available. This area could accommodate approximately 1 000 residential units at densities of 10- 15 units per gross hectare.



The above plan shows the proposals for Tulbagh, including the urban edge, shown in a red broken line around the town, with the details explained below.

Segment	Purpose	Description
1	Inclusion of cemetery. Exclude natural veld. Growth restriction PSDF. Exclude agriculture.	Cadastral boundary around cemetery.
2		Edge on street - edge of neighbourhood.
3	Protect Galgheuwel cultural environment.	Eastern side of the Klip River and erf boundaries.
4	Exclude river and natural veld.	Klip River environment.
5	Intensive agriculture and cultivated fields.	Hunter's Retreat, Obiqua CS, Kruys Valley.
6	Steintal agricultural land and wetlands. PSDF growth restriction and wetlands.	Erf boundaries in Witzenville.
7	Agriculture.	Erf boundaries in Witzenville and Delta.
8	PSDF growth restriction. Agriculture.	Erf boundaries in Chris Hani, Erf 389 and Die Bult.

The most important area for development is, however, the vacant and under-utilised land within the town. The services infrastructure for the town is one of the key areas of concern for all residents, as illustrated in the IDP. There is no sense in establishing new development areas on the outskirts of the town where new services have to be installed and maintained while the existing services, with specific mention of roads and storm water drainage, are not functional. Approximately 16 portions of land are available for development in the town. In total there are 41 ha available inside of the urban edge, with a potential of 820 – 1 640 residential units. This land must be developed as first priority, before funds are allocated to extending the town by land acquisition for subsidy and social housing. The "Helpmekaar" erven (still subject to an unresolved land claim in 2005), abutting the southern side of Pieter Potter and Jooste Street, must be released for the redevelopment of the row and town houses that once occurred there, at densities of 35 –50 units per hectare, as an alternative to the subsidy housing currently developed in

the town. The current demand for subsidised residential development exceeds the supply of land, therefore need driven acquisitions must be budgeted for in the housing framework and the development should be focused in the cells to the north of the town and abutting the existing Chris Hani development, as mixed use development that does not create more mono-functional low income subsidy housing neighbourhoods.

The relocation of the municipal works yard to the wastewater treatment works and the release of this property, on Steinthal Road, for mixed use commercial and housing development should be promoted. This link, between the town centre and Steinthal should become the investment focus of the town. The development must be done with the specific intent of promoting the extension of the character of the town i.e. the architectural style and urban form, and integrating the previously segregated components of the town. The irrigation dam, municipal land and vacant and under-utilised private land should be used for this purpose.

Well-developed open spaces in the Witzenville, Chris Hani and Delta areas are essential. Play spaces and informal sports fields must be developed on suitably located land, e.g. around the reservoir and on the old dump site (Erf 389) and on Open Space Erf 418, in combination with an Institutional Use, such as a day care facility.

The town's historical character is the focus of the tourism attraction thereto, and yet it is not sufficiently valued by residents and owners who simply renovate the old buildings without the required heritage authorisation. For this reason the entire central area should be proclaimed a special area in the zoning scheme, in order to preserve the sense of place. It is only through the preservation of the area as a whole, rather than individual buildings, that a coherent and viable conservation area can be maintained. The historical uses of the properties, the buildings and the environment (trees, street lighting, advertising signs, parking areas, pedestrian walkways, fences and irrigation furrows) need to be managed to create and maintain an attraction. This would be best achieved by the establishment of a management body that would focus on the area as an urban system and manage it privately, using income generated in lieu of taxes payable to the municipality.

## **CERES**

Die volgende aspekte word ruimtelik uiteengesit of in beleid vervat :

- Ontwikkel eksklusiewe woongebied geïntegreerd met golfbaan vir hoë-inkomste groep.
- Dennebos en omgewing moet herontwikkel en oorgedra word aan regspersoon vir volhoubare bestuur as oord en toerisme-nodus.
- Middel-inkomste woongebiede ontwikkel met wisselbare digtheid van 20 eenhede per hektaar (brei noordwaarts uit) op Erwe 1880 en 1878.
- Fasiliteer ontwikkeling van aftree-oord op onderbenutte munisipale grond – identifiseer geleenthede.
- Verskuif munisipale kwekery en werksplaas na alternatiewe terrein en stel grond beskikbaar vir medium en hoë digtheid ontwikkeling.
- Rasionaliseer vervoerinfrastruktuur noord van dorp om dorpsuitbreiding te bevorder (Retiefstraat / spoorlyn).
- Skep herwinningspunte in dorp vir glas, metaal, karton en plastiek.
- Bevestig grootmaatsdienstekapasiteit (3 000 addisionele woon-eenhede).
- Verbeter toegang tot toeriste aantrekkings (Swaarmoedpas, Ceres natuurgebied / dam, plase en bevorder ontwikkeling van die lughawe as 'n aantrekking).
- Bevorder nywerheidsvestiging deur beleid van sentralisasie en dienslewering.

- Verbeter toeganklikheid van rivieroewers en skep fietsry / wandelroetes geïntegreer met avontuurroetes in berg.
- Bewaringsgebied moet geskep en bestuursplan en ontwikkelingsriglyne opgestel word vir rivierareas.
- Skep spesiale area vir estetiese beheer oor ontwikkeling langs Voortrekkerstraat.
- Toerismetekens moet verbeter / rasionaliseer word om toeganklikheid tot aantrekkings te verbeter.
- Ondersoek sirkelroete met avontuurelemente en spoor- of openbare padvervoer tussen Ceres en Boontjiesrivier / Wolseley.
- Skep toerismenodus langs Voortrekkerstraat vir onderskeie aantrekkings (veilige parkering / ablusiegeriewe / openbare vervoer / mark).

Die volgende aspekte is deur die publiek en belanghebbendes as insette verleen (publieke en rolspeler vergaderings) :

- Ontwikkeling langs die Dwarsrivier moet beplan word om interaksie tussen die rivier en die ontwikkeling te bewerkstellig.
- Stormwaterdienste moet ontwerp en beplan word om die vloei van besoedelde water in die riviersisteem te verhoed.

## **NDULI**

Die volgende aspekte word ruimtelik uiteengesit of in beleid vervat :

- Verkry en bevorder gebruik van grond vir hervormings-programme en beginnerboere as gemeenskaplike boerdery.
- Identifiseer grond vir kleinhoewe-ontwikkeling.
- Ontwikkel streeksportsentrum (nagenoeg 4 – 6 ha).
- Bevorder behoud en volhoubaarheid van intensiewe landbou deur belastingbeleid en dienslewering.
- Beplan ordelike vestigingsarea wes van Nduli (1 800 erwe @ 100 – 120 m<sup>2</sup> elk).
- Bevorder ontwikkeling van besette openbare grond vir sake, woonhuise en gemeenskapsfasiliteite.
- Vestig hoë-digtheid woonontwikkeling op geskikte grond aanliggend tot dorp vir huurbesetting.
- Stel beleid op vir behoud van behuising op plase (belasting-voordele, dienslewering, onderverdeling).

Die volgende aspekte is deur die publiek en belanghebbendes as insette verleen (publieke en rolspeler vergaderings) :

- Behuisingsontwikkeling moet bespoedig word om die digtheid van die informele areas te verlaag.
- 'n Sportsentrum en sakekern moet vir Nduli beplan en ontwikkel word.

## **BELLA VISTA**

Die volgende aspekte word ruimtelik uiteengesit of in beleid vervat :

- Verkry staatsgrond vir ontwikkeling van geleenthede in kern.
- Bied onderbenutte grond aan vir ontwikkeling van kommersiële aktiwiteite.
- Bevorder volhoubaarheid van skole deur ondersoeke na wysiging en implementering van belastingbeleid en dienslewering.

- Ontwikkel nuwe begraafplaas suid van dorpsgebied op Erf 5075, in Skoonvlei (hersoneer) vir 10 000 begraafplekke.
- Vestig hoë-digtheid woonontwikkeling (woonstelle / skakelhuse) langs kragserwitute vir huurbesetting.
- Voorsien dorpsuitbreiding vir woonontwikkeling op Erf 1231 (Morceaux) en Erf 3726 (Vreeland) vir langtermyn groei van middel- en laagmiddel-inkomste groepe.

Die volgende aspekte is deur die publiek en belanghebbendes as insette verleen (publieke en rolspeler vergaderings) :

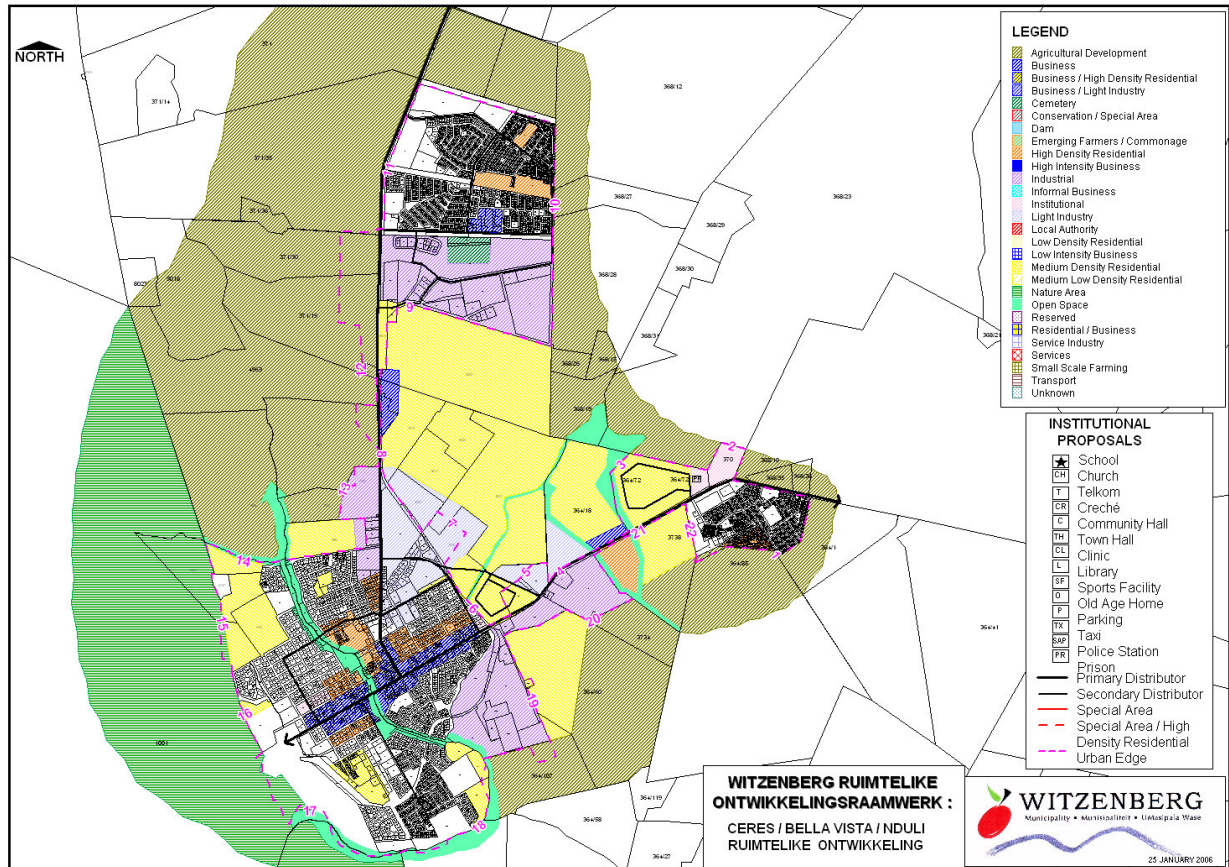
- Die munisipaliteit moet die staatsgrond in die kern 'n prioriteit maak en deur korrespondensie daarop aandrang dat die grond oorgedra word aan die munisipaliteit.
- Die onwettige besighede in die dorp moet bestuur word om drank-en dwelmhandel in te perk, aangesien dit tot steurnisse lei.

The Ceres Municipality Integrated Development Plan, July 1999 and the Urbanisation and Industrial Strategy, December 1998, serve as detailed proposals for the Ceres, Bella Vista and Nduli area, however, where additional land use proposals are indicated in this document, it amends the IDP accordingly. The most significant amendments to the plan are the increase in development densities to the north and west of Vos and Voortrekker Street and the indication of Vredebes Farm as a priority for the establishment of affordable housing to release some of the land in Nduli for the development of businesses, sporting and community facilities.

Within Ceres, the access arrangements to the Pretorius Street bus and truck stop must be improved, in order to promote the use of the stop for overnight use, until an alternative truck stop can be developed at the future intersection of Ezelfontein Road / Retief Street extension with the R46, where the land is zoned and identified for light industrial development.

As a matter of principle, no shopping centres should be allowed in Ceres, unless a new central business area is established in the long term, to serve the joint area of Ceres, Bella Vista and Nduli, i.e. a new centre north of the town, supported by the development of public offices (re-location of the municipal offices to the closest possible position to the residents who are least mobile). All commercial activity and development should occur along the Voortrekker and Vos Street corridors, allowing for the full street blocks to develop for such purposes, while the adjoining blocks to the rear should be used for high density residential development, taking access off the "commercial streets". The private land abutting the railway line and Retief Street, at the intersection of Voortrekker Street should also be set aside for acquisition and the establishment of a large community health centre (10 000m<sup>2</sup>). Under-utilised public land along Voortrekker Street must be released for high intensity development, while the public uses such as the traffic centre, ambulance station, fire department and security services, should be relocated to the future core area on Morceaux, in the vicinity of the proposed intersection between Retief Street and Voortrekker Street extension (R46). Ceres has approximately 35 ha of land available for development inside the urban edge. This could create 700 – 1 400 residential opportunities. The land should ideally be used for residential development, as the residential development in the town occurs at low densities, while commercial buildings are under-utilised and vacant, indicating a mismatch in the development balance and low threshold populations, that could be bolstered by infill development and densification.

The plan for the Ceres-Nduli-Bella Vista area has been generalised as follows.



The above plan shows the proposals for Bella Vista, Ceres and Nduli, including the urban edge, shown in a red broken line around the town, with the details explained below.

Segment	Purpose	Description
1	Redirect growth and protect agricultural land.	Cemetery and erven in Nduli.
2	Contain correctional facility, protect agriculture.	Boundary of Warm Bokkeveld Correctional Services.
3	Allow de-densification of Nduli / subsidy housing.	Boundary of Ptn 72 of Farm 364, Vredebes.
4	Redirect growth and protect agriculture.	Road boundary Ptn 18 Farm 364, Vredebes.
5	Contain growth, protect LRAD and agriculture.	Erven 8028 and 8030 outer boundaries.
6	Contain growth, protect LRAD and agriculture.	Railwayline abutting Morceaux and Retief Street.
7	Contain growth, restructuring, protect agriculture.	Outer boundary Morceaux farm worker housing.
8	Contain growth, restructuring, protect agriculture.	Railway line reserve.
9	Contain growth and protect agriculture.	Skoonvlei erven.
10	Redirect growth and protect agriculture.	Bella Vista erven and Eskom transmission line.
11	Contain growth, restructuring, protect agriculture.	Bella Vista erven along Main Road 303.
12	Redirect growth, restructuring, protect agriculture.	Goeie Hoop pack shed, Koekedouw control, farms.
13	Contain and redirect growth, protect agriculture.	Vacant and built area of Erf 7900, exclude orchard.
14	Contain and redirect growth, protect agriculture.	Industrial erven, Skurweberg Street, stream line.
15	Protect Witzenberg Nature Reserve, slopes.	Edge of electricity depot and Dennebos.
16	Protect Witzenberg Nature Reserve, slopes.	Staff Street and Victoria Park (Erf 3775) boundary.

17	Protect Witzenberg Nature Reserve, slopes.	Golf Course (430mmsl), line inward Dwars River.
18	Exclude Dwars River.	Line inward of river, Erf 2019. Ptn 12 / 364, Lorraine farm stead, Ptns 88, 81 / 364.
19	Protect intensive agriculture, contain growth.	Ptn 127 / 364 & Erven 3749 & 4973.
20	Protect intensive agriculture, contain growth.	Main road, R46.
21	Protect intensive agriculture, contain growth.	Nduli Cemetery, Erven 5958 & 5959.
22	Protect intensive agriculture, contain growth.	

The vacant land in Bella Vista must be rezoned and subdivided to allow its development for subsidised housing, community facilities and open space play areas. The state land in Bella Vista should be transferred to the municipality for its subdivision and rezoning, in order to promote the development of the land for business purposes, as the current status of the land leads to the erroneous perception that there is no need for development. Houses and private properties are being used for business purposes, whereas the business erven are lying vacant, as the size and cost thereof limits its development attraction. Roughly 8 ha of land is available for infill in Bella Vista, i.e. opportunities for 150 – 300 residential units.

The primary concern for Nduli is the de-densification of the area by relocation of informal dwellings to Vredebes and the development of a business core in the area. Land that becomes available after de-densification should be used for the establishment of commercial activity and suitable developed and managed open space. There are three portions of land available for development, however two are occupied by informal dwellings, thus Vredebes would first have to be developed before any redevelopment could occur in the area. Roughly 39 ha are available for development inside the urban edge, allowing for 770 – 1 440 units to be developed.

## **WOLSELEY**

Die volgende aspekte word ruimtelik uiteengesit of in beleid vervat :

- Ontwikkeling van kommersiële geleentheid moet bevorder word deur dienslewering en beskikbaarstelling van grond.
- Bied onderbenutte grond aan vir nywerheidsontwikkeling – sluit staatsgrond in.
- Grondhervormingsprojek op staatsgrond – Kluitjieskraal.
- Vestig streekbegravingplaas met maontlik krematorium (25 000 begravingplekke).
- Skep kliniekfasiliteite by Pine Valley / Kluitjieskraal.
- Voorsien vir onderrigfasiliteite by Pine Valley / Kluitjieskraal.
- Streeks – vullisstortingsterrein – herwinningsaanleg.
- Skep herwinningspunte vir glas, metaal, papier, karton, plastiek op strategiese punte binne dorpsgebied.
- Verbeter toegang na Kluitjieskraal.
- Skep kleinboergeleentheid by Kluitjieskraal – waterblommetjies en kleinhoewes.
- Wysig beleid insake belasting van landboustore en –infra-struktuur om ekstensiewe gebruike volhoubaar te maak.
- Ontwikkel maksimum aantal erwe te Pine Valley vir ordelike vestiging van informele strukture (1 000 erwe @ 100 m<sup>2</sup> elk).
- Beplan ordelike vestigingsarea / behuising by Montana (300 erwe @ 140 m<sup>2</sup> elk) en vind gebruik vir onbenutbare grond.
- Benut Biostreekbeplaningsbeginsels om toegang te skep tot berggebied om plantasies.
- Skep grondhervormingsgeleentheid vir kampering, 4 x 4 en avontuurroetes Kluitjieskraal / Suurvlak-plantasie / Watervalsberg.

Die volgende aspekte is deur die publiek en belanghebbendes as insette verleen (publieke en rolspeler vergaderings) :

- Skep nywerheidsnodus langs Voortrekkerstraat.
- Die bestaande en potensiële dienste in die dorp moet maksimaal benut word deur ontwikkeling te stimuleer.
- 'n Oornagfasiliteit vir swaarvoertuie moet in die dorp beplan en ontwikkel word, waar toegang en bestuur goed is, soos byvoorbeeld by die ou munisipale kantore.
- Sake-ontwikkeling in Montana en in Pine Valley se omgewing moet bevorder word deur die beskikbaarstelling van openbare grond.
- Ablusiegeriewe moet by die begraafplaas ontwikkel word, veral as dit as 'n streeksbegraafplaas gaan dien.
- Wolseley moet as die streeksentrum vir nywerhede ontwikkel, as gevolg van die toeganklikheid daarvan en die beskikbaarheid van dienste.

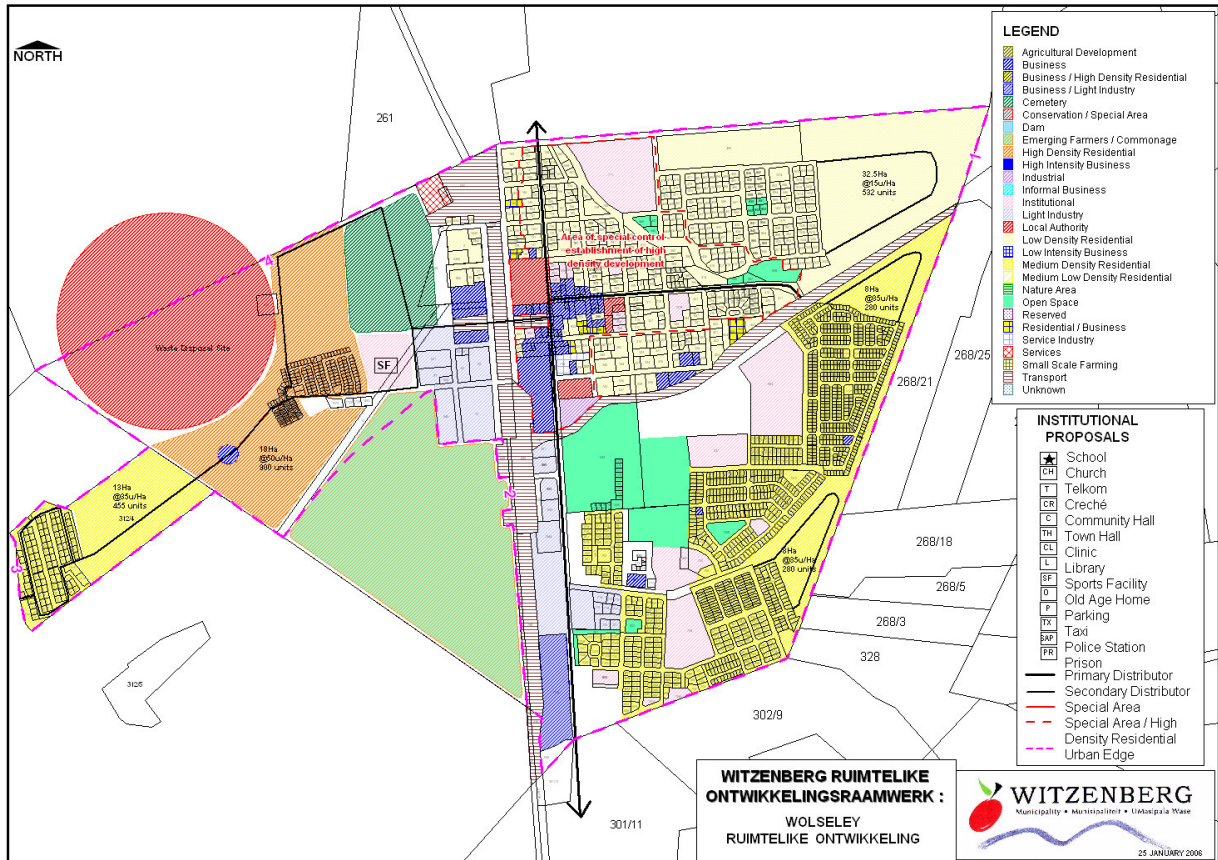
Wolseley has a large supply of municipal land for housing and subsistence agricultural development. Moreover, there is also sufficient public land for the establishment of a regional cemetery and solid waste disposal site and private land for industrial development. More than 80 ha of land is available for development at densities ranging from 20 – 35 units per gross hectare in the Pine Valley area. In total, approximately 1 300 dwelling units could be developed in this area. Around Montana, roughly 16 ha of land is available with a potential of 560 dwelling units. The vacant land on the western side of Montana, Erf 622, must not be developed any further for housing purposes, as it is too wet and low lying. It should rather be set aside for community gardens or subsistence market gardening. The current supply of land for subsidised residential development exceeds the demand, therefore this area could accommodate farm labourers who choose to relocate off farms.

Because of the attraction of the watershed between the Berg and Breede River, the entire area around the watershed is proposed as an area of special control, to ensure that the development that occurs there could be managed in keeping with the rural and historic character of the town. Simultaneously, this area is also indicated as suitable for densification, as the redevelopment of some of the under-utilised land could contribute to the establishment of a unique character. Inside of the urban edge there are 15 portions of vacant land, covering 90 ha, which could accommodate 1 820 – 3 640 residential units. There should therefore be no extensions to the town until such time as the land inside the edge has been fully utilised.

The state land at Kluitjieskraal offers opportunities for the development of tourism facilities and agriculture as part of the land reform programs, as the land has sufficient agricultural potential and natural attraction to provide opportunities for the community to benefit from the land.

The railway line to Ceres could be incorporated in the planning of tourist facilities, to create a circular route for hikers, mountain bikers and for public transport. A lightweight locomotive and carriages could be acquired for this purpose.

The plan for Wolseley is as follows.



The above plan shows the proposals for Wolseley, including the urban edge, shown in a red broken line around the town, with the details explained below.

Segment	Purpose	Description
1	Protect agricultural land and contain growth.	Outer boundary Erf 1 and residential erven.
2	Growth containment and protect wetlands. Re-direct growth and protect wetlands,	Railway line and Kluitjieskraal Road.
3	LRAD land.	Erf 1 and Portion 4 Farm 312.
4	Protect farming.	Boundary Erf 1.

### WARM BOKKEVELD, AGTER-WITZENBERG EN DIE BREËRIVIERVALLEI

Die volgende aspekte word ruimtelik uiteengesit of in beleid vervat :

- Bevorder ontwikkeling van landboufasiliteite en toegang tot geleentede vir plaasbewoners.
- Gebruik vakante skole as vaardigheidsontwikkeling- en konferensiesentra.
- Fasiliteer ontwikkeling van openbare vervoerstelsel vir plaasarbeiders.
- Opgradering van hoofpaaie (R43 en R46) en paaie van belang vir landbou.
- Behou hoofpaaie as uitsigroetes (beperk aanliggende ontwikkeling).
- Skep geleentede vir kommunikasie-infrastruktuur.
- Bevorder intensiewe landbou en bewaring van natuurlike veld (renosterveld en fynbos) deur belastingbeleid en dienslewering.
- Implementeer Biostreekbeplanningsbeginsels in alle ontwikkeling en bewaring.
- Verhoed onderverdeling van landbougrond vir bewoning en bevorder die ontwikkeling van oorde vir toerisme in geselekteerde areas.

- Identifiseer grond vir herverdeling en beginnerboere as gemeenskaplike markboerdery.
- Vestig vullisoordragstasies vir verwydering na streekstortingsterrein (Wolseley).
- Bevorder institusionele gebruik (Dwarsriviergevangenis) deur dienslewering en vestiging van ondersteunende gebruike – skep landelike nodus.
- Skep landelike nodus by Wagenboom – laat gemeenskapsfasiliteite en sakegebruike toe.
- Beplan en skep gesondheidsentra vir mobiele klinieke.
- Verbeter padtekens (rasionaliseer) en identifiseer toerisme en landbou bestemmings.
- Bevorder hoë-intensiteit voerboerdery deur voorsiening van dienste.
- Wysig grondgebruikregulasies om voorsiening te maak vir intensiewe voerboerdery en -veeboerdery as sekondêre reg.
- Implementeer Biostreekbeplanningsbeginsels ten opsigte van alle grondgebruike om Bainskloof.
- Bepaal ontwikkelingsgrense op berggebiede en bewaar onontwikkelde grond in vallei.

Die volgende aspekte is deur die publiek en belanghebbendes as insette verleen (publieke en rolspeler vergaderings) :

- 'n Dambouprojek as 'n publieke-privaatsektorinisiatief moet ondersoek word.
- 'n Aftree-oord moet as deel van die behuisingsprogram ontwikkel word – huureenhede.
- Dorpsontwikkeling, met ander woorde die onderverdeling of ontwikkeling van landbougrond vir permanente bewoning buite die bestaande stedelike gebiede is nie aanvaarbaar nie.
- Geen opgradering van elektriese netwerke moet in die landelike gebiede toegelaat word sonder vooraf kennisgewing aan die munisipaliteit nie – bydrae tot grondgebruikbestuur en behoud van omgewingskwaliteite van die streek.
- Dienstevoorsiening, met spesifieke verwysing na vaste afvalverwydering en riolering, moet aandag geniet – waterbronne is besoedel en graad van besoedeling verhoog deurlopend.

The integrity of the area as a conservation and productive agricultural area must be preserved, therefore guidelines for the development of agricultural industries and resorts must be established and implemented. The objective being the promotion of intensive agricultural usage, including intensive feed farming in the Breede River Valley and wineries, on suitable land and the conservation of natural areas that are visible or important for the preservation of the environment, with special mention of biodiversity and water quality. Wineries and pack sheds are deemed primary agricultural activities, if the facilities serve the properties they are located on. If not, i.e. if produce from other properties is handled at the facility, then it is subject to land use approvals as agricultural industries.

All development of farm villages, resorts and farms must comply with the guidelines set out in this report. The disposal of solid waste and wastewater must be done in accordance with the Environmental Management Framework, which places a responsibility on the municipality to provide suitable facilities and infrastructure for waste disposal to the rural communities.

The most suitable land for the development of subsidised housing are indicated on the following map of the area. All the areas are also shown in more detail in the local plans above.



- shall apply alongside all other appropriate and relevant considerations, including the State's responsibility to respect, protect, promote and fulfil the social and economic rights in Chapter 2 of the Constitution and in particular the basic needs of categories of persons disadvantaged by unfair discrimination;
- serve as the general framework within which environmental management and implementation plans must be formulated;
- serve as guidelines by reference to which any organ of state must exercise any function when taking any decision in terms of NEMA or any statutory provision concerning the protection of the environment;
- serve as principles by reference to which a conciliator appointed under NEMA must make recommendations; and
- guide the interpretation, administration and implementation of NEMA and any other law concerned with the protection or management of the environment.

Environmental management must place people and their needs at the forefront of its concern and serve their physical, psychological, developmental, cultural and social interests equitably. This aspect is specifically responded to in the risk assessment for the Cape Winelands.

Development must be socially, environmentally and economically sustainable.

- Sustainable development requires the consideration of all relevant factors including the following:
  - that the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied;
  - that pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimised and remedied;
  - that the disturbance of landscapes and sites that constitute the nation's cultural heritage is avoided, or where it cannot be altogether avoided, is minimised and remedied;
  - that waste is avoided, or where it cannot be altogether avoided, minimised and re-used or recycled where possible and otherwise disposed of in a responsible manner;
  - that the use and exploitation of non-renewable natural resources is responsible and equitable and takes into account the consequences of the depletion of the resource;
  - that the development, use and exploitation of renewable resources and the ecosystems of which they are part do not exceed the level beyond which their integrity is jeopardised;
  - that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions; and
  - that negative impacts on the environment, on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied.
- Environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated and it must take into account the effects

of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option.

- Environmental justice must be pursued so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons.
- Equitable access to environmental resources, benefits and services to meet basic human needs and ensure human well-being must be pursued and special measures may be taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination.
- Responsibility for the environmental health and safety consequences of a policy, programme, project, product, process, service or activity exists throughout its life cycle.
- The participation of all interested and affected parties in environmental governance must be promoted and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation and participation by vulnerable and disadvantaged persons must be ensured.
- Decisions must take into account the interests, needs and values of all interested and affected parties and this includes recognising all forms of knowledge, including traditional and ordinary knowledge.
- Community well-being and empowerment must be promoted through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means.
- The social, economic and environmental impacts of activities, including disadvantages and benefits, must be considered, assessed and evaluated and decisions must be appropriate in the light of such consideration and assessment.
- The right of workers to refuse work that is harmful to human health or the environment and to be informed of dangers must be respected and protected.
- Decisions must be taken in an open and transparent manner and access to information must be provided in accordance with the law.
- There must be intergovernmental co-ordination and harmonisation of policies, legislation and actions relating to the environment.
- Actual or potential conflicts of interest between organs of state should be resolved through conflict resolution procedures.
- Global and international responsibilities relating to the environment must be discharged in the national interest.
- The environment is held in public trust for the people, the beneficial use of environmental resources must serve the public interest and the environment must be protected as the people's common heritage.
- The costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimising further pollution,

environmental damage or adverse health effects must be paid for by those responsible for harming the environment.

- The vital role of women and youth in environmental management and development must be recognised and their full participation therein must be promoted.
- Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure.

The broad environmental management framework is thus set out as follows :

- The head of each department bears the responsibility for execution of the functions of all officials in the department, therefore only the broad organisational framework needs to be set out.
- The functions exercised by the various role-players and officials within the Witzenberg Municipality are dependent on their job descriptions. At present the job descriptions of the individual role-players are determined by the Witzenberg Municipality and the broad responsibilities and functions within each department are as follows :

HEAD OF DEPARTMENT	FUNCTIONS	RESPONSIBILITY
Community Services <ul style="list-style-type: none"> <li>▫ Health</li> <li>▫ Community Development</li> <li>▫ Protection Services</li> </ul>	Environmental Health Refuse Removal Water Quality Control Health Inspectorate (Abattoirs, businesses) Housing development and management Cemeteries Open Space management Sport and recreation Management of recreation areas Management of resorts Social Services Local Economic Development Amenities and buildings Fire fighting services and disaster management	Air pollution control Noise control Waste Management Plan Refuse removal Solid waste disposal monitoring Business licences Inspections at food outlets, manufacturers and producers Pest control Water sampling and quality control Prevention of illegal settlement Subsidised housing and supporting facilities development Registration of funerals and burials Management of cemeteries Development and maintenance of Open Space, including river corridors Biodiversity management Development and maintenance of sport facilities Development and maintenance of Nature Reserves Job creation programs Establishment and management of care facilities Clearing of vacant land as fire prevention measure Community development programs Food gardens and use of commonage Fire fighting and cleanup / spillage management in urban and rural areas Rescue services
Civil Services	Roads and Access Water Supply Water Storage Waste Disposal Sites	Construction and upgrading of roads (listed activity) Manage waste disposal sites (establishment a listed activity)

	Storm Water Management	Prevent pollution to natural water sources Infrastructure development for housing (listed activity) Construction of water reservoirs (listed activity) Potable water supply to all residents Building control Management and development (listed activity) of waste water treatment works Public transport Pedestrian and bicycle lanes Waste management plans for rural areas
Electrical Services	Electricity generation Electricity distribution Electricity supply Workshops and stores	Infrastructure development (listed activity) Electricity generation (listed activity) – limited to hydro-generation from Koekedouw Dam Street lighting – security Management of stores and workshops – oil and heavy metals
Corporate Services ▫ Town and Regional Planning ▫ Integrated Development Planning	Town and Regional Planning	Application of planning and environmental legislation Preparation and management of implementation of spatial development framework
Treasury	Workshop storage inventory	Bulk fuel tanks at workshops (listed activity)

Areas of risk and a disaster management plan was prepared by the Cape Winelands District Municipality (CWDM) (August 2005) and the following paragraph is an introduction and background thereto.

The CWDM determined the following in the Hazard Assessment :

- Societal Vulnerability Analysis : Focussing the identification of neighbourhoods where individual resources are minimal. The limited availability of resources in a community suggests that the community might be vulnerable, or susceptible, to hazard events.
- Environmental Vulnerability Analysis : The purpose of such an analysis is to identify locations where there is potential for secondary environmental impacts from natural hazards and to target vulnerable locations for risk reduction activities.
- Economic Vulnerability Analysis : It identifies the economic vulnerabilities to hazard impacts.
- Critical Facilities Vulnerability Analysis : This analysis focuses on determining the vulnerability of key individual facilities or resources within the area.

The following table is an extract of the document and sums up the hazards in the Witzenberg, while also indicating the hazards in other areas.



In view of the above, there are specific areas of concern, where special measures should be taken to avoid or lessen disaster impacts. The densities of development in the Wolseley area should be considered in view of the risks related to aircraft accidents. Development densities also contribute to the disease vulnerability. Building designs in the entire south western sector of the municipality (Wolseley, Tulbagh, Ceres and Prince Alfred Hamlet) should provide for seismic events.

Listed activities refer to activities for which an application is required in terms of the regulations made under Section 21 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), as set out in Government Notice No. R.1182 of 5 September 1997 (as amended by Government Notice No. R.1355 of 17 October 1997 and Government Notice No. R.448 of 27 March 1998), a copy of which is annexed for reference purposes.

Topographical features, such as mountains, hills and ridges are attractive areas for weekend and holiday or "rural escapes" and therefore subject to a range of development pressures. It is therefore necessary to have a framework for controlling development in these areas since they can generally be characterised as being environmentally sensitive. The key reasons for controlling development in these areas are:

- Mountains, hills and ridges provide catchment areas for valuable surface water resources.
- Mountains, hills and ridges are often characterised by unique and sensitive ecosystems.
- Mountains, hills and ridges are of aesthetic / scenic value.
- Remote mountainous areas provide a "wilderness" experience which is important for the well-being of people. They may also be of religious, spiritual or cultural value to people.

Some of the characteristics that promote development opportunities on mountains, hills and ridges are:

- The areas have a high scenic value and attract tourists and recreational users. This provides opportunities for passive and active recreational developments.
- Rich mineral resources can occur in these areas and can be suitable for other economic activities such as forestry and agriculture.
- These areas provide suitable locations for infrastructure developments such as dams, cable cars and communication towers.
- Properties in these areas are generally of high value which makes them desirable for residential development.

In order to protect these areas from development, certain development lines must be drawn. The development line must be determined with due consideration to the existing pattern of development, in combination with biophysical characteristics. The development line in an agricultural / rural context will be located at the average limit of agricultural development. The encroachment of agricultural development into natural / wilderness areas will be strongly discouraged. Decisions regarding non-consumptive development proposals will be made on merit, taking account of the impact on the character of the area (biophysical and social aspects) and subject to the required impact assessments.

The following key principles apply to protection of the mountainous areas :

- To ensure the continued functioning of the ecosystems and to maintain species diversity through habitat protection.

- To avoid inappropriate development (i.e. intrusive and consumptive development) on mountains, hills and ridges taking into account the character of the existing environment.
- To ensure that where development does take place, that its layout and design takes account of sensitive features and environmental constraints, thereby promoting environmentally sensitive development of projects on mountains, hills and ridges.
- To preserve landform features through ensuring that the siting of facilities is related to environmental resilience and visual screening capabilities of the landscape.
- To adopt the "precautionary principle" in decision-making.
- To ensure that the scale, density and nature of activities or developments are harmonious and in keeping with the sense of place and character of the area.

Ten einde eenvormige bestuursriglyne vir landelike ontwikkeling daar te stel moet die volgende voorwaardes op alle ontwikkeling wat binne die Biostreeksones / Kategorieë B tot F van toepassing gemaak word :

- Die ontwikkeling van die terrein / eiendom moet geskied aan die hand van 'n terreinontwikkelingsplan wat deur die aansoeker aan die munisipale bestuurder in konsultasie met spesialiste soos argitekte, landskapsargitekte en historici voorgelê moet word vir oorweging om te verseker dat die uitleg en estetika van die voorgestelde ontwikkeling nie afbreuk sal doen aan die omgewing nie.
- Toegange tot die voorgestelde ontwikkeling moet spesifiek met die PAWK Distrikspadingenieur (DPI) uitgeklaar word alvorens enige goedkeuring vir die ontwikkeling verleen sal word.
- Alle padtoegange moet by wyse van servitude geregistreer word indien dit nie op die eiendom val nie.
- Vuilwater moet weggedoen word deur gebruik van 'n tipiese rietbed- of "Biolytix-sisteem", of suigtenks wat deur 'n kontrakteur of die plaaslike owerheid gesuig word vir storting in 'n Munisipaliteit Witzenberg rioolverwerkingsaanleg. Die Waarnemende Assistent Munisipale Bestuurder : Siviele Dienste, mag ook enige ander sisteem buiten sypelriole magtig.
- 'n Bestuursplan vir die hantering van rommel en vullis wat op die eiendom ontstaan moet opgestel en ingedien word by die Munisipale Bestuurder, wat die bestuursplan mag aanpas, verwerp en vra vir aanpassings of dit mag goedkeur, alvorens enige okkupasie van enige gebou op die eiendom toegelaat sal word.
- 'n Vullis stoorarea moet op perseel geskep word, vanwaar alle rommel en vullis na die munisipale vullistortingsterrein verwyder moet word deur 'n kontrakteur of die plaaslike owerheid.
- Drinkwatervoorsiening moet voldoen aan die toepaslike SABS 241-spesifikasies en 'n stoorkapasiteit vir 'n 48-uur periode moet op terrein voorsien word.
- Voorwaardes neergelê deur enige ander owerheid ten tye van die goedkeuring.

#### **4.7 DEVELOPMENT INTENSITY MANAGEMENT GUIDELINES**

Conservation of the rural attributes of the Witzenberg and the natural environment on the one hand and economic development on the other is potentially opposed and conflicting objectives. The Witzenberg Municipality recognises the importance of its natural resources as an attraction for tourism related development and the intensity of its agricultural sector and current free market practices as motivation for decentralised higher order uses and agro-industrial development. Therefore, there is a need to determine management guidelines through which to promote sustainable development.

Resort and tourism related development on farms in the Witzenberg take a variety of formats and occur in different patterns. Bed and breakfast accommodation, self catering

accommodation, share block schemes for communal ownership of farms, sectional title schemes, subdivided erven, subdivided smallholdings and camping facilities are the most frequent resort formats, whereas communal ownership of farms, market gardening and farm villages are the most sought after Land Reform Agricultural Development (LRAD) Projects. Resort development occurs mostly as ownership opportunities on the less intensive developed farms or on farms and in areas where intensive farming is not a viable option, e.g. the Tulbagh area abutting the Witzenberg, the Koue Bokkeveld area in the Cederberg and along the less arable mountainous areas of virtually all the sub-regions in the Witzenberg Municipality. Some of the more obvious examples, described by name, zoning, location and approximate number of units, are :

- ❑ Riversong : Sectional Title, Resort Zone 2, Koue Bokkeveld, approximately 20 units ;
- ❑ Mount Bain : Individual ownership, Resort Zone 2, Bain's Kloof, approximately 60 erven ;
- ❑ Steenbokpark : Share block, Resort Zone 2, Bain's Kloof, approximately 40 units ;
- ❑ Witte Else Boom : Self catering individual ownership cottages, Resort 2, approximately 5 units,
- ❑ Kellyn's Restaurant and Resort : Tourist accommodation, Residential Zone 5, approximately 16 units ;
- ❑ Sybasberg Reserve : Self catering cottages, Agriculture Zone 1 / Open Space Zone 3 with special consent, Breede River Valley, approximately 5 units ;
- ❑ De Liefde Resort : Individual ownership, Resort Zone 2, Breede River Valley, approximately 25 units ;
- ❑ Witzenberg Park : Individual ownership and self catering individual ownership cottages, Resort Zone 2, Breede River Valley, approximately 40 units ;
- ❑ Schalkenbosch : Tourist accommodation, Agriculture Zone 1 with special consent, Winterhoek, approximately 8 units ; and
- ❑ Wadrif : Bed and Breakfast, Agriculture Zone 1 with special consent, Warm Bokkeveld, approximately 8 units.

The variety is indicative of the result of previous ad hoc decision-making relating to land use applications for rural development. There must therefore be a single policy for the consideration of tourism related development. The intensity and density of development, the locational factors and the nature of the development must be guided, in order to prevent development of such density and intensity that it detracts from the natural appeal of the environment which is the resource that in the first instance attracts the development. The nature of the policy and development must be such that it :

- ❑ limits, restricts and reduces any negative impact on the natural environmental features that are, or have the potential to be, tourist resources and are considered to have economic value as tourist resources ;
- ❑ plans, locates and implements tourism-dependent bulk and service infrastructure, including roads, railway lines and airports, in accordance with new tourism attractions and features ;
- ❑ focuses in underdeveloped areas, trying to ensure that the expenditure also benefits local people directly ;
- ❑ encourages the development of viable tourism facilities in underdeveloped areas which are in keeping with acceptable limits to change in the environment ;
- ❑ improves and expands attractions to ensure that the municipal product base remains attractive and sought-after as the tourism market segment grows ;
- ❑ reduces the current pattern of over-concentration of tourism facilities and physical development by encouraging the proposed development of tourism in underdeveloped areas ;
- ❑ creates job opportunities ;

- ❑ provides legal protection for sites previously neglected and associated with historical and political events, especially sites associated with the liberation struggle, and sites of geological, ecological, archaeological, religious and cultural significance, using the natural heritage sites programme and the SAHRA Framework as a basis ; and
- ❑ strengthens the representation of arts and cultural expressions on the tourism landscape.

To this end, it is important to limit the number of chalets and resort dwelling units to what would be permitted in the environment during normal agricultural activities when considering development applications. The nature of tourist activities is such that it adds to the consumption of scarce resources (solid waste disposal landfill sites, potable water resources and waste water disposal capacity) at the same rate as the higher income low density residential areas, implying also a high dependence on road access and private transport, without necessarily contributing to the local economy at a fixed rate. It also has the potential to detract from the visual appeal of the environment, considering that tourism and resort applications focus on mountainous areas and areas with natural appeal. The key reasons from a natural perspective for controlling development in these areas are:

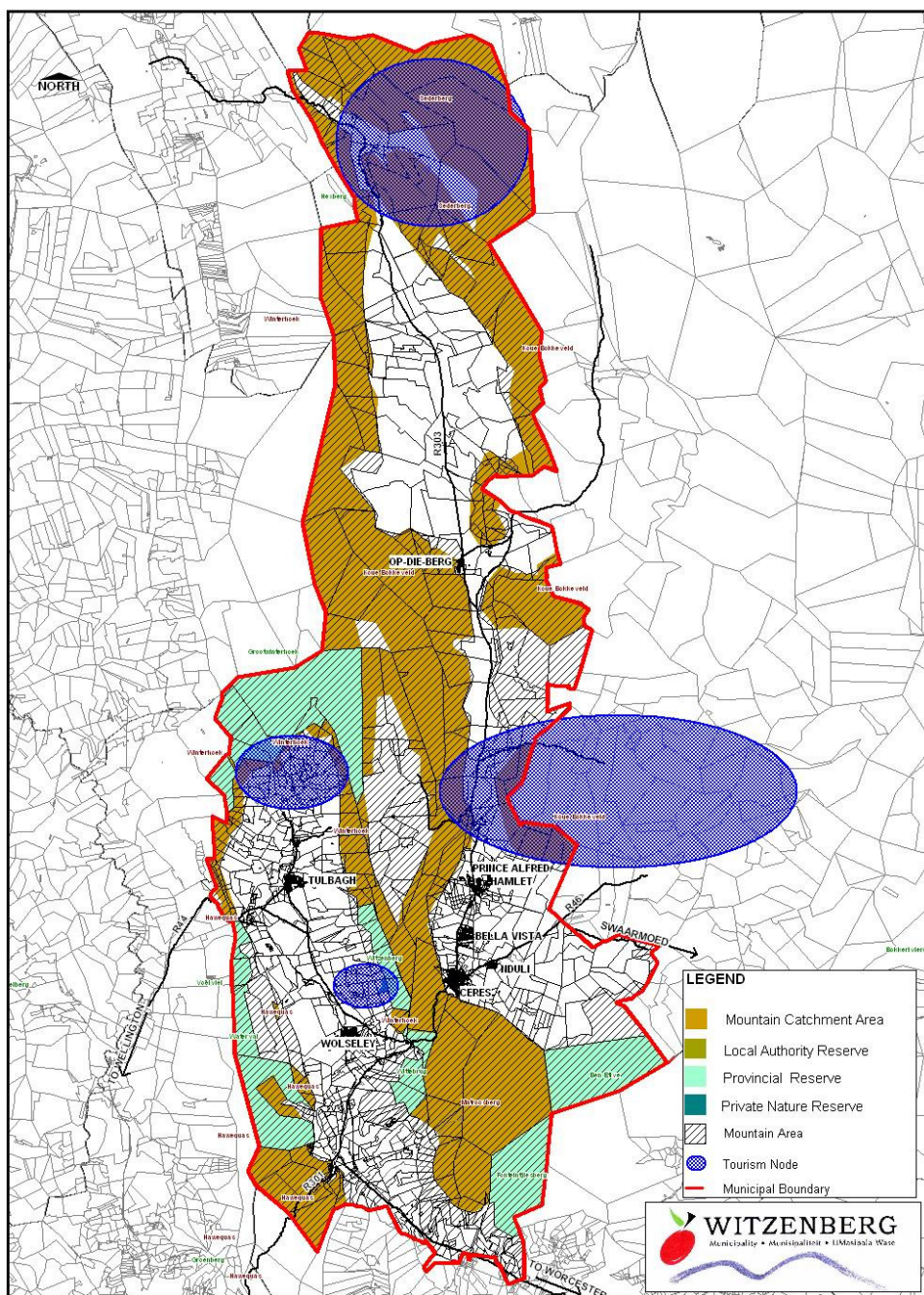
- ❑ mountains provide catchment areas for valuable surface water resources ;
- ❑ local rivers and streams become major potable water sources for other areas ;
- ❑ mountains are often characterised by unique and sensitive ecosystems ;
- ❑ valley areas are already intensively utilised for agricultural production and what remains as natural veld should be retained to sustain the ecological balance ;
- ❑ mountains and rivers are of aesthetic / scenic value ; and
- ❑ remote mountainous areas provide a "wilderness" experience, which is important for the well being of all people, and may also be of religious, spiritual or cultural value to people.

The following guidelines are therefore promoted, in addition to the Guidelines For Resort Developments In The Western Cape, December 2005, Provincial Government of the Western Cape, Department of Environmental Affairs and Development Planning :

- ❑ no development may occur in otherwise undeveloped catchment areas for surface water resources ;
- ❑ no development may occur within a wetland, delineated in terms of the delineation criteria of the Department of Water Affairs and Forestry ;
- ❑ no development may occur within the 1 : 100 year flood line, or in the absence of a flood line demarcation, within 150 m of any water course identifiable as a seasonal stream or river or any dam in such water course, other than a tourist facility or limited accommodation units over a distance of no more than 50 m along the water course ;
- ❑ development within 150 m of any water course must be subject to an environmental impact assessment and in accordance with an environmental management plan to ensure that the water quality of the water in the water course does not diminish and that the water course itself is not degraded or significantly changed through the planting of vegetation, the diversion or disturbance of flows or the extraction of water for use in the development ;
- ❑ no subdivision of individual units, smallholdings, erven or any other separate or sectional title ownership must occur, as the intention is to develop tourist accommodation and not holiday housing with limited occupancy ;
- ❑ the number of accommodation units allowed in any definable area such as a unique kloof or along the side of a dam will be limited to a maximum of 1 unit per 20 hectares of land for low intensity farming areas where grazing is the predominant land use or mountainous areas predominantly used for conservation purposes and 1 unit

per 100 hectares of land where the land is intensively cultivated or forested in lower lying areas or plains ;

- ❑ camping facilities will be limited to a single ablution block and 20 campsites per 150 hectares of land ;
- ❑ a development line along all mountains will be determined, generally at a height above sea level or along a definable line where vegetation or land use changes occur, in order to limit the visibility of the development and the impact on the natural environment ; and
- ❑ development will be promoted in areas where communities, as opposed to individuals, can benefit directly from involvement in the tourist industry as guides, managers, owners and developers of the tourist facilities.



## MOUNTAINOUS AREAS : RESORT DEVELOPMENT POLICY

All development that occurs on any agricultural holding or farm and is related to the primary production of the agricultural holding or farm will be deemed agricultural use. Examples of such uses are pack stores, cold storage, wineries and dairies. As such these facilities are not subject to any land use approvals, unless they are intended as commercial activities to service a number of other agricultural holdings or farms, whether owned by the same person or not. Any retail activity that occurs on the agricultural holding or farm will be subject to land use consideration, e.g. wine tasting and sales, sale of farm produce and sale of goods through farm stalls. All such development is subject to the applicable zoning scheme regulations and legislation and should generally comply with the guidelines relating to development set out above.

Grondhervorming is 'n belangrike element van die landelike ontwikkeling in Witzenberg. Daar is hoofsaaklik twee tipes landbougrondhervormingsprojekte, naamlik :

*Bona fide* landbouprojekte waar die status van die grond nie verander word nie ; en Ontwikkelingsaansoeke waar die status van die grond word wel verander.

Bogenoemde twee projekte op die volgende wyses hanteer word :

*Bona fide* landbouprojekte is die projekte waar geen addisionele bewoning of enige infrastruktuur-ontwikkeling op die plaas sal geskied as deel van die projek nie en waar daar nie onderverdelings van grond plaasvind vir die skep van onekonomiese landbou-eenhede wat nie lewensvatbaar is volgens die bestaande kriteria en norme van toepassing op die area nie. Alle *bona fide* landbouprojekte hoef bloot vir inligting aan die raad voorgelê te word ingevolge die toepaslike wetgewing. Eienaarskaprekords, belastingrekords en bouplanne ten opsigte van alle grond binne die munisipale area word deur die munisipaliteit bygehou, daarom moet die inligting aan die raad beskikbaar gestel word ten tye van die beplanning van projekte.

Alle aansoeke vir projekte wat die onderverdeling van grond vir bewoning, landbounywerhede, of enige ander vorm van ontwikkeling aanbetref of wat onekonomiese eenhede daarstel ingevolge die bestaande kriteria van toepassing op die area, is steeds onderhewig aan alle wetgewing insake grondgebruikbestuur en omgewingsbewaring soos van toepassing op die Wes-Kaap Provinsie. Enige projek waar 'n onderverdeling van landbougrond onderneem moet word om addisionele wooneenhede te skep of selfs om bestaande woongeboue op plase as individuele erwe of gedeeltes van die plaas daar te stel moet aan die raad voorgelê word, omdat dit andersyds finansiële implikasies vir die raad inhou by die lewering van dienste en aan die ander kant vir die skep van eksterne dienste.

Landboudorpe en verdigting buite bestaande stedelike gebiede, soos aangedui op die planne by wyse van ontwikkelingslyne en stedelike grense, moet gevestig word op privaatgrond en as privaat inisiatief. Die ontwikkeling sal nie bedien word met munisipale dienste nie. Individue sal hulle self moet bestuur en self dienste voorsien by wyse van 'n privaat ontwikkeling. Die grond word dan ontwikkel, besit en bestuur deur 'n regspersoon wat die volle verantwoordelikhede en funksies van die munisipaliteit oorneem. Verblyfsekerheid kan toegestaan word volgens huurooreenkoms, serwitute, eiendomsbesit, aandeelblok, deeltitel of enige ander wyse waarop 'n saaklike reg toegestaan kan word. Die grond sal steeds vir landboudoeleindes of ander toepaslike gebruik gesoneer wees, wat die ontwikkeling van 'n dorp met gemengde gebruike sal verhoed en 'n enkelfunksionele woondorp toelaat. Die voorsiening en instandhouding van dienste kan deur die regspersoon onderneem word, terwyl eksterne dienste verskaf kan word deur die munisipaliteit of 'n diensverskaffer soos ESKOM, indien die ontwikkeling die koste daarvan sal dra. Die digtheid, omvang en tipe ontwikkeling sal bepaal word aan die

hand van die grondgebruiksvoorwaardes van toepassing op die grond. Verder sal die ontwikkelingskapasiteit aan die hand van die hulpbronne (water, elektrisiteit, riolering, grond, toegang, vullisverwydering) vir die ontwikkeling bepaal hoeveel eenhede toegelaat kan word. Die huidige norm in die voorsiening van arbeidersbehuising is een huis per tien hektaar grond vir die hoë intensiteit landbouareas. Grond kan dienooreenkomstig verdeel word om vir die landboudorpe voorsiening te maak, maw in lyn met die wettige benutting van die gemiddelde plase in die omgewing. Dit is van kritieke belang dat soveel as moontlik sypelriole in die opvanggebiede van riviere, damme en ondergrondse bronne afgesluit word en dat daar van alternatiewe wyses van wegdoening gebruik gemaak word, soos byvoorbeeld suigtenks, rietbedstelsels en ook kleiner verwerkingsaanlegte. Verder moet alle soliede afval verwyder word vir herwinning en nie-herwinbare afval na goedgekeurde vullisstortings-terreine, eerder as wat dit op plase gestort word waar besoedeling van waterbronne waarskynlik plaasvind.

#### **4.8 SCENIC ROUTES AND OUTDOOR ADVERTISING GUIDELINES**

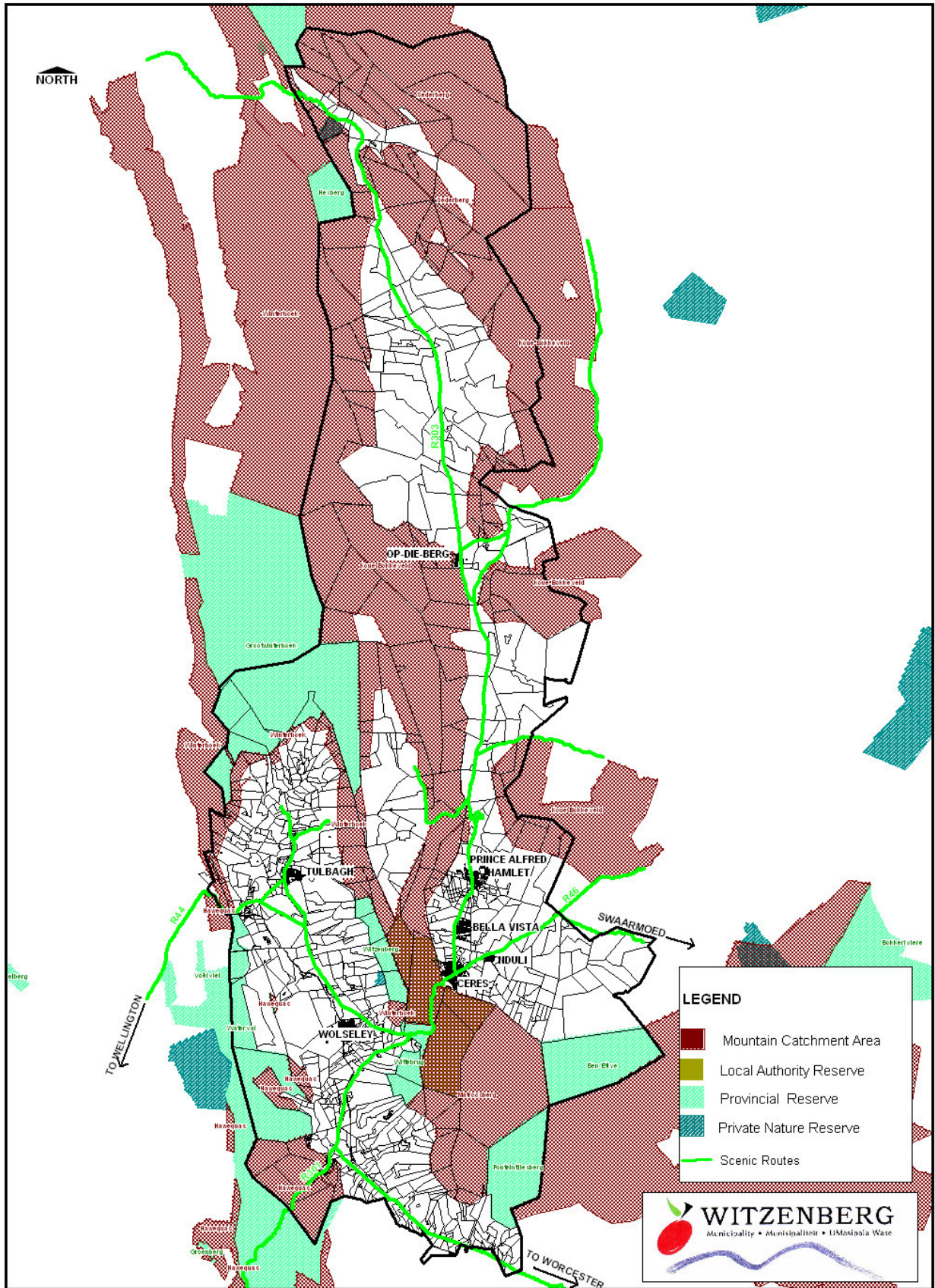
The value of the environment is often under-estimated from a visual perspective. It is the visual quality of the environment that, to a large degree, generates the attraction for the tourism industry and draws people to the Witzenberg area as a desired location for living a lifestyle out of the cities and large urban areas. The visual resources of the Witzenberg, such as scenic landscapes found in the Koue Bokkeveld, the Breede River Valley and in the Agter-Witzenberg, as well as the cultural streetscapes found in the older parts of Tulbagh constitute major tourist attractions. Visual qualities of the environment also forms the backdrop to most other tourist activities, such as 4 x 4 routes, hiking trails, camping and recreational activities and even sporting facilities. What better illustration is there for the Victoria Park Sport fields, the Ceres Golf Course, and the Church Street Sport field in Tulbagh as examples of the attraction of the environment and more particularly the visual environment for interest in sporting facilities. Added thereto, the experience of Dennebos as a resort is as much in the visual quality of the environment as it is in the attraction of the facility itself.

Each component area of the Witzenberg has its own unique visual character and atmosphere, which plays an important role in the quality of any tourist experience. The diversity of the landscapes makes it essential to consider all development along the major tourist routes and more particularly the erection of signage, an issue that requires special consideration. The identified scenic routes are the major routes through the area, namely the R46, the R43, Main Road 301 (Bainskloof), Main Road 303 (Citrusdal Road), the Swaarmoed Road in its entirety, from the R46 through Swaarmoed Pass to the Lakenvlei Dam and back to the R46 (the majority of the route falls outside of the jurisdictional area of the Witzenberg) and the road into the Agter-Witzenberg, the Drostdy Road at Tulbagh and the Montpellier Road are all considered scenic routes, adjacent to which special land use management guidelines would be applicable for development that is visible from the roads. The intension is to manage development in such a way that no development would detract from the visual quality of the environment and that all development be done in a characteristic architectural style that suites the character of the area. Unfinished farm sheds, large buildings blocking views off the road, farm access gates and other development that could detract from the aesthetic quality of the area would be opposed in favour of tourist facilities, accesses and buildings that display architectural features found in historic buildings of the area. The intension is to develop the sense of place and identity of each component area, rather than permitting insensitive development that does not differ from area to area and that does not convey the sense of place to the uninformed traveller. Moreover, it is intended to create opportunities for the establishment of tourist facilities that benefit the larger community.

Outdoor advertising fulfils an essential function in society and has advantages and disadvantages, as it directs, guides and informs visitors and residents alike as to the locality, products, activities or services that contribute to the economy of the area. There are, however, examples of outdoor advertising that are not beneficial to the economy of the area and indeed have no bearing on the local economy, such as billboards advertising big brands that do not originate in the area. The identified scenic routes and, based on the merits of each case and consultation with local residents, other lesser routes, would be designated areas of special control for the erection of outdoor advertising signs. The broadest possible interpretation of outdoor advertising will apply, so as to include any sign, structure, painting on buildings, signage on vehicles, boards, notices, billboards, flags, banners or any other of any nature that carries any brand name, names of businesses or individuals, emblems or any other graphic illustration to advertise a facility, business, service or product or to further an organisation's or individual's, concerns or opinions or to provide information on localities, occupancy or activities. For control purposes, the provisions of the South African Manual for Outdoor Advertising Control (SAMOAC), compiled and published by the Department of Environmental Affairs and Tourism, would apply. In order to use the SAMOAC Guidelines, three areas of control, namely areas of maximum, partial and minimum control must be identified.

Areas of maximum control are all areas outside of the urban areas, primarily along provincial and other main roads. The urban area is that area bounded by the urban edge, i.e. all land outside of the urban edge, as opposed to farms, indicated on the maps of the Witzenberg Municipality. All areas outside of the urban areas are areas of maximum control, with the exclusion of minor roads and agricultural industries. Areas of partial control would be areas where non-agricultural development has occurred outside of urban areas, such as Tulbaghweg, Romansrivier, Wagenboom, the industrial development between Ceres and Prince Alfred Hamlet and the low density, agricultural type development areas within the urban areas, such as the agricultural units in Prince Alfred Hamlet, sports fields and recreational areas in all urban areas and all open spaces in the urban areas and all areas not classified as areas of maximum or minimum control. The areas of minimum control would be the business centres, main roads through the urban areas, activity corridors and high intensity use areas indicated in the WSDF, within the urban areas of the Witzenberg.

Specific tourist information and suitable advertising space must be developed at the entrances to the Witzenberg, as a tourism promotion venture and an information service to tourists. These areas could also act as rest and picnic areas for the tourists and offer an opportunity for land reform for tourism development, by allocation of the information areas to historically disadvantaged residents.



# SCENIC ROUTES

## 5. SPATIAL DEVELOPMENT PROJECTS

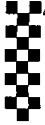
### 5.1. PROJECT PROGRAM

The projects listed below are not necessarily land use or development projects. However, the projects are the essential projects that would make a difference to the communities where they are implemented and either facilitate development or rely on development to be realised.

Locality	Project description	Estimated budget	Timing	Responsibility	Comment
Nduli – Vredebes	Housing and community development for roughly 1 600 households	R104 000 000 for sustainable human settlement development	July 2006 to June 2008	Witzenberg Municipality Community Services, Technical Services and Corporate Services, Western Cape Housing, Public Works and Transport	Development of 1 600 subsidy houses and all education and community facilities, commercial erven, public transport node and sporting facilities
Tulbagh	Establishment of bulk water supply service	R25 000 000	July 2006 to June 2010	Witzenberg Technical Services	Essential service for existing residents, but requires special funding project through development levies
Prince Alfred Hamlet	Establishment of a LRAD nature conservation area and flower farm	R250 000,00	January 2006 – July 2008	Witzenberg Projects and Planning Services and Corporate Services	Delineate Portion Erf 1 and proclaim biodiversity conservation area with suitable management plan for local residents to manage
Koue Bokkeveld	Developable land study and planning for the establishment of farm labourer's village	R250 000,00	January 2006 – July 2008	Witzenberg Projects and Planning Services and local community	Investigate opportunities for housing development in the Koue Bokkeveld, north of Dorp Op Die Berg
Scenic Routes	Establishment of lay byes and tourist information places and rest areas	R180 000,00 per lay bye, i.e. R720 000,00 in total	July 2006 – June 2008	Witzenberg Corporate Services, Tourism Bureaus and Technical Services	Create safe rest areas for tourists and composite tourism maps to reduce individual signage needs

## 5.2.PUBLIC INPUT AND CONSULTATION.

The following letters and submissions were received in response to the first round of public consultation, i.e. newspaper advertisements, notices to role-players in the area and public and authority meetings. All the comment received has been summarised in the text above.



4/08 2004 17:50 FAX 0214839842

0214839842



D Lombaard  
Pos 15/3/1  
Reluk 15/31/067

001

**HERITAGE WESTERN CAPE**  
Provincial Heritage Resources Authority of the Western Cape  
Private Bag X9067  
Cape Town  
8000

4 August 2004

Municipal Manager  
Witzenberg Municipality  
PO Box 44  
Ceres  
6835

Fax: (023) 316 1877

Our ref. C13/3/12/4

### ACKNOWLEDGEMENT OF RECEIPT

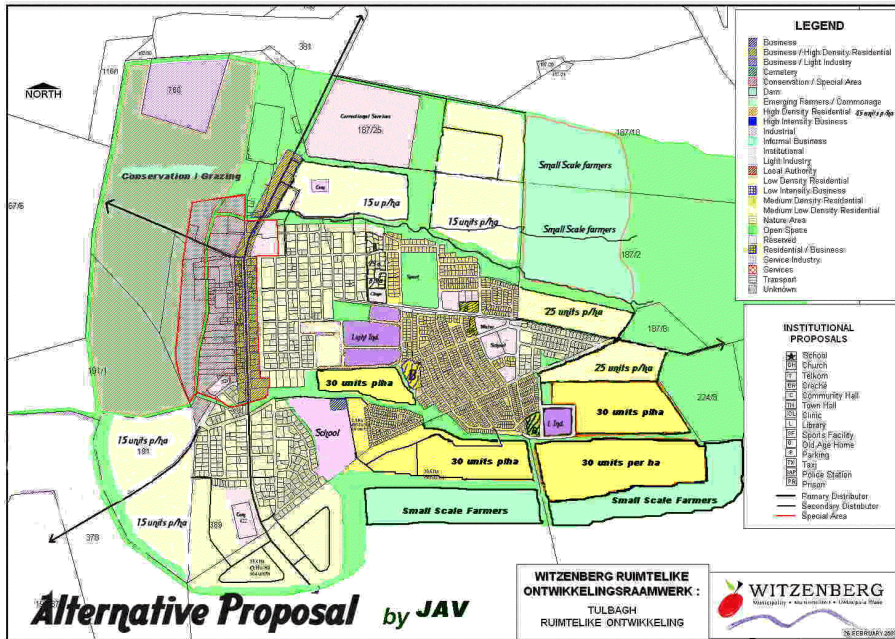
Dear Sir/Madam

Heritage Western Cape hereby acknowledges receipt of your fax re: **PROPOSED DRAFT SPATIAL DEVELOPMENT FRAMEWORK - INVITATION AND AGENDA** received by HWC on the 2 August 2004 and 4 August 2004 respectively.

Your letter has been forwarded to Ron Martin, Senior Heritage Officer who can be contacted on (021) 483 9683.

Yours sincerely

Ms Muneerah Salasa  
Secretariat – Built Environment and Landscape Permit Committee  
p.p Heritage Western Cape



15/4/2011 Page 1 of 1  
 15/4/2011 MR

Dana

**From:** Rocky Valley Properties - Tulbagh [rockyvalley@telkomsa.net]  
**Sent:** Monday 22 November 2004 20:54  
**To:** Duprè Lombard; Mayor John Schuurman; Dana  
**Subject:** Water situation Tulbagh - Schalkenbosch and De Heuwel

Dear Dan,

I am a little concerned with certain aspects of the possible agreement that might come about with the Developer of the Golf Course (Schalkenbosch Estate) and in some aspects, also with the De Heuwel development as indicated by reports and recommendations to Council in the latest Agenda just received by me tonight.

Whilst in general terms I am for the developments, IF they can create a reasonable amount of sustainable jobs and without adding unnecessarily to the dramatic escalation of property prices in the area in general - to a point whereby no local will ever be able to afford to buy a property ever again and that the developments will not impact on the availability of essential resources and services such as water, to the valley in general? But certainly the developers will satisfy Council in respect of these specific areas of concern?

But more especially in respect of the Schalkenbosch Estates development, I am concerned with the possibility of Tulbagh being 'ring fenced' by the establishment of a fence against the edge of Chris Hani Informal township. The developer (Mr Jackson) is a committee member of the Tulbagh Residents and Ratepayers Forum and has been part of the endeavours to provide an alternative to the Spatial Framework Plan (Tulbagh entity) as submitted for public participation. In the alternative Plan which was submitted to Council for consideration, the developer made some substantial concessions with regards to the acceptance of the need to provide for future growth of Tulbagh in the area of Chris Hani and Delta. This is indicated on the said Alternative Plan and Mr Peter Jackson was in full agreement.

I strongly urge Council not to allow the 'ring fencing' of the town as seems to be the possibility in terms of the agenda for the meeting 23 November 2004 and to ensure that the small scale farming and the said fence, will be set back into the Schalkenbosch development as shown on the Alternative Plan as submitted to Council by TRIF.

Should Council be able to sell off its land to private enterprise in other parts of the town (as appears to be the current thinking) then surely, the provision of 'suitable land' (in terms of the IDP) that Council could purchase in the proximity of Chris Hani for future development, may well be prudent to consider?

Kind regards,

John Veschini  
 Rocky Valley Properties  
 Email : rockyvalley@telkomsa.net  
 www.rockyvalley.co.za  
 For selected Western Cape Property  
 To contact us : +27 82 6538229 (Mobile all hours)  
 +27 23 2302172 (Office when I am there)

See also : [www.tulbagh.net](http://www.tulbagh.net) to get further background to the Tulbagh

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.



23/11/2004

Navrae  
Enquiries GMW Visser  
IMibuzo  
Telephone  
Telephone (021) 467 2128  
IFoni  
Faks  
Fax (021) 425 7428  
IFeksi  
Verwysing  
Reference 20040628-0032  
ISalathiso 8/2/5



Wes-Kaap Onderwysdepartement

Western Cape Education Department

ISebe leMfundo leNtshona Koloni

2/2/1

Die Munisipale Bestuurder  
Witzenberg Munisipaliteit  
Posbus 44  
CERES  
6835



### VIR AANDAG: MNR D LOMBARD

Geagte Heer

### **VOORGESTELDE KONSEP VIR 'N RUIMTELIKE ONTWIKKELINGSRAAMWERK**

Die Wes-Kaap Onderwysdepartement (WKOD) erken ontvangs van u brief onder verwysing 2/2/1 van 18 Junie 2004 in bogenoemde verband.

Die WKOD neem kennis van die voorgestelde konsep vir 'n Ruimtelike Ontwikkelingsraamwerk vir die Witzenberg Munisipaliteit en die samestelling van 'n tegniese werkgroep.

Dit sal waardeur word indien die WKOD in kennis gestel kan word van enige voorgestelde ontwikkelinge van landboudorpe in omgewing van die Witzenberg Munisipaliteit. Indien daar enige algemene onderwysaangeleenthede is wat 'n moontlike verandering in die status quo tot gevolg sal hê, moet dit asseblief met mnr C Frolick, Direkteur van die Breederivier/Overberg Onderwysbestuurs - en - ontwikkelingsentrum (OBOS), Privaatsak X3102, Worcester, 6849, e-pos [cfrolick@pgwc.gov.za](mailto:cfrolick@pgwc.gov.za) bespreek word.

Die WKOD wil die Witzenberg Munisipaliteit bedank vir die geleentheid om kommentaar en insette te lewer op die konsep vir 'n Ruimtelike Ontwikkelingsraamwerk.

Die uwe

  
HOOF: ONDERWYS  
DATUM: 14/7/04

MELD ASSEBLIEF VERWYSINGSNOMMERS IN ALLE KORRESPONDENSIE / PLEASE QUOTE REFERENCE NUMBERS IN ALL CORRESPONDENCE /  
NCEDA UBHALE IINOMBOLO ZESALATHISO KUYO YONKE IMBALELWANO

GRAND CENTRAL TOWERS, LAER-PARLEMENTSTRAAT, PRIVAATSAK X9114, KAAPSTAD 8000  
GRAND CENTRAL TOWERS, LOWER PARLIAMENT STREET, PRIVATE BAG X9114, CAPE TOWN 8000

WEB: <http://wced.wcape.gov.za>

15/3/11

Die Munisipale Bestuurder  
**Aandag: Mnr D Lombaard**  
Witzenberg Munisipaliteit  
Posbus 44  
CERES  
6835

Date: **2004.05.25**

Enquiries:  
**Mnr A Williams**  
Tel: **980-3215**

Meneer

**VOORGESTELDE KONSEP RUIMTELIKE ONTWIKKELINGSRAAMWERK**  
**U VERWYSING: 15/3/11**  
**ONS VERW: 00273/04**

U skrywe gedateer 19 Mei 2004 verwys.

Hiermee wens ek u in kennis te stel dat Eskom geen beswaar het teen die voorgestelde konsep van bogemelde nie, mits aan die volgende voorwaardes waar van toepassing nagekom word:

1. Indien enige van Eskom se dienste verskuif moet word, moet daar minstens 3 maande vooraf skriftelik aansoek gedoen word en sal die koste deur die aansoeker gedra word.
2. Eskom se bestaande regte op die eiendomme nie geaffekteer sal word nie.

Die uwe



AC Williams  
nms AYANDA NOAH  
INGENIEURSWESEBESTUURDER



Western Region  
Eskom Road Brackenfell PO Box 222 Brackenfell 7561 SA  
Tel 086 003 7566 www.eskom.co.za

**Directors:** RJ Khoza (Chairman) TS Gcabashe (Chief Executive) MF Baleni Dr BM Count (United Kingdom)  
SE Funde LG Josefsson (Sweden) Dr WJ Kok\* WE Lucas-Bull PM Makwana JRD Modise V Mohantal Rowjee  
AJ Morgan SA Mpambani TN Msomi SV Zilwa \*Executive Director **Company Secretary:** M Adam  
**Eskom Holdings Limited Reg No 2002/015527/06**



Verwysing  
Reference E12/2/1-403-Witzenberg Spatial Development Framework  
Isalathiso

Navrae  
Enquiries Caro Werner  
Imibuzo

Datum  
Date 4 Junie 2004  
Umhla



15/3/11

*Departement van Omgewingsake en Ontwikkelingsbeplanning*  
*Department of Environmental Affairs and Development Planning*  
*ISEBE leMicimbi yeNdalo esiNgqongileyo noCwangciso loPhuhliso*

Witzenberg Munisipaliteit  
Posbus 44  
CERES  
6835



**VIR AANDAG: MNR D LOMBAARD**

Geagte Meneer/Mevrou/Mejuffrou

**VOORGESTELDE KONSEP RUIMTELIKE ONTWIKKELINGSRAAMWERK, WITZENBERG**

Ontvangs van u skrywe 15/3/1 gedateer 19 Mei 2004 word erken.

Die aangeleentheid geniet aandag en u sal mettertyd van 'n antwoord voorsien word.

*Bogenoemde verwysingsnommer moet te alle tye gebruik word in toekomstige navrae aan hierdie Departement.*

Die uwe

**NAMENS DIE HOOF VAN DEPARTEMENT**

C:\Western\Acknowledge\E1-403-Witzenberg Spatial Development Framework, Witzenberg.doc

Utilitasgebou, Dorpstraat 1  
Privaatsak X9086 Kaapstad 8000

Utilitas Building, 1 Dorp Street  
Private Bag X9086 Cape Town 8000

Tel No.: (021) 483-4225/3185  
Fax No. (021) 483-4372  
Ifowuni:  
Ifaksi:

Navrae  
Enquiries : Mej. S. E. Koopman  
Imibuzo

Telefoon  
Telephone : 023 348 1432  
Ifowuni

15/3/11



Verwysing  
Reference : 19/3/1/R3001  
Isalathiso

Datum  
Date : 24 Augustus 2004  
Umhla

Departement van Gesondheid  
Department of Health  
Isebe IzeMpilo

Die Munisipale Bestuurder  
Witzenberg Munisipaliteit  
Posbus 44  
Ceres  
6835



Aandag: D Du Plessis

#### VOORGESTELDE KONSEP RUIMTELIKE ONTWIKKELINGSRAAMWERK:

1. U skrywe nr 15/3/1, gedateer 1 Junie 2004, verwys.
2. Hierdie departement ondersteun die gedagte van 'n ruimtelike ontwikkelingsraamwerk vir 'n bepaalde streek aangesien dit 'n gesonde grondslag daar stel vir die ordelike fisiese ontwikkeling van sodanige streek, tot voordeel van die inwoners asook omliggende streke. In die lig hiervan word daar dus graag kommentaar gelewer, en word sekere aspekte beklemtoon (soos in u dokument bespreek), ten opsigte van die ontwikkelingsraamwerk.
  - 2.1. Dit is noodsaaklik dat daar deeglik ondersoek ingestel sal word na die leweringsvermoë van dorpe of gemeenskappe se waterbronne ten einde te kan bepaal of dit voldoende is om huidige en toekomstige ontwikkelinge te kan akkommodeer.
  - 2.2. Daar moet ook vasgestel word of rioolsuiweringswerke binne die streek oor voldoende kapasiteit beskik om die verhoogde vloeë wat toekomstige uitbreidings kan meebring, te kan hanteer.
  - 2.3. Spesiale aandag moet geskenk word aan vullisstortingsterreine om te verseker dat die beskikking van vaste afval vanaf huidige en toekomstige uitbreidings op 'n gesondheidsveilige en omgewingsvriendelike wyse geakkommodeer word.
  - 2.4. Dit word ook sterk beklemtoon dat die ligging van swaar nywerhede en hinderlike bedrywe in ag geneem word by die beplanning van toekomstige residensiële areas veral ten opsigte van die afstand vanaf woonbuurte en heersende windrigtings.

DIRECTOR / DIREKTEUR  
BOLAND/OVERBERG REGION / BOLAND/OVERBERG STREEK  
PRIVATE BAG X3079    PRIVAATSAK X 3079  
WORCESTER            WORCESTER  
6849                    6849  
TEL.: 023-348 1400    FAX/FAKS: 023-3428501

- 2.5. Dit is verder ook belangrik dat die Omgewingsgesondheidsafdelings van die Distriksmunisipaliteit binne die streek so ver moontlik geken word in die beplanning van toekomstige uitbreidings / ontwikkelinge om sodoende te verseker dat omgewingsgesondheidsinsette verkry word ten einde 'n gesonde omgewing daar te stel en in stand te hou.
3. U word gelukkigwens met die saamstel van 'n netjiese en volledige ontwikkelingsraamwerk wat duidelik deeglike navorsing as grondslag gehad het. Weereens dankie vir die geleentheid om hierop kommentaar te kon lewer.

Die Uwe

  
/ **DIREKTEUR: BOLAND / OVERBERG STREEK**

*Schalkenbosch*  
Wine Estate / Guest Cottages

P O Box 95  
**TULBAGH**  
6820  
SOUTH AFRICA

15/3/11

Tel: +27 (0)23 2300654  
Fax: + 27 (0) 23 2300422  
e-mail: [info@schalkenbosch.co.za](mailto:info@schalkenbosch.co.za)  
website: [www.schalkenbosch.co.za](http://www.schalkenbosch.co.za)

18 June 2004

The Town Planner  
Witzenberg Municipality  
**CERES**

Dear Sirs,

We refer to the proposed spatial development plan for the town of Tulbagh and wish to comment as follows.

Tulbagh depends on tourism, the wine industry and agriculture for its existence and future growth. It is unlikely to attract industry and in our view the creation of employment opportunities will be directly related to the development of tourism and the success of the wine industry, both of which are showing healthy growth.

The natural beauty of the surrounding area and its architectural heritage make Tulbagh a desirable, if not unique tourist destination. The Pam Golding International Property Group describe it thus "The town itself is virtually a national monument of its own." Anything planned, no matter by whom, which detracts from or negates this attraction is destroying the most important asset the area has for the creation of future employment and investment.

As an example, our own proposed development is expected to bring into Tulbagh over R500m in direct investment and much more in indirect and recurring future income, much of which will come from outside the country. At least 500 new jobs should be created and many more work opportunities and rub off benefits will flow to the residents of Tulbagh during the construction phase. To create high density housing areas adjacent to this development, for newcomers to the valley, when we already have an unacceptably high unemployment figure is a recipe for disaster. The increase in crime resulting from unemployment is already a problem. We have been subjected to five break ins on Sagtevei over the past two months and have been forced out of sheep farming due to uncontrollable stock theft. We need to encourage investment not drive it away if we are to satisfy the demand for jobs and create a community that can afford to pay the Municipality for its' services.

- 2 -

- 2 -

The Government has stated that it needs the help of the private sector in its fight against poverty and the redistribution of wealth, and for this to succeed the private sector needs the assistance and cooperation of the authorities to form and implement a policy that will boost employment and the collection of taxes.

We believe that if we can work together it should be possible to create a plan for Tulbagh and its surrounds that will give many more individuals the opportunity to an income and a chance to better themselves. A plan that will encourage investment and tourism and not deter it.

We understand that someone will perceive themselves to be a loser, no matter what form the final plan takes. However, if that plan creates opportunities for the good of the community as a whole and creates and shares wealth instead of destroying it, then we will have been of service to Tulbagh and its people.

In closing, I should like to draw your attention to a problem that exists for any resident of Tulbagh whose land would be affected by your proposal. In terms of the agreement under which Tulbagh purchased the land for the Chris Hani settlement and the extension of Newtown, the Municipality is obliged to erect and maintain fencing, firebreaks etc., and thus ensure the protection of our land. This has not happened. The Authorities are well aware that our land is illegally used, grazed and polluted, to say nothing of the losses we have suffered through the spread of fire, but more importantly, there are no signs that the Municipality is willing to do anything to remedy the situation. This state of affairs does little for the credibility of the Witzenberg Municipality.

We would appreciate the opportunity to discuss this further with you.

Yours faithfully,

  
**PE JACKSON**

CC: The Tulbagh Ratepayers Association  
Andre Lamprechts, BKS

## Tulbagh Residents / Inwoners Forum (TRIF)

C/O P O Box 10, Tulbagh, 6820

2 July, 2004

The Municipal Manager  
Witzenberg Municipality  
P O Box 44  
Ceres  
6835

2004

Dear Sirs,

### **Witzenberg Spatial Framework Proposal – Tulbagh element**

I have been directed by my Committee to convey you our tentative alternative proposals and to record our objections, to certain aspects of the Witzenberg Spatial Framework and in particular, the Spatial Plan in so far as it affects Tulbagh and the immediate surrounds.

We have made suggested alternatives using your plan as a base and we submit this Alternative Concept Plan for information on our thinking in general terms. It must be born in mind that no facts and figures have informed our approach, as we are not in a position to know these.

The Committee has also requested that Council agree to allow more time for the finalization of our interaction with you, as it is felt that "end of August, end of September, 2004" (as suggested by the Mayor) affords us little time to prepare our alternative proposals in detail.

Yours faithfully,



John Veschini  
Secretary



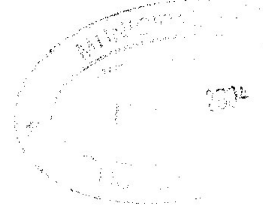
15/3/11

## Tulbagh Residents / Inwoners Forum (TRIF)

P O Box 10, Tulbagh, 6820  
Tel. 023 2300040 – Fax. 023 2300048

21 October, 2004

The Municipal Manager  
Witzenberg Municipality  
P O Box 44,  
Ceres  
6835



Dear Sir,

### **Spatial Development Framework Plan – Tulbagh entity**

I have been directed by my committee to make available to you the attached alternative plan, which we trust Council will consider favorably and in preference to that which was produced by Council for community participation and comment (map dated 28 February, 2003).

Much research, consultation with all sectors of the community and deliberation has been undertaken in the preparation of this Alternative Plan.

We believe that the alternatives as proposed most certainly meet with the requirements of current thinking of Provincial and therefore, Municipal Policy in respect of integration of land uses, communities and services in a Tulbagh context. From our point of view, Tulbagh is practically one town and only minor interventions must be effected to bring the community together, unlike other towns such as Ceres, where the divisions caused by Apartheid planning are visually evident and no doubt Policies are being evolved as a result of those stark 'separations' and are not as applicable in the Tulbagh context?

We expand upon what we have considered and provided for as follows;

1. Natural organic growth of all residential areas of varied densities, towards each other and also 'outwards' and in doing so, to also allow and encourage future investment in the town, in especially the upper income main Ratepayer category.
2. Outward expansion of the town over the boundaries (concession to the possibility of future encroachment onto Schalkenbosch farm, has been agreed to by Mr. Peter Jackson, who is also member of this committee).
3. The provision of suitable land for possible small scale farming where there is the possibility of good water and suitable soils for the farmers.
4. The provision of land for small scale grazing lands (portion of Galgehuewel).
5. Provision of light/service industrial nodes in areas within easy reach of the community and in so doing, to obviate unnecessary transportation costs.
6. Provision of commercial nodes.
7. Provision of land for a further school and a crèche.
8. Preservation of conservation areas.
9. Provision of open space corridors.
10. Suitable preservation of property values in the concept.

It is acknowledged that we have our limitations, as none of our members are Town Planners. We have therefore not attempted to design actual suburban layouts, roads, access routes, parks etc. and our calculations as to the numbers of units per hectare must be accepted as approximate. However, we are reasonably confident that the numbers of units reflected, adequately cater for the expected natural growth of this community. We are also reasonably satisfied that all the demarcated areas can be serviced (slopes for gravity aspects in terms of sewer and storm water etc. as well as for gravity feed from the water supply points). We are also of the opinion that land / property owned by the Municipality can achieve good market prices and the revenue achieved therefrom could be utilized for the purchase of other suitable

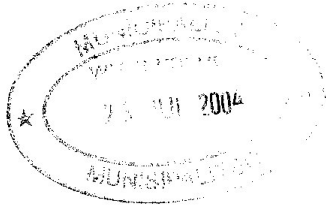
15/3/1



Tulbagh Wine Route, P.O. Box 306, Tulbagh, 6820  
Tel: 023-230-0823 Fax: 023 230-0825, email: tulbaghwine.co.

Attention: Mr. Dupré Lombaard

Witzenberg Municipality  
P.O. Box 44  
CERES  
6835



21 July 2004

Dear Sirs,

Re Spatial Development Plan

On behalf of the members of Tulbagh Wine Route I would like to lodge our objections to the proposed Spatial Development Plan as presented at the recent information sessions.

While there are many elements of the plan that we fully support, we are convinced that if the plan is implemented as is it will irreparably damage the town to the detriment of all of its citizens.

We fully support the view that Tulbagh's 'historical character is the focus of the tourism attraction thereto...' and that certain actions should be taken to preserve and restore these aspects. We support the need to urgently address the low-income housing problem.

It is our view that the main industries in the town are tourism, agriculture and wineries, supported by a limited number of service and supply organisations. While the objectives of the Spatial Development Plan go into much detail supporting similar views, the actions being planned do not address them. Instead they seem to undermine the objectives.

The following specific examples of the plan do not serve the interest of the town or of its people or the objectives of the plan as outlined in your document:

- Zoning of the access route to the town for 'High Density Residential' (192) and 'Industrial' (191).
- The large number of sites earmarked for high density residential and the density being planned is of enormous concern. The large number of sites will negatively affect a very large number of neighbouring sites. We noticed that this aspect of the plan is unique to Tulbagh and not a feature of the other Witzenberg town's plans.

Members: Bianco Wine and Olive Estate, Blue Crane, Drostdy Estate, Kloofsicht Estate, Manley Private Cellar, Motpellier Estate, Oudekloof Estate, Rijks Estate, Saronsberg Estate, Theuniskraal Estate, Twee Jonge Gezellen, Tulbagh Co-operative Winery Ltd

land as necessary for the expansion of the town in the future and as such, there is no need to plan in a restrictive and 'imploding' manner.

Lastly, we are of the opinion that Tulbagh is synonymous with 'space in the country' and as such, we consider densities greater than what we have in certain high-density areas of Tulbagh to be the maximum that should ever be considered from a community well-being aspect. Our planning has been informed by this aspect and after much discussion with various sectors of this community.

We look forward to a favorable response to our efforts.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Veschini', with a stylized flourish at the end.

John Veschini  
Secretary : TRIF

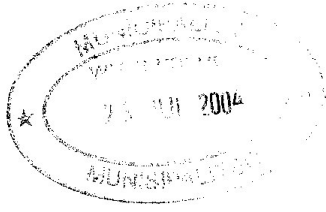
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Tulbagh Wine Route, P.O. Box 306, Tulbagh, 6820  
Tel: 023-230-0823 Fax: 023 230-0825, email: tulbaghwine.co.

Attention: Mr. Dupré Lombaard

Witzenberg Municipality  
P.O. Box 44  
CERES  
6835



21 July 2004

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It is our view that the main industries in the town are tourism, agriculture and wineries, supported by a limited number of service and supply organisations. While the objectives of the Spatial Development Plan go into much detail supporting similar views, the actions being planned do not address them. Instead they seem to undermine the objectives.

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- We do not understand the need for such a high number of low-income houses. Tulbagh does not have the industry, water or infrastructure to provide employment for such a large labour force, nor is Tulbagh on a route to anywhere where employment can be sought.
- The low-income housing problem will not be addressed by zoning action without ready finance to actually build the houses. Zoning alone will simply reduce the value of all the surrounding properties. No re-zoning for low-income housing should be done until the financial plan has been finalised as this could prove unaffordable and the impact on the town could be fruitless.

We would like to propose that a representative body of Tulbagh residents be established to work closely with the town planner and the municipality to improve on the current plan and to consider alternatives to the proposals. For instance, we would like to explore Private Public Partnership opportunities with a view to raise the standard of the housing being envisaged in the high-density areas.

We therefore ask that the current plans be put on hold until we have been given the opportunity for an in depth debate with the Witzenberg municipality on the issues and given sufficient time to propose alternatives and until the financial aspect of the plan have also been addressed

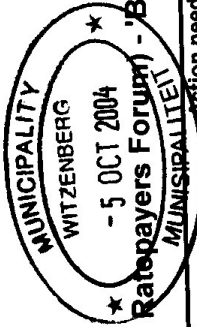
I will make myself available to serve on any representative body to help develop a better plan.

Sincerely,



Henk Jordaan  
(Chairman)

WOR 15/3/11  
 Inette van TRIF



**TRIF (Tulbagh Residents and Ratepayers Forum) - 'Brain-storming' results as a consequence of deliberat**

A		Areas of concern	Action needed
1	Description	Restricted pedestrian walkways, obstructions, hazards and lack of maintenance	Need for some design upgrade and aesthetic improvements as well as future aesthetic control
2	Pavements in V D Stel Street	Shop facades	Need for some design upgrade and aesthetic improvements as well as future aesthetic control
3	Farm entrances / Facades	Heritage Buildings	Need to encourage some design upgrade and aesthetic improvements as well as future aesthetic control of Old buildings with architectural character and the preservation of old buildings that reflect the Heritage of the town.
4	Heritage Buildings	Heritage Nature	Need to protect Galgeheuwel Municipal nature reserve from further deforestation and to upgrade as a public facility including some financial viability to benefit future efforts of preservation
5	Heritage Nature	Signage	Need for cohesiveness and control
6	Signage	Potholes and state of the roads	Need for maintenance
7	Potholes and state of the roads	Water Supply	Need for upgrade and longer term solution
8	Water Supply	Chris Hani - unauthorised building works/structures	Need for formalisation and control
9	Chris Hani - unauthorised building works/structures	Tulbagh including the Witzenville suburbs - unauthorised building works	Need for control
10	Tulbagh including the Witzenville suburbs - unauthorised building works	Light/Service Industrial units e.g. Tulbagh Bande and Motor Workshop, Essops Swieswerker etc.	Need to encourage the present owners to apply a different use to the properties over time and the relocation of the Industrial type businesses to a more appropriate and central location such as the helpmekaar Light / Service Industrial area. Local Authority to be encouraged to retain the Helpmekaar Light/ Service Industrial area and to encourage the development of same as an appropriate central and accessible area to both the clientele and the workforce. In the interim, adequate screening should be insisted upon.
11	Light/Service Industrial units e.g. Tulbagh Bande and Motor Workshop, Essops Swieswerker etc.	Builders yards etc.	Ditto
12	Builders yards etc.	River Pollution - Malkops, Boontjies, Klein Berg and Stream passing Chris Hani	Need for river management plan
13	River Pollution - Malkops, Boontjies, Klein Berg and Stream passing Chris Hani	Industrial and Winery effluent disposal	Need for control
14	Industrial and Winery effluent disposal	Sewerage disposal	Need for upgrade
15	Sewerage disposal	Livestock control	Need for control and if necessary permit same only in designated fenced areas
16	Livestock control	Garbage /Junk - commercial buildings	Need for control
17	Garbage /Junk - commercial buildings	Litter	Need for education and control
18	Litter		

19	Unauthorised Tree removal	Need for control, heritage awareness and replanting programmes
20	Light pollution	Need for control
21	Sound Pollution	Need for measurement and control of vehicle traffic noise, vehicle exhaust volumes, machinery sounds, refrigeration sounds etc.
22	Recreational Amenities	Need for additional parks and facilities in localised areas
23	Polarisation / Assimilation / Inclusiveness	Need for intervention to get community working and living together in harmony and mutual respect
24	Del Monte Community Hall	Need to resolve long standing issue of non-use by the community
25	Slum designation and control	Need for control
26	Farm road maintenance	Need for more ongoing maintenance
27	Obiqua Handellars - V D Stel Str entrance	Need for gutter bridge and encouragement to the owner to reverse access direction of the public from V D Stel Street as opposed to access from Piet Retief Street
28	Speed and traffic noise V D Stel	Need for suitable traffic calming such as width restriction, speed limitation signs etc.
29	Prisoner rehabilitation and integration	Need for a programme to reintegrate Prisoners into society to prevent reoccurrence
30	Beggars and Street Children	Need for control and creation of alternative lifestyles
31	Tulbagh Promotional - Wine, Fruit, Tourism, Investment - increased benefits for all	Need for further promotional actions
32	Eskom Power Lines	Need to resolve the issue to finality
33	Spatial Development Plan as proposed	Need to interact with the Municipality to obtain a satisfactory final Plan
34	Further Influx of Illegal Squatters	Need for control and management
35	Performance Management of the Municipality	Need to interact with the Municipality
36	Tulbagh as a dormitory / labour dumping ground	Need to achieve more Local Municipal presence, autonomy and adequate representation, or the reinstatement of the Municipality to Tulbagh
37	Local Municipal autonomy and public access	Need to achieve a new ward delimitation which would ensure adequate representation on Council
38	Ward Boundaries	

**B Threats to the well-being of the community created mostly by outside interventions**

- 1 Spatial Development Framework Plan as proposed by Council
- 2 Proposed Eskom 767kv transmission lines
- 3 Uncontrolled influx to the town without due regards to the capacity of the town to sustain it
- 4 Water management
- 5 Performance of the Local Authority based in Ceres
- 6 Use of Tulbagh as a labour pool / dormitory for other areas
- 7 Lack of autonomy and access to Local Government by the community

- 8** Inadequate representation on Council by locals as a result of Municipal Ward Delimitation process
- 9** Misinterpretation of needs in terms of the Integrated Development Plan and lack of implementation
- 10** Lack of cohesive interaction between Local Authority and Provincial Heritage agencies

## **GENERAL PLANNING AND DEVELOPMENT PRINCIPLES.**

### **1. PRINCIPLES OF PLANNING AND DEVELOPMENT LEGISLATION, POLICY, ADMINISTRATIVE PRACTICE, REGULATIONS AND BY-LAWS**

Laws, regulations, policy and guideline documents on planning and development must -

- 1.1 be clear and generally available to those who are likely to be affected thereby;
- 1.2 provide guidance and information to those affected thereby in addition to serving as regulatory measures;
- 1.3 be aimed at promoting trust and acceptance among those likely to be affected thereby and
- 1.4 give further content to fundamental rights as set out in the Constitution.

### **2. PRINCIPLES OF DECISION-MAKING AND DISPUTE RESOLUTION**

- 2.1 Each proposed development should be judged on its merits and no specific land use should be regarded in advance or in general as being less important or desirable than any other land use, unless a development framework or structure plan indicates that a specific type of land use should be protected.
- 2.2 Decisions should be taken on the advice of suitably qualified and experienced persons in the employ of the authority concerned and experts in the field of agriculture, planning, engineering, geology, mining, management of the environment, law, surveying or any other field determined by the Provincial Minister.
- 2.3 Before a decision is taken, the desirability of referring for mediation a dispute about development or planning between parties should be considered.
- 2.4 If the authority concerned considers mediation to be desirable, the dispute should be referred for mediation, but if mediation is undesirable, or if mediation has failed, a public inquiry should be conducted or a decision taken.
- 2.5 Before any important decision is taken in terms of this Act, the desirability of conducting a public inquiry into the matter should be considered.
- 2.6 If a public inquiry is to be conducted before a decision is taken, it should be open to the public and any person entitled to appear at the inquiry may be represented by any other person.
- 2.7 Reasons in writing for a decision in terms of this Act should be furnished on request.
- 2.8 The department head should keep a record of reasons given for decisions taken by the Provincial Administration of Western Cape and the chief executive officer for decisions taken by the council concerned.
- 2.9 Such record should be made available for inspection by members of the public and any person or body should be able to publish the reasons.
- 2.10 A decision taken in terms of this Act should be subject to review by any competent division of the High Court.

### **3. PRINCIPLES OF ROLEPLAYER PARTICIPATION AND HUMAN RESOURCES DEVELOPMENT**

- 3.1 Members of communities affected by planning and development should be actively involved in the planning and development process.
- 3.2 The skills and capacities of all persons involved in planning and development, including the disadvantaged, should be developed.
- 3.3 All sectors of the economy (government and non-government sectors) should be encouraged to contribute toward planning and development so as to maximise the ability of all spheres of government to undertake planning and development and to this end:

3.3.1 authorities should endeavour to clearly define and make known the functions and responsibilities of all sectors of the economy with regard to planning and development and the desired relationship between these sectors and

3.3.2 an authority which is responsible for the administration of this Act and any other law relating to planning and development should furnish particulars of the legislation concerned and of the persons responsible for its administration to any person requiring such information.

#### **4. PRINCIPLES OF DEVELOPMENT IN GENERAL**

4.1 Efficient land development administrative practices should be promoted.

4.2 Development should result in security of tenure and should provide for the widest possible range of tenure alternatives, including individual and communal tenure.

4.3 In the development of land the rightful interests of any occupants of that land should be duly taken into account.

4.4 The various levels of government should co-ordinate the interests of the various sectors involved in or affected by development so as to minimise conflicting claims to scarce resources.

4.5 The effective functioning of a development market based on open competition between suppliers of goods and services should be stimulated.

#### **5. PRINCIPLES OF SPATIAL ENVIRONMENT RESTRUCTURING**

5.1 Provision should be made for rural and urban planning and development and the development of existing and new formal and informal settlements should be facilitated.

5.2 The illegal occupation of land should be discouraged, with due recognition of informal development processes.

5.3 Sufficient land for permanent development and temporary reception areas should be identified and developed in accordance with national and provincial policies.

5.4 Efficient and integrated planning and development should be promoted by:

5.4.1 the integration of social, economic, institutional, environmental and physical aspects of planning and development;

5.4.2 integrated development and planning in rural and urban areas with a view to mutual support;

5.4.3 providing residential and employment opportunities in close proximity to or integrated with each other;

5.4.4 the optimal utilisation of existing resources, including resources with regard to agriculture, land, minerals, bulk infrastructure, roads, transport and social facilities;

5.4.5 encouraging a diverse combination of land uses, including mixed land uses;

5.4.6 discouraging the phenomenon of urban sprawl, protecting the agricultural resource base and encouraging the development of more compact cities;

5.4.7 contributing towards the correction of historically distorted spatial patterns of settlement in the Western Cape and

5.4.8 encouraging environmentally sustainable planning and development practices and processes.

#### **6. PRINCIPLES OF SUSTAINABLE DEVELOPMENT**

6.1 Sustainable development should be promoted by-

6.1.1 promoting development within the fiscal, institutional and administrative means of the Province;

6.1.2 promoting the establishment of viable communities;

6.1.3 promoting sustained protection of the environment;

6.1.4 meeting the basic needs of all communities in an affordable manner and

6.1.5 ensuring the safe use of land, with due regard to factors such as geological formations, dangerously undermined areas and flood plains.

## **7. PRINCIPLES OF ENVIRONMENTAL PROTECTION**

7.1 Development should harmonise with the ecological characteristics of the environment.

7.2 Development should heed the natural processes that control any specific environment.

7.3 Development in unsuitable environments, such as areas with a high water table, swamps, flood plains, steep slopes and areas sensitive to drift-sands, should be discouraged.

7.4 Development planning should heed carrying capacity restrictions, especially with regard to water shortages.

7.5 Development planning should heed the aesthetic properties of landscapes and the environment.

## BIOREGIONAL SPATIAL PLANNING CATEGORIES.

The following tables provide a comprehensive description of each SPC and Sub-Category, together with their primary functions and selection criteria (reference should also be made to Appendix I, Plan 1: Spatial Planning Categories.)

### 10.2.1 Description of Spatial Planning Category A: Core Areas

SPATIAL PLANNING CATEGORY A: CORE AREAS	
CATEGORY DESCRIPTION	GENERAL PURPOSES
<p>Category A is consistent with UNESCO's biosphere reserve 'Core Area'.</p> <p>It comprises natural areas that are relatively undisturbed by human activities or that have the potential to be restored to such a state.</p> <p>It should have statutory conservation status.</p> <p><b>For practical planning and management purposes, two sub-categories have been identified, namely:</b></p> <p>A.a: Wilderness Areas</p> <p>A.b: Other Statutory Conservation Areas</p>	<p><b>The primary purposes of Category A Areas include the following:</b></p> <p><b>Maintaining representative and viable samples of natural ecosystems and biodiversity.</b></p> <p><b>Maintaining the natural ecosystem processes that support the dependent natural and human communities, e.g. catchment functions.</b></p> <p><b>Providing opportunities for contact with nature ('maintaining a link with the land'), and associated opportunities for outdoor recreation and environmental education.</b></p> <p><b>Providing a 'sense of place' to all people (State-owned conservation areas are virtually the only parts of the country that all South Africans can call their own).</b></p>

Sub-Category A.a: Wilderness Areas		
Category Description	Specific Purposes	Selection Criteria / Principles
<p><i>Statutory wilderness areas in South Africa are declared under the Forest Act, 1984 (Act 122 of 1984). This Act defines a wilderness area as 'a predominantly natural and unmodified area upon which the impact of modern humans has been minimal, retaining its primeval character and influence, without permanent improvements or human habitation, which is protected and managed so as to preserve its natural conditions'.</i></p> <p><i>The IUCN Commission on National Parks and Protected Areas defines wilderness as 'an enduring natural area, protected by legislation, and of sufficient size to protect the pristine natural environment, which serves physical and spiritual wellbeing. Wilderness is an area where little or no persistent evidence of human intrusion is permitted, so that natural processes will take place largely unaffected by human intervention'.</i></p>	<p>Category A.a represents the highest conservation status and are set aside for <i>non-consumptive, non-mechanised, non-disruptive use</i>. The specific purposes of Category A.a include the following:</p> <p>Representing benchmarks ('a base-datum of normality or naturalness') as standards for environment health and self-sustaining ecosystems.</p> <p>Providing secure refugia for source populations and biodiversity.</p> <p>Allowing natural processes to continue without human interference.</p> <p>Providing opportunities for solitude or a primitive, non-consumptive, non-mechanised and unconfined type of outdoor recreation (i.e. '<i>wilderness recreation</i>').</p>	<p><b>The area should have</b></p> <p><b>statutory conservation status. <i>De Facto</i> wilderness areas can, however, also be included conditionally.</b></p> <p><b>Of sufficient size to protect the pristine natural environment, which serves physical and spiritual well-being.</b></p> <p><b>A predominantly natural and unmodified area upon which the impact of modern humans has been minimal.</b></p> <p><b>An area, which has retained its primeval character and influence.</b></p> <p><b>No permanent improvements or human habitation.</b></p> <p><b>Capable of being rehabilitated to a wilderness condition.</b></p>

<b>Sub-Category A.b: Other Statutory Conservation Areas</b>		
<b>Category Description</b>	<b>Specific Purposes</b>	<b>Selection Criteria / Principles</b>
<p>Category A.b constitutes conservation areas that do not qualify for wilderness (A.a) status.</p> <p>Statutory conservation areas, e.g. national parks, provincial and registered private nature reserves (zoned Open Space III) marine reserves, etc. - providing for conservation of ecosystems and biodiversity, sustainable outdoor recreation and limited sustainable use of natural resources.</p>	<p><i>In situ</i> conservation of biodiversity.</p> <p>Monitoring undisturbed ecosystems and undertaking non-destructive research.</p> <p>Environmental education.</p> <p><i>Non-consumptive</i> land-uses (e.g. eco-tourism).</p> <p><b>Providing a broader spectrum of outdoor recreation opportunities as opposed to Category A.a, e.g. opportunities for mechanised activities, such as 4X4 access.</b></p> <p>Sustainable resource uses, such as game capturing and harvesting of plant products, e.g. buchu.</p>	<p><b>Area should ideally have statutory conservation status.</b></p> <p><b>The area must be of sufficient size to protect the pristine natural environment.</b></p> <p><b>Presence of pristine or rare natural biological features e.g rare endemic species.</b></p> <p><b>Presence of outstanding natural biophysical features or manifestations, e.g. unique rock formations.</b></p> <p><b>Areas of exceptional archaeological, or palaeontological importance, also historical sites and features and fossil material.</b></p>

## 10.2.2 Description of Spatial Planning Category B: Buffer Zones

SPATIAL PLANNING CATEGORY B: BUFFER ZONES	
CATEGORY DESCRIPTION	GENERAL PURPOSES
<p>This category is consistent with UNESCO's biosphere reserve 'Buffer Zone'.</p> <p>The buffer zone is a clearly defined area surrounding the core area. Category B serves as a buffer between Category A (Core Areas) and Category C (Transition Zones), and extends the conservation efforts to areas where there has been a greater degree of human modification, but in which there are substantial environmental features worthy of conservation.</p> <p>Can include degraded conservation-worthy areas that have the potential to be rehabilitated to a natural or near natural state.</p> <p>For practical planning and management purposes, four sub-categories have been identified, namely:</p> <p><b>B.a: Public Conservation Areas</b></p> <p><b>B.b: Private Conservation Areas</b></p> <p><b>B.c: Ecological Corridors/Areas</b></p> <p><b>B.d: Rehabilitation Areas</b></p>	<p>The principal role of Category B is nature conservation.</p> <p>Category B provides tourists and residents with non-consumptive, remote or semi-remote, wilderness and natural environment experiences, which could generate economic benefits. Some of the economic gains made through capitalising on these areas could be invested back into conservation, i.e. there should be a symbiotic relationship between conservation and nature-related economic activities.</p> <p><b>Category B complements the purposes of Category A by:</b></p> <p>Extending the functioning of natural ecosystems falling within Category A by conserving natural habitats on adjoining properties.</p> <p>Ensuring that natural ecosystems within Category A function efficiently without disturbance from humans, by providing a 'buffer' of sufficiently-sized, natural environment.</p> <p>Accommodating appropriate buildings and infrastructure necessary to facilitate the sustainable use of Category A, e.g. research facilities, tourist accommodation and other essential infrastructure.</p>

<b>Sub-Category B.a: Public Conservation Areas</b>		
<i>Category Description</i>	<b>Specific Purposes</b>	<i>Selection Criteria / Principles</i>
Statutory conservation land, with permanent conservation status, surrounding, or within Core Areas, e.g. low-intensity recreational areas within contractual national parks, or nature reserves, national monuments, natural heritage sites, local authority nature reserves.	<p>Providing effective buffers between Category A and Category C Areas.</p> <p>Providing a broader spectrum of sustainable recreation opportunities as opposed to Category A e.g. mechanised activities such as 4X4 access.</p> <p>Providing opportunities for small resort development.</p> <p>Providing opportunities for sustainable harvesting of natural resources, such as buchu, wild-flowers.</p>	<p>State-owned land, which do not qualify for Category A status, surrounding or adjacent to Category A landscapes.</p> <p>Other public nature areas with statutory conservation status, which do not qualify for Category A status, e.g. areas within contractual national parks, natural heritage sites and local authority nature reserves.</p> <p>Other public nature areas containing conservation-worthy natural habitats, unique landscape features, or archaeological and cultural-historic sites.</p>
<b>Sub-Category B.b: Private Conservation Areas</b>		
<i>Category Description</i>	<b>Specific Purposes</b>	<i>Selection Criteria / Principles</i>
<i>De facto</i> conservation areas in private ownership, without statutory conservation status, but ideally within a registered conservancy.	<p>Providing effective buffers between Category A and Category C Areas.</p> <p>Providing a broader spectrum of sustainable recreation opportunities opposed to the opportunities provided in Category A and B.a Areas.</p> <p>Providing opportunities for small private resort development.</p> <p>Providing opportunities for sustainable harvesting of natural resources, such as buchu, wildflowers, and game.</p>	<p><i>De facto</i> conservation areas in private ownership that have been designated by the owners for conservation (e.g. through conservancies), adjacent or surrounding Category A Areas.</p> <p>Private Nature Reserves not rezoned as Open Space III.</p> <p>Private properties whose natural characteristics and sensitivities are such that any form of development, including agriculture, requires strict control (e.g. containing conservation-worthy natural habitats, unique landscape and archaeological features).</p>

### Sub-Category B.c: Ecological Corridors

<i>Category Description</i>	<i>Specific Purposes</i>	<i>Selection Criteria / Principles</i>
<p>Ecological Corridors/ Areas are areas where there is a high prevalence of natural vegetation, or where the reintroduction of indigenous flora could be undertaken in order to provide a network of contiguous natural corridors throughout the region.</p> <p>This category includes:</p> <p>Natural linkages between ecosystems that assist with the maintenance of natural processes, e.g. rivers.</p> <p>Continuous tracts of naturally vegetated areas with no statutory conservation status.</p> <p>Rehabilitated tracts of Category C: Areas.</p>	<p>Ecological corridors form important natural networks that enhance biodiversity, by facilitating the migration of plants and animals, as well as assisting with the functioning of natural processes in general.</p> <p>The establishment of natural corridors and their management, can promote public interest and environmental awareness, and an environmental ethic within the local communities.</p> <p>Ecological corridors add to the biodiversity of the bioregion as a whole and, in general, enhance the visual quality of landscapes.</p>	<p>Rivers or riverbeds that function as ecosystems.</p> <p>Continuous tracts of natural vegetation linking ecosystems.</p> <p>Sections of catchments or animal habitats / home ranges (e.g. a leopard home range).</p> <p>Any other natural areas that are conservation-worthy and which form linkages to natural areas within Category C or D Areas.</p>

### Sub-Category B.d: Rehabilitation Areas

<i>Category Description</i>	<i>Specific Purposes</i>	<i>Selection Criteria / Principles</i>
<p><b>Areas which, notwithstanding significant modification / degradation, justify to be rehabilitated to their natural state, or near natural state.</b></p>	<p>The primary purpose of this category is to repair environmental degradation that was caused by consumptive land-uses, e.g. agriculture, forestry and mining, by promoting co-operation amongst all role-players (i.e authorities, landowners, communities and conservation agencies).</p>	<p>Areas within or adjacent to Category A areas.</p> <p>Agricultural areas that have low agricultural potential or which are no longer actively farmed.</p>

<p><b>natural state.</b></p> <p>These areas should ideally be rezoned in terms of the existing Zoning Schemes (e.g. Open Space III).</p>	<p>Increasing the buffer zones.</p> <p>Promoting sustainable land-uses in areas where past or present land-uses are marginal or undesirable due to their location.</p>	<p>Areas of natural vegetation that were degraded due to overgrazing, or which suffered a loss of biodiversity due to an inappropriate burning regime.</p> <p>Mining and forestry areas worthy of rehabilitation, or undesirable due to their location, e.g. within sensitive catchments.</p> <p>Slopes within agricultural zones too steep to cultivate (generally rocky in nature), or where poor soils occur.</p> <p>Conservation-worthy former Category C.b areas, officially rezoned (Open Space III) and in process of rehabilitation.</p>
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### 10.2.3 Description of Spatial Planning Category C: Agricultural Areas

SPATIAL PLANNING CATEGORY C: AGRICULTURAL AREAS		
CATEGORY DESCRIPTION	GENERAL PURPOSES	
<p>This category is consistent with UNESCO's biosphere reserve 'Transition Zone 2'.</p> <p>It is particularly important that all the relevant stakeholders in Category C participate and ensure that all development and land-uses are undertaken in accordance with the overarching objective of <i>sustainability</i>. Category C is, therefore, also known as the 'co-operation zone'.</p> <p>Activities that extract natural resources, supplying food and other primary materials are the dominant activities in this zone (e.g. agriculture and forestry).</p> <p>This category represents the most space-extensive cultural landscape affording the region with its unique rural landscape character.</p> <p>Two sub-categories have been identified, namely:</p> <p><b>C.1: Extensive Agricultural Areas</b></p> <p><b>C.2: Intensive Agricultural Areas</b></p>	<p>Category C includes extensive tracts of natural vegetation, which serve as <i>de facto</i> buffers for Category B Areas.</p> <p>They represent the urban-rural interface, which largely affects the sustainability of both the rural and the urban environments.</p> <p>They accommodate a wide range of agricultural land-uses and forestry.</p> <p>They provide opportunities for small-scale, low-impact resort development and associated recreational activities.</p>	
Sub-Category C.a: Extensive Agricultural Areas		
Category Description	Specific Purposes	Selection Criteria / Principles
<p>Areas in this category accommodate land-uses that build upon the economic potential of the area concerned.</p> <p>Category C.a includes private properties that are utilised for consumptive land-uses, but where ecological processes are allowed to continue.</p>	<p>Category C.a supports low-impact land-uses, such as sustainable harvesting of wildflowers, buchu, ecotourism, extensive stock and game-farming and permaculture.</p> <p>Includes catchment areas that are managed for conserving water.</p>	<p>Areas in private ownership zoned for agricultural purposes (Agriculture I &amp; II).</p> <p>Extensive agricultural areas covered with natural vegetation.</p> <p>Agricultural landscapes of exceptional aesthetical quality.</p>

<b>Sub-Category C.b: Intensive Agricultural Areas</b>		
<b>Category Description</b>	<b>Specific Purposes</b>	<b>Selection Criteria / Principles</b>
<p>This category supports land-uses that build upon the economic potential of the area concerned.</p> <p>Category C.b includes areas in private ownership designated for consumptive land-uses e.g. intensive agriculture and forestry.</p>	<p>The primary purpose of this zone is to cater for conventional intensive agricultural enterprises.</p> <p>This category also accommodates activities that extract natural resources (e.g. forestry) supplying timber, etc.</p> <p>Tracts of natural vegetation in Category C.b provide opportunities for establishing ecological corridors (Category B.c).</p>	<p>Private properties where intensive agricultural practices already occur.</p> <p>Land zoned Agriculture Zone I and II in terms of the statutory Zoning Scheme.</p> <p>Agricultural areas where space-extensive environmental impacts have occurred and where environmental health and sustainability is, subsequently, vulnerable.</p>

## 10.2.4 Description of Spatial Planning Category D: Urban-Related Areas

SPATIAL PLANNING CATEGORY D: URBAN-RELATED AREAS	
CATEGORY DESCRIPTION	GENERAL PURPOSES
<p>Category D is consistent with UNESCO's Biosphere Reserve 'Transition Zone 3'.</p> <p>This category represents the urban settlements and their associated infrastructure and services.</p> <p><b>Although these areas are urbanised / intensively developed, with little of the natural environment remaining, new development should still be preceded by effective integrated development planning. In addition, sustainable resource utilisation should be promoted and clear objectives set for minimising negative environmental effects, such as resource degradation, excessive waste generation and pollution.</b></p> <p>Eight distinct sub-categories (D.a – D.h) have been identified, with an additional sub-category (D.i) providing for urban-related areas that have not been catered for in D.a – D.h. The sub-categories are the following:</p> <p><b>D.a: Metropolitan City / District town</b></p> <p><b>D.b: Main local town</b></p> <p><b>D.c: Local town</b></p> <p><b>D.d: Rural settlements</b></p> <p><b>D.e: Institutional settlements</b></p> <p><b>D.f: Agricultural nodal settlements</b></p> <p><b>D.g: Farmsteads</b></p> <p><b>D.h: Resorts &amp; tourism-related areas</b></p> <p><b>D.i: Other urban-related areas</b></p>	<p>The primary purpose of Category D is to provide for a variety of urban settlements that suite the requirements of specific communities.</p> <p>This category represents the urban areas where the complexity of land-use management is distinctively different from Category A, B, C and E.</p> <p>The various sub-categories under Category D, provide for the settlement patterns, as well as the infrastructure associated with the employment opportunities provided by the surrounding Category C and E Areas.</p>

<b>Sub-Category D.a: Metropolitan City / District Town</b>		
<i>Category Description</i>	<b>Specific Purposes</b>	<i>Selection Criteria / Principles</i>
Metropolitan City and District Town.	Accommodating the metropolitan areas (Category A Municipality) and the 'seat' (capital town) of the Category C Municipality (i.e. the 'district town').  Providing residential and business areas, including the institutions, infrastructure and essential services required for sustainable community development.	<b>Availability of adequate office accommodation, housing and other logistical requirements needed for effective district (Category C Municipality) management.</b>
<b>Sub-Category D.b: Main Local Town</b>		
<i>Category Description</i>	<b>Specific Purposes</b>	<i>Selection Criteria / Principles</i>
Category B Municipality seat located within the geographical boundaries of a Category C Municipality.	Accommodating the seat (capital town) of the Category B Municipality.  Providing residential and business areas, including the institutions, infrastructure and essential services required for sustainable community development.	<b>Availability of adequate office accommodation, housing and other logistical requirements needed for effective municipal (Category B Municipality) management.</b>
<b>Sub-Category D.c: Local Town</b>		
<i>Category Description</i>	<b>Specific Purposes</b>	<i>Selection Criteria / Principles</i>
Towns that form part of a Category B Municipality, falling under the jurisdiction of Category D.b.	Providing residential and business areas, including the institutions, infrastructure and essential services required for sustainable community development. Accommodating a municipal office to manage local municipal affairs.	Towns that previously had municipal status, now forms part of a Category B Municipality.

<b>Sub-Category D.d: Rural Settlements</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Category D.d constitutes rural settlements that fall under the jurisdiction of a Category B Municipality.	Providing accommodation and services to rural communities that are employed within, or associated with Category B, C, D, or E Areas.	<b>Rural nodal settlements that previously had no municipal status, and settlements that have lost such status.</b>
<b>Sub-Category D.e: Institutional Settlements</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Category D.e comprises institutional rural settlements, which have a nodal urban character.	<p><b>Providing appropriate locations for institutions, which due to the nature of their functions, need to be located in a rural setting.</b></p> <p>Providing housing, infrastructure and essential services to communities employed within, or associated with institutional complexes.</p>	<p><b>Educational institutions in rural areas.</b></p> <p><b>Detention institutions in rural areas.</b></p>
<b>Sub-Category D.f: On-Farm Settlements</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Category D.f constitutes rural agricultural settlements with a nodal urban character.	Providing housing and essential community services to communities employed within, or associated with the agricultural sector.	<b>On-farm settlement nodes of more than 5 units and/or the associated community infrastructure, e.g. church, school, etc.</b>

<b>Sub-Category D.g: Farmsteads</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Category D.g constitutes main farmsteads, including the infrastructure required for logistical farm purposes.	Providing the housing, infrastructure and essential services required for effective farm management.	<b>On-farm homesteads, offices, sheds, packing facilities, etc.</b>

<b>Sub-Category D.h: Resorts &amp; Tourism-Related Areas</b>		
<b>Category Description</b>	<b>Specific Purposes</b>	<b>Selection Criteria / Principles</b>
<p>Category D.h constitutes resorts with a nodal residential component.</p> <p>Privately owned land zoned for resort development.</p> <p>Hotels, motels etc. in rural areas.</p>	<p>Providing the opportunity to rezone marginal agricultural land to undertake sustainable resort development.</p> <p>Contributing towards improving the economic base of the area.</p> <p>Providing opportunities for increasing the value of marginal agricultural land.</p> <p>Providing opportunities to diversify land-uses or to convert to more sustainable land-uses, e.g. marginal agriculture to sustainable eco-tourism.</p>	<p><b>Areas zoned Resort Zone I and II.</b></p> <p><b>Resorts and tourism-related developments and areas.</b></p>
<b>Sub-Category D.i: Other Urban-Related Areas</b>		
<b>Category Description</b>	<b>Specific Purposes</b>	<b>Selection Criteria / Principles</b>
<p>Category D.i provides for any other urban-related areas that have not been catered for in Category D.a – D.h. (e.g. settlements within District Management Areas under the jurisdiction of a Category C Municipality).</p>	<p>Providing for special cases where the objectives of a spatial development framework would be promoted.</p>	<p><b>Each situation to be considered on merit.</b></p>

## 10.2.5 Description of Spatial Planning Category E: Industrial Areas

SPATIAL PLANNING CATEGORY E: INDUSTRIAL AREAS		
CATEGORY DESCRIPTION		GENERAL PURPOSES
<p>Category E constitutes existing and designated industrial areas located outside Category D Areas.</p> <p>Category E represents the most intensively modified cultural landscape and accommodates a variety of industrial activities, ranging from agricultural activities to extractive industries.</p> <p><b>Although these areas are generally intensively developed, with little of the natural environment remaining, new development should still be preceded by effective integrated development planning. In addition, sustainable resource utilisation should be promoted and clear objectives set for minimising negative environmental effects, such as resource degradation, excessive waste generation and pollution.</b></p> <p>Four distinct sub-categories have been identified, namely:</p> <p><b>E.a: Agricultural industry</b></p> <p><b>E.b: Light industry</b></p> <p><b>E.c: Heavy industry</b></p> <p><b>E.d: Extractive industry</b></p>		<p>Providing for the variety of industries and industry-related developments that form a part of the economic base of the region.</p> <p>Representing the industrial environment where the complexity of land-use management is distinctively different from Category A, B, C and D Areas.</p> <p>Providing suitable areas for sustainable industrial activities in close proximity to residential areas and with access to the required infrastructure and services (e.g. roads, railway, harbour), and resources (water, electricity).</p>
Sub-Category E.a: Agricultural Industry		
Category Description	Specific Purposes	Selection Criteria / Principles
Industries related to the agricultural sector and forestry.	Accommodating the industries required for viable agriculture and forestry.	Agriculture and forestry-related industrial developments, such as silos, wine cellars, packing facilities, dairies, saw-mills (etc.). (Such developments are often co-operative).

<b>Sub-Category E.b: Light Industry</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Areas designated and zoned for light industrial activities.	Providing infrastructure and services required for light industrial activities.	Land designated for light industrial activities, such as small factories, brick-yards, metal works, etc.  Land appropriately zoned for industrial activities in terms of the existing Scheme Regulations.
<b>Sub-Category E.c: Heavy Industry</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Areas designated and zoned for heavy industrial activities.	Providing infrastructure and services required for heavy industrial activities.	Land designated for heavy industrial activities, such as steel mills.  Land appropriately zoned for industrial activities in terms of the existing Scheme Regulations.
<b>Sub-Category E.d: Extractive Industry</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Areas designated and zoned for extractive industrial activities.	Providing infrastructure and services required for extractive industrial activities.	Settlements and infrastructure associated with multiple consumptive resource extraction, e.g. mining.  Land appropriately zoned for industrial activities in terms of the existing Scheme Regulations.

10.2.6 Description of Spatial Planning Category F: Surface Infrastructure & Buildings

SPATIAL PLANNING CATEGORY F: SURFACE INFRASTRUCTURE & BUILDINGS	
CATEGORY DESCRIPTION	GENERAL PURPOSES
<p>Category F constitutes surface infrastructure and buildings that occur in the rural landscapes, including a variety of structures and land-uses, which may have immense ecological, aesthetical and socio-economical impacts on the environment.</p> <p><b>Due to their huge potential for habitat fragmentation, it is of paramount importance that all new Category F developments be preceded by effective integrated development planning. In addition, clear objectives should be set for minimising negative environmental effects, such as habitat fragmentation, resource degradation, excessive waste generation and pollution and degradation of the aesthetic qualities of the environment.</b></p> <p>Ten distinct sub-categories (F.a – F.j) have been identified, with an additional sub-category (F.k) providing for buildings and infrastructure that have not been catered for in F.a – F.j. The sub-categories are the following:</p> <ul style="list-style-type: none"> <li><b>F.a: National roads</b></li> <li><b>F.b: Trunk roads</b></li> <li><b>F.c: Main roads</b></li> <li><b>F.d: Divisional roads</b></li> <li><b>F.e: Minor roads</b></li> <li><b>F.f: 4X4 trails</b></li> <li><b>F.g: Railway lines</b></li> <li><b>F.h: Power lines</b></li> <li><b>F.i: Communication structures</b></li> <li><b>F.j: Dams &amp; reservoirs</b></li> <li><b>F.k: Other buildings &amp; infrastructure</b></li> </ul>	<p>Providing for the variety of surface infrastructure and buildings required for effective transport and communication that form a part of the economic base of the region.</p> <p>Providing for the major water storage facilities, power networks and the associated infrastructure, which is required for maintaining the settlements and economic sectors that support community development in the region.</p>

<b>Sub-Category F.a: National Roads</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
National roads as defined by the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998).	Forming a part of the national roads network.	Proclaimed in terms of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998).
<b>Sub-Category F.b: Trunk Roads</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Trunk roads as defined by the Roads Ordinance (No. 19 of 1976).	Major regional roads, linking major centers or towns.	Proclaimed in terms of the Roads Ordinance (No. 19 of 1976).
<b>Sub-Category F.c: Main Roads</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Main roads as defined by the Roads Ordinance (No. 19 of 1976).	Main sub-regional roads, linking major towns or villages.	Proclaimed in terms of the Roads Ordinance (No. 19 of 1976).
<b>Sub-Category F.d: Divisional Roads</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Divisional roads as defined by the Roads Ordinance (No. 19 of 1976).	Mainly gravel roads, linking rural areas with towns and villages.	Proclaimed in terms of the Roads Ordinance (No. 19 of 1976).
<b>Sub-Category F.e: Minor Roads</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Minor roads as defined by the Roads Ordinance (No. 19 of 1976).	Mainly gravel roads, linking specific areas, or farms with divisional roads.	Proclaimed in terms of the Roads Ordinance (No. 19 of 1976).

<b>Sub-Category F.f: 4X4 Trails</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Unproclaimed recreational 4X4 routes within Category B and C.	<p>Providing 4X4 access to relatively inaccessible natural areas.</p> <p>Providing important outdoor ecotourism opportunities.</p>	<p>4X4 trails that link major tourism areas.</p> <p>4X4 trails approved and registered with the local and regional tourism organisations.</p> <p>4X4 trails approved by a conservancy committee, if applicable.</p>

<b>Sub-Category F.g: Railway Lines</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Railway lines and associated infrastructure.	Providing railway services for passengers and goods.	All railway lines within the region.
<b>Sub-Category F.h: Power Lines</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Power lines and associated sub-stations and infrastructure.	Forming part of the national electricity distribution network.  Providing electricity on a regional level	Major power lines, linking electricity generation plants (e.g. Koeberg) with other parts of the country.  Regional, sub-regional and local distribution lines.
<b>Sub-Category F.i: Communication Structures</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Infrastructure associated with communication systems.	Providing effective radio and telecommunication services.	Cellular network towers, radio & television towers telecommunication infrastructure.
<b>Sub-Category F.j: Dams &amp; Reservoirs</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Major dams, reservoirs and the associated water reticulation systems and infrastructure.	Providing for effective water storage and distribution.  Providing local communities with piped water.  Supporting the economic sectors that form the economic base of the region.	Major dams and their associated purification plants, canals, pipe lines, and other infrastructure.
<b>Sub-Category F.k: Other Buildings &amp; Infrastructure</b>		
<b><i>Category Description</i></b>	<b><i>Specific Purposes</i></b>	<b><i>Selection Criteria / Principles</i></b>
Category F.k provides for any other buildings and infrastructure that have not been catered for in Category F.a – F.j.		

# IDENTIFICATION OF ACTIVITIES WHICH MAY HAVE A SUBSTANTIAL DETRIMENTAL EFFECT ON THE ENVIRONMENT

## As published in:

GN R1182 in GG 18261 of 5 September 1997

## And as amended by:

GN R1355 in GG 18362 of 17 October 1997

GN R448 in GG 18783 of 27 March 1998

GN R670 in GG 23401 of 10 May 2002

GN R782 in GG 23485 of 7 June 2002

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND TOURISM

## ENVIRONMENT CONSERVATION ACT 1989 (ACT No 73 OF 1989)

THE IDENTIFICATION UNDER SECTION 21 OF ACTIVITIES WHICH MAY HAVE A SUBSTANTIAL DETRIMENTAL EFFECT ON THE ENVIRONMENT

I, Zweledinga Pallo Jordan, Minister of Environmental Affairs and Tourism, after consultation with the Minister of each department of State responsible for the execution, approval or control of such activities, the Minister of Finance and the competent authorities of the provinces, hereby under section 21 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), identify the activities in Schedule 1 in general as activities which may have a substantial detrimental effect on the environment.

I further determine that this notice will commence in respect of different activities on the dates indicated in Schedule 2: Provided that this Notice is not applicable to an activity that was commenced with before the date of commencement fixed in respect of that activity as indicated in the said Schedule.

[Proviso to second paragraph added by GN R1355 of 17 October 1997]

**Z. P. JORDAN**

**Minister of Environmental Affairs and Tourism**

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### Schedule 1

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1. The construction, erection or upgrading of-
  - (a) facilities for commercial electricity generation with an output of at least 10 megawatts and infrastructure for bulk supply;
  - (b) nuclear reactors and facilities for the production, enrichment, processing, reprocessing, storage or disposal of nuclear fuels and wastes;
  - (c) with regard to any substance which is dangerous or hazardous and is controlled by national legislation-
    - (i) infrastructure, excluding road and rail, for the transportation of any such substance; and
    - (ii) manufacturing, storage, handling, treatment or processing facilities for any such substance;
  - (d) roads, railways, airfields and associated structures;
  - (e) marinas, harbours and all structures below the high-water mark of the sea and marinas, harbours and associated structures on inland waters;
  - (f) above ground cableways and associated structures;
  - (g) structures associated with communication networks, including masts, towers and reflector dishes, marine telecommunication lines and cables and access roads leading to those structures, but not including above ground and underground telecommunication lines and cables and those reflector dishes used exclusively for domestic purposes;

- (h) racing tracks for motor-powered vehicles and horse racing, but not including indoor tracks;
- (i) canals and channels, including structures causing disturbances to the flow of water in a river bed, and water transfer schemes between water catchments and impoundments;
- (j) dams, levees and weirs affecting the flow of a river;
- (k) reservoirs for public water supply;
- (l) schemes for the abstraction or utilisation of ground or surface water for bulk supply purposes;
- (m) public and private resorts and associated infrastructure;
- (n) sewage treatment plants and associated infrastructure;
- (o) buildings and structures for industrial, commercial and military manufacturing and storage of explosives or ammunition or for testing or disposal of such explosives or ammunition.

[Items (i)-(o) renumbered by GN R782 of 7 June 2002]

[Item 1 substituted by GN R670 of 10 May 2002]

2. The change of land use from-

(a)

[Item (b) deleted by GN R448 of 27 March 1998]

(b)

[Item (b) deleted by GN R448 of 27 March 1998]

(c) agricultural or zoned undetermined use or an equivalent zoning, to any other land use;

[Item (c) substituted by GN R670 of 10 May 2002]

(d) use for grazing to any other form of agricultural use; and

(e) use for nature conservation or zoned open space to any other land use.

3. The concentration of livestock, aquatic organisms, poultry and game in a confined structure for the purpose of commercial production, including aquaculture and mariculture.

[Item 3 substituted by GN R670 of 10 May 2002]

[Item 3 amended by GN R782 of 7 June 2002 – the word “structures” amended to read “structure”.]

4. The intensive husbandry of, or importation of, any plant or animal that has been declared a weed or an invasive alien species.

5. The release of any organism outside its natural area of distribution that is to be used for biological pest control.

6. The genetic modification of any organism with the purpose of fundamentally changing the inherent characteristics of that organism.

7. The reclamation of land, including wetlands, below the high-water mark of the sea, and in inland waters.

[Item 7 substituted by GN R670 of 10 May 2002]

8. The disposal of waste as defined in section 20 of the Act, excluding domestic waste, but including the establishment, expansion, upgrading or closure of facilities for all waste, ashes and building rubble.

[Item 8 substituted by GN R670 of 10 May 2002]

9. Scheduled processes listed in the Second Schedule to the Atmospheric Pollution Prevention Act, 1965 (Act 45 of 1965).

10. The cultivation or any other use of virgin ground.

[Item 10 inserted by GN R670 of 10 May 2002]

11. In these regulations, unless the context indicates otherwise-

“**relevant authority**” means a relevant authority as defined in regulation 1 of Government Notice R1183 of 5 September 1997, as amended by Government Notice No R1645 of 11 December 1998;

“**road**” means-

- (a) any road determined to be a national road in terms of section 40 of the South African National Roads Agency Limited and National Roads Act, 1998, (Act 7 of 1998), including any part of such road;
- (b) any road for which a fee is charged for the use thereof;
- (c) any provincial road administered by a provincial authority;
- (d) any arterial road or major collector street administered by a metropolitan or local authority;
- (e) any road or track in an area protected by legislation for the conservation of biological diversity or archaeological, architectural or cultural sites or an area that has been zoned open space or an equivalent zoning; or
- (f) any road or track in an area regarded by the relevant authority as a sensitive area.

“**upgrading**” means the expansion beyond its existing size, volume or capacity of an existing facility, installation or other activity referred to in this Schedule, but does not include regular or routine maintenance and the replacement of inefficient or old plant, equipment or machinery where such does not have an increased detrimental effect on the environment;

“**virgin ground**” means land which has at no time during the preceding 10 years been cultivated.

[Item 11 inserted by GN R670 of 10 May 2002]

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## Schedule 2

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<i>Item number in Schedule 1</i>	<i>Date of commencement</i>
1 (a), (b), (d), (e), (f), (h), (m); 7	8 September 1997
1 (g), (o); 3; 4; 5; 6	5 January 1998
1 (c), (i), (j), (k), (l), (n); 8; 9	2 March 1998
2 (a), (b), (c), (d), (e)	1 April 1998

# REGULATIONS REGARDING ACTIVITIES WHICH MAY HAVE A SUBSTANTIAL DETRIMENTAL EFFECT ON THE ENVIRONMENT

## As published in:

GN R1183 in GG 18261 of 5 September 1997

## And as amended by:

GN R1645 in GG 19599 of 11 December 1998

GN R672 in GG 23401 of 10 May 2002

GN R783 in GG 23485 of 7 June 2002

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND TOURISM

## ENVIRONMENT CONSERVATION ACT 1989 (ACT No 73 OF 1989)

REGULATIONS REGARDING ACTIVITIES IDENTIFIED UNDER SECTION 21(1)

The Minister of Environmental Affairs and Tourism has, under sections 26 and 28 of the Environment Conservation Act 1989 (Act No 73 of 1989), and with the concurrence of the Minister of Finance, made the regulations in the Schedule.

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### Schedule

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#### Definitions

1. In these regulations any word or expression to which a meaning has been assigned in the Act has that meaning, and unless the context otherwise indicates-

“**activity**” means any activity identified under section 21 of the Act;

“**alternative**”, in relation to an activity, means any other possible course of action, including the option not to act;

“**applicant**” means any person who applies for an authorisation to undertake an activity or to cause such activity to be undertaken as contemplated in section 22 (1) of the Act;

“**interested party**” means any person or group of persons concerned with or affected by an activity;

“**provincial authority**” means a competent authority as defined in section 1 of the Act;

“**relevant authority**” means the Minister, provincial authority or local authority contemplated in regulation 4 (2), (3) or (4), as the case may be;

“**the Act**” means the Environment Conservation Act, 1989 (Act 73 of 1989).

#### Application of regulations

2. (1) These regulations apply in respect of any activity which has been identified in Government Notice R1182 of 5 September 1997 under section 21 (1) of the Act.

(2) These regulations do not apply in respect of an activity referred to in Government Notice R879 of 31 May 1996, unless it forms part of an activity that has been identified in Government Notice R1182 of 5 September 1997.

#### Responsibilities in terms of regulations

3. (1) An applicant-

(a) must appoint an independent consultant who must on behalf of the applicant comply with these regulations;

(b) is solely responsible for all costs incurred in connection with the employment of the consultant or any other person acting on the applicant's behalf to comply with these regulations;

(c) must ensure that the consultant has no financial or other interest in the undertaking of the proposed activity, except with regard to the compliance with these regulations;

(d) must ensure that the consultant, while complying with these regulations, has-

- (i) expertise in the area of environmental concern being dealt with in the specific application;
  - (ii) the ability to perform all the relevant tasks contemplated in these regulations;
  - (iii) the ability to manage the public participation process contemplated in paragraph (f);
  - (iv) the ability to timeously produce thorough, readable and informative documents;
  - (v) adequate recording and reporting systems to ensure the preservation of all data gathered; and
  - (vi) a good working knowledge of all relevant policies, legislation, guidelines, norms and standards;
- (e) must ensure that the consultant provides to the relevant authority access to, and opportunity for review of, all procedures, underlying data, reports and interviews with interested parties, whether or not such information may be reflected in a report required in terms of these regulations;
- (f) is responsible for the public participation process to ensure that all interested parties, including government departments that may have jurisdiction over any aspect of the activity, are given the opportunity to participate in all the relevant procedures contemplated in these regulations; and
- (g) must indemnify the government of the Republic, the relevant authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which the applicant or consultant is responsible in terms of these regulations.
- (2) If any provision of subregulation (1) is not complied with by the applicant and not immediately attended to, after having been made aware of it by the relevant authority, the application is regarded to have been withdrawn.
- (3) The relevant authority must-
- (a) ensure that officers, agents or consultants employed by the relevant authority to evaluate any reports submitted in terms of these regulations have-
    - (i) expertise in the area of environmental concern being dealt with in the specific application;
    - (ii) the ability to perform the evaluation tasks contemplated in these regulations efficiently;
    - (iii) the ability to timeously produce thorough, readable, and informative documents; and
    - (iv) a good working knowledge of all relevant policies, legislation, guidelines, norms and standards;
  - (b) ensure that the evaluation and decisions required in terms of these regulations are done or reached efficiently and within a reasonable time, and that the applicant is informed immediately of any delay and is provided with a written explanation for any delay that may occur;
  - (c) provide the applicant with any guidelines, as well as access to any other information in the possession of the relevant authority, that may assist the applicant in fulfilling its obligations in terms of these regulations; and
  - (d) try to keep the inputs required from the applicant to the minimum that are necessary to make an informed decision on the application, without putting any limitation on the rights that interested parties may have in terms of these regulations.
- (4) While working for any applicant in terms of these regulations, a consultant may not work for any relevant authority in terms of these regulations in respect of the same application.
- (5) Any interested party who wishes to participate in the public participation process contemplated in subregulation (1) (f) must respond within the time agreed to between the relevant authority and the applicant.

#### **Application for authorisation to undertake activity**

4. (1) Application must be made on a form obtainable from the relevant authority.
- (2) An application must be submitted to the relevant provincial authority for consideration: Provided that an application in respect of an activity contemplated in subregulation (3) or (4) must be referred for consideration as indicated in those subregulations.
- (3) Subject to subregulation (3A), the provincial authority must refer the application to the Minister for consideration-
- (a) where the activity concerned has direct implications for national environmental policy or international environmental commitments or relations;
  - (b) where the activity concerned will take place within an area that is demarcated as an area of national or international importance, but does not include the sea-shore, conservancies, protected natural environments, proclaimed private nature reserves, natural heritage sites, and the buffer zones and transitional areas of biosphere reserves and world heritage sites;

[Regulation 4(3)(b) substituted by GN R672 of 10 May 2002]

- (c) where the Minister and the provincial authority jointly decide that an application in respect of a specific activity should be considered by the Minister;
- (d) where a national government department, the relevant provincial authority or a statutory body other than a municipality contemplated in section 12 of the Local Government: Municipal Structures Amendment Act, 2000 (Act 33 of 2000) is the applicant; or  
[Regulation 4(3)(d) substituted by GN R672 of 10 May 2002]
- (e) where the activity has the potential to affect the environment across the borders of two or more provinces.

[Subregulation (3) amended by GN R1645 of 11 December 1998]

(3A) Notwithstanding subregulation (3), the Minister and the provincial authority may jointly decide that an application or classes of applications dealing with similar types of activities referred to in paragraphs (a), (b), (d) or (e) of that subregulation may be considered by the provincial authority: Provided that where the interests of more than one province are affected-

- (a) the joint decision that the application or classes of applications dealing with similar types of activities be considered with the provincial sphere must be taken by the Minister and every provincial authority concerned; and
- (b) the application or classes of applications dealing with similar types of activities must be jointly considered by every provincial authority concerned.

[Subregulation (3A) inserted by GN R1645 of 11 December 1998]

[Subregulation (3A) amended by GN R672 of 10 May 2002]

[Subregulation (3A) amended by GN R783 of 7 June 2002]

- (4) If a local authority has been designated by the Minister in terms of section 22 (1) of the Act to issue authorisation for an activity specified by the Minister, the provincial authority must refer an application in respect of such activity to that local authority for consideration.
- (5) The relevant authority must keep a register of all applications received.
- (6) The relevant authority must inform the applicant whether the applicant must advertise the application, and of the manner in which this must be done.

#### **Plan of study for scoping**

- 5. (1) After considering the application made in accordance with regulation 4, the relevant authority may request the applicant-
  - (a) to submit a plan of study for scoping for the purposes of a scoping report referred to in regulation 6; or
  - (b) in a suitable case, to submit such scoping report without a prior plan of study.
- (2) A plan of study for scoping must include -
  - (a) a brief description of the activity to be undertaken;
  - (b) a description of all tasks to be performed during scoping;
  - (c) a schedule setting out when the tasks contemplated in paragraph (b) will be completed;
  - (d) an indication of the stages at which the relevant authority will be consulted; and
  - (e) a description of the proposed method of identifying the environmental issues and alternatives.
- (3) The relevant authority may, after receiving the plan of study referred to in subregulation (1) (a) and after considering it, request the applicant to provide additional information that the relevant authority requires to accept the plan of study for scoping.

#### **Scoping report**

- 6. (1) On being informed by the relevant authority that the plan of study submitted in accordance with regulation 5 (1) (a) has been accepted or on receiving the request referred to in regulation 5 (1) (b), as the case may be, the applicant must submit a scoping report to the relevant authority, which must include -
  - (a) a brief project description;

- (b) a brief description of how the environment may be affected;
  - (c) a description of environmental issues identified;
  - (d) a description of all alternatives identified; and
  - (e) an appendix containing a description of the public participation process followed, including a list of interested parties and their comments.
- (2) The relevant authority may, after receiving the scoping report referred to in subregulation (1) and after considering it, request the applicant to make the amendments that the relevant authority requires to accept the scoping report.
- (3) After a scoping report has been accepted, the relevant authority may decide -
- (a) that the information contained in the scoping report is sufficient for the consideration of the application without further investigation; or
  - (b) that the information contained in the scoping report should be supplemented by an environmental impact assessment which focuses on the identified alternatives and environmental issues identified in the scoping report.
- (4) In the event of a decision contemplated in subregulation (3) (a), the relevant authority must consider the application in accordance with regulation 9.

#### **Plan of study for environmental impact assessment**

7. (1) In the event of a decision contemplated in regulation 6 (3) (b), the applicant must submit a plan of study for an environmental impact assessment, which must include-
- (a) a description of the environmental issues identified during scoping that may require further investigation and assessment;
  - (b) a description of the feasible alternatives identified during scoping that may be further investigated;
    - (c) an indication of additional information required to determine the potential impacts of the proposed activity on the environment;
    - (d) a description of the proposed method of identifying these impacts; and
  - (e) a description of the proposed method of assessing the significance of these impacts.
- (2) The relevant authority may, after receiving the plan of study referred to in subregulation (1) and after considering it, request the applicant to make the amendments to the plan of study that the relevant authority requires to accept the plan.

#### **Submission of environmental impact report**

8. After the plan of study for the environmental impact assessment has been accepted, the applicant must submit an environmental impact report to the relevant authority, which must contain-
- (a) a description of each alternative, including particulars on-
    - (i) the extent and significance of each identified environmental impact; and
    - (ii) the possibility for mitigation of each identified impact;
  - (b) a comparative assessment of all the alternatives; and
  - (c) appendices containing descriptions of-
    - (i) the environment concerned;
    - (ii) the activity to be undertaken;
  - (iii) the public participation process followed, including a list of interested parties and their comments;
  - (iv) any media coverage given to the proposed activity; and
  - (v) any other information included in the accepted plan of study.

#### **Consideration of application**

9. (1) After the relevant authority has made a decision contemplated in regulation 6 (3) (a), or has received an environmental impact report that complies with regulation 8, as the case may be, the relevant authority must consider the application and may decide to-
- (a) issue an authorisation with or without conditions; or
  - (b) refuse the application.

(2) The relevant authority must determine the period of validity of the authorisation.

(3) The relevant authority may, from time to time, on new information, review any condition determined by it as contemplated in subregulation (1) (a), and if it deems it necessary, delete or amend such condition, or at its discretion, determine new conditions, in a manner that is lawful, reasonable and procedurally fair.

[Regulation 9(3) inserted by GN R672 of 10 May 2002]

#### **Record of decision**

10. (1) The relevant authority must issue a record of the decision that was taken under regulation 9 (1) to the applicant, and on request to any other interested party.

(1A) The record of decision contemplated in subregulation (1) must indicate the period within which, and the method how, the applicant must make the record of decision available to any interested party who has complied with regulation 3 (5) or who is included in the appendix contemplated in regulation 6 (1) (e).

[Regulation 10(1A) inserted by GN R672 of 10 May 2002]

(2) The record of the decision must include-

(a) a brief description of the proposed activity, the extent or quantities and the surface areas involved, the infrastructures requirements and the implementation programme for which the authorisation is issued;

(b) the specific place where the activity is to be undertaken;

(c) the name, address and telephone number of the applicant;

(d) the name, address and telephone number of any consultant involved;

(e) the date of, and persons present at, site visits, if any;

(f) the decision of the relevant authority;

(g) the conditions of the authorisation (if any), including measures to mitigate, control or manage environmental impacts or to rehabilitate the environment;

(h) the key factors that led to the decision;

(i) the date of expiry or the duration of the authorisation;

(j) the name of the person to whom an appeal may be directed as contemplated in regulation 11;

(k) the signature of a person who represents the relevant authority; and

(l) the date of the decision.

#### **Manner of appeal**

11. (1) An appeal to the Minister or provincial authority under section 35 (3) of the Act, must be done in writing within 30 days from the date on which the record of decision was issued to the applicant in terms of regulation 10 (1).

(2) An appeal must set out all the facts as well as the grounds of appeal, and must be accompanied by all relevant documents or copies of them which are certified as true by a commissioner of oaths.

#### **Access to information**

12. After the record of the decision contemplated in regulation 10 has been issued by the relevant authority, any report submitted for the purposes of these regulations becomes a public document, subject to the rights of the owner of it.

#### **Commencement**

13. These regulations shall commence as set out in Schedules 1 and 2 of Government Notice R1182 of 5 September 1997.