

Annexure 2: Bergrivier Spatial Development Framework

Hierarchy of Spatial Plans

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*this document is supplementary to the Bergrivier Spatial Development Framework and considered only those legislative and policy documents that were regarded as to directly influence the outcome of this planning intervention.

1 National

1.1. National Spatial Development Perspective

The NSDP was issued by the Policy Co-ordination and Advisory Services Unit of the President's Office. This document indicated a dramatic new approach with respect to *public investment policy* in South Africa. One of the key objectives of the NSDP is to provide a framework within which to discuss the future development of the national spatial economy by reflecting the localities of severe deprivation and need, of resource potential, of infrastructure endowment and of current and potential economic activity by describing the key social, economic and natural resource trends and issues shaping the national geography.

The ultimate purpose is to fundamentally reconfigure *apartheid* spatial relations, and to implement spatial priorities that meet the constitutional imperative of providing basic services to all and alleviating poverty and inequality.

The five principles promoted by the NSDP, are

1. Rapid economic growth that is sustained and inclusive is a pre-requisite for the achievement of other policy objectives, among which poverty alleviation is key;
2. government has a constitutional obligation to provide basic services to all citizens;
3. beyond the constitutional obligation identified in 2 above, government spending on fixed investment should be focused on localities of economic growth and/or economic potential in order to gear up private sector investment, to stimulate sustainable economic activities, and to create long-term employment opportunities;
4. efforts to address past and current social inequalities should focus on people not places; and
5. in order to overcome the spatial distortions of *apartheid*, future settlement and development opportunities should be channeled into activity corridors and nodes that are adjacent to or link the main growth centres.

The NSDP clearly states that "different regions have different economic potential and the spatial variations in the incidence of poverty are also vastly different". Certain assumptions are made that underpin the content and these revolve around the issue that growth will most likely occur in localities with economic potential and it would be favorable for the poor to reside in these areas, that together with the assurance by government through policies and programmes, their benefit from growth and development opportunities be maximized.

With regard to the classification of towns the NSDP used the following broad development components:

- **Resource potential:** natural resources, human resources and infrastructure of the area.
- **Economic activity:** economic categories necessary for development potential, and GGP.
- **Human needs:** extent of poverty within communities.

The findings represented a policy directive for fixed capital and social investment that should be considered differently based on the growth and development potential of the specific town. Towns with medium to high potential should be prioritized for economic growth with subsequent management and investment. Places where the possibility for economic growth is low should be assisted through social investment to mobilize people so to move out of such an area, should they wish to do so. Given the array of towns it is important for government not to halt or abolish the current rate of distributing fiscal resources to these areas but to maintain a service that provides basic services to these areas with eventually the majority of spending to be for social capital investment.

The NSDP acknowledges the Saldanha Bay area as of economic significance characterized by mass-produced and specialized economic concentration with “high GVA in public services and retail, as well as construction and industrial or agriculture”. Typical challenges remain the following:

- “expanding the economic activities to ensure the establishment of a more mature economy that can attract new investment and enable the expansion of existing activities;
- Growing the economy at least at 6%pa;
- Addressing resource efficiency and environmental degradation in several areas;
- Finding creative ways of transforming and diversifying the primarily single-economy areas;
- Strengthening the economy to enable it to continue as a regional economic node.

Other elements of the policy document include:

- Better performance by the state entails 3 things:
 - Make government as a whole work better in meeting common objectives and outcomes;
 - Need for decisive, co-ordinated interventions to improve the state's capacity to spend and deliver services
 - Need to specifically include a geographical dimension to growth and employment
- Focus:
 - Ensure that integrated development planning by municipalities serve as a tool to integrate and co-ordinate implementation in terms of geographical space and time and hence has to inform and be informed by the planning of other spheres of government;

- Components of NSDP:
 - Developing a shared analysis
 - Shared socio-economic vision or development trajectory
 - Interventions and critical strategies
 - Building the institutional base for multi-stakeholder co-operation and action

1.2. Development Facilitation Act (DFA), 1995 (Act 67 of 1995)

The DFA has three core intentions namely:

- To introduce extraordinary measures to facilitate and speed up the implementation of reconstruction and development programmes and projects in relation to land;
- To lay down general principles governing land development;
- To provide for a Development and Planning Commission for the purpose of advising government on policy and laws concerning land development at national and provincial level;
- To provide for the establishment of development tribunals in provinces;
- To facilitate the formulation and implementation of land development objectives;
- To provide for nationally uniform procedures for the subdivision and development of land in urban and rural areas; and
- To promote security of tenure.

2. Provincial

2.1. Provincial Growth and Development Strategy (2005)

The Micro-Economic Development Strategy (MEDS) for the Western Cape Province addresses a comprehensive spectrum of components with subsequent proposals to inform, integrate, and prioritize provincial interventions in the provincial economy that would have to be in partnership with other role-players. The vision for the Western Cape that originated from this intervention is defined as follows:

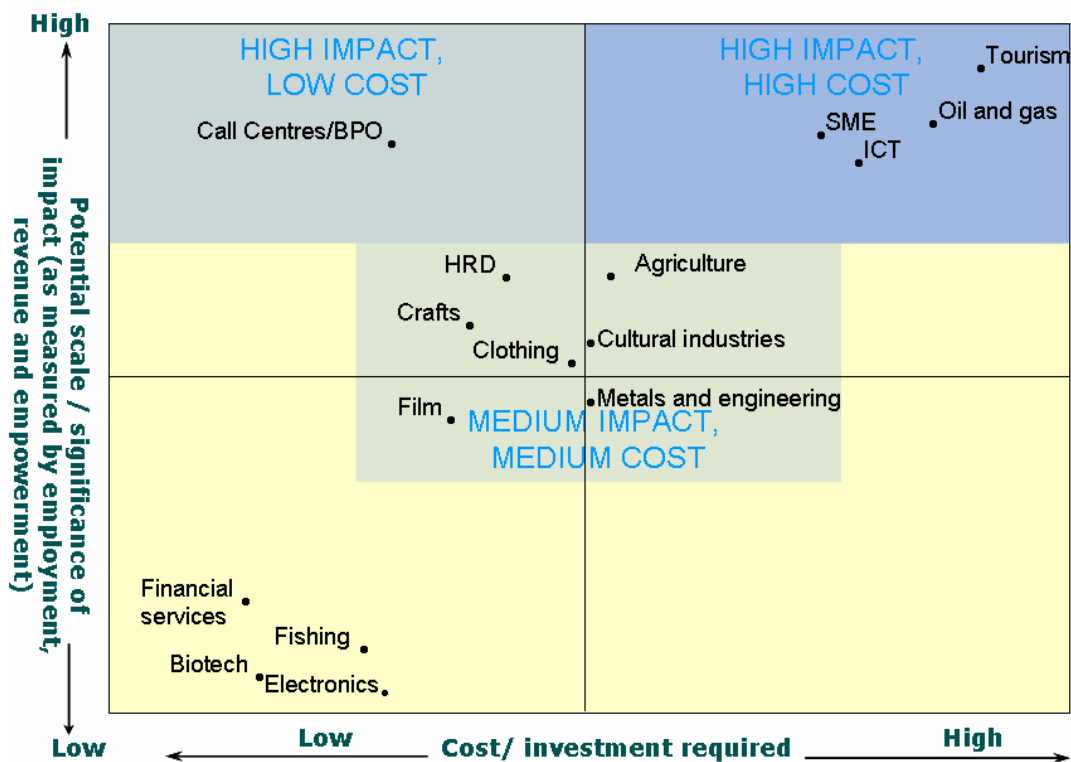
- Promoting and mobilizing investment to create decent work for all in the province.
- Ensuring economic empowerment for all, especially for Black workers, disabled people, women and the youth in the province.
- Eradicating poverty and addressing the legacy of under-development in the province.
- Engaging globalisation strategically to the best advantage of the province.

The further dissection of the vision into viable components has lead to the following categories, namely:

- (i) Sector-based Interventions;
- (ii) Theme-based Intervention;
- (iii) Economic Participation Interventions; and;
- (iv) General Economic Stimulation Interventions.

The PGWC has concluded several sectoral strategies from which to devise a comprehensive investment programme that need to facilitate economic development and transformation in the province. The analysis and subsequent formulation of outputs from these strategies has been based on primary, secondary and tertiary economic sectors as well as certain cross-cutting issues. These strategic proposals obviously inform spatial development of the provincial economy by highlighting four key economic sectors (agriculture, manufacturing, trade, and financial/business services) that necessitate consideration of spatial implications in the context of renewed emphasis on economic growth within these sectors as paramount for the provincial development agenda.

The following diagram indicates provincial assessment of priority matter that might impact the most on economic growth by considering the cost/ investment required.



2.2. Provincial Spatial Development Framework (PSDF – November 2005)

The PSDF emphasises the spatial restructuring of settlements for mainly equitable socio-economic benefit and mixed-use integration through firstly the application of **urban management mechanisms** i.e. densification, delineation of urban edges, nodal development, creation of corridors, open space systems, settlement upgrading, secondly through **spatial “mapping”** i.e. spatial reflection of government programmes and IDP projects and thirdly by ensuring **spatial integration** within a framework of interrelated systems.

The nine objectives of the PSDF supported by strategies and actions are categorised under three areas of intervention namely, socio-economic development, urban restructuring and environmental sustainability and are the following:

1. align the future settlement pattern of the province with economic potential and the location of environmental resources (5 recommendations);
2. deliver human development and basic needs programmes wherever they may be required (7 recommendations);
3. strategically invest scarce public resources where they will generate the highest socio-economic returns (2 recommendations);
4. support land reform (4 recommendations);
5. conserve and strengthen the sense of place of important natural, cultural and productive landscape, artefacts and buildings (9 recommendations);
6. end the *apartheid* structure of urban settlements (11 recommendations);
7. conveniently locate urban activities and promote public and non-motorised transport (12 recommendations);
8. protect biodiversity and agricultural resources (19 recommendations); and
9. minimise the consumption of scarce environmental resources, particularly water, fuel, building materials, mineral resources, electricity and land (25 recommendations).

The PSDF provides clear spatial guidelines as to the enabling of these objectives through the application of interventionist policy directives that collectively should manufacture the desired outcome of being “new” urban settlements with sustainable rural areas within the “triple bottom line” approach.



Spatial proposals for the West Coast Region

2.3. Provincial Urban Edge Guidelines (November 2005)

The Provincial Urban Edge Guidelines were drawn up in support of the Provincial Spatial Development Framework and are essentially a strategy to counter urban sprawl, encourage densification and protect natural resources.

The South African urban areas are characterised by spatial separation of residential areas according to household income and race, urban sprawl, disparate levels of service provision, low suburban population densities and the concentration of the poor in relatively high-density areas on the urban periphery. It is acknowledged that the building blocks of towns in the country vary quite a lot i.e. population growth and urban function, which implies that there would have to be different urban management guidelines and policies relating to different towns.

An urban edge should redress the legacy of *apartheid* planning to manage, direct and phase urban growth pro-actively in order to avoid unabated urban sprawl that consume valuable agricultural land and resources with the establishment of undesirable land use in urban fringes that place an unattainable demand on service delivery. Apart from interventions in the physical landscape of the urban environment as outcome of the implementation of an urban edge, this management tool will also contribute to racial and class integration through spatial integration, the creation of opportunities for economic and social development, the redevelopment of underutilized vacant land, the establishment and creation of biodiversity corridors and the conservation of the aesthetics and the sensitive environmental features. The urban edge is thus a line that defines the outer limits of an urban area beyond which development should not occur and consequently influence the effectiveness, efficiency and economies of scale within the urban area. The delineation and management of an urban edge is deemed of regional and provincial significance.

A major consequence of the imposition of an urban edge is that the property market can be negatively manipulated but with the positives derived from this particular spatial intervention growth can be managed and focussed towards development priorities of all spheres of government. The existence of statutory conservation areas “outside” urban areas is suggested to be the ultimate control mechanism in the establishment of an “absolute” urban edge in that the long-term sustainability of the delineation is fixed and can be protected.

The guidelines also state that an urban edge is not a simple continuous growth boundary but rather a combination of purpose-drawn lines with fixed points. In the delineation a goal orientated approach should identify segments related to certain goals that in the end constitute the urban edge. The urban edge must be an exactly defined and delineated boundary of which the delineation is accurate without cause for any uncertainty. Buffer areas can be either side of the “line” but the land-use is managed to support the line and not a widely delineated edge.

The Guidelines state that it would not be possible to determine universally applicable conditions of the delineation of urban edges due to the varying environmental and

urban characteristics throughout the Province. The environment where an urban edge is to be introduced should determine the delineation with the subsequent management thereof a local authority function within a legal framework to be provided by Provincial Government.

The Guidelines further state that experience dictates that the amendment of an urban edge be a provincial competency given the discrepancies that occurred with the implementation of higher order policy at local level. The recommendation is that conversely specific criteria be used in the determination and delineation of an urban edge, that guidelines and policy be set by the PGWC and be executed by the local authority. Any amendment to an urban edge should thus reside with PGWC with the waiver that when an amendment is in adherence to the policy guidelines the decision can be delegated to the relevant local authority.

In the delineation of an urban edge the local context, more than any other factor, should determine where and how urban edges are delineated and managed. The divergence of criteria and issues implies that a “check-list” approach be implemented to determine which of the factors and issues are of relevance to a specific urban area.

The following table summarizes the issues, factors and criteria proposed as informants when considering urban edges for urban areas.

PGWC
Prominent landform and character areas
Visual impact
Cultural/ Heritage resource areas
Valuable soils
High intensity/ potential agricultural resources
Urban agriculture and small-scale farming
Hydrology (surface and groundwater features)
Ecological resources
Protected areas (conservation sites)
Services infrastructure (barrier effect)
Services infrastructure (capacity and reach)
Vacant/ under-utilized land in urban area
Higher order roads, access routes and transport infrastructure
Availability of developable land in urban area
Land-use applications for new development
Informal settlements
Cadastral boundaries of adjoining land units
Ownership of land and existing land-use rights
Growth requirements over predetermined period
Bioregional spatial planning categories (core and buffer)
Density policy for residential development

2.4. Growth Potential of Towns in the Western Cape (2005)

The comment on this study was restricted to the refined version of the Towns in the West Coast District, completed in March 2006.

It is stated that small and intermediate towns do play a specific role in the development within a region as “growth engines” and centres for service provision but subject to inherent resources and function. The study can be viewed as a scientific study that investigated the economic development potential/capacity of the towns and made strategic recommendations towards the optimal functioning of the region’s urban system. It states that municipalities have to understand the economic and social dynamics operating within their area of jurisdiction, in order to develop accountable strategies for realizing their development objectives in partnership with all stakeholders. Municipalities have the obligation to address human need backlogs and spatial distortions, when they plan for sustainable future development.

The development of towns is a comprehensive and holistic growth process of positive outcomes in all its components, thereby enhancing the quality of life for all its inhabitants. For a local authority to make this true, development should not happen haphazardly on an ad-hoc basis. Instead, it should be strategically planned and systematically managed, whereby the future positioning of the towns in the region is carefully evaluated regarding their development potential and capacity to fulfil a strategic niche in the economic space of the municipal district – this obviously also applies to a local municipality. The study was deemed as a development audit and prognosis for the 40 urban centers in the six local municipalities of the West Coast District Municipality.

The study applied a systematic methodology that considered the following:

- Screening of relevant institutional policy documents at provincial and national level;
- Explored the influence of the changing national and international arena;
- Analysed the the growth performance, development profiles and human needs of the West Coast towns; and
- Recommend strategic priorities for town development and investment.

The study revealed that many of our towns are as unequal today as they were 10 years ago. The social development and economic development of towns need to be managed cohesively so as to ensure a good quality of urban life. It is remarkable that the benefits of increased income across the population are being outstripped by deepening wealth divisions and greater social exclusion. It is stated that the most vital growth component of a town is its economic base. In many ways the *apartheid* town did leave many towns with a low economic base and because of the spatial economy it possesses scant resources. The South African towns are characterized by not being resource efficient due to the urban structure and built environment and consequently the ecological impact of the built environment needs to be assessed and managed. It is also paramount that the capacity of available infrastructure is determined and urban development considered with that in mind. A sustainable urban form needs to be forthcoming from all of the above mentioned concerns and inherent qualities of the towns on the west coast.

The following is a direct copy of the content as contained in the document under discussion.

4.2 BERGRIVIER MUNICIPALITY

The Bergrivier municipality consists of the towns Aurora, Dwarskersbos, Eendekuil, Goedverwacht, Piketberg, Porterville, Redelinghuys and Velddrif (see Figure 5). A

comparative summary (**Table 1**) highlights the main characteristics of each town in the municipality as it manifested from the comprehensive provincial town analysis of the Western Cape (Van der Merwe et al, 2005).

Table 1: Comparative summary of towns in Bergrivier Municipality

Town	Pop	Economic Base	Place Identity	Qual Growth	Quant Develop	Human Needs	Investment Priority
Aurora	342	Agricultural service centre	Rural Sandveld village	Very low	Low (65)	Low (65)	Minor Social
Dwarskersbos	335	Retirement/ Second homes	Sea holiday	Low	Low (70)	Very low (16)	Minor Infrastructure
Eendekuil	841	Agricultural service centre	Rural village	Very low	Low (108)	Medium (83)	Major Social
Goedverwacht	1407	Residential	Historical mission station	Very low	Low (75)	Medium (103)	Major Social
Piketberg	9271	Agricultural service centre	Swartland town on the Piketberg slopes	Medium	Medium (35)	Low (34)	Major Infrastructure
Porterville	5867	Agricultural service centre	Groot Winterhoek mountains and Hang-gliding	Low	Medium (47)	Low (52)	Major Infrastructure
Redelinghuys	593	Agricultural service centre	Rural Sandveld village	Very low	Medium (50)	Medium (80)	Major Social
Velddrif	7327	Fishing/ Second homes	Boats, nets and bakkoms	High	Medium (41)	Low (23)	Major Infrastructure

A more detailed screening of the 82 indicators in each centre is presented in **Addendum A.1**. The municipal area is characterised by its agricultural activities and the fishing industry as main resource base. The regional vitality of the district, registers quite positively on the town profiles. A general trend is that leakage of purchasing power takes place to the adjacent Saldanha/Vredenburg area and also to the Cape Town metropolitan area. This region extends from the mountain escarpment to the coast, with the Berg River as the natural “artery” that flows through the area.

4.2.1 Aurora

The economic base of Aurora revolves around its role as low-order service centre for the agricultural activities on the surrounding farms. The town has a rural character against a picturesque topographical setting. The strategic function of the town in the regional context is regarded as *minimal*. *The focus is therefore more on retention of its rural character. Tourism offers the local economy only limited support, although a number of retirees settled here recently. The only positive development components are Economic change and Regional vitality, which are misleading indicators on account of the statistical fallacy produced by relatively large percentages on small census numbers. Although other forms of investment may be possible as indicated in the NSDP (2003) and PSDF (2005), the primary/priority investment category most*

suitable for Aurora seems that of a 'minor social' nature to combat the relatively low human needs.

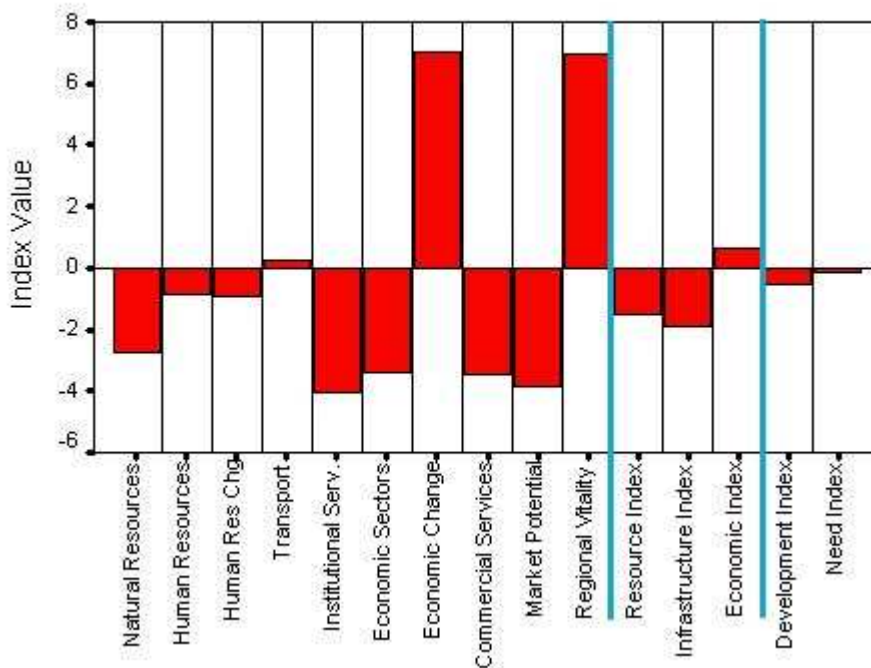


Figure 6: Development profile of Aurora

The following integrated development synopsis is extracted from Addendum A.1, Table 1, and Figure 6:

- **Population size:** 342 (2001)
- **Place identity:** Rural Sandveld village
- **Economic base:** Agricultural service centre
- **Qualitative growth potential:** Very low
- **Quantitative development index:** Low (rank 65, with rank 131 the lowest potential)
- **Human needs index:** Low (rank 65, with rank 131 the highest needs)
- **Prominent development components (Fig 6):** Economic change/Regional vitality
- **Investment Priority:** Minor social

4.2.2 Dwarskersbos

There has been strong growth in Dwarskersbos recently, particularly in the property market, holiday accommodation and tourism. The sea and coastal area are the most important natural resources. The reason for this can be ascribed to the demand for plots along the coast and the tarring of the road between Velldrif and Elands Bay. The main function of the town is to provide holiday accommodation and hence there has been very little diversification of economic activities in Dwarskersbos. The town is thus dependent on other larger centres, such as Velldrif and Piketberg, to provide in their daily needs. The future of Dwarskersbos looks favourable as a holiday resort and 'minor infrastructure' investment seems the priority option at this stage.

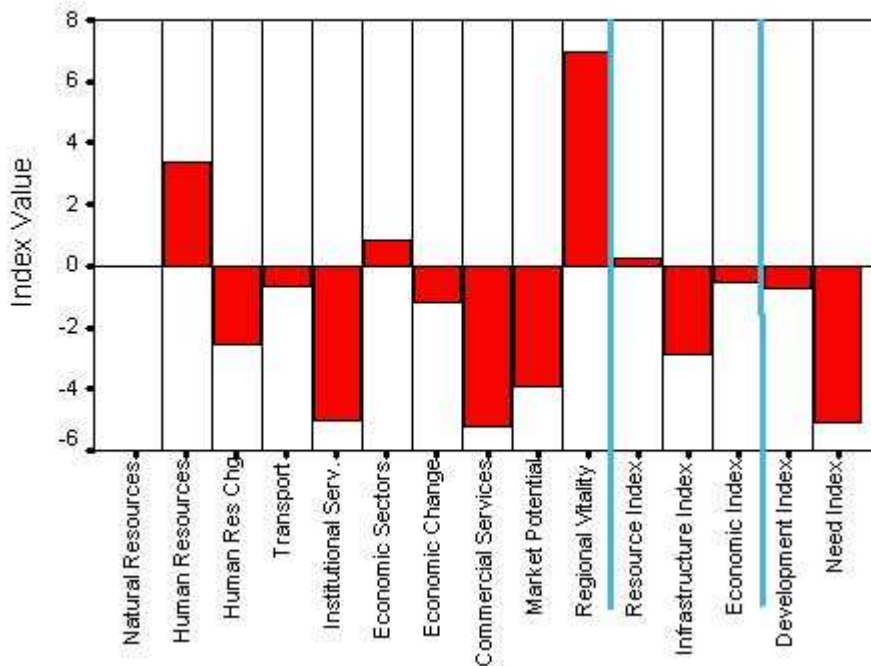


Figure 7: Development profile of Dwarskersbos

The following integrated summary of the town's development profile is distilled from Addendum A.1, Table 1, and Figure 7:

- **Population size:** 335 (2001)
- **Place identity:** Sea holiday
- **Economic base:** Retirement/Second homes
- **Qualitative growth potential:** Low
- **Quantitative development index:** Low (rank 70)
- **Human needs index:** Very Low (rank 16)
- **Prominent development components (Fig 7):** Human resources/Regional vitality
- **Investment Priority:** Minor infrastructure

4.2.3 Eendekuil

Eendekuil is to a large extent stagnant because of its inadequate economic base. The town functions as a low-order agricultural service centre that is dependent on Piketberg for higher-order services. The town has very little economic prospects and unemployment is widespread. The settlement is mainly a dormitory town for farm workers and retired people. It also has limited water sources. The strategic approach should rather be to preserve the rural character of the town. High levels of needs/poverty, linked to low growth, are observed in Eendekuil and therefore necessitate 'major social' investment. The following diagram and integrated summary of the settlement's development profile confirm this observation:

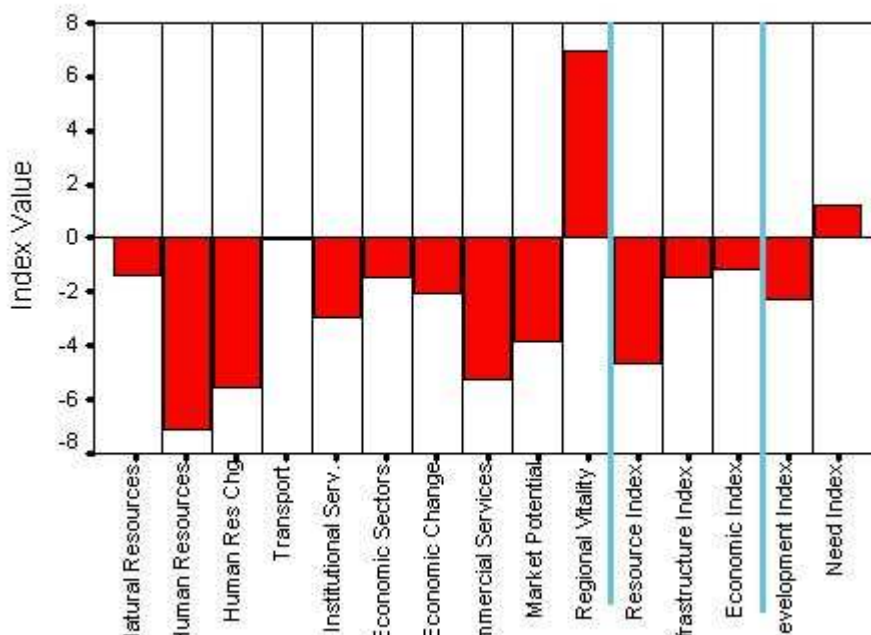


Figure 8: Development profile of Eendekuil

- **Population size:** 841 (2001)
- **Place identity:** Rural village
- **Economic base:** Agricultural service centre
- **Qualitative growth potential:** Very low
- **Quantitative development index:** Low (rank 108)
- **Human needs index:** Medium (rank 83)
- **Prominent development components (Fig 8):** Regional vitality
- **Investment Priority:** Major social

4.2.4 Goedverwacht

Goedverwacht (and Wittewater) are Moravian mission settlements. Because of this status it had little direct investment that could stimulate economic activities. It has no inherent noteworthy resource bases. The inhabitants work mainly on the surrounding farms. The town is located on private land, which is part of the agricultural activities of the local environment. The scenic mountains and the missionary culture offer some tourism potential, but this can only be realised within the context of a larger tourism plan for the region. Because of the historical role of the Moravian church and the inadequate economic resource base, the town has little growth potential. However, the high human need level in combination with a low development ranking makes Goedverwacht a strong candidate for social capital investment.

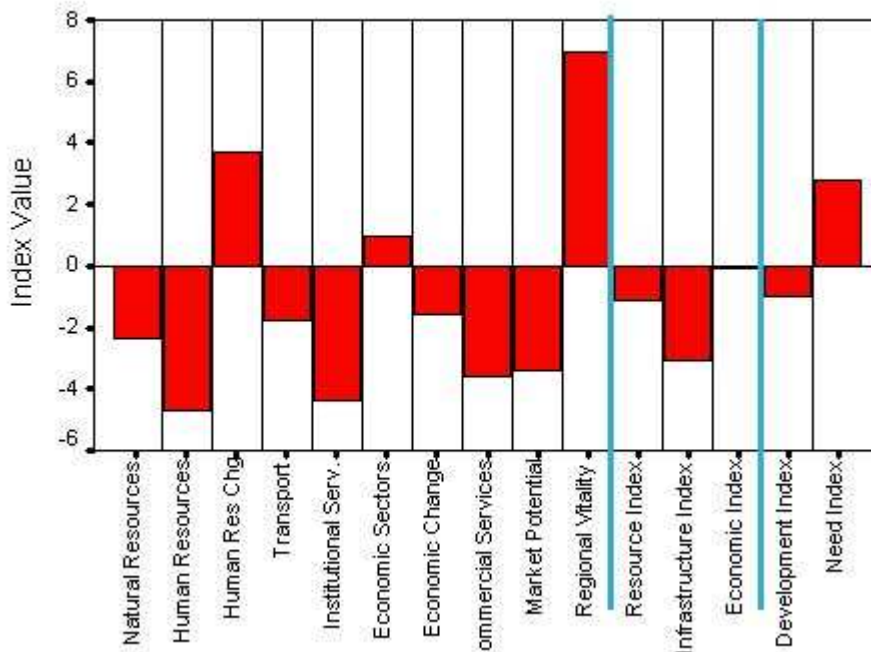


Figure 9: Development profile of Goedverwacht

- **Popul**
- **Place identity:** Historical mission station
- **Economic base:** Residential
- **Qualitative growth potential:** Very low
- **Quantitative development index:** Low (rank 75)
- **Human needs index:** Medium (rank 103)
- **Prominent development components (Fig 9):** Human resource change/Regional vitality
- **Investment priority:** Major social

4.2.5 Piketberg

Piketberg is the administrative seat of the Bergrivier Municipality and also serves as a service and commercial centre of the surrounding agricultural area. The economic base of the town is thus orientated towards agriculture. There are railway links with Cape Town and the town is situated on the N7 route to Namibia and Northern Cape. In addition to its location on the development corridor of the West Coast, the town also has several other cultural-tourism attractions, such as the Neo-Gothic church, around which the town originally developed, Dunn's Caste and a cultural-historical museum. Yet very little tourism development has emerged. Reasonable growth is foreseen in Piketberg because of the town's nodal location, its supportive region and status as the administrative centre of the municipal area.

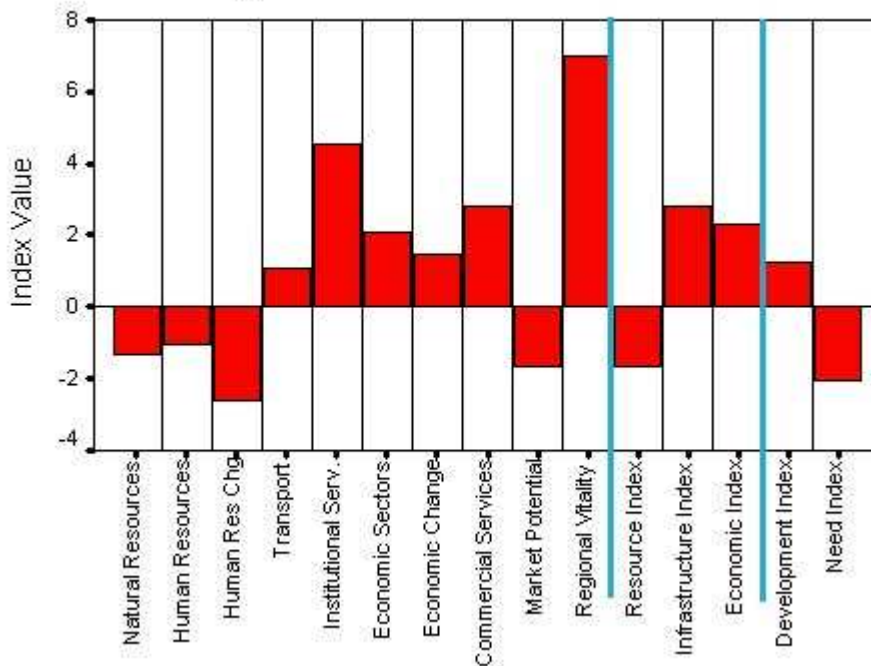


Figure 10: Development profile of Piketberg

The following integrative development summary explains the proposed ‘major infrastructural’ investment option (Addendum A.1, Table 1, Figure 10):

- **Population size:** 9271 (2001)
- **Place identity:** Swartland town on the Piketberg slopes
- **Economic base:** Agricultural service centre
- **Qualitative growth potential:** Medium
- **Quantitative development index:** Medium (rank 35)
- **Human needs index:** Low (rank 34)
- **Prominent development components (Fig 10):** Institutional and Commercial services/Economic sectors and its Change/Regional vitality
- **Investment priority:** Major infrastructure

4.2.6 Porterville

Although Porterville is conveniently accessible, it is nevertheless not located on the mainstream tourist routes. The town has a sound infrastructure, which probably contributed towards the establishment of Boland-Agri’s head office as well as investment in the Voorberg prison. There has been moderate economic growth in Porterville recently. The economic base of the surrounding region focuses on agricultural activities and thus the town functions as a ‘central place’ service centre. However, tourism is a supplementary growing sector, particularly with a focus on hang gliding at the Dasklip mountain pass. This exclusive sport makes a substantial contribution towards the tourist industry and the town has already become internationally renowned for this activity. The town also offers access to the Winterhoek-Wilderness area. On the whole, Porterville’s profiles present a medium development potential, accompanied by ‘major infrastructural’ investment.

- **Population size:** 5867 (2001)

- **Place identity:** Groot Winterhoek mountains and hang-gliding
- **Economic base:** Agricultural service centre
- **Qualitative growth potential:** Low
- **Quantitative development index:** Medium (rank 47)
- **Human needs index:** Low (rank 52)
- **Prominent development components (Fig 11):** Institutional and Commercial services/ Economic change/Regional vitality
- **Investment priority:** Major Infrastructure

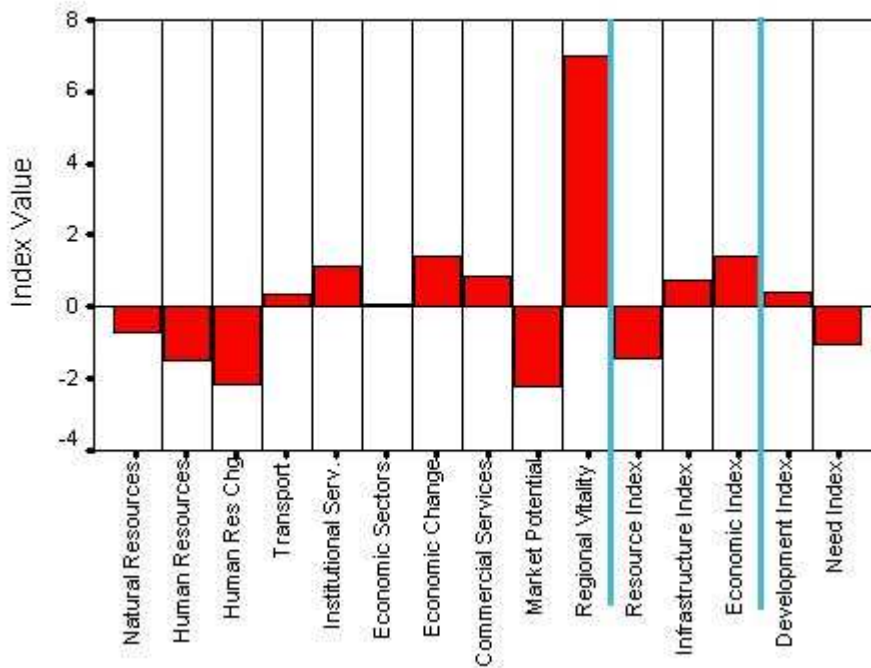


Figure 11: Development profile of Porterville

4.2.7 Redelinghuys

There has been minimal growth and even stagnation of most economic activities in Redelinghuys recently. The town mainly functions as a residential area (dormitory town) for the surrounding agricultural sector and retired people. Some recreational potential lies in Verlorenvlei Ramsor Site. There is no significant resource base for town growth. The 'medium' quantitative development index is misleading on account of the statistical fallacy produced by relative large percentages on small census numbers – therefore the qualitative growth potential recorded as 'very low' is perhaps a better reflection of the reality. See the following integrated development summary (as it is extracted from Addendum A.1, Table 1, and Figure 12):

- **Population size:** 593 (2001)
- **Place identity:** Rural Sandveld village
- **Economic base:** Agricultural service centre
- **Qualitative growth potential:** Very low
- **Quantitative development index:** Medium (rank 50)
- **Human needs index:** Medium (rank 80)
- **Prominent development components (Fig 12):** Economic change/Regional vitality

- **Investment priority: Major social**

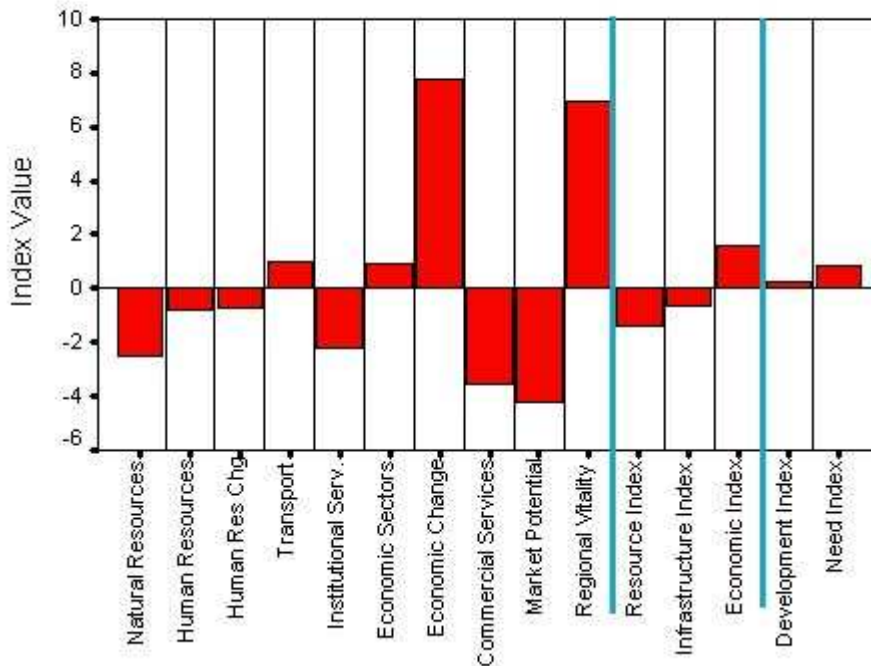


Figure 12: Development profile of Redelinghuys

4.2.8 Velddrif

Velddrif (incorporating Laaiplek) functions as a focal point for the fishing industry along the West Coast. This is why the economic base is strongly geared towards this economic activity, with tourism and residency for workers from Vredenburg and other towns as growing centres of enterprise. The most important resources are the sea, the coastal environment and the Berg River estuary. Velddrif is also situated along the coastal tourism route and is some 15 km from Vredenburg-Saldanha. As a satellite town of the latter industrial and regional core, it has the potential to provide a tranquil rural alternative within short driving time for the employees of the area. This trend in combination with good accessibility from Cape Town along the R27-route contributes towards the growth of the residential market, especially in Port Owen. Therefore a change in location to the Saldanha Bay municipal area would probably have been a more functional option for Velddrif. Other positive growth factors are the effective infrastructure, a luxury deep-sea marina, salt works and the fact that the town is still relatively under-developed and therefore has the potential for further growth. On account of the Velddrif's high development potential and relative low needs level, it should opt for fixed infrastructural investment. (See the following development synopsis and profile):

- **Population size:** 7327 (2001)
- **Place identity:** Boats, nets and bakkoms
- **Economic base:** Fishing/Second homes
- **Qualitative growth potential:** High
- **Quantitative development index:** Medium (rank 41)

- **Human needs index:** Low (rank 23)
- **Prominent development components (Fig 13):** Transport/Institutional services/Economic sectors/Regional vitality
- **Investment priority:** Major infrastructure

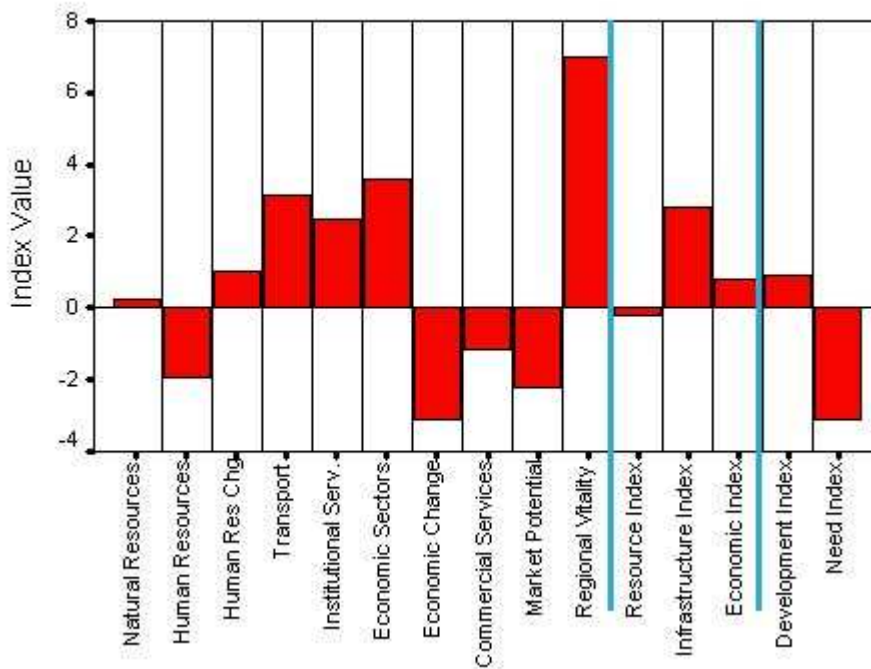


Figure 13: Development profile of Velddrif

3. Regional

3.1. West Coast District Spatial Development Framework: 2000

The West Coast Spatial Development Framework was completed in 2000. The formulation process was closely integrated with the formulation of a regional economic development strategy as well as an urbanisation strategy. The spatial plan actually reaffirmed the implementation of bioregional planning as a methodology for spatial planning within the region.

A process was introduced that would facilitate the demarcation of bioregions, the implementation of biosphere reserves and the creation of neighbourhood areas as the future spatial planning unit. A whole range of strategies supported by actions were devised to address the priority spatial issues at the time. Implementation was mainly secured through the registration of biosphere reserves.

3.2. West Coast District Spatial Development Framework: 2007

The goal of the West Coast Spatial Development Framework 2007 was to create a spatial framework within which the sustainable development of the region and its resources can take place.

The intention was to be broad-scaled and focussed on principles and issues of importance to the district as a whole. The legal status of the WCSDF is seen in terms of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000) and serves as a guideline for decision makers at regional level given the planning level it accommodates. A crucial principle promoted by the WCSDF is the “consistency” principle that implies adherence to higher order spatial policy.

The spatial proposals are built around four strategic themes supported by six objectives, with these objectives being:

1. align future settlement and investment with places of economic and resource potential, also taking into account efficiency at regional level;
2. facilitate job creation;
3. correct existing negative developmental legacies of the past;
4. conserve and strengthen a sense of place for all;
5. ensure the wise use of existing resources; and
6. conserve biodiversity resources.

The main components of the WCSDF are the following:

- bioregional planning;
- development corridors (Malmesbury to Cape Town/ Saldanha to Cape Town);
- Transport corridors;
- Growth potential of towns;
- Coastal zone;
- Mining
- Agriculture;
- Heritage;
- Biodiversity;
- Tourism;
- Water;
- Rectifying the spatial legacies of the past;
- Transport by air;
- Job creation;
- Land reform; and
- Urban edges.

3.3. Lower Bergrivier Sub-Regional Structure Plan (2001)

The Lower Bergrivier Subregional Structure Plan was approved in May 2001. The planning area for this planning initiative was not demarcated according to a geographical boundary but covered the lower Bergrivier area and constituted a core and secondary area. The aim was to propose management guidelines for the ecologically sensitive Lower Bergrivier system within which to accommodate conservation and development options.

The planning proposals were supported and informed by data and information as was available at the time with emphasis on the ecological elements that defined the river system. A number of land-use applications that were submitted at the time to the relevant authorities were mentioned and included the following farms:

- Wilde Varkensvallei, no 48;
- Flaminkevlei , no 54;
- Olifantskraal, no 61;
- Vredefort, no 113/ 6;
- Flaminke Vlei, no 54/2; and
- Velddrif, no 110.

The following issues were identified that relate to the spatial functioning of the town and/ or the ecological system, namely:

- tends to accommodate a linear development pattern along the coastline and the river;
- an ever-increasing demand for subdivision of and departure from agricultural land-use in the absence of a well-defined transition zone between the urban area and surrounding farmland;
- an increasing demand for locating urban functions on the river edges;
- the seasonality of tourism detracts from proper investment in tourism infrastructure;
- lack of information on the archeological heritage;
- a concern on the capacity and maintenance of services infrastructure and the possible pollution effect;
- negative aesthetic influence of derelict buildings;
- erosion of the river banks;
- threats to the fauna and flora that exists in the lower Berg River;
- the damming of water upstream from the mouth of the river;
- organic pollution;
- dumping of excavated material on the southern riverbank; and
- lack of adequate management and control.

In volume two of the sub-regional structure plan proposals and recommendations are formulated based on an interpretation and analysis of the situation and circumstances that prevailed.

The planning initiative did not propose a comprehensive spatial planning framework for the Velddrif Municipality (the local authority at the time) but did propose broad guidelines to be considered in the formulation of such a spatial planning framework. A key issue to be considered in the deliberation of spatial proposals is that the situation presents itself to restrict urban development to the northern boundary of the river based on ecological reasons and aesthetic quality. Further issues that were raised with regard to the spatial structure of Velddrif and surrounding farms were the following:

- urban development needs to be restricted up to the area known as The Plaat and earmarked as a buffer area;

- no development be allowed in the coastal area between the river mouth and Laingville;
- restrict urban development between Laaiplek and Dwarskersbos within the existing municipal boundaries (but allow for further investigation for possible nodal development with emphasis on detailed studies of the environmental sensitivity of the area under the planning methodology defined as a “package of plans”); Principles to be considered in this process are – restricted nodal development with substantial open space in-between; a holistic approach that would include the area between Laaiplek and Dwarskersbos and refer to restrictive land-use such as the waste disposal site; that any proposed development protect the unique aesthetic value of the area;
- care should be taken with regard to any future industrial development within the harbor in order to create a successful transition zone between these activities and recreational land-use adjacent to the harbor;
- extension of the Stywelyne Caravan Park can be considered;
- a setback line should be implemented for any urban development that has direct contact with the river’s edge;
- consider a more effective integration of the golf course into the natural and built environment;
- the approval for a second marina on the farm Flaminke Vlei, no 54 needs to be evaluated with circumspection and made subject to a comprehensive environmental impact assessment before construction of canals proceed; the continuation of this application is in contrast with the proposals of this planning initiative;
- there is a need to “wait” with the development of a second marina given the extent of vacant erven at Port Owen and subsequent inability to measure and monitor the full extent of the development;
- the conditions of approval for a “small” caravan park on Vlaminke vlei A, need to be adhered to and monitored;
- the cadastral unit belonging to St Helena Bay Fisheries can be developed subject to aesthetic guidelines, a setback line and walkway within a “green” zone;
- De Plaat area – discussed w.r.t. access and conservation;
- Swartjiesbaai – accommodates salt works and agriculture;
- Kliphoek and environs – an existing development right exists for 10 holiday houses and 12 caravan sites; the possibility to transform existing worker cottages to holiday houses can be considered;
- Melkplaas – accommodates agriculture and conservation;
- Olifantskraal – a development application for a hotel, restaurant and 20 holiday houses has been submitted to the relevant authority;
- Langrietvlei – accommodates agricultural activities; and
- Kruispad (agriculture), Doornfontein (possible game farm), Kersefontein (agriculture).

The Subregional structure plan proposes certain general guidelines to be imposed on riparian farms, namely:

- Implement a buffer zone for agricultural activities; implement a setback line for any other kind of development;

- Applications for consent uses and rezoning should be evaluated and monitored according to environmental impact assessments;
- EIAs to also consider socio-economic aspects, tourism issues, job creation possibilities, infrastructure, etc;
- That no subdivision of agricultural land be allowed;
- Use of the river should be managed;
- Solid waste disposal on farms should be environmentally sensitive;
- Aesthetics to be considered in future developments;
- “off-the-farm” settlement is encouraged with “on-the-farm” settlement to be handle with great care; and
- Subdivision of land to allow for small scale farming should not be allowed.

It was also proposed that a comprehensive environmental audit be conducted and that a Lower Berg River Management Forum be established.

Core proposals of the Subregional Structure Plan that relate to the scope of the Bergrivier SDF (2008) are:

- Acknowledge the Lower Berg River area within a legal conservation status;
- Water extraction and damming should consider the ecological sensitivity and agriculture in the area;
- Eradicate alien vegetation;
- Protect the “De Plaat” area a sensitive area with considerable ornithological value;
- Conserve historic buildings, archaeological sites, and culture;
- Monitor pollution;
- Complete a comprehensive environmental audit;
- Resort developments along river should be evaluated with care and must be environmentally friendly;
- Create a flood-water system for the urban area;
- Declare salt march below Port Owen as a no-go area;
- Protect river frontages;
- Consider with care all applications for additional dwelling units on farms;
- Restrict urban development to the northern banks of the river;
- Restrict linear development along the river;
- No development in coastal zone between Laaiplek and Laingville;
- Only limited development to be allowed between the road to Dwarskersbos and the sea;
- Give careful consideration to the area between the harbour and coastal zone;
- Consider the ecological impact of a development on Flaminke Vlei, no 54;
- Provide a “green lung” as filter between the river and new developments;
- Give consideration to sewerage, flood water control and solid waste disposal;
- Consider the impact of developments on the river ecology.

4. Local

4.1. Bergrivier Integrated Development Plan 07/08

The 2007/2008 Bergrivier Municipal IDP as a developmental tool embodies the needs of communities and factors these into planning and subsequent implementation but proportionate to available resources.

It is furthermore understood that although it is obligatory for local government to prepare an Integrated Development Plan, the Bergrivier Municipality deem themselves not the sole custodians of the process or subsequent deliverables. The ensuing outputs need to be considered by all role-players and should guide the developmental process performed within the municipal area.

The vision of the Bergrivier Municipality as retained from previous IDP processes is as follows:

Ensure the well-being of all inhabitants/ people through economic growth, social welfare, community involvement and effective management inside a safe and healthy environment.

The Bergrivier Strategic Direction is shaped fundamentally by the National Spatial Development Framework and the Western Cape Provincial Growth and Development Strategy and is construed out of a strategic planning approach. This strategic planning approach is also critically informed by regional planning interventions that are contextually localised in order to extract the critical informants to the Bergrivier Municipal development path.

The primary considerations in the execution of the municipal function would be to

1. eradicate service and housing backlogs,
2. alleviate poverty,
3. eliminate social exclusion,
4. integrate human settlements,
5. stimulate economic growth and
6. develop skills levels.

These considerations have been articulated to serve as MUNICIPAL GOALS. The planning process that characterized the IDP formulation can be described as **“a multiplicity of process, product and interaction that aims to secure the realization of sustainable development as the underlying principle for our collective approach and should embrace the aggregate of what manifests within the municipal area.”**

The Integrated Development Plan consequently is a product of a process and compiled (or chronicled) by the Municipality and should thus not be regarded as a collection of business- and action plans to be performed by the Municipality but rather **represents a synopsis of the strategic reasoning within the municipal area in order to create a shared understanding and to direct resource allocation and – utilization within common goals and objectives.**

The strategic logic that underpins the IDP 2007/2008 directs the approach towards growth and development as the manifestation of a collective effort to maintain resources and create opportunities within a framework of interrelated systems. Key to the unlocking of this possibility is the creation and sustainability of partnerships that consider “the universal agreement between communities and government” as the ultimate goal to pursue. These partnerships and consequent activities must be supported by processes and products that are unquestionable in purpose and uncompromising in quality. Elements of this understanding are the following:

- Ensure institutional memory and competence;
- Create and sustain IDP structures;
- Participation in IDP processes beyond “silo” integration; involvement of “outsiders”;
- Relentless adherence to pre-determined time schedules and provision of deliverables;
- Interpretable articulation of goals and objectives;
- Measurement of performance beyond quantitative indicators; and
- Unbiased reporting to the public.

The IDP further identified as an imperative in a developmental context would be the resolute approach to strengthen the three development nodes (Velddrif/ Piketberg/ Porterville - albeit in relation to differing but complementary niche segments) and to consider the rural component as “separate” entities with each inherently different in composition and functioning that necessitates varying levels of understanding that influence the provision of services, goods and information.

The IDP identified key municipal activities linked to the municipal goals that informed the budget allocation. These activities that were articulated under certain categories are:

Key Municipal Activities: Human Well-being

- To support the “work for wonders” project in Piketberg;
- To facilitate the implementation of the regional poverty alleviation strategy through conducting awareness-raising workshops in the Bergrivier municipal area with relevant role-players;
- To monitor progress with the eradication of poverty in the municipal area;
- **To create workable service-level agreements with key role-players** i.e. Provincial Department Social Development is addressing the social ills prevalent within the municipal area; with the Department of Land Affairs and farmer unions on the “emancipation” of farm workers;
- *See other IDP Categories for supportive key activities.*

Key Municipal activities: Human resource development

- To create a workable service-level agreement with the Department of Education and the Department of Labour to amongst others, develop and implement focused training programmes to provide market demands;

- To facilitate preference to local employment in public projects (EPWP, etc);
- To complete the skills audit for the Bergrivier municipal area;
- To establish effective social contributory guidelines for developers earmarked for funding of skills development programmes;
- To access SETA funding (specific reference to agri seta) to support skills development programmes;
- Consideration of compromise in municipal rates and taxes of schools; and
- Establish an English-medium school.

Key Municipal Activities: Economy

- To ensure that economic infrastructure investment and alignment are linked with delivery capacity i.e. upgrading of central business areas;
- That the drivers of the economy especially in the three dominant sectors be protected and enhanced (relative labour surplus; local economic structures; competitive municipal rates and taxes; water; natural features; harbour infrastructure; accessible roads; etc);
- To promote the intrinsic cultural, historical, natural significance of certain settlements as economic catalysts for growth and development (Velddrif, Goedverwacht, etc);
- To consistently support the private sector's efforts to foster and strengthen the competitive advantages
- To create entrepreneurs (interventionists) rather than the standard "franchisee" that relies on government support;
- To desegment the first economy in order to support the "second economy" albeit the relevance thereof only in a metaphoric nature and not an objective reality;
- To protect rural disadvantaged economic groupings by control on first economy eventualities (exploitation detrimental to SMMEs) i.e location of chain stores (Shoprite) in rural areas;
- To consider small traders and street vendors not with a punitive approach or attitude;
- To support initiatives (through partnerships) that produce renewable (water) and natural consumptive products (fuel) – i.e. water desalination; biodiesel plant;
- To establish municipal economic capacity in association with WCDM economic development unit;
- To articulate and promote sector specific opportunities;
- To create a workable service-level agreement with Department of Land Affairs to implement regional land reform policy;
- To participate actively in the formulation of Area Based Plans for land reform;
- To establish urban growth nodes at Piketberg, Porterville and Velddrif but considerate of unique distinguishable features, restraints and opportunities;
- To unlock prosperity of the Piket-bo-berg and Porterville mountain areas;
- To conclude on negotiations on tenure and service delivery in Act 9 area; and

- To optimize development and investment potential of the 2010 World Cup for the municipal area.

Key Municipal Activities: Co-ordination

- To further strengthen twinning with cities in Belgium – Maarkedal, Wortegen, Petegen;
- To supply communities with information on a regular basis by means of radio, newsletter, etc;
- To communicate municipal proceedings to communities as required;
- To partake in all provincial and regional intergovernmental structures;
- To ensure efficient functioning of the ward committees and IDP Representative Forum;
- To build capacity within members of institutionalised structures in order for complete participation; and
- To involve the broader society more in planning processes.

Key Municipal Activities: Natural and Built Environment

- Upgrade existing spatial development framework (determine urban edge);
- Consolidate urban and rural development approach;
- Promote and support densification of urban settlements (subject to services infrastructure capacity);
- Consider the impact of land reform on rural development;
- Complete rural services assessment;
- Provide housing according to SDF proposals;
- Complete a comprehensive and relevant set of scheme regulations;
- Promote urban beautification along landscape and aesthetic guidelines;
- Create linkages between workplace and residence;
- Audit implementation of Piketberg-Bo-Berg and Porterville Mountains Development Plan;
- Audit implementation of Coastal development Plan – Velddrif to Elands Bay; and
- Establish the Lower Berg River area with protected conservation status.

Key Municipal Activities: Safety and Security

- Establish a satellite police station in Aurora;
- Implement Disaster Management Plan;
- Ensure that the Community Police Forums have regular programmes addressing the priority crimes and needs;
- Get advice from Department of Community Safety on the establishment and operation safety forums;
- Apply the national policy on management of substance abuse in schools;
- Develop through systematic capacity-building an effective community-based substance abuse network of services; provide effective and affordable treatment;

- Consider spiritual faith based outreach programmes and child protection projects;
- Ensure availability and access to leisure and entertainment facilities;
- Discuss content of crime-prevention strategy with Department of Community Safety.

Key Municipal Activities: Water

- To appoint key personnel;
- To maintain, repair and expand existing service infrastructure for the provision of water
 - Velddrif – bulk water supply;
 - Piketberg – water purification works;
 - Piketberg - bulk water supply;
 - Porterville – purification works and main pipeline;
- To determine capacity of existing service measured against foreseen demand;
- To constantly upgrade technology and methods for the reticulation of water;
- To determine rural backlogs;
- To update waste-water by-laws; and
- To promote water conservation and demand management.;

Key Municipal Activities: Electricity

- Consider future demand
 - Velddrif – 6 mVA (needed to be upgraded to 9 mVA);
 - Piketberg – 5 mVA;
 - Porterville – 2 mVA (needed to be upgraded to 4 mVA)
 - Redelinghuys - ,5 mVA
 - Aurora - ,5 mVA
 - Eendekuil - ,3 mVA
- Recruit and appoint qualified electricians; and
- Investigate possible impact of establishment of the RED on the provision of electricity.

Key Municipal Activities: Solid Waste Disposal

- Consider renewal or upgrading of existing solid waste vehicles;
- Create and promote regulations for solid waste dumping and control;
- Investigate the collection of larger portions of waste at particular business entities;
- Ensure that all solid waste disposal sites are licensed;
- Control rag-pickers at waste disposal sites; and
- Ensure sufficient number of transfer stations;
- Implement IWMP through public consultation and the development of action plans and key performance indicators

Key Municipal Activities: Sewerage

- Inculcate phased budgeting approach for provision of services infrastructure;
- Consider upgrade of capacity at Velddrif sewerage treatment works as priority;
- Consider upgrade of the pump station at Noordhoek as priority;
- Consider an additional sewerage network system for Piketberg (low-cost housing), Porterville (low cost housing) and Aurora;
- Investigate mitigating measures for the following:
 - Pollution of water source at Goedverwacht; and
 - Pollution of Verlorenvlei at Redelinghuys.

Key Municipal Activities: Roads/ Streets/ Stormwater

- Consider the provision of gravel roads with a tarred surface in Aurora (8,6 km), Redelinghuys (7,8 km) and Eendekuil (unrealistic consideration without availability of external funds); and
- Sustain the computerised system for the management of paving.

Key Municipal Activities: Housing

- Determine and eradicate housing backlog (take Council decision on extent of backlog on June 2007, and provide accordingly); implement eradication of backlog in following order of priority:
 - Piketberg, Porterville, Velddrif (according to immediate need) Redelinghuys, Genadenberg, Goedverwacht (if possible), Wittewater (if possible), Eendekuil, Aurora;
- Consolidate the provision of housing in the three towns with primary growth potential as per Growth Potential Study, Dec 2005;
- Investigate the need for housing of pensioners;
- Consolidate the policy directives as proposed in the Housing and Settlement Plan:
 - Availability of land – acquire progressively land for low-cost housing;
 - Settlement – manage the provision of housing according to growth potential of towns;
 - Integration of urban areas – ensure densification;
 - Land values and availability – make municipal land available for low-cost housing as far as possible;
 - Multiple land-use – consider brownfields developments; consider mixed use settlements; consider “relaxation” of land-use restrictions;
 - Consider alternative housing options;
 - Council as developer – not advisable except in certain instances;
 - Waiting-lists – establish and maintain;
 - Accommodate in migration – but favour all inhabitants already in area for longer than two (2) years;

- Settlement of farm workers – deem this grouping as part of inhabitants; farmers can contribute to settlement in towns;
- Accommodation for pensioners – priority;
- Informal settlement – no informal settlements should be allowed; backyard dwellings can be part of temporary housing;
- Improve housing standards;
- Training and capacity building – promote especially with first-time home owners;
- National savings scheme – investigate;
- Credit Control Policy – ensure maximum payment;
- Free services – implement;
- Provision of infrastructure – integrate the provision of housing with the construction, upgrading and maintenance of infrastructure;

4.2. Bergrivier Spatial Development Framework (2002)

The Bergrivier Spatial Development Framework was drafted in 2001/2002 with the core outcome of the SDF to be the provision of spatial guidelines to the relevant authority in order to consider land-use applications. A further aim was to assess the development profile of the area and to determine and consider local threats and opportunities with the subsequent formulation of spatial strategies, guidelines and steps according to which decisions can be made that will facilitate sustainable development.

The proposal was to approve the SDF in terms of Section 30 of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000) but considerate of the fact that the end product does not “give” any rights nor does it “withhold” any rights. The document allows for authority to be exercised by the Municipality on certain land-use applications. It was deemed not to be the “final statement” on the future development of the area but rather a guideline to structure land-use within the existing framework of the Municipality. The proposals contained in the document are subject to change from time to time and should therefore be monitored and amended.

See Section B Spatial Development Framework – brought forward in main document for further analysis and assessment of the BSDF (2002).

4.3. Spatial Development Plan for the coastal area between Velddrif and Elands Bay, 2005

The Bergrivier and Cederberg Local Authorities have initiated the planning intervention due to excessive pressure on the coastal area between Velddrif and Elands Bay due to development anomalies, threat to available resources, sector-driven development and resource use as well as a lack of management and implementation guidelines. The outcome has to be a spatial development plan with spatial planning and management guidelines.

The main purpose with the Spatial Development Plan is the following:

- Give expression and align local plan with higher order spatial policy;

- To inform spatial structuring, resource management and land-use;
- To propose identification and prioritization of project related issues to the IDP;
- To determine the non-renewable resources and ecological systems as building blocks for regional conservation initiative and production systems;
- To inform other planning initiatives; and
- To initiate a coastal management partnership and intergovernmental working mechanism.

The SDP does allude to the intrinsic value of the area i.e:

- The relative isolation of the region and resultant “under-developed coastal zone” are under pressure and act as a “pioneering area” for an extended West Coast development corridor northwards along St Helena Bay;
- The geological deposits between Laaiplek and Dwarskersbos;

The SDP refers to urban development within the area as follows:

- Dwarskersbos representing a typical mono-functional coastal development characterized by:
 - Seasonal occupation;
 - Limited supporting amenities;
 - Linear development to maximize coastal frontage;
 - No urban focus and a variety of building styles;
 - Direct and multiple access to Main Road 535;
 - Multiple pedestrian access to beach implying a negative impact on coastal dune system.

The urban area comprises 40 hectares with 220 dwellings that represent a density of 5,5 dwelling units per hectare. The development to Kersbostrand to the north of the town is 44 hectares in extent with 374 houses and a density of 8,5 dwelling units per hectare. Urban expansion is restricted due to the following spatial and environmental limitations along with service infrastructure requirements:

- The location of the town in the Velddrif/ Elands Bay Coastal Zone that also represents a ecological corridor;
- A coastal dune system that characterises a moving coastline along with protected frontal dune vegetation that requires a 120 meter setback line;
- A conservation-worthy north-south salt plain as an ecological corridor and protected vegetation;
- The alignment of Main Road 535 and the salt plain in the context of limited access over sensitive areas to the north of Kersbosstrand;
- No statutory urban edge;
- Velddrif and Laaiplek possess enough vacant land to accommodate residential development within the old municipal boundaries;

- Limited capacity available from the bulk electricity network with future development that will require additional capacity;
- The existing sewerage system (septic tank and soak-away) is acceptable due to the low density but future development would require a closed system with a linkage to Velddrif;
- The development on Kersbosstrand would require a doubling of the existing capacity of the bulk water supply pipeline;
- Solid waste is transported to Velddrif.

Critical planning and development issues as well as informants were identified during the planning intervention i.e. on the rationalisation of the Dwarskersbos urban structure, the necessity to determine urban edges and to restrict the development of smallholdings to within the urban area. The statement is made that the present performance within the coastline does not comply with prescribed development and environmental specifics and needs intervention.

5. Cape West Coast Biosphere Reserve

5.1. CWCBR Spatial Development Plan (2008)

The draft status quo report for public review is dated September 2007. The CWCBR SDP is not yet complete. The Status Quo Report highlights the intention with the formulation of the CWCBR SDP where it is to provide a spatial conservation and development plan for the Biosphere Reserve as an outcome of the Business Plan. This plan would also align existing CWCBR planning strategies and spatial proposals with present-day higher order spatial policy within the context of sustainable development and the principles of bioregional planning.

Some prioritized issues that the SDP would address (a phased approach) or to be a product of the planning intervention are:

- Identification of issues within the built, biophysical and socio-economic environments (phase 1).
- The creation of a GIS database (phase 1);
- Revision of the CWC BR geographical area (phase 2);
- Realistic project proposals to implement strategy objectives (phase 2); and
- Re-evaluation, confirmation and possible revision of spatial planning categories (phase 2).

Mention is made:

- *In the Saldanha Fine Scale Planning Process of a ecological corridor between the West Coast National Park and the Berg River;*
- *“Majority of settlements are experiencing a land shortage given growth and population influx, necessitating the amendment of current urban edges (e.g. Malmesbury, Saldanha-Vredenburg, Velddrif)”.*
- *“The PSDF proposes the introduction of urban edges around settlements to contain urban development and protect, amongst others, conservation-worthy*

and priority agricultural areas from urban development. Guidelines are put forward in Western Cape Provincial Urban Edge Guideline (2005)”.

- “Municipalities of Swartland, Berg River and Saldanha Bay: SDFs for each municipality were prepared during the period 2002-2004, with the Saldanha Bay SDF currently undergoing its first revision. All three abovementioned SDFs concentrate on the urban settlement component, incorporating detailed urban structuring, land-use allocation and the fixing of urban edges, the latter however having been informed by the existing built-footprint or previous municipal boundary. In all three municipal areas, urban development pressures are necessitating a revision of the urban edges in order to absorb growth. Such revision has been initiated by Saldanha Bay Municipality which, in accordance with the Provincial Urban Edge Guideline, has embarked upon the necessary studies to inform urban edge revision. Similarly, all three municipalities are fixing urban edges for the smaller towns and settlements (e.g. Hopefield)”.
- “There is no well-communicated common vision, policy, process and product amongst role players and as a direct result the resource is under funded. The importance of the “unspoilt wilderness” perception of the West Coast as a key tourism driver should not be underestimated”.
- “The study has highlighted water deficit as a significant constraint to development, requiring that serious attention needs to be given to possible solutions (e.g. water transfer, re-use, exchange), together with a water-wise approach to all development. The SDP needs to **align growth pressures and marginal resources**, especially water.
- “The study area reveals a diversity of unique and relatively untransformed landscapes of significant scenic value. The SDP needs to **address landscape protection and enhancement** in order to ensure that the natural (i.e. coastal, hills, lowland plains, wetlands), built (e.g. Darling) and working (e.g. Swartland) landscapes are not compromised”.
- “Significant growth of the northern (Saldanha-Vredenberg) and southern (City of Cape Town) urban nodes, together with growth axis and regional linkage considerations, will result in increasing pressure for significant land use change within the rural areas. This dictates that the SDP **give attention to the north and south urban transformation and the emergence of a longer-term rural development scenario**, especially given resource constraints within the CWCBR”
- “Water Opportunities
These, as identified in the National Water Resource Strategy for the Lower Berg River, reflect the following:
 1. Negative 2000 and 2025 water balance.
 2. 72% of the water requirement is taken up by agricultural and rural uses.
 3. A limited return flow is in place for irrigation and winter-flow.
 4. A limited development opportunity confronts the area, given a shortage of water”.
- “A large single intervention, namely the current construction of the Berg River Dam (Franschhoek), which will augment water release to the Lower Berg River system”;

- *“Development capacity in both urban and rural areas is limited by water scarcity. Threatened ecological functioning of both surface and groundwater”;*
- *“The necessity to balance development demand with water resource supply”;*
- *The significance of agricultural resources and the agricultural sector within the study area is demonstrated by the following:*
 1. *304 925ha or 80,6% of the study area is currently utilized for agricultural purposes, comparing favourably with Western Cape Provincial average of 88%.*
 2. *High employment in the agricultural and fishing sectors, as reflected in the following municipal areas; Berg River (53,3%), Saldanha Bay (23,6%), Swartland (35,3%), comparing with an average for the West Coast District Municipality of 40,5% and significantly higher than the provincial average of 13%.*
 3. *High percentage contribution of the agricultural and fishing sector to Gross Geographic Product within the West Coast magisterial districts, including Piketberg (33,16%), Saldanha Bay (14,0%) and Swartland (14,0%).*

The phase 1 products have been completed.