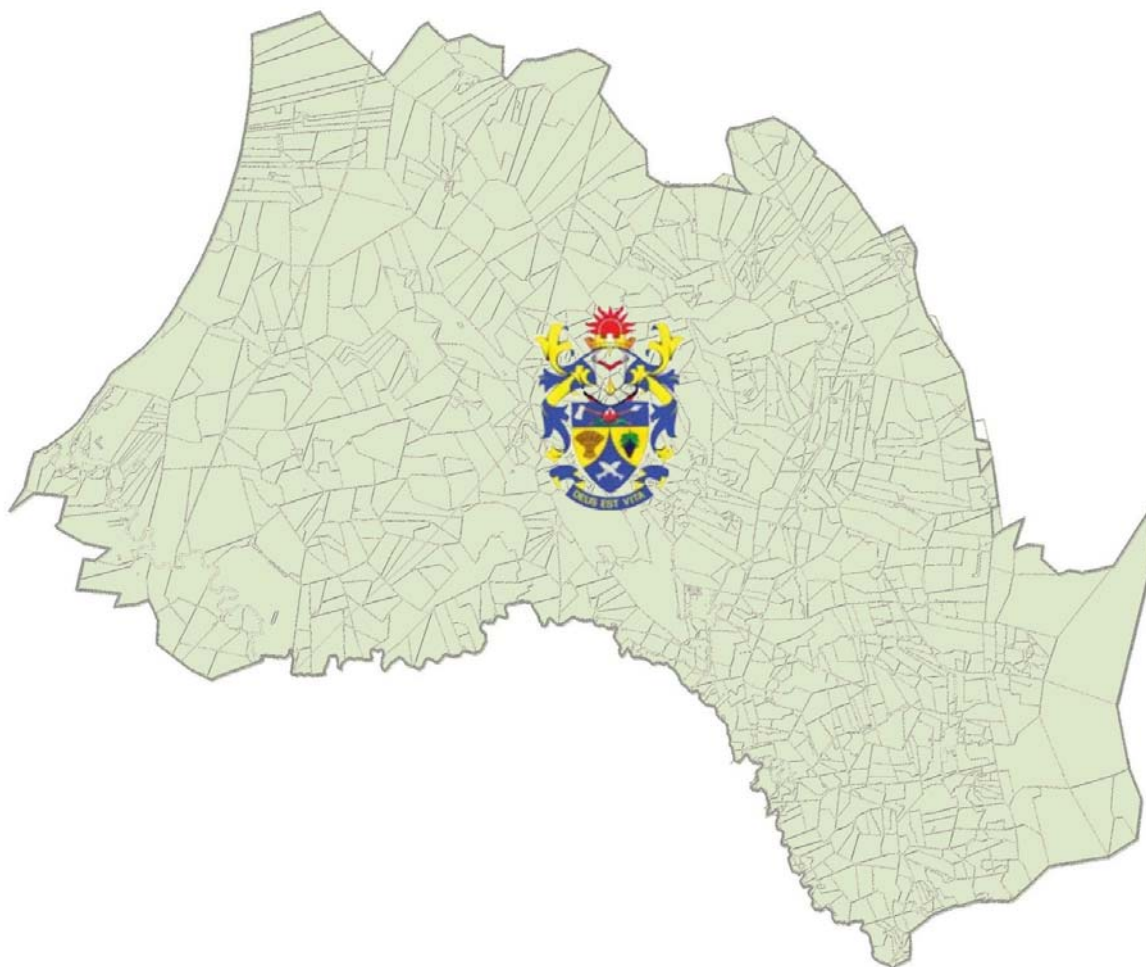


Bergrivier Spatial Development Framework 2012-2017

Addendums Volume III



By CK Rumboll & Partners

January 2013 & revised, May 2013

Addendums Volume III

Contents	Page
Addendum A Summary of Comments and responses from Public Open Days: July 2012	1
Addendum B Summary of Comments and responses from first round of Public Participation process: September 2012	12
Addendum C Summary of Comments and responses from the second round of Public Participation process: December 2012	20
Addendum D Legislative alignment of the Bergrivier SDF	29
Addendum E Bergrivier Towns Vacant Land Audit: 2012	42
Addendum F Bergrivier IDP and LED Spatial Priorities and Needs	57
Addendum G Informants for the Demarcation of the Urban Edges of the towns in the Bergrivier Municipal Area	67

ADDENDUM A

A summary of the issues and responses as identified during the Public Open Days held in the Bergrivier Municipal area as part of the public participation process in preparation of the Bergrivier Spatial Development Framework 2012-2017

As part of the public participation process for the preparation of the Bergrivier Spatial Development Framework various open days were held in the seven wards of the municipal area. The following table provide a schedule of the open days held during this process:

Wards	Date	Venue	Time
Wards 1 and 2	23 July 2012	Bettie Julius Library Hall Porterville	16h00-19h00
Ward 3	25 July 2012	Eendekuil Community Hall	16h00-19h00
Ward 4	30 July 2012	LB Wernich Library Hall Piketberg	16h00-19h00
Ward 5	31 July 2012	Goedverwacht Community Hall	16h00-19h00
Ward 6	26 July 2012	Aurora Community Hall	16h00-19h00
Ward 7	24 July 2012	Noordhoek Community Hall Velddrif	16h00-19h00

Open days were followed by presentations to the different Ward Committees. The following table represents the issues identified by the public as well as interested and affected parties during the public open days at the Ward committee meetings which were held in various wards.

WARDS 1 & 2	
PORTERVILLE	
Issues/ Concerns	Response
Connectivity and Mobility	
<ul style="list-style-type: none"> Trucks carrying passengers from farms create traffic congestion on Saturdays. 	Demarcate formal parking bays for trucks around the central park.
<ul style="list-style-type: none"> Vacant erf directly north of the wine cellar to create business/residential opportunities for previously disadvantaged. 	The erf plan will accommodate medium density housing as well as make provision for potential commercial usage of housing.
Service Infrastructure	
<ul style="list-style-type: none"> Construct a street acting as a thoroughfare for trucks in Monte Bertha park 	Detailed planning to be implemented outside of SDF.
Sport & recreation facilities	
<ul style="list-style-type: none"> Upgrade dam to be suitable as a recreation area and provide ablution facilities. 	Existing recreational facilities to be upgraded.
Social infrastructure	
<ul style="list-style-type: none"> Commonage land available to small farmers. Upgrade recreational facilities at dam and provide ablution facilities; Accentuation of town's southern entrance. 	Commonage land to be made available on adjoining landing strip as well as to the south of Monte Bertha; Existing recreational facilities to be upgraded; Design landscaping proposal.
Residential	
<ul style="list-style-type: none"> Medium density housing for section of erf directly north of wine cellar; Infill erven southwest in Monte Bertha. 	Erf will be made large enough to accommodate housing. Housing constructed above or north of the commercial land is also possible; Infill erven to be accommodated in detailed planning.
Commercial	
<ul style="list-style-type: none"> Commercial use for section of erf directly north of wine cellar; Extend "activity street" in Monte Bertha to the south. 	Erf large enough to accommodate commercial use; Indicated on SDF proposal plan.
Tourism development	
<ul style="list-style-type: none"> Upgrade street frontage within Main Street to blend in aesthetically within the town. 	The tourism bureau is requested to oversee negotiations with property owners on the Main Street to agree upon the aesthetics of street frontage.
Planning	
<ul style="list-style-type: none"> Overlay zones forming part of the new zoning scheme to control aesthetics along the main road. 	New zoning scheme to be drafted for municipal area.

WARD 3	
EENDEKUIL	
Issues/ Concerns	Response
Connectivity and Mobility	
<ul style="list-style-type: none"> Construction of pavements along Main Road for pedestrian safety. 	SDF proposal.
Service Infrastructure	
<ul style="list-style-type: none"> Services available on erven for adequate housing. 	Land will be reserved, in SDF proposals, for residential purposes on the basis of a waiting list.
Sport & recreation facilities	
<ul style="list-style-type: none"> Keep sports field in its current location close to the river. 	Reserved in SDF proposal.
Social infrastructure	
<ul style="list-style-type: none"> Land available for community gardens; The old school is appropriate for use as a crèche; Demarcate an area south of the town for graves 	SPOORNET land available; Negotiations currently underway to gain ownership of school from the government to create a multi-purpose centre; Land to be left vacant with previous detail planning.
Residential	
<ul style="list-style-type: none"> Need for serviced erven. 	Land reserved in SDF proposals for residential purposes according to waiting list.
Commercial	
<ul style="list-style-type: none"> More business erven. 	Commercial erven dotting the Main Road. Will be reserved
Tourism development	
<ul style="list-style-type: none"> As per IDP. 	As per SDF proposals.
Planning	
<ul style="list-style-type: none"> None. 	

WARD 4	
PIKETBERG	
Issues/ Concerns	Response
Connectivity and Mobility	
<ul style="list-style-type: none"> None. 	As per SDF proposals.
Service Infrastructure	
<ul style="list-style-type: none"> Testing grounds to be relocated to the Traffic Department in Industrial area; New direct access road from mountainside to the N7 north of Piketberg. 	Added to list of SDF proposals.
Sport & recreation facilities	
<ul style="list-style-type: none"> Public access Park proposed which will be situated between cricket field and bowling green for public use; Expansion of Watsonia sports field. 	Area already planned in detail by municipal planners; Noted, but vacant space is available as per SDF proposals plan.
Social infrastructure	
<ul style="list-style-type: none"> Commonage land available for small farmers; Community gardens north of new housing project; New informal market; New cemetery. 	Commonage land available on eastern side of N7 noted in SDF proposal; Noted on SDF proposal map; Market is noted as north of existing sports fields; New cemetery proposed east of N7.
Residential	
<ul style="list-style-type: none"> Higher density area along Voortrekker Road. 	Noted on SDF proposal map.
Commercial	
<ul style="list-style-type: none"> More commercial erven for previously disadvantaged people. 	Noted on SDF proposal map together with extension of activity streets.
Tourism development	
<ul style="list-style-type: none"> As per IDP proposals. 	
Planning	
<ul style="list-style-type: none"> None. 	

WARD 5	
GOEDVERWACHT	
Issues / Concerns	Response
Connectivity and Mobility	
<ul style="list-style-type: none"> No regular public transport available, while the existing taxi service from larger towns is very expensive. 	Take note.
<ul style="list-style-type: none"> Paving/formalising of footpath to cemetery for improved access. 	Indicated on map.
<ul style="list-style-type: none"> Poor condition of roads due to limited maintenance. 	Take note.
Service Infrastructure	
<ul style="list-style-type: none"> Poor quality of potable water due to pollution upstream from town, uncontrolled livestock farming within the river catchment area and poor water quality control. Bergrivier Municipality do test water occasionally – community would like to have access to water testing data to be better informed about the local water quality. 	Take note – investigate agreement with Municipality to provide experts within the field of maintenance/services.
<ul style="list-style-type: none"> Poor maintenance of the potable water supply system results in periods of time when no water is available within the village of Goedverwacht. 	Investigate whether Municipality could provide support in terms of expertise for improvement of maintenance and upgrading of service.
<ul style="list-style-type: none"> Expensive electricity in Goedverwacht, with old meter system and lines and no access to pensioners' support or compassionate funding – results in high tariffs that local people especially the pensioners cannot afford. 	Will be addressed by initiative between community and Eskom - Eskom to take over the individual provision of electricity supply to residents by April 2013, with the installation of pre-paid meters in all the homes and upgrading and maintenance of electricity lines.
<ul style="list-style-type: none"> Community concerned about the potential health and pollution risk of local refuse dumping site on the northern boundary of the village. There is no fencing around the area which is near to the village and the Riet River. 	Refuse dump to be revamped and secured. Refuse to be removed from farms in the future and dumped at the appropriate licensed facility. Potential for the provision of a transfer station in Goedverwacht.
<ul style="list-style-type: none"> High cost of services and levy payable to the Moravian Church. 	
<ul style="list-style-type: none"> Community members concerned about the potential health risk of the telecommunication tower on the community and school children. The tower is located close to the school. 	

Social infrastructure	
<ul style="list-style-type: none"> Limited recreational facilities for youth which contributes to drug abuse factor. 	Proposed skills development centre for arts and crafts to provide possible alternative activities for youth - funding for facility needed.
<ul style="list-style-type: none"> Need for a skills development program – development of arts and craft centre where local residents can learn new crafts and make items to sell. 	Proposed location identified on map and included in proposals.
<ul style="list-style-type: none"> Requirement of separate facilities for crèche and elders - use of community hall restricted. 	Incorporate need for separate facilities in multi-purpose centre.
Residential	
<ul style="list-style-type: none"> Need for individual ownership of residential properties. 	Community to negotiate with Moravian Church with possible assistance and input from Department of Rural Development and Land Reform.
Tourism development	
<ul style="list-style-type: none"> Tourist Development Forum was registered in order to apply for more funding for tourism development in Goedverwacht. 	
Land Reform/Urban Agriculture	
<ul style="list-style-type: none"> Request for ownership of land (erf) and ownership of larger farm for farming as part of land reform initiative in accordance with Genadendal Accord. 	Community to negotiate with Moravian Church with possible assistance and input from Department of Rural Development and Land Reform.
<ul style="list-style-type: none"> Lack of individual ownership restricts access to bonds from bank and building society. 	
<ul style="list-style-type: none"> Community concerned that parts of the farm of Goedverwacht farm are being sold off and let to commercial farmers in the area. Various activities such as the building of telecommunication masts, dams and sinking of boreholes on these areas have direct impact on their livelihood in the valley. Their in their movements and use of the larger farming area are restricted which impacts on their livelihood. Poor communication between the Moravian Church and the local community leave the local community "in the dark" as to what is happening on the larger farming area. 	Community to negotiate with Moravian Church with possible assistance and input from Department of Rural Development and Land Reform.
<ul style="list-style-type: none"> Limit livestock farming on the banks of river and in floodplains to limit pollution in river. Concern about potential pollution due to the construction of newly built pig sty close to the river. 	Included in proposals.

WARD 5	
WITTEWATER	
Issues / Concerns	Response
Connectivity and Mobility	
<ul style="list-style-type: none"> No regular public transport available, with existing taxi service from larger towns very expensive. 	Noted.
Service Infrastructure	
<ul style="list-style-type: none"> Experiencing problems with new outdoor toilets that were installed – if the proper chemicals are not used in the system the toilets will not function optimally. 	Investigate possibility for Municipality to provide support in terms of expertise and input regarding the improvement of maintenance and upgrading of service.
Social infrastructure	
<ul style="list-style-type: none"> Limited recreational facilities for youth which contributes to drug abuse factor. Require multi-purpose centre for community activities; Require active open space areas next to the river to the north of the central node of the village. 	Activities to be provided in multi-purpose centre – funding is required for facility; Identified on plan; Identified on plan.
Residential	
<ul style="list-style-type: none"> Need for individual ownership of properties in accordance with Genadendal Accord. 	Community to negotiate with Moravian Church with possible assistance and input from Department of Rural Development and Land Reform.
Land Reform/Urban Agriculture	
<ul style="list-style-type: none"> Farm area to be tendered to highest bidder; restrict the access of local community to the farming land, with surrounding commercial farmers getting access to the land. 	Community to negotiate with Moravian Church with possible assistance and input from Department of Rural Development and Land Reform.
<ul style="list-style-type: none"> Lack of individual ownership of property restricts access to bonds from bank and general housing development. 	
<ul style="list-style-type: none"> Close proximity of pig sties to residential houses pose a potential health risk. Request the relocation of the animals to a location further from residential area and river. 	Identification of areas outside of village boundary for livestock farming.

Sport Facility	
<ul style="list-style-type: none"> Location of the proposed new sports field is being debated by community – area chosen was far from community, water supply and not suitable soil conditions. Thus, construction of the sports field halted. 	Consider the possible relocation of sports field to the area next to the river identified as an active open space area.
WARD 6	
AURORA	
Issues / Concerns	Response
Connectivity and Mobility	
<ul style="list-style-type: none"> No regular public transport available, with existing taxi service from larger towns very expensive. 	Take note.
Service Infrastructure	
<ul style="list-style-type: none"> Poorer members of community do not have the funds to transport their garden refuse to the transfer station. 	Municipality to investigate large bins/ drop off points.
<ul style="list-style-type: none"> Request to tar/seal Hof Street as one of the main access routes in Aurora bearing in mind that it also forms the main footpath used by children going to school. Problems with mud in winter and dust in summer. 	Included in proposals.
<ul style="list-style-type: none"> Provide formal pedestrian route along Hof Street to provide a safe environment for the school children that use this route on a daily basis. Provide trees for shade along these routes. 	Included in proposals.
<ul style="list-style-type: none"> The rates in the town are too high, the pensioners and poor people in the town cannot afford these rates. Request that the area is classified as a rural residential area. 	Municipality to investigate.
Social infrastructure	
<ul style="list-style-type: none"> Need for permanent police station in town. 	Existing house has been identified by SAPD as potential space to house the police station – they are in the process of establishing the station in town.
Local community is in the process of applying to rent the old school building in order to create a skills development centre within the school in an effort to empower the local community. Need for a skills development centre in town has been identified with many locals that can share their skills with other members of the community to allow them better access to economic opportunities (making miniature versions of farm equipment as toys, soap factory, needleworkbaked goods, affordable cooked meals, vegetable gardens).	Identified on plan.

Residential	
<ul style="list-style-type: none"> Need for housing/erven for local farm workers. Provide individual ownership to the farm workers. 	Areas identified for infill housing – Municipality to start to negotiate with land owners.
<ul style="list-style-type: none"> Existing smaller erven in southern neighbourhood sold to local farmer but still vacant. Demand in local community and by farm workers to access these erven. 	Municipality to negotiate with farmer to access this land.
Open Space Network	
<ul style="list-style-type: none"> Need for the further development of the existing parks in town: i) improve park in front of the church and ii) restore park next to old school and provide benches for mothers accompanying their children to the park. 	Included.
<ul style="list-style-type: none"> Provide hiking trails that link with the town in natural area on the north eastern boundary of town. 	Tourism organisation to negotiate with farmer for access to this property for development of hiking trails.
Tourism development	
<ul style="list-style-type: none"> Provide hiking trails that link with town in natural area on the north eastern boundary of town. Advertise these hiking trails as part of the tourism initiative in Aurora. 	Proposed hiking trail identified on map. Tourism forum to negotiate access to the farm to establish the hiking trail.
<ul style="list-style-type: none"> Develop controlled access to existing rock art found on surrounding farms as part of tourism strategy for the local area. 	These areas to be identified in the Heritage Survey.
Land Reform/Urban Agriculture	
<ul style="list-style-type: none"> Community members need access to areas to be used for community gardens and farming. Need areas where adequate water is available. 	Identify community gardens on an area of the commonage to the west of the show grounds; Identify area to the south on the commonage for small farmers; investigate quality of water from the existing borehole to assist in the farming actions.
<ul style="list-style-type: none"> Community request streamlining of tender process for small farming on commonage. 	
<ul style="list-style-type: none"> Community members concerned about the potential risk of the spraying of pesticides on the agricultural land next to the residential area on their health. Potential conflict of land uses. 	

WARD 6	
REDELINGHUYS	
Issues / Concerns	Response
Social infrastructure	
<ul style="list-style-type: none"> Potential that the proposed amalgamation of the two existing schools in Redelinghuys will provide an empty school building that can be used for a skills development centre. 	Indicated on map.
Residential	
<ul style="list-style-type: none"> Need for housing/erven for local farm workers. Provide individual ownership to the farm workers. 	Identified areas for infill housing development.
Commercial	
<ul style="list-style-type: none"> Business erven at low cost housing next to Olaf Bergh Street. 	Road earmarked as an activity corridor that therefore caters for such facility.
WARD 6	
DWARSKERSBOS	
Issues / Concerns	Response
Open Space Network	
<ul style="list-style-type: none"> Protection of natural vegetation around Dwarskersbos. 	Take note.

WARD 7	
VELDDRIF/ LAAIPLEK	
Issues/ Concerns	Response
Connectivity and Mobility	
<ul style="list-style-type: none"> Tourist/ commercial link between Laaiplek and river mouth. 	As per SDF proposals.
Service Infrastructure	
<ul style="list-style-type: none"> Southern entrance to Velddrif over Carinus Bridge dangerous. 	Department of Transport & Public Works investigating solution in the form of a possible traffic circle.
Sport & recreation facilities	
<ul style="list-style-type: none"> Active play park for children. 	Can be accommodated as part of public open space system.
<ul style="list-style-type: none"> Investigate cycle route along river and coast. 	Existing streets to be utilized as part of cycle route with special signage and demarcation of side portions of roads.
Social infrastructure	
<ul style="list-style-type: none"> Commonage land available for small farmers. 	Commonage land available to north and northeast of Noordhoek and indicated as per SDF proposal.
<ul style="list-style-type: none"> Job creation with approval of De Plaat and Flaminke Vlei developments. 	Both developments excluded from current edge, due to no former approvals in place. Developers can apply for inclusion once approved.
Residential	
<ul style="list-style-type: none"> Land for subsidised housing. 	Earmarked on SDF proposal map.
Commercial	
<ul style="list-style-type: none"> Informal/ craft market. 	Can be accommodated as part of public open space system on informal basis.
Tourism development	
<ul style="list-style-type: none"> As per IDP proposals. 	
Planning	
<ul style="list-style-type: none"> None. 	

ADDENDUM B

The following table provides a summary of the comments received during the first public participation process concerning the draft of the Bergrivier Spatial Development Framework - Spatial Objectives: Strategies and Proposals from the relevant Departments as well as other interested and affected parties.

BERGRIVIER SPATIAL DEVELOPMENT FRAMEWORK SEPTEMBER 2012 COMMENTS AND RESPONSES		
ORGANISATION	COMMENTS	RESPONSE
Western Cape Department of Environmental Affairs and Development Planning Environmental and Spatial Planning - Region 5	Bergrivier SDF was weighted according to the essential components that should be addressed in a SDF as stipulated in the Western Cape guidelines for the preparation of a credible SDF:	
	<ul style="list-style-type: none"> • Include CBA map in rural areas and indicate broad spatial planning categories 	CBA maps included with spatial planning categories for different areas.
	<ul style="list-style-type: none"> • Support all urban edge proposals except southern expansion of Eendekuil. 	Maintain edge as proposed - The housing demand in Eendekuil is mainly from farm workers in the surrounding areas. The southern expansion is due to this demand as well as the fact that only this southern section is serviced by reticulated sewerage with no reticulated sewerage service in the northern portion of town. The southern area also already contains various social infrastructures which will also support the proposed new development proposed in a southerly direction.
	<ul style="list-style-type: none"> • Reflect the proposed different densities and type of housing in the identified infill areas. 	The Densification strategy does encourage the future densification in towns according to the densification targets that were set for each town. Bergrivier Municipality did however request that only the infill residential areas be indicated in the SDF since they are still in the process of determining the different densities for development in each identified area as part of the public participation process, which is linked to the completion of the housing pipeline and the Integrated Housing Settlement Plan (IHSP). In this way the SDF does inform the IHSP as it identifies future areas for residential development where the housing plan provides the detail of each project.

	<ul style="list-style-type: none"> • Include key transport corridors, nodes and networks in the rural proposals. 	Noted and identified.
	<ul style="list-style-type: none"> • Include PSDF reference Objective 8 (RC 8 &9) with regards to development outside of an urban edge. 	Noted.
	<ul style="list-style-type: none"> • Include climate change adaption and mitigation measures, climate change corridor as well as meaning of the proposed climate change corridor. 	Noted.
	<ul style="list-style-type: none"> • Include the public investment framework in the proposals. 	Noted.
	<ul style="list-style-type: none"> • Include Disaster Management Plan into the SDF. 	Noted and included.
	<ul style="list-style-type: none"> • Spatially reflect the alternative energy development zones. 	Noted.
	<ul style="list-style-type: none"> • Include potential impacts of the Saldanha EMF. 	Noted.
	<ul style="list-style-type: none"> • The SDF needs to guide the Integrated Human Settlement Plan. 	Noted.
Western Cape Department of Environmental Affairs and Development Planning Environmental and Spatial Planning - Region 2	<ul style="list-style-type: none"> • Include potential areas of Provincial and National interest. 	Noted.
	<ul style="list-style-type: none"> • Further explore the significance of the biophysical features in terms of biodiversity and conservation value. 	Noted.
	<ul style="list-style-type: none"> • Reference to conservation programmes. 	Included in SDF.
	<ul style="list-style-type: none"> • Integrate the detail of the biophysical environment with planning for biodiversity and conservation. 	Noted in rural proposals.
	<ul style="list-style-type: none"> • Climate change is a big challenge. The CBA maps can identify sub catchments, as well s aquatic CBA's and buffers around these sensitive areas. 	Noted in rural proposals.
	<ul style="list-style-type: none"> • CBA maps should be included in report to assist municipality to identify areas where entities should focus their efforts on conservation. 	Noted and included.
	<ul style="list-style-type: none"> • Biodiversity maps must be properly represented in report. 	Noted.
	<ul style="list-style-type: none"> • Use the National Biodiversity Assessment study done by The South African National Biodiversity Institute (SANBI) to report on the ecosystem status of the areas in the municipality. 	Noted.
	<ul style="list-style-type: none"> • Include the Spatial Planning Categories in the SDF. 	Noted and included.

	<ul style="list-style-type: none"> Consider the remaining Identified biodiversity priority, ecological processes and important features in the spatial planning process. 	Noted.
	<ul style="list-style-type: none"> Indicate links between protected areas to avoid fragmentation. 	Noted and done.
	<ul style="list-style-type: none"> Identify priority areas for biodiversity conservation and link into SDF with practical land use guidelines that can be implemented. 	Noted – included in rural proposals.
National Department of Rural Development and Land Reform	<ul style="list-style-type: none"> Structuring of the document - incorporation of the Status Quo report into the SDF. 	Noted – different phases of the document will be integrated.
	<ul style="list-style-type: none"> Address climate change issues. 	Noted.
	<ul style="list-style-type: none"> Ensure all tables have headings. 	Noted.
	<ul style="list-style-type: none"> Include Spatial planning categories on maps. 	Noted.
	<ul style="list-style-type: none"> Standardize and improve quality of maps and colour of maps in document. 	Noted.
	<ul style="list-style-type: none"> Include locality maps of wards. 	Noted and included.
	<ul style="list-style-type: none"> Document appears to be well aligned with the IDP and reflects the integration of policy consideration and community interest. 	Noted.
Western Cape Department of Human Settlement	<ul style="list-style-type: none"> Link the identification of areas for future housing development in the SDF with the Integrated Human Settlement Plan. 	
	<ul style="list-style-type: none"> Densification of towns supported - except that densification in rural towns will be different in order to protect cultural landscape. Also acknowledge the influence of existing bulk infrastructure on the densification in towns. 	Noted.
	<ul style="list-style-type: none"> Acknowledge that 1km (20 minute walk) is accepted as a comfortable/acceptable walking distance. 	Noted.
	<ul style="list-style-type: none"> All future housing projects are striving for a 70/30% split between serviced sites and top structures over the next five years. 	Noted –will be included as such.

	<ul style="list-style-type: none"> Updating of the Bergrivier Human Settlement Plan under way. 	Noted.
	<ul style="list-style-type: none"> Alignment between documents is sufficient. 	Noted.
	<ul style="list-style-type: none"> Location of areas for small farmers could re-enforce the urban edge/buffer zone around areas under threat of the urban fabric. 	
	<ul style="list-style-type: none"> Refer to specific housing funding programmes to be used. 	Noted.
	<ul style="list-style-type: none"> Provide short description of GAP housing programme. 	Noted and included.
	<ul style="list-style-type: none"> In agreement that future subsidised housing demands should be accommodated in larger centres of Piketberg, Velddrif, Eendekuil and Porterville. 	
	<ul style="list-style-type: none"> No funding can be proposed for housing in the Moravian Mission Stations of Goedverwacht and Wittewater – since the land is owned by the church. 	Noted.
	<ul style="list-style-type: none"> Take into account sustainable criteria for the identification of areas for housing development. 	Noted.
Western Cape Department of Education	Porterville: <ul style="list-style-type: none"> The proposed replacement of the Steynville Primary School is reflected in the WCED infrastructure budget; They note the proposed development of a second primary school. 	The SDF simply indicates potential future demand for additional schools in the light of future housing demand. SDF needs to spatially plan in advance for future demand.
	Redelinghuys: <ul style="list-style-type: none"> The department notes the proposed suggestion of the amalgamation of the two schools in Redelinghuys – this will only be finalised after the necessary consultation process. 	Noted.
	Velddrif/ Laaiplek: <ul style="list-style-type: none"> They note the proposal for an additional school in Noordhoek, based on the development trends; The WCED currently favours the expansion of existing schools prior to considering the development of new schools. 	

	<ul style="list-style-type: none"> The Department of Transport and Public Works (DTPW) are the custodians of all education buildings and properties. If these facilities are vacant and want to be used for alternative uses the necessary application needs to be made to the DTPW with each application handled on an ad hoc basis with the WCED to comment on these applications. 	Noted.
Eskom	<ul style="list-style-type: none"> Supports the notion to provide improved access to electricity for the Bergrivier residents. 	Noted.
	<ul style="list-style-type: none"> In order to resolve the anticipated future capacity problems, new substations are planned, also specifically in the Bergrivier region – with the suggestion that land provision is made for the substations as well as the power lines. 	Awaiting detail - A request was sent to Eskom for the required information with regards to the potential location of these surface infrastructure elements.
Transnet Freight Rail	<ul style="list-style-type: none"> Provided feedback on all the relevant departments and land owners within Transnet responsible for various aspects. 	
	<p>Supported the Bergrivier SDF and provided the following conditions:</p> <ul style="list-style-type: none"> Plans for rezoning and development of land adjoining Transnet freight rail's property shall be submitted to Transnet freight rail for approval; The development of any Informal Settlement will not be allowed next to Transnet freight rail's boundaries; No access roads to any property adjoining Transnet freight rail land shall be allowed to cross over Transnet freight rail's land or railway lines; The development shall have no effect on the registered cadastral boundaries. The registered Transnet freight rail cadastral boundaries shall be respected and honoured; An 8-metre building restriction to the site adjacent to the boundary of the railway reserve is in place to ensure safety and the maintaining of clear sight distances for train operations; Attention must be given to the effect of the establishment of a 	Noted.

	<p>development on drainage, including the flow of storm-water to the railway lines of Transnet freight rail land. If stormwater is diverted to cross under the railway lines through existing railway culverts, detailed calculations for a 1 in 50 year flood must be submitted for approval to ascertain whether the culvert can manage the increased flow of storm-water;</p> <ul style="list-style-type: none"> ▪ Attention must be given to the control of soil erosion to prevent damage to Transnet freight rail property; ▪ Services (i.e. water supply, sewerage, electricity, communication, etc.) that will be crossing over or under the railway lines must be clearly indicated. <p>The developer shall enter into a way leave agreement with Transnet freight rail for every service that crosses under or over the railway reserve;</p> <ul style="list-style-type: none"> ▪ A security wall/fence shall be constructed on the boundary between the development and the railway reserve according to a means acceptable to Transnet freight rail. The security wall/fence shall meet Transnet freight rail's specifications and must be able to withstand vandalism attacks; ▪ Whenever the end result of the planned development will result in there being communities and services (i.e. schools, churches, clinics, shops, etc.) on opposite sides of the railway line, ramped footbridges must be provided not more than 1 kilometre apart; <ul style="list-style-type: none"> ▪ The synergy between the security wall/fence and the footbridges must be such that illegal access to the railway line is prevented and the communities are guided onto the footbridges to cross the railway lines; ▪ No temporary housing structures (shacks) shall be allowed on the developer's sites; ▪ All construction or other workers who enter the development area during construction works shall be removed after 	
--	---	--

	<p>completion of the construction works;</p> <ul style="list-style-type: none"> ▪ No influx of job seekers or informal housing shall be allowed during or after construction; ▪ Any dealings with illegal land invasion will be the responsibility of the developer and all relocations required must be expedited by the developer prior to him leaving the site. 	
SANRAL (South African National Roads Agency)	<ul style="list-style-type: none"> • Any proposed development along the N7 requires input/approval in terms of Act 7 of 1998. 	Noted.
Bergrivier Municipality	<ul style="list-style-type: none"> • Request for the inclusion of a new layout for residential infill development to the north of the entry road to Monte Bertha in Porterville. 	The layout was included in the proposal map for Porterville.
Velddrif Heritage Foundation	<ul style="list-style-type: none"> • Received heritage survey done by the Velddrif Heritage Foundation identifying all fisherman's cottages older than 60 years in the Velddrif/Laaiplek area. 	To be included on map in SDF.
	<ul style="list-style-type: none"> • Tourism potential of the De Plaat area is supported by the foundation seen in the light of existing older farm buildings in the area. 	Noted.
Velddrif Tourism	<ul style="list-style-type: none"> • Laaiplek harbour upgrade/ beautification – already included in SDF. 	Identified on proposals plan.
	<ul style="list-style-type: none"> • Pelican harbour control/ upgrade. 	Identified on proposals plan.
	<ul style="list-style-type: none"> • Access to beaches. 	Included on map.
	<ul style="list-style-type: none"> • Berg River Estuary Forum important. 	Take note.
	<ul style="list-style-type: none"> • Board walks/ bird hides along Bergrivier. 	Take note.
	<ul style="list-style-type: none"> • Parking at Carinus bridge for fishing. 	Take note.
	<ul style="list-style-type: none"> • 'Blue flag' status for Dwarskersbos. 	Take note.
	<ul style="list-style-type: none"> • Retain open space in Voortrekker Road – they are not in favour of the proposed infill residential development on areas they identified as Public open space. 	These areas along Voortrekker road are not public open spaces, but the property of the Department of Education that has been earmarked for a school site. Since the area is no longer required for a school site it was considered for future infill development with its

		locality close to the central business area and along a main activity route.
General Public Comments Velddrif and Laaiplek	<ul style="list-style-type: none"> • Improve planning along Carinus Bridge Velddrif – congestion at entry to bridge. 	Noted.
	<ul style="list-style-type: none"> • Provide adequate parking at Carinus Bridge for people fishing in the area. 	Included in proposal.
	<ul style="list-style-type: none"> • Stabilise the land next to the bridge at Velddrif. 	Included in proposal.
	<ul style="list-style-type: none"> • Need for Botanical Gardens at Velddrif. 	
	<ul style="list-style-type: none"> • Provide more parks and play facilities in parks – Velddrif/Laaiplek. 	
	<ul style="list-style-type: none"> • Identify Yacht clubs as important tourist features on maps in Velddrif/Laaiplek. 	Noted.
	<ul style="list-style-type: none"> • Question the need for another community facility. 	The need was identified by the community during the IDP process for a multi purpose community facility.
	<ul style="list-style-type: none"> • Disagree with the proposed site of the SAPD next to a school. 	SAPD identified it as a potential site.
	<ul style="list-style-type: none"> • Incorporate the De Plaat proposed development area into the Velddrif/Laaiplek urban edge to allow for development and job creation. 	To be decided by Council.
	<ul style="list-style-type: none"> • Incorporate the Flaminke Vlei proposed development area into the Velddrif/Laaiplek urban edge to allow for development and job creation – a petition list in favour of this proposal with 35 names. 	To be decided by Council.
	<ul style="list-style-type: none"> • Realise the potential impact of the Saldanha IDZ on development in Velddrif – will create a need for more housing – will accommodate people working at the IDZ. 	Noted.
General Public Comments Porterville	<ul style="list-style-type: none"> • Need in area for industrial development. 	Adequate area was identified for future industrial development.

ADDENDUM C

The following table provides a summary of the comments received during the second public participation process on the draft of the Bergrivier Spatial Development Framework - Spatial Objectives: Strategies and Proposals from the relevant Departments as well as other interested and affected parties.

BERGRIVIER SPATIAL DEVELOPMENT FRAMEWORK DECEMBER 2012 COMMENTS AND RESPONSES		
ORGANISATION	COMMENTS	RESPONSE
Western Cape Government Agriculture, Land Use Management	<ul style="list-style-type: none"> Change Phase II, page 60. Rather refer to Land Capability. 	Noted and changed.
	<ul style="list-style-type: none"> Phase II, page 120. Should Bergrivier Municipality not own its own Waste Management facility? 	Noted.
	<ul style="list-style-type: none"> Urban edges: <u>Goedverwacht</u>: It is important to set clear boundaries/ limits for this settlement in the rural area as it is abutting High Potential and Unique Agricultural Land (HAUL) and so as to limit the cumulative impact there upon. <u>Porterville</u>: Uncertain as to why segment 11 is included as it is considered as HAUL and currently cultivated. There is adequate space for future development. <u>Wittewater</u>: It is important to set clear boundaries/ limits for this settlement in the rural area as it is abutting High Potential and Unique Agricultural Land (HAUL) and so as to limit the cumulative impact there upon. 	<p>Noted and therefore Village Edge has been proposed to have the same meaning and jurisdiction as Urban Edge.</p> <p>Proposal was made to optimize utilization of engineering services with erven on only one side of the road.</p> <p>Noted, but Village Edge as earmarked on map has got the same meaning and jurisdiction as Urban Edge.</p>
Western Cape Government Transport and Public Works, Road Network Management	<ul style="list-style-type: none"> SANRAL is the Controlling Authority of all National Roads and would need to be listed as an I&AP. 	Already listed.
	<ul style="list-style-type: none"> All schools shall not be located near or adjacent to any through roads. 	Noted.
	<ul style="list-style-type: none"> Main Road MR535 should be relocated to the east of Dwarskersbos. Berg River Municipality should consider placing a suitable north-south service corridor to the east of 	Noted and referred back to District Road Engineer for final decision.

	Dwarskersbos. A service corridor of a statutory width between 32m and 40m should be considered to accommodate Main Road MR535 as well as underground services.	
	<ul style="list-style-type: none"> No objection to Draft SDF subject to the following being addressed: <ul style="list-style-type: none"> a) No new access points may be built or existing access layouts or access uses changed without approval of this Branch; b) A statutory building line of 5m is applicable along all proclaimed roads; c) Obtaining approval in terms of the Ribbon Development Act is a prerequisite and where applicable building restrictions must be adhered to; d) This Branch has no finances available to contribute to funding of road infrastructure improvements; e) SDF should cater for a suitable north-south transport corridor between Dwarskersbos and Velddrif as an extension of section 1 of Trunk Road 77 (West Coast Road, R27); f) Full Traffic Impact Assessment study (TIA) to be undertaken and accepted by Municipality and this Branch before SDF can be accepted by this Branch; g) Traffic engineers to liaise with Municipality and this Branch in an on-going manner before acceptance of this Branch; h) TIA should include Access Management Plans for various areas. 	Noted.
	<ul style="list-style-type: none"> Branch is opposed to use of high order proclaimed roads as activity corridors. 	Noted.
	<ul style="list-style-type: none"> SDF must make allowance for suitable alternative parallel transportation corridors. Suitable perpendicular roads at suitable spacing distances should be provided on the SDF. 	Noted.
General Public Comments Velddrif and Laaiplek Community meeting concerning	<ul style="list-style-type: none"> Community concerns include the following: <ul style="list-style-type: none"> -Housing; -Job losses; 	Noted.

<p>Flaminke Vlei Development at Noordhoek Community Hall on 21 November 2012. Presentation list signed by 373 attendants</p>	<ul style="list-style-type: none"> -Training; -Tourism; -Food; -Moral values of people; -Education; -Biodiversity; -Densification. 	
	<ul style="list-style-type: none"> • Flaminke Vlei development is not rural. All impact assessments have been done. Was included in 2008 SDF with legal decision so why excluded now? 	Decision to extend urban edge on other side of river, pending Council decision.
	<ul style="list-style-type: none"> • In support of GAP housing proposals, fishing, salt, infrastructure, densification, social integration, and provision of larger variety of housing types. 	Noted.
	<ul style="list-style-type: none"> • Questioning viability of Ward 7 on p. 15. 	
	<ul style="list-style-type: none"> • Support restructuring, objectives and strategies. 	Noted.
	<ul style="list-style-type: none"> • Support natural biodiversity and cultural heritage conservation. 	Noted.
	<ul style="list-style-type: none"> • Impact assessments on p. 21 paragraph 11.2.7 have been done. 	Noted.
	<ul style="list-style-type: none"> • Support tourism proposals on p. 22. 	Noted.
	<ul style="list-style-type: none"> • Support agricultural objectives and strategies on p. 24. 	Noted.
<p>Chris Mulder Associates Incorporated (CMAI) DEVCO as registered owner of Farm Vlaminke Vlei (Portion 1 of the Farm Vlaminke Vlei No. 54)</p>	<ul style="list-style-type: none"> • Support food security on p. 32. 	Noted.
	<ul style="list-style-type: none"> • Site lends itself for aquaculture production since there are existing sea water pump stations delivering fresh seawater onto the site. 	Noted.
	<ul style="list-style-type: none"> • Approved Amended Scoping report. 	Noted.
	<ul style="list-style-type: none"> • Submitted application of Township Establishment to Municipality, including Cerebos, without any correspondence or comment to date. 	Noted.
	<ul style="list-style-type: none"> • Subject property was included as part of the Urban Edge in 	Noted.

	the 2008 approved SDF.	
	<ul style="list-style-type: none"> • DEVCO revert back to reduced size development without long marina canals. 	Noted.
	<ul style="list-style-type: none"> • DEVCO commissioned and paid the first ever 1:100 year flood line study for the Berg River. This study revealed that the Carinus bridge will be flooded by the 1:100 flood levels. 	Noted.
	<ul style="list-style-type: none"> • DEVCO have now prepared a "retreat plan" while waiting for the new SDF to be completed. New application will cater for affordable housing, GAP housing and smaller erven all integrated in a New Urbanism/ Agri village community. 	Noted.
	<ul style="list-style-type: none"> • Lower Berg River indicated as a Wetland of International Importance as per RAMSAR Convention as per Draft SDF is totally incorrect and misleading. 	Noted and amended.
	<ul style="list-style-type: none"> • Proposed Flaminke Vlei development is not a CBA area and that can be proved with detailed studies carried out. 	Noted.
	<ul style="list-style-type: none"> • There is already large scale industrial development on the south side of the river (Cerebos and other salt mines) creating many jobs. Flaminke Vlei development can support and expand on this. 	Noted and plans changed accordingly to indicate industrial land.
	<ul style="list-style-type: none"> • Industrial development on south side of river creates a precedent for development options, because industrial areas are part of town planning. 	Noted.
	<ul style="list-style-type: none"> • Development will create in excess of 800 jobs during construction and almost 600 permanent jobs. 	Noted.
	<ul style="list-style-type: none"> • Development will provide much needed economic stimulus in a place like Velddrif. 	Noted.
	<ul style="list-style-type: none"> • Development is planned as a totally sustainable integrated village with middle income housing on a waterfront area. 	Noted.
	<ul style="list-style-type: none"> • Development can cater for housing needs of new development at Saldanha. 	Noted.
	<ul style="list-style-type: none"> • Development will be part of Velddrif just on opposite side of river. 	Noted.

	<ul style="list-style-type: none"> • Green technology will form part of infrastructure provision. 	Noted.
	<ul style="list-style-type: none"> • Aquaculture can easily be integrated into the project. 	Noted.
	<ul style="list-style-type: none"> • Undeveloped areas included in draft urban edge proposals do not have benefits and options offered by the development. 	Noted.
	<ul style="list-style-type: none"> • New developments need to respond to new needs, new lifestyles, new economic realities, new trends and new products. 	Noted.
	<ul style="list-style-type: none"> • Velddrif has one of the highest unemployment rates in the region. 	Noted.
	<ul style="list-style-type: none"> • Request to include development within the proposed urban edge. 	Decision to extend urban edge on other side of river pending Council decision.
Chris Mulder Associates Incorporated (CMAI) DEVCO as registered owner of Farm Vlaminke Vlei (Portion 1 of the Farm Vlaminke Vlei No. 54) Second paper of comment	<ul style="list-style-type: none"> • Questions the reasons for the revised SDF in place of the approved SDF where Vlaminke Vlei property was included and now excluded. 	Decision to extend urban edge on other side of river pending Council decision. However, the urban edge does not secure development rights.
	<ul style="list-style-type: none"> • To date no receipt of any correspondence has been received from Council or the relevant consultant neither feedback as how comments were incorporated into the second draft SDF. 	Receipt e-mailed to Chris Mulder Associates. Decision to extend urban edge on other side of river pending Council decision.
	<ul style="list-style-type: none"> • As registered I&AP, no form, e-mail or document has been received that comments will be reviewed, acknowledged or considered. 	Comments received were presented and discussed with Council at full Council meeting on Thursday 31 January 2013.
	<ul style="list-style-type: none"> • Never received any document from consultants explaining the comments received and their response to it which is standard practice. 	Summary of comments and responses added to final document.
	<ul style="list-style-type: none"> • No other conclusion can be drawn that comments were never addressed or read or responded to and reasons are requested as to why comments were omitted. 	Comments received were discussed with Council at full Council meeting on Thursday 31 January 2013. Council decision pending.
	<ul style="list-style-type: none"> • Plan published in July exactly the same as one published in September. Questions legitimacy of process as it is fatally flawed. 	Gathered all comments and presented to Council for final decision.
	<ul style="list-style-type: none"> • Key issues/ concerns raised by various community groupings have simply been ignored by consultants/ officials. 	All comments received taken up in summary and addressed.
	<ul style="list-style-type: none"> • Key community groupings have simply been excluded from 	All community groups as listed with municipality

	the consultation process and issues raised, ignored.	as well as additional contacts as identified were approached and all issues have been addressed.
	<ul style="list-style-type: none"> Consultants made little or no attempt to identify key spatial/ economic issues facing the town's residents and issues/ concerns have been prejudged and pre-decided without logical explanation. 	Consultants went to great lengths in gathering all comments to enable Council to make an informed decision on all aspects regarding spatial/ economic issues.
	<ul style="list-style-type: none"> Processes followed to date by consultants are patently flawed. It failed to objectively assess the various issues, concerns and proposal put forward by various community groupings and stakeholders. 	Prescribed processes for public participation were conducted and comments gathered were presented to Council to make the final decision.
	<ul style="list-style-type: none"> Result is biased pre-judged and the set of draft proposals poorly motivated failing to address the fundamental issues facing the majority of Veldrif residents. 	Consultants went to great lengths in gathering all comments to enable Council to make an informed decision on all aspects regarding spatial/ economic issues.
	<ul style="list-style-type: none"> Submission of 3 August asked the following questions: <ul style="list-style-type: none"> * Why second SDF within 2 years of approved 2010 SDF? * Who commissioned the new SDF? * Who pays for it? * Who drafted terms of reference? * Is there no response to the public's comments WHO decides? 	The rural areas of Bergrivier were not addressed in the 2008 SDF and from there the need for the upgrade. However, all SDF's are being revised after 5 years. Department of Rural Development and Land Reform together with Bergrivier Municipality commissioned and drafted the terms of reference for the SDF and also paid for it. Council has the final decision on the SDF.
	<ul style="list-style-type: none"> Procedures and processes followed in contradiction to achieve a 'credible SDF'. 	All prescribed processes followed and Municipality, Department as well as Provincial Administration formed part of this process.
	<ul style="list-style-type: none"> Request more rigorous public participation process to ensure all stakeholders the opportunity to respond as decisions will have a major impact on the community as a whole. 	Public were given ample opportunity to contribute to process with discussions allowed as part of the Open days as conducted.
	<ul style="list-style-type: none"> Will appreciate a response and opportunity to present, discuss and debate issues in transparent way. 	Chris Mulder & Associates are more than welcome to request such a presentation to the municipality.

NuPlan Africa on behalf of owner and developer of Portion 2 of Farm De Plaat, Annex nr. 113, Velddrif	Exclusion from Urban Edge. Property was included within Urban Edge on 2008 SDF as a soft edge. Because of following this development guideline the developer has spent a considerable amount of time and money regarding the necessary applications.	Noted. Council decision pending on inclusion/ exclusion of De Plaat development.
	<ul style="list-style-type: none"> • Environmental impact. Specialist studies proved that the environment won't be negatively impacted and CapeNature supported the application inclusive of the following: <ul style="list-style-type: none"> * Fauna and flora would be protected in ecological corridors; * Berg River estuary adjacent to development would be protected as part of stewardship program; * Inter tidal zone adjacent for sensitive vegetation on bank of river would be protected and pedestrians restricted to boardwalks; * Bird hides would be constructed as linked to the board walks; * Information/ environmental centre would be constructed to supply more information on birds of the area; * An open air amphitheatre would be constructed as part of the environmental centre for school groups and others; * Historical 'outspan' road and blue gum forest were taken up as part of the cultural landscape; * Architectural guidelines have been drafted to accommodate the local west coast style; * Landscaping guidelines were made part of Home Owner's Association rules. 	Noted.
	<ul style="list-style-type: none"> • Social impact. Development will have a positive social impact; * Retirement village would have taken up a large part of the development where a series of accommodation options are available and residents would be transported by own transport 	Noted.

	<p>service to town;</p> <ul style="list-style-type: none"> * Township development will be open for the public to have access to the river, boardwalks and info centre; * Tourism accommodation will be available in the form of guesthouses, holiday flats. 	
	<ul style="list-style-type: none"> • Services. Service provision will contribute in a positive way to the existing services being provided; * A water reservoir and pump station would also solve capacity and pressure problems in the eastern half of town; * a Sewage line from the development to the sewage works would provide a line for the eastern section to be linked to. 	Noted.
	<ul style="list-style-type: none"> • Economic impact. Development poses a positive impact on the town as well as the community and municipality; * Municipality will enjoy service provision as described; * The tax basis of the municipality will be widened; * Municipality will be able to sell services and availability services; * Job losses force the municipality to investigate an alternative economic base for the town; * Development will provide for a skills training programme to empower locals; * Development will stretch over 6 years with 595 jobs being created per year; * An additional 367 permanent jobs will be created by the development; * The multiply effect on the local economy together with tourism will hold another economic advantage for the town. 	Noted.
Mr. J.D. Coetzee, P. O. Box 483, Velddrif, 7365 (supported by 13 persons signing the submission)	<ul style="list-style-type: none"> • Support De Plaat development up to railway line with potential as conservation and tourism area. 	Noted.
	<ul style="list-style-type: none"> • Support establishment of smallholdings that can contribute towards tourism development; 	Noted.

	<ul style="list-style-type: none"> * Logical step because of other smallholdings in the area; * Seems there is a need for smallholdings in Velddrif; * Home and outbuildings on one of the existing smallholdings have recently been converted to self-service accommodation and a good response was received; * More guesthouses and/ or self-help accommodation on smallholdings can draw tourists, because they prefer the farm atmosphere above the city hype; * Horses can be kept on a smallholding for horse rides to be provided to tourists; * Bird watchers will frequent the area, because De Plaat tidal zone is the ideal place to watch water- and wading birds. 	
	<ul style="list-style-type: none"> • Smallholdings have to be established away from the water's edge because of the tidal zone being ecologically sensitive and secondly because of the flood line. 	Noted.
	<ul style="list-style-type: none"> • Propose smallholdings in the following areas: <ul style="list-style-type: none"> (a) north of the existing gravel road (that runs parallel to the waterfront) up to the tarred road to Piketberg (R399); (b) in the basin-area north of the R399. 	Noted.
	<ul style="list-style-type: none"> • The area between the gravel road and the waterfront must therefore be left in its natural state. Only changes to be accommodated include boardwalks and bird hides. 	Noted.
	<ul style="list-style-type: none"> • Requests the municipality to approach the Minister of Agriculture to exempt the relevant area from Act regarding subdivision of agricultural land and that the area be awarded a rural zoning. 	Noted.

Legislative alignment of the Bergrivier SDF

Policy & Spatial planning documents	
National sphere	
The Constitution of the Republic of South Africa, No 108 of 1996	<p>Objective: To define parallel powers of national, provincial and local government with regard to planning and development; To establish the principle of co-operative and delegated management and control on national, provincial and local level; To ensure, in terms of Section 153 that municipal planning is nascent of nature and the objectives of local government, as well as fundamental rights in the constitution, are met as well as fundamental rights in the constitution.</p> <p>Spatial guidelines: Provision of services to communities in a sustainable manner; Promotion of social and economic development and to structure and manage administration, spending and planning accordingly; Promotion of safe and healthy environments; Participation in national and provincial development programs.</p>
Municipal Systems Act, No 32 of 2000 (Amended in 2003)	<p>Objective: To provide mechanisms for municipalities to progressively uplift communities socially and economically and offer universal access to quality services that are affordable.</p> <p>Spatial guidelines: Integrated Development Plans must be drafted with the Spatial Development Framework as one of the key components; The Spatial Development Framework must highlight the development priorities and objectives of geographical areas within the municipality and indicate how development strategies can be co-ordinated.</p> <p>Objective: An approved Integrated Development Plan will be the main planning instrument that accompanies all planning and development. Therefore the Spatial Development Framework will obtain statutory status (Section 30) that will replace other plans as described in the Physical Planning Act, Act 125 of 1991. The municipal Integrated Development Plan must be reviewed every five years.</p> <p>The spatial development framework will:</p> <ul style="list-style-type: none"> - Set objectives that will express the desired spatial shape of the municipality; - Contain strategies and policies regarding how to reach the objectives including the desired land use patterns, the direction in which growth can occur as well as strategic assistance where new development can take place;

	<ul style="list-style-type: none"> - Contain a set of land use guidelines; - Contain the capital investment framework for development programs; - Incorporate a strategic evaluation of the environmental impact of land within the municipality; - Identify land development programs and projects; - Be in line with the spatial development frameworks of neighbouring municipalities; - Visually illustrate the desired spatial form including where: <ul style="list-style-type: none"> public and private infrastructure must happen; the desired and also unacceptable use of land is indicated in an area; the urban edge is demarcated; areas are indicated where strategic intervention is necessary; - Indicate where priority spending areas are.
National Spatial Development Framework - NSDF (2006).	<p>Objective: To serve as an instrument to co-ordinate government action and to line up with social, economic and environmental objectives to achieve that. Therefore the NSDF supplies the basis to maximise the overhead social and economic impact of government spending by interpreting the strategic direction, policy co-ordination and summarize government actions in an all in one spatial reference framework. The eventual objective is to provide basic services and alleviate poverty and address unequal and ineffective spatial patterns as well as the additional burden it places on poor people.</p> <p>Spatial guidelines: The national SDF's normative principles include the following:</p> <ul style="list-style-type: none"> ▪ Government spending on fixed investment must be prioritized within areas with economic growth and potential; ▪ Efforts to adjust the past and present social inequalities must focus on people rather than places; ▪ Settlement and economic growth opportunities must be channelled within activity corridors and nodes that are linked to main growth points; ▪ Future city and regional development in the province must follow and change the present pattern of resource spending to ensure sustainable environments for the future.
Integrated Coastal Management Act No 24 of 2008	<p>Objective: The program has been compiled to protect the unique character of the whole coastline of South Africa as well as to address and manage the social and economic benefits simultaneously under the protection of the Department of Environmental Affairs and Tourism.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Integrate the ecological processes with the needs of the communities to develop the coastal areas in a sustainable way (Bioregional planning); ▪ Regulate dumping of refuse and pollution in the coastal zone;

	<ul style="list-style-type: none"> ▪ Prevent undesirable development within the coastal zone; ▪ Manage uncontrolled negative impacts; ▪ Setback line that falls totally or partially within the coastal zone has to be determined for all coastal strips.
National Environmental Management Act for Biodiversity, No 10 of 2004	<p>Objective: Integrate bio-diversity conservation, including genetic, species and ecosystem diversity with the advent of land use planning, because more than 1 million plant species are found in South Africa, one of only 3 countries in the world with the largest biodiversity count.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Integrate conservation and development on a national and bioregional scale ▪ Generate bioregional plans; ▪ Listed endangered ecosystems categorized as critical biodiversity areas and protected ecosystems will be reflected in Spatial Development Frameworks and Integrated Development Plans as well as conservation documents.
National Environmental Management Act for Protected Areas, No 57 of 2003	<p>Objective: Make provision for the protection and conservation of ecologically viable areas that represent the biodiversity, natural landscape and coast line.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> • Create a register for all national, provincial and local conservation areas; • Manage conservation areas according to national norms and standards.
Development Facilitation Act, No 67 of 1995" ¹ (DFA) <i>Only applicable on a national level, but not in the Western Cape , principles herein must be regarded</i>	<p>Objective: To lay down general principles that will control the development of land in the republic of South Africa and also speed up the implementation of rebuilding- and development programs and projects; To formulate and implement objectives against which the success of local authorities can be measured; To set national, uniform procedures for the subdivision and development of land in urban and regional areas and provide land for residential development, small-scale farmers and for other uses; To promote residents security and ensure that end users get financed by means of subsidies and loans as early as possible in the development process.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Urban land areas must be utilized more effectively especially in the areas that are situated close to job opportunities in order to discourage urban sprawl; ▪ Integration of the social, economic, institutional and physical aspects of land development;

¹ In the Western Cape the DFA is not applicable, because of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) or LUPO being used.

	<ul style="list-style-type: none"> ▪ Integration of the development of land in rural and urban areas to be mindful of nature; ▪ Areas of residence and work areas must be situated in close proximity or be well integrated; ▪ Optimize the use of existing resources including agricultural resources, land, minerals, bulk services, infrastructure, roads, transport and social facilities; ▪ Meet the needs of all residents, in terms of what is viable; ▪ Ensure the safe use of land, taking into account factors such as geological formations and potentially harmful or unknown land areas; ▪ The development of land must ensure the security of tenure including the widest possible range of tenure alternatives, individual and common rights; ▪ Promote policy, administrative practices and laws that assist sustainable development of land by means of: <ul style="list-style-type: none"> - Promoting the development of a settlement; - Promoting the sustainability in the protection of the environment; ▪ Discourage the occurrence of urban sprawl in urban areas and ensure densification of cities and towns; ▪ Contribute to the rectification of historical spatial patterns and the optimal use of existing infrastructure; ▪ Promote environmentally viable land development practises and processes; ▪ Ensure that affected communities concerned with land development stay involved, participate actively and also ensure that, if necessary, the skills and capabilities of such communities be developed.
Land Use Management Draft Bill 2001	<p>Objective: To establish a legal policy framework to make it possible for local governments to compile policy, plans and strategies for land use and development to address spatial, economic, social and environmental issues; To ensure uniform management of land uses.</p> <p>Spatial guidelines: Promote the following principles:</p> <ul style="list-style-type: none"> ▪ Environmentally friendly; ▪ Equality, ▪ Effectiveness; ▪ Integration; ▪ Fair as well as first-rate control is adopted; <p>Confirm the role of a spatial development framework in the application of land use management systems.</p>
National Heritage Act, No 25 of 1999	<p>Objective: To establish an integrated and interactive management system for national heritage sources; To empower communities to conserve heritage sources for future generations; To lay down general principles regarding heritage sources;</p>

	<p>To establish a South African Heritage Resources Agency and Board (SAHRA).</p> <p>Spatial guidelines:</p> <p>There is a grading system of Heritage Sources by the municipal council when the council becomes a heritage authority in terms of the act. There are three categories:</p> <ul style="list-style-type: none"> - Grade I: Heritage sources of national priority; - Grade II: Heritage sources of provincial and regional priority; - Grade III: Other heritage sources. <p>The council can:</p> <ul style="list-style-type: none"> -declare special heritage planning areas; -protect heritage sources for periods longer than six months; -go into a heritage agreement with regard to a heritage source for longer than six months; -issue a no development instruction. <p>According to Section 30(5) of the act, an inventory of heritage sources in the area under control of the municipality must be compiled and submitted to the relevant provincial heritage authority during the compilation of the spatial development framework.</p> <p>According to Section 31(1) of the act the municipality must , investigate the need to earmark heritage areas to be conserved either during the revision of the town planning scheme or in the compilation or revision of the spatial plan, or on the initiative of the provincial heritage authority</p>
<p>National Environmental Management Act, Act 107 of 1998 (promulgated in January 1999) (NEMA)</p>	<p>Objective:</p> <p>The act provides a framework and guidelines that are applicable to all decisions that impact on the environment.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Development must be sustainable; ▪ Disturbance of ecosystems must be avoided, minimized or repaired; ▪ Respect cultural heritage sites; ▪ Refuse and wastage must be avoided; ▪ Responsible use of non-renewable sources; ▪ Development and use of non-renewable sources should not exceed specific limits; ▪ Any activity whether it be mining, planning or business that impacts on the natural environment must comply with the National Environmental Management Act principles.
<p>Environmental Conservation Act, Act 73 of 1989 (ECA)</p>	<p>Objective:</p> <p>To enable national, provincial and local government to consider development applications according to policy taken up in the act.</p> <p>Spatial guidelines:</p>

	<ul style="list-style-type: none"> ▪ Protect the environment; ▪ Control environmental pollution; ▪ Identify restricted development areas; ▪ Fines for trespassers; ▪ The act was replaced by the Environmental Management Act, No 107 of 1998, but key sections 21, 22 en 29 have been retained. The sections identify the activities that will have a significant impact on the environment and where beforehand adherence to environmental impact assessment is compulsory by means of extent reports and environmental evaluation reports.
National Environmental Management: Refuse Act No. 59 of 2008	<p>Objective: To protect health and the environment through implementation of measures that prevent pollution and ecological degradation and to ensure sustainable development; To make provision for institutional and planning issues, national norms and standards, specific refuse management mechanisms, licensing and control and rehabilitation of contaminated land.</p>
National Forest Act, Act 84 of 1998	<p>Objective: To ensure the sustainable management and development of forests and the benefit of that to all; To establish measures for the protection of specific forests and trees; To promote sustainable use of forests and community forests; Government forests include plantations controlled and managed by government for research and commercial aims as well as areas for the protection of animals and plants, water catchment areas and for the prevention of land erosion and sand movements as well as the protection of indigenous forests (Fuggle, 1996: 704).</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ To demarcate forest areas by means of ministerial proclamations; ▪ To manage protected deforested areas; ▪ To ensure access to government forests for recreation, education and cultural activities; ▪ To supply support for community forests.
National Water Act, Act 36 of 1998	<p>Objective: To ensure that the water sources for the residents of South Africa are protected, used, developed, conserved and controlled.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ To provide basic human water needs now and also in the future; ▪ To provide equal access to water; ▪ To address the results of race and sex discrimination or the denial of water to these groups;

	<ul style="list-style-type: none"> ▪ To promote effective sustainable and beneficial use of water to the advantage of the public; ▪ Facilitation of social and economic development; ▪ Supply in the growing demand for water; ▪ To protect aquatic and associated ecosystems and their biological diversity; ▪ Reduction and prevention of pollution and degrading of water sources; ▪ Management of floods and droughts.
Mountain Catchment Act , Act 63 of 1983	<p>Objective: To regulate the conservation, use, management and control of land that falls within mountain catchment areas and related issues and to protect areas that are important with regard to water catchment.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ To declare Mountain Catchment Areas and to prescribe management guidelines e.g. fire management.
The subdivision of Agricultural land, Act 70 of 1970	<p>Objective: To prevent the subdivision and misuse of agricultural land.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Agricultural land must not be sectioned, but retained as viable units.
Protection of Agricultural Sources Act, Act 43 of 1998	<p>Objective: Protection of natural agricultural sources of South Africa by means of the preservation of the production potential of the land by restricting erosion and the weakening of water sources; The protection of vegetation and the prevention of weeds and alien vegetation (Fuggle 1996:198).</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ No uncultivated land will be cultivated without the written consent of the Minister of Agriculture. ▪ Land with a gradient steeper than 20% will not be cultivated without the written consent of the Minister of Agriculture. ▪ Cultivated land must be effectively protected against water and wind erosion; ▪ Vegetation in a marsh, swamp or water sponge or within a flood area of a water source or within 10m horizontally outside a flood area will not be utilized if such utilization will lead to the destruction or harm of agricultural sources.
Sustainable Use of Agricultural Sources Draft Bill	<p>Objective: Will replace Act 70 of 1970 and Act 43 of 1998 and will promote land reform and food security.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ High potential and unique agricultural land has to be protected.
Occupation security on land Draft Bill, 2010	<p>Objective: To protect occupation rights of people who live and work on farms; To establish a land rights management committee.</p>

	<p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Promote sustainable livelihoods for people living and working on farms; ▪ Settlement of farm workers on alternative land; ▪ Promote occupation security; • Promote rights on resettlement land; ▪ Support sustainable farming practices and production discipline.
--	--

Provincial sphere	
<p>Western Cape Planning and Development Act, Act 7 of 1999 (LUPA) (Not yet implemented)</p>	<p>Objective: Supply a general description of the goal of a Spatial Development Framework and the spatial implications of strategies, proposals, guidelines and future spatial development of an area to promote the general well being of the community by means of orderly planning.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Councils must be in possession of a strategic IDP and SDF; ▪ An SDF that is linked with the IDP is called a spatial development framework while other plans are called spatial development plans; ▪ Section 6 determines that all structure plans approved in terms of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) will stay in place until such time that they are replaced or revised in terms of Section 7 of the act. Within 18 months after the commencement of Chapter 1 of the existing act, structure plans must be converted to SDF's in terms of Section 5. LUPA structure plans that are being prepared when Chapter 1 commences will automatically become SDF's or SDP's and will be known as follows: <ul style="list-style-type: none"> ○ Section 4(6) structure plans linked to the IDP and municipal SDF's; ○ Section 4(6) and 4(10) structure plans that have been drafted on a sub-municipal level will be called Spatial Development Plans.
<p>Western Cape Provincial Spatial Development Framework – (PSDF) (2005 & 2009)</p>	<p>Objective: The aim of the Provincial Spatial Development Framework is to put into effect the objectives of the National Spatial Development Framework for the Western Cape. The Western Cape Provincial Spatial Development Framework (PSDF) is one of eight main strategies that form part of iKapa Elihlumayo, the Provincial Growth and Development Strategy.</p> <p>Spatial guidelines: The PSDF strives to:</p> <ul style="list-style-type: none"> ▪ Give spatial expression to the Provincial Growth- and Development Strategy; ▪ Guide municipal Integrated Development Plans (IDP's) and Spatial Development Frameworks as well as provincial and municipal framework plans; ▪ Prioritize and guide investment and infrastructure plans of other provincial departments as well as semi-parastatal plans and programmes in the province; ▪ Provide clear guidelines for preferred development products to the private sector; ▪ Raise the predictability of the development environment by creating 'no', 'possible' and 'developable' areas; ▪ Repair the spatial inheritance of apartheid; ▪ Create broad provincial Spatial Planning categories that illustrate detailed planning on a district and local level;

	<ul style="list-style-type: none"> ▪ Create spatial guidelines for land uses to re-orientate communities for a more equal and sustainable future without the creation or removal of land use rights; ▪ Promote development that is socially equal, economically viable and environmentally sustainable. Provision has to be made for the development needs of the current generations without compromising future generations' means to provide for their needs. The three pillars for sustainable development, also known as the <i>"triple bottom line"</i>, that have to be taken into account in planning, decision making and implementation, are as follows: <ul style="list-style-type: none"> ○ Ecological integrity (the Planet); ○ Social integrity (the People); ○ Economic efficiency (the Market)².
Bioregional Planning Framework for the Western Cape Province (October 2000)	<p>Objective: To enable District Municipalities as well as Local Authorities to manage resources uniformly and sustainably by putting forward a framework that demarcates Bioregions, based on Bioregional Planning principles as adopted in the <i>"Bioregional Planning Framework for the Western Cape: Towards the application of the Bioregional Planning Principles and the Implementation of United Nations Educational, Scientific and Cultural Organization (UNESCO's) Biosphere Reserve Programme in land-use planning within the framework of Act 7/1999."</i></p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Ensure sustainable development by acknowledging the relationship that exists between biodiversity protection, human well being and economic efficiency within the specific geographical areas; ▪ Classify land uses according to the Spatial Planning Categories (SPC's) by means of further detail land use investigations on a local level.
Western Cape Province: Draft Coastal Zone Policy (July 2001)	<p>Objective: The draft land use and integrated management policy have been put forward to protect the unique character of the coastal zones as well as to address and manage the social and economic advantages of coastal development.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Develop coastal areas sustainably based on bioregional planning principles whereby the needs of the ecological processes are integrated with that of the communities; <p>A sector plan must be developed specifically for the coastal area within the jurisdiction area of the local authority.</p>

² WCSDF, p. 2-1, November 2005.

Green Paper; A Settlement framework for the Western Cape Province, June 2003	<p>Objective: This framework strives to:</p> <ul style="list-style-type: none"> a) Restructure and create integrated and compact urban settlements that incorporate growth proactively; b) Provide suitable levels of services and to utilize the current and planned services optimally as well as to provide subsidised housing on a fair basis. <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ The above mentioned objectives hold implications regarding choice and placement of projects that have been identified during die IDP process.
Land Use Management Bill	Still in the process of being drafted.
Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)	<p>Objective: Makes provision under Section 4 (6) & (10) that local authorities may prepare and approve structure plans. Structure Plans provide guidelines for future development, promotes structure and the general prosperity of the relevant community.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Section 5 (3) makes sure that no rights can be given or taken away.
Regional level	
Integrated Development Plan: West Coast District Municipality 2010 -2014	<p>Objective: The West Coast District IDP strives to promote a better quality of living for all its residents including aspects such as community life as well as all facilities.</p> <p>Spatial guidelines:</p> <p>Action plans adopted by local authorities as planned within the municipal areas must support and complement the West Coast District Municipal Integrated Development Plan (IDP):</p> <ul style="list-style-type: none"> ▪ Expand the statutory wilderness area to more than 6% of the West Coast Region; ▪ Establish a buffer area around a wilderness area and core conservation areas; ▪ Regulate the exploitation of all minerals and geological sources to prevent environmental degradation; ▪ Conserve diversity of indigenous plants; ▪ Provide infrastructure and services to better the quality of life of rural communities; ▪ Promote the development of tourism infrastructure that satisfies the architectural, environmental and aesthetic requirements; ▪ Establish new irrigation schemes for sustainable water usage; ▪ Provide sustainable opportunities for upcoming and small-scale farmers.

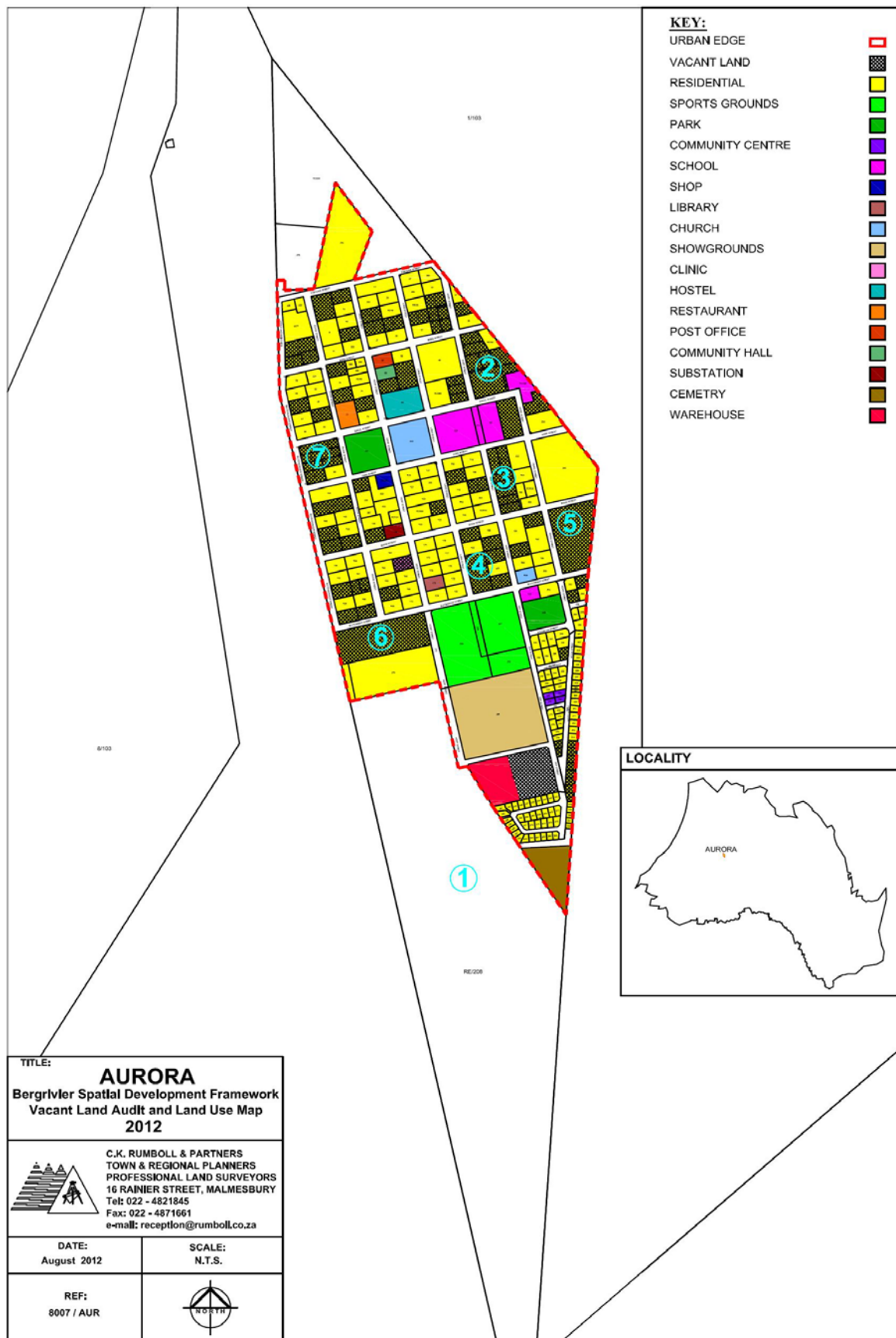
Spatial Coastal Policy for the Western Cape Province (1998)	<p>Objective: To manage the development and conservation of farms along the coast between development nodes.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Conditions for investment in sustainable development that can potentially lead to economic development and support in the quality of life of the coastal communities.
West Coast Sub regional Structure Plan/ West Coast District: Spatial Plan (May 2000)	<p>Objective: The West Coast Sub-regional Structure Plan as well as the Spatial Plan for the West Coast District strives to establish orderly spatial development for the jurisdiction area of the West Coast District Municipality.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ It makes provision for Bioregional planning arising from UNESCO's MAB-program ("Man and the Biosphere") whereby Bioregions are prescribed for the province and where sustainable development has to be promoted; ▪ Link the natural environment within the jurisdiction area of a municipality to the larger network of reserves and conservancies; ▪ Application of Spatial Planning Categories for land use classifications to facilitate objective decision making regarding development applications; ▪ Keep productive agricultural land for agricultural purposes; ▪ Expansion of statutory wilderness areas to more than 60% of West Coast Region by means of proclamation of additional statutory wilderness area and conservancies; ▪ The establishment of statutory protected biosphere reserves as buffer zones; ▪ Rehabilitation of existing mine areas & management of mine activities to limit ecological & aesthetic damage; ▪ Establish marine reserves to consolidate and extend natural habitats of indigenous animal communities; ▪ Conservation of historical buildings and structures as well as archaeological sources on state- & private land; ▪ Upgrade specific roads; ▪ Development of tourism facilities in agreement with tourism land use classifications; ▪ Provide sustainable opportunities for small farmers or upcoming farmers; ▪ Establish catchment management areas and investigate the viability of new dams and irrigation schemes.
West Coast Economic Development Strategy	<p>Objective: The West Coast Economic Development Strategy as compiled for the West Coast District Municipality supports economic upliftment of the total region as an objective.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Give special attention to spatial aspects regarding possible job creation projects; ▪ Provide the necessary road infrastructure and identify the suitable site to construct facilities to produce local products;

	<ul style="list-style-type: none"> ▪ Identify suitable land for small farmers; ▪ Identify land units within towns where development & extension of agricultural markets and liaison can occur; ▪ Utilisation of existing infrastructure for other uses during seasonal activities; ▪ Facilitate co-ordinated marketing of regional growth points; ▪ Identify the suitable government owned land for gardens of small-scale farming activities.
West Coast Land Reform: Volume 1: Development strategy	<p>Objective: To implement restitution, re-subdivision and ownership reform in the West Coast.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> • Social justification & focus on poverty; Needs driven & flexibility; Community involvement & democratic decision making; • Gender justification; • Economic viability; • Environmental sustainability.
West Coast Urbanization Strategy (September 2000)	<p>Objective: A strategy to categorize the towns of the west coast and also to implement the strategy.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Serves as basis to classify towns within the West Coast region; ▪ To supply structure to the vision and mission of the West Coast Integrated Development Framework regarding housing, agriculture, services, incoming people and urbanization, progressive development, job creation, economic growth, regional economy, tourism, conservation and pollution.
Tourism Implementation Strategy for the West Coast Region: Phase 1(July 2001)	<p>Objective: To establish a strategy within the framework of the West Coast IDP to ensure maximum participation of all interested parties in the tourism industry.</p> <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ To conserve the natural environment and more specifically the West Coast flowers and Eco- and Adventure tourism.
Disposal of solid waste strategy for the West Coast District Council (September 2001)	<p>Objective: To dispose of refuse and alleviate the generation of solid waste by means of:</p> <ul style="list-style-type: none"> - Waste recovering; - Disposal of waste that cannot be prevented or recovered without environmental pollution. <p>Spatial guidelines:</p> <ul style="list-style-type: none"> ▪ Access, ecological and health impacts of existing dumping sites. ▪ The identification of new dumping sites and compost installations.

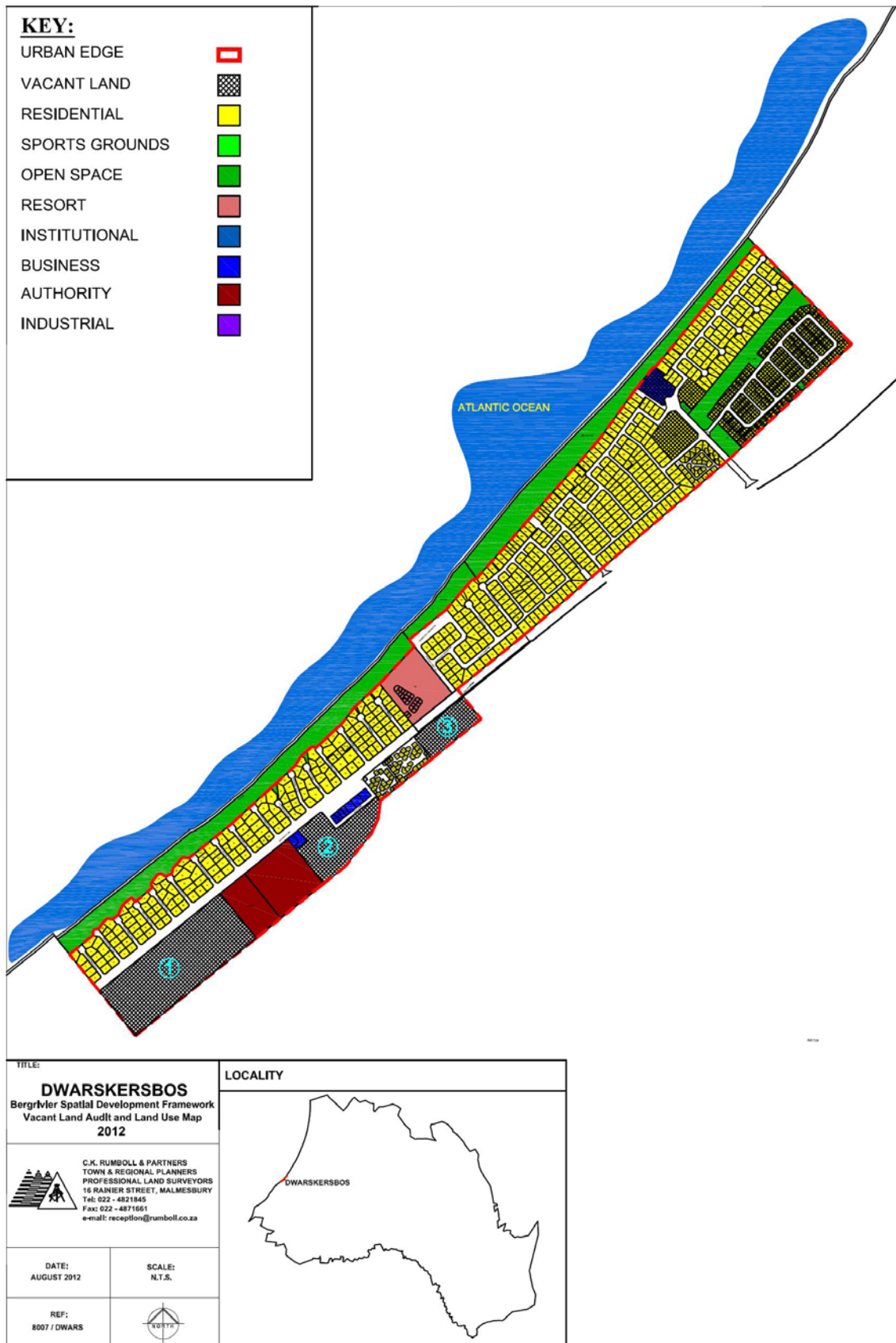
ADDENDUM E

VACANT LAND AUDIT 2012 BERGRIVIER SDF

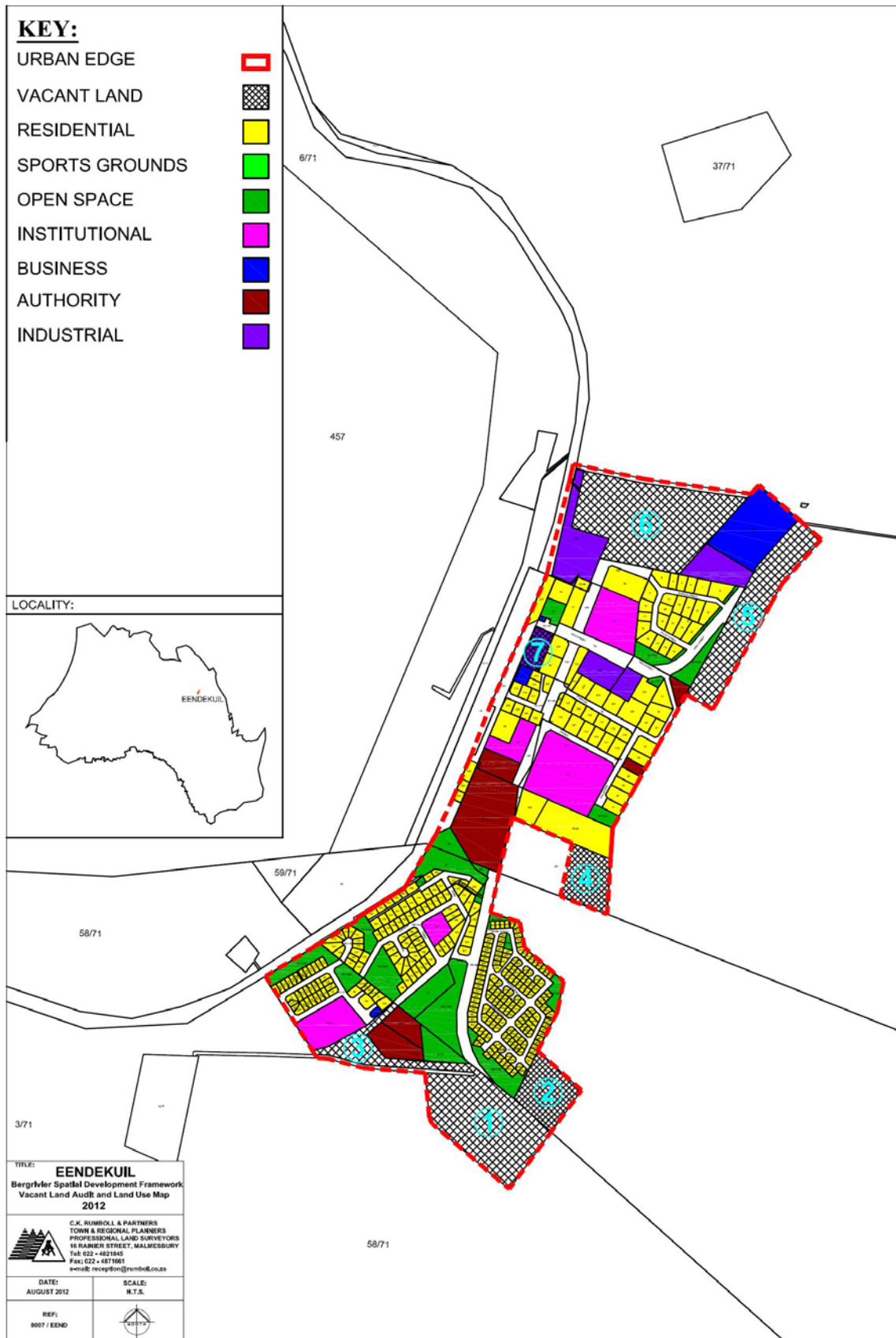
VACANT LAND AUDIT 2012 AURORA				
Map Reference	Erf/Erven	Description	Ownership	Size
1	Remainder 208	Area for future extension of town and location of small farmers	Commonage Outside urban edge	41ha (*not included in urban edge)
	Erven 219/220/259	Infill opportunities	Private	0,47ha
	Erven 12 & 7	Infill opportunities	Private	0,43ha
	Erven 263/ 403/Re18	Infill opportunities	Private	0,44ha
	Erven 423/Re35/424-	Infill opportunities	Private	
	426 & 30	Infill opportunities	Private	0,59ha
	Erven 407-412 & 41	Infill opportunities	Private	1,3ha
2	Erven 414/ 415/ 416	Infill opportunities	Private	0,25ha
	Erven 60 & 62	Infill opportunities	Private	0,43ha
	Erf 98	Infill opportunities	Private	0,43ha
	Erf 413	Infill opportunities	Private	0,21ha
3	Erven 106/108/394-398	Infill opportunities	Private	0,75ha
4	Erven 183/181/184/189/188/187	Infill opportunities	Private	1ha
5	Erf 206	Infill opportunities	Private	1,4ha
6	Remainder 208	Infill opportunities	Commonage	1,8ha
	Erven 155/ 160	Infill opportunities	Private	0,28ha
	Erven 153/ Re158/ 422	Infill opportunities	Private	0,3ha
	Erven 145/ 149/ 150	Infill opportunities	Private	0,44ha
	Erf 142	Infill opportunities	Private	0,29ha
7	Erf 289-294 & 89	Infill opportunities	Private	0,72ha
	Erf 269	Infill opportunities	Private	1,2ha
	Erven 315-322	Infill opportunities	Private	0,32ha
Development potential in terms of densification factor @10du/ha = ±135 erven				13,05HA



VACANT LAND AUDIT 2012 DWARSKERSBOS				
Map Reference	Erf/Erven	Description	Ownership	Size
1	Farm Rem. No. 109	Southern entrance	Dwarskersbos Boerdery Trust	9,5ha
2	Farm Rem. No. 109	Next to school	Dwarskersbos Boerdery Trust	2,3ha
3	Farm Rem. No. 109	Opposite caravan park	Dwarskersbos Boerdery Trust	1,8ha
Development potential in terms of densifications factor @15du/ha = ±204 erven				13,6HA



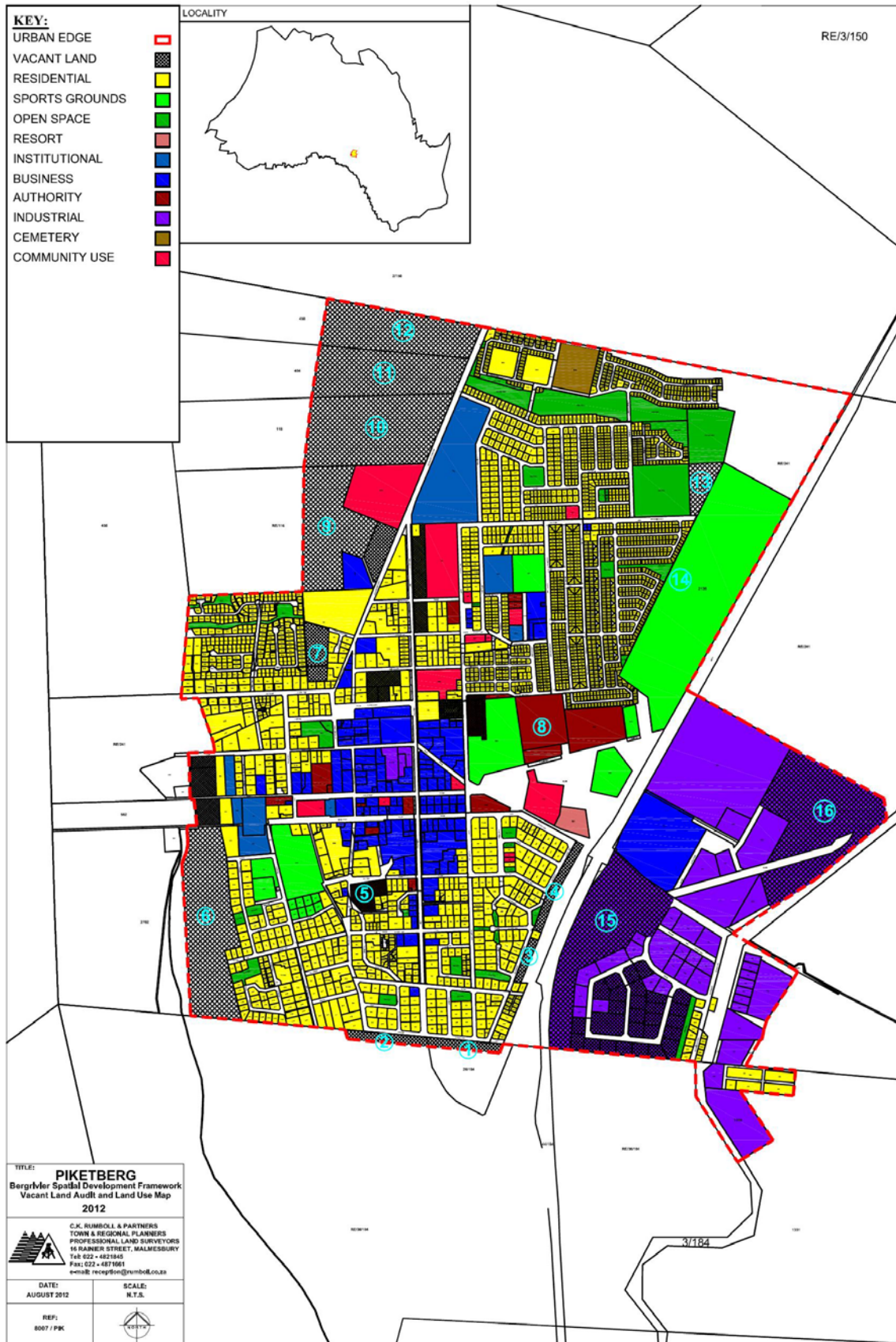
VACANT LAND AUDIT 2012 EENDEKUIL				
Map Reference	Erf/Erven	Description	Ownership	Size
1	Farm No. 71/ 58	Southern entrance	Private	3,5ha
2	Farm No. 71/ 8	Next to RDP housing	Private	1,4ha
3	Farm No. 71/ 58	Cemetery extension	Private	0,5ha
4	Erf 287	Central area south of church	Private	3,2ha
5	Farm No. 71/ 2	Farmland northeast	Katrivier Family Trust	2,2ha
6	Farm No. 71/ 2	Industrial north	Katrivier Family Trust	4,6ha
	Erf 36	East of station	TRANSNET	0,43ha
Development potential in terms of densification factor @10du/ha = ±158 erven				15,83HA



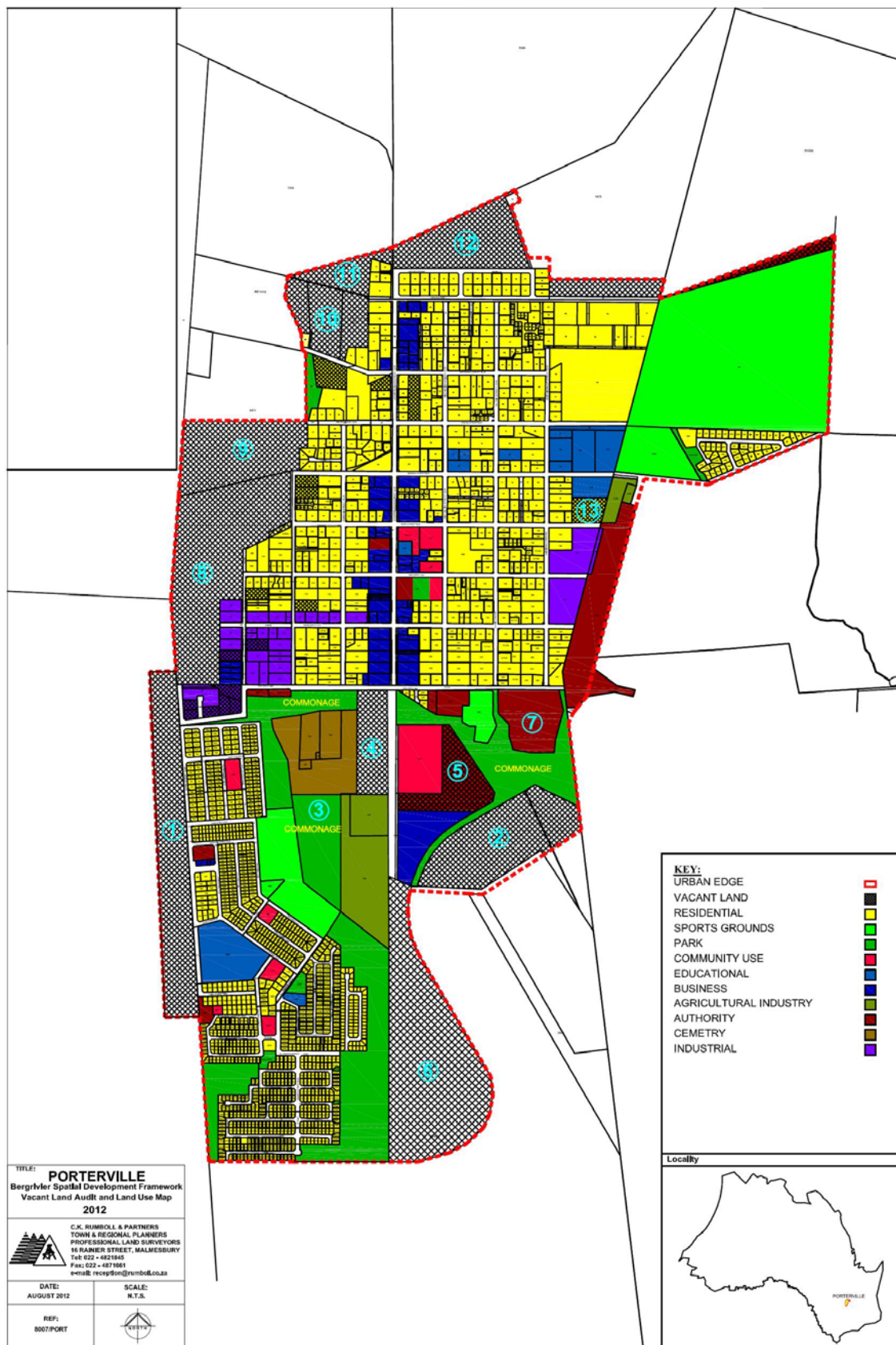
VACANT LAND AUDIT 2012 GOEDVERWACHT			
Erf/Erven	Description	Ownership	Size
Farm No. 146	Commonage	Moravian Church	
Farm No. 146	Central town	Moravian Church	1,1ha
Farm No. 146	Northeast of town	Moravian Church	4,5ha
Farm No. 146	Old sports field north	Moravian Church	2ha
Development potential in terms of densification factor @10du/ha = ±75 erven			7,6HA

VACANT LAND AUDIT 2012 WITTEWATER			
Erf/Erven	Description	Ownership	Size
Remainder 148	Commonage southern section	Moravian Church	4,8ha
Development potential in terms of densification factor @10du/ha = ±48 erven			4,8HA

VACANT LAND AUDIT 2012 PIKETBERG				
Map Reference	Erf/Erven	Description	Ownership	Size
1	Farm No. 184/ 26	Infill southeast	Private	1ha
2	Farm No. 184/ 36	Infill southwest	Private	1ha
3	Remainder 241	Commonage next to N7	Municipality	1,6ha
4	Remainder 241	Commonage next to N7	Municipality	0,8ha
5	Erf 354	Old cemetery	Municipality	1,2ha
6	Erf 2702	Church land next to mountain	Dutch Reformed Church	7,3ha
	Erf 583		Private	0,8ha
	Erf 709		Private	1ha
	Erf 710		State land	0,4ha
7	Portion Erf 130	East of wheat fields	Private	1,7ha
	Erf 107			0,7ha
	Erven 101 & 102			0,4ha
	Erf 3747 (Street)	Already subdivided		0,6ha
	Erf 3278			0,4ha
8	Erf 1008	Show grounds	Show Society	4ha
	Erf 161			0,5ha
	Erf 1002			1,1ha
	Erf 3317			1,4ha
9	Remainder 116	Northeast at mountain	Private	1,6ha
10	Erf 118		Private	12ha
11	Erf 464		Private	9,1ha
12	Erf 458		Private	8,6ha
13	Remainder 1100	South of flood line	Municipality	1,3ha
14	Erf 2136	Golf Course	Private	7,7ha
15	Remainder 241	Industrial corner east N7	Private	9,3ha
16	Remainder 241	South of sewage plant	Private	12ha
Development potential in terms of densification factor @15du/ha = ±1317erven				87,5HA



VACANT LAND AUDIT 2012 PORTERVILLE				
Map Reference	Erf/Erven	Description	Ownership	Size
	Remainder 1002	Commonage	Municipality	
1	Re/ 13/ 207		Private	11,3ha
2	Erf 2530	Other side of railway	Private	11,9ha
3	Re/ 1002	South of cemetery	Municipality	3,1ha
4	Re/ 1002	Erf next to wine cellar	Municipality	2,3ha
5	Erf 2292	Next to hospital	Private	4ha
6	Re/ 1002	Industrial in railway bend	Municipality	12,9ha
	Re/ 1002	Blue gum commonage	Municipality	1,8ha
7	Erf 1004	Showground	Private	3,6ha
	Erven 2374/ 2375	Industrial	Private	0,34ha
	Erf 1015		Private	0,27ha
8	Erf 1179		Private	15,4ha
9	Erf 1471	South of dam	Private	8,1ha
	Erf 2443	Next to dam	Private	0,9ha
10	Erf 3199		Private	1ha
10	Erf 3200		Private	2,3ha
10	Erf 2976		Private	1,6ha
11	Erf 1514		Private	2,3ha
12	Erf 1475	South of silo bag depot	Private	6,5ha
	Portion 1475 & 11/205		Private	5,3ha
13	Erf 1227	South of school hostel	Private	0,8ha
	Erf 1023		Private	0,28ha
	Erf 1158		Private	0,28ha
	Erf 1145		Private	0,28ha
	Erf 1278		Private	0,28ha
	Erf 1279		Private	0,28ha
Development potential in terms of densification factor @15du/ha = ± 1457erven				97,01HA



VACANT LAND AUDIT 2012 REDELINGHUYS				
Map Reference	Erf/Erven	Description	Ownership	Size
1	Erf 381	Infill opportunities	Municipality	2ha
2	Erven 471-483/512/513,466,467	Industrial erven	Private	2,2ha
	Erf 400, 401 en 119	Infill opportunities	Private	0,5ha
3	Erven 399/ 504, 505, 287, 347, 349, 351, 353, 355, 357, 822	Vacant erven Infill opportunities	Private	2,2ha
4	Erven 803, 749-762, Re360	Infill opportunities	Private	2,7ha
5	Remainder 386	Commonage	Municipality	2ha
6	Erven 850-861	Infill opportunities	Private	0,8ha
7	Erf 108	Infill opportunities	Private	0,7ha
8	Erven 572-579, 24-30, 794, 795, 566-571 and 133-140	Infill opportunities	Private	2,2ha
9	Erven 191-200, 637-641	Infill opportunities	Private	1,1ha
10	Erven 487-498/ 519	Infill opportunities	Private	1,2ha
11	Erf 389		Provincial Government	1,3ha
12	Erf 382	Expansion	Dutch Reformed Church	3,4ha
Development potential in terms of densification factor @10du/ha = ± 213erven				22.3HA



VACANT LAND AUDIT 2012 VELDDRIF/LAAIPEK				
Map Reference	Erf/Erven	Description	Ownership	Size
1	Erf 576	Pelican Caravan Park	Municipality	2.5ha
2	Atlantic Sands Atlantic Waves	Existing Vacant erven northwest	Private	63,3ha
3	Erf 3606	Swopped land * a large portion of this land is not suitable for development due to a natural depression	Private	40ha
4	Erf 3046	School site within low cost housing for infill development		1,4ha
5	Erf 4687	Corner at Laaipek	Private	1,9ha
	Erf 275	Sand pit	Private	2.1ha
6	Erven 231, 478	North of Stywe Lyne	Private	11ha
7	Erven 383, 188	West of golf course	Educational Trustees	2.4ha
8	Farm No. 110/ 68	East of golf course	Municipality	7,3ha
	Erf 19	Vacant Institutional site	Hoërskool Velddrif Trust	1,3ha
9	Erven 1283	Swopped land northeast	Municipality	30ha
10	Remainder 1093	Next to transfer station	Municipality	6,6ha
10	Remainder 487	South of sewage plant	Municipality	8,7ha
10	Erf 1097	North of sports field		6,5ha
11	Erf 1144	East of Port Owen	Private	34,2ha
12	Remainder 110	Farm northeast	Private	28ha
13	Erf 535	East next to river	Private	10,9ha
Development potential in terms of densification factor @15du/ha = ± 3911erven				260.6HA



ADDENDUM F

Bergrivier IDP and LED Spatial Priorities and Needs

The following spatial priorities and needs as identified by the *Bergrivier Local Economic Development Plan (LED)* and the *Bergrivier Integrated Development Plan (IDP)* for the different towns in the Bergrivier Municipal area were integrated with the spatial planning proposals for each of the towns.

Porterville IDP and LED Priorities and Needs		
Priorities and needs	Source	Level
Connectivity and Mobility		
<ul style="list-style-type: none"> Improve condition of pavements & provide kerb stones 	IDP	Municipal
<ul style="list-style-type: none"> Relocate taxi rank to more suitable position 	IDP	Municipal
Service Infrastructure		
<ul style="list-style-type: none"> Water moratorium 	IDP	Municipal/ Farmers
<ul style="list-style-type: none"> Development of bulk water supply 	IDP	Municipal
<ul style="list-style-type: none"> New fire station 	IDP	Municipal/ Provincial
<ul style="list-style-type: none"> Stormwater management 	IDP	Municipal
<ul style="list-style-type: none"> Improve roads/ upgrade Lang & Krans Streets 	IDP	Municipal
<ul style="list-style-type: none"> Improve condition of pavements & provide kerb stones 	IDP	Municipal
<ul style="list-style-type: none"> Upgrade electricity network 	IDP	Municipal
<ul style="list-style-type: none"> Close and rehabilitate solid waste disposal site 	IDP	Municipal
<ul style="list-style-type: none"> Relocate taxi rank to more suitable position 	IDP	Municipal
<ul style="list-style-type: none"> Low water bridge in Park Street 	IDP	Municipal
<ul style="list-style-type: none"> New weigh bridge 	IDP	Provincial
<ul style="list-style-type: none"> Gravel the entrance road at cemetery. Fence new section 	IDP	Municipal
<ul style="list-style-type: none"> New play park in Boom Street 	IDP	Municipal
Sport facilities		
<ul style="list-style-type: none"> Upgrade dam as recreation area and provide ablution facilities 	IDP	Municipal
<ul style="list-style-type: none"> Lack of recreation facilities 	IDP	Municipal
<ul style="list-style-type: none"> Upgrade tennis courts 	IDP	Local
<ul style="list-style-type: none"> Improve sports facilities – soccer/ cricket 	IDP	Municipal
Social infrastructure		
<ul style="list-style-type: none"> Law enforcement. Traffic 	IDP	Municipal/ Provincial
<ul style="list-style-type: none"> Public toilets 	IDP	Municipal
<ul style="list-style-type: none"> Skills training/ multi-purpose centre 	IDP	Municipal/ Provincial
<ul style="list-style-type: none"> Land available for commonage 	IDP	Municipal
<ul style="list-style-type: none"> Lack of recreation facilities 	IDP	Municipal
<ul style="list-style-type: none"> Upgrade recreation facilities at dam and provide ablution facilities 	IDP	Municipal
<ul style="list-style-type: none"> Beautification of town entrances 	IDP	Local/ Municipal
<ul style="list-style-type: none"> New play park in Boom Street 	IDP	Municipal
<ul style="list-style-type: none"> Upgrade community hall – building & facilities 	IDP	Municipal
<ul style="list-style-type: none"> Old age home for retired farm workers 	IDP	Provincial
<ul style="list-style-type: none"> Drug rehabilitation centre 	IDP	Provincial
<ul style="list-style-type: none"> House of safety – violence (domestic) 	IDP	Provincial
<ul style="list-style-type: none"> Control excess stray animals in Monte Bertha 	IDP	Municipal

<ul style="list-style-type: none"> Expand available government services – SASSA/ Labour/ Home Affairs – Thusong Centre/ programme 	IDP	Provincial
<ul style="list-style-type: none"> Monte Bertha environmental awareness campaigns 	IDP	Municipal/ Provincial
Residential		
<ul style="list-style-type: none"> Land needed for low cost housing Golf resort development on existing course 	IDP LED	Municipal Municipal/ Provincial
Commercial		
<ul style="list-style-type: none"> Trading area under roof at informal stalls 	IDP	Municipal
Tourism development		
<ul style="list-style-type: none"> Mountain bike route Agriculture, eco and adventure tourism points 	IDP LED	Local/ Provincial Local/ Provincial
Planning		
<ul style="list-style-type: none"> Uniform pro development zoning scheme 	IDP	Municipal

Eendekuil IDP and LED Priorities and Needs		
Priorities and needs	Source	Level
Connectivity and Mobility		
• Tarred roads in Hopland	IDP	Municipal
Service Infrastructure		
• Water quality and supply	IDP	Municipal
• Tarred roads in Hopland	IDP	Municipal
• Upgrade and widening of main road to ensure safety to scholars/pedestrians	IDP	Municipal/ Provincial
• Public toilets	IDP	Municipal
• Sewerage system Phase 2	IDP	Municipal
• Borehole sunk on Transnet property to be made available for community gardens	IDP	Municipal/ Provincial
Sport facilities		
• Pavilion, fencing and lights at sports field	IDP	Municipality
Social infrastructure		
• Law enforcement: Traffic	IDP	Municipality
• Public toilets	IDP	Municipality
• Community halls to be upgraded. Community centre in old school building	IDP	Municipality
• Aalwyn project	IDP	Local
• Land for churches	IDP	Local/ Municipal
• Premises for Pre-school facility	IDP	Local/ Provincial
• Community gardens	IDP	Municipal/ Provincial
Residential		
• Land for subsidised and self built housing	IDP	Municipal
Commercial		
• Trading area with stalls.	IDP	Municipal
Tourism development		
• Bicycle trail	IDP	Local
• Paragliding end destination	IDP	Local/ Provincial

Piketberg IDP and LED Priorities and Needs		
Priorities and needs	Source	Level
Connectivity and Mobility		
<ul style="list-style-type: none"> Upgrade train station – Piketberg/ Cape Town route 	IDP	Provincial
<ul style="list-style-type: none"> No pedestrian link between residential & industrial area. Pedestrian bridge over N7 	IDP	Municipal/ Provincial
<ul style="list-style-type: none"> Public transport 	IDP	Local/ Municipal
Service Infrastructure		
<ul style="list-style-type: none"> New Fire Station 	IDP	Municipal/ Provincial
<ul style="list-style-type: none"> Fencing cemetery 2/ entrance road/ parking/ toilets 	IDP	Municipal
<ul style="list-style-type: none"> Gravel storage area 	IDP	Municipal
<ul style="list-style-type: none"> Water quality 	IDP	Municipal
<ul style="list-style-type: none"> WWTW odour 	IDP	Municipal
<ul style="list-style-type: none"> Indoor toilets 	IDP	Municipal
<ul style="list-style-type: none"> Upgrade central business area electrical network 	IDP	Municipal
<ul style="list-style-type: none"> Solar street lights 	IDP	Municipal
<ul style="list-style-type: none"> Stormwater management is a problem 	IDP	Municipal
<ul style="list-style-type: none"> Close and rehabilitate solid waste disposal site 	IDP	Municipal
<ul style="list-style-type: none"> Improve maintenance of play parks 	IDP	Municipal
Sport facilities		
<ul style="list-style-type: none"> Provision for more recreational facilities 	IDP	Municipal
<ul style="list-style-type: none"> Indoor sport centre 	IDP	Municipal/ Provincial
<ul style="list-style-type: none"> Watsonia sport grounds: Drainage/ soccer facilities/ safer pavilion/ Clubhouse/ Ablution facilities/ Lights 	IDP	Municipal
Social infrastructure		
<ul style="list-style-type: none"> Expansion of cemetery 	IDP	Municipal
<ul style="list-style-type: none"> Beautification of open spaces and town entrance 	IDP	Municipal
<ul style="list-style-type: none"> Law enforcement: Traffic 	IDP	Municipal
<ul style="list-style-type: none"> Law enforcement: Noise 	IDP	Municipal
<ul style="list-style-type: none"> Thusong centre (with community facilities) 	IDP	Municipal/ Provincial
<ul style="list-style-type: none"> School feeding schemes to be expanded to include secondary school children 	IDP	Local/ Provincial
<ul style="list-style-type: none"> Expansion of Steynville Primary/ new primary school 	IDP	Provincial
<ul style="list-style-type: none"> Training centre 	IDP	Municipal/Provincial
<ul style="list-style-type: none"> Street children haven 	IDP	Local/ Provincial
<ul style="list-style-type: none"> English medium school 	IDP	Provincial
Residential		
<ul style="list-style-type: none"> Land needed for housing (low cost) 	IDP	Municipal
<ul style="list-style-type: none"> Rural – Farm evictions to be accommodated 	IDP	Municipal/ Provincial
Commercial		
<ul style="list-style-type: none"> Private sector partnership for marketing & product development for film crews 	LED	Municipal/ Provincial
<ul style="list-style-type: none"> Law enforcement: Regulation of businesses 	IDP	Municipal
<ul style="list-style-type: none"> Provide facilities for local traders 	IDP	Municipal

Tourism development		
• Caravan park	IDP	Municipal
• Guided tour between Piketberg/ Cape Town (fun bus)	IDP	Local/ Provincial
• Cable car facility	IDP	Local/ Municipal
• Botanical garden	IDP	Local
• Piketberg/ Goedverwacht hiking trail	IDP	Local
• Art route on public open spaces	IDP	Local
• Development of handmade crafts and ornaments to be sold by local entrepreneurs	LED	Local
• Picnic and braai facilities	LED	Municipal
Planning		
• Uniform pro-development zoning scheme	IDP	Municipal
• Land for churches	IDP	Municipal
• Commonage land required for Piketberg small-scale farmers	IDP	Municipal

Goedverwacht IDP and LED Priorities and Needs		
Priorities and needs	Source	Level
Connectivity and Mobility		
<ul style="list-style-type: none"> Upgrading and maintenance of internal roads, improve design of roads to facilitate stormwater runoff 	IDP	Moravian Church/ Local/Provincial
<ul style="list-style-type: none"> Upgrading of pavements along road to improve pedestrian access 	IDP	Moravian Church/ Local
Service Infrastructure		
<ul style="list-style-type: none"> Improve water quality and supply 	IDP	Moravian Church/ Local/Provincial
<ul style="list-style-type: none"> Provide opportunities for indoor toilets in all homes 	IDP	Moravian Church/ Local
<ul style="list-style-type: none"> Improve electricity provision to all homes 	IDP	Moravian Church/ Local/Eskom
<ul style="list-style-type: none"> Rehabilitate waste disposal site and fence it in the interim 	IDP	Moravian Church/ Local
Social Infrastructure		
<ul style="list-style-type: none"> Provide a multipurpose centre 	IDP	Provincial
<ul style="list-style-type: none"> Provide a pre-school facility as part of the multipurpose centre 	IDP	Provincial
Conservation		
<ul style="list-style-type: none"> Support the removal of alien vegetation in the Rietrivier 	IDP	Provincial/National
Tourism development		
<ul style="list-style-type: none"> Development of a small scale holiday resort 	LED	Moravian Church/ Local
<ul style="list-style-type: none"> Development of bird watching attraction point 	LED	Moravian Church/ Local
<ul style="list-style-type: none"> Support the development of an Art and Crafts centre 	LED	Moravian Church/ Local

Wittewater IDP and LED Priorities and Needs		
Priorities and needs	Source	Level
Economic Development		
<ul style="list-style-type: none"> Agricultural Development 	IDP	Provincial/National
Service Infrastructure		
<ul style="list-style-type: none"> Improve water quality and supply 	IDP	Moravian Church/ Local/Provincial
<ul style="list-style-type: none"> Upgrade the electricity network 	IDP	Moravian Church/ Local/Eskom
Sport and Recreation		
<ul style="list-style-type: none"> Development of a rugby field 	IDP	Moravian Church/ Local/Provincial
<ul style="list-style-type: none"> Development of a multipurpose sports facility 	IDP	Moravian Church/ Local/Provincial

Aurora IDP and LED Priorities and Needs		
Priorities and needs	Source	Level
Connectivity and Mobility		
• Upgrade airfield	LED	Local
• Provide public transport opportunities	IDP	Municipal/Provincial
• Improve the safety of Hof Street for pedestrians	IDP	Local
• Provincial roads in poor condition – to be upgraded (Piketberg/ Velddrif, Aurora/ Redelinghuys, Redelinghuys/ Elandsbay)	IDP	Provincial
Service Infrastructure		
• Improve Water quality and supply	IDP	Local
• Provide for Oxidation ponds	IDP	Local
• Develop water borne sewer system.	IDP	Local
• Street lights in Hof Street	IDP	Local
• Hof Street in poor condition/ construction of street	IDP/LED	Local
• Supply street names	IDP	Local
• Improve stormwater management – provide cement gutters to formalize stormwater runoff from Aurora Mountain	IDP/LED	Local
• Close and rehabilitate solid waste disposal site/ Implement recycling	IDP	Local
• Rain water harvesting (apply for subsidies)	IDP	Local/Provincial
• Fire service: Provide fire service in town	IDP	Municipal
Social Infrastructure		
• Law enforcement: Improve law enforcement on Aurora/ Redelinghuys road	IDP	Provincial
Sport Facilities		
• Sport & recreation: Upgrading of the Kiosk at Aurora Sports grounds	IDP	Local/Municipal
• Parks: Market Square – community project to make town more attractive	IDP	Local
• Youth sport facilities and programmes	IDP	Municipal/Provincial
Commercial		
• Small, Medium and Macro Enterprises	IDP	Provincial
Open Space System		
• Parks: Market Square – community project to make town more attractive	IDP	Local
Tourism development		
• Support Bed & Breakfast opportunities	LED	Local
• Local entertainment at restaurants	LED	Local
• Agri-tourism on surrounding farms	LED	Municipal
• Development of botanical garden	LED	Local/Municipal/Provincial
• Funding to improve and market De la Caille (Mc Clear beacon) for tourism	IDP	Provincial/National

Dwarskersbos IDP and LED Priorities and Needs		
Priorities and needs	Source	Level
Service Infrastructure		
<ul style="list-style-type: none"> Fencing of Waste Water Treatment Plant outside of town 	IDP	Municipal
Tourism development		
<ul style="list-style-type: none"> Development of a hiking trail to Dwarskersbos with formal picnic facilities 	IDP	Local/Municipal
<ul style="list-style-type: none"> Provide public toilets at beachfront 	IDP	Local/Municipal
<ul style="list-style-type: none"> Support application for Blue Flag status of Dwarskersbos beach 	IDP	Provincial/National

Redelinghuys IDP and LED Priorities and Needs		
Priorities and needs	Source	Level
Connectivity and Mobility		
• Improve roads	IDP	Municipal
• Upgrade Oeloff Bergh Street and pavements and provide safe pedestrian crossings for children	IDP	Municipal
• Public transport	IDP	Municipal
• Provincial roads in poor condition	IDP	Municipal
Service Infrastructure		
• Water quality and supply	IDP	Municipal
• Improve sanitation system. Replace septic tanks in low cost houses	IDP	Municipal
• Improve roads in poor condition/ maintenance Smit Street	IDP	Municipal
• Upgrade Oeloff Bergh Street and pavements and provide safe pedestrian crossings for children	IDP	Municipal
• Improve condition of pavements & provide kerb stones in Voortrekker Street	IDP	Municipal
• Stormwater management is problem	IDP	Municipal
• Fence solid waste disposal site	IDP	Municipal
• Public toilets	IDP	Municipal
• Provincial roads in poor condition	IDP	Municipal
Sport facilities		
• Upgrade fencing and lights at sports field	IDP	Municipal
• Youth sport facilities and programmes	IDP	Provincial
Social infrastructure		
• Upgrade entrance/ parking at cemetery	IDP	Municipal
• Law enforcement: Traffic/ animals/ building and structures	IDP	Municipal
• Law enforcement on provincial roads	IDP	Provincial
Residential		
• Land needed for low cost and self build housing	IDP	Municipal
Commercial		
• Small medium and macro enterprise (SMME) development.	IDP	Provincial
Tourism development		
• Game parks	LED	Provincial
• Opening of old Gold Mine	LED	Provincial
• Fynbos/ Flora attractions	LED	Provincial
• Hiking trails	LED	Provincial
• Archaeological finding exhibitions	LED	Provincial
• Flea market	LED	Local
Community project		
• Production of Rooibos tea.	IDP	Local
• Brick making project	IDP	Local
• Lavender project	IDP	Local

Velddrif/Laaiplek IDP and LED Priorities and Needs		
Priorities and needs	Source	Level
Connectivity and Mobility		
• Pedestrian path - Laaiplek	IDP	Municipal
Service Infrastructure		
• Upgrade of waste water treatment works	IDP	Municipal
• Street lights for pedestrian path - Laaiplek	IDP	Municipal
• Close and rehabilitate solid waste disposal site	IDP	Municipal
• Indoor toilets	IDP	Municipal
• Public toilets	IDP	Municipal
• New fire station	IDP	Municipal/ Provincial
• Noordhoek cemetery: store & toilet	IDP	Municipal
Sport facilities		
• Smit sports grounds – complete building. Lighting	IDP	Municipal
• Eric Goldsmith – lighting	IDP	Municipal
• Picnic area Erf 483	IDP	Municipal
Social infrastructure		
• Community based multipurpose centre	IDP	Municipal
• Toilet and waiting room at clinic	IDP	Region/ Provincial
• Shelter for hospital transport commuters in Noordhoek Park	IDP	Provincial
• Noordhoek school to be expanded and education to be provided in more languages	IDP	Provincial
• Schools and churches	LED	Municipal/ Provincial
• Bergrivier estuary (BEMF – Berg Estuary Management Forum)	IDP	Local/ Municipal/ Provincial
Residential		
• Land for housing	IDP	Municipal
• Noordhoek housing	IDP	Municipal/ Provincial
Commercial		
• Provide facilities for traders	IDP	Municipal
• Saldanha Bay IDZ	IDP	Provincial
Tourism development		
• Entrepreneurs in whale and bird watching	LED	Local/ Provincial
• Holiday resort development	LED	Municipal/ Provincial
• Marina and waterfront development	LED	Municipal/ Provincial
• Arboretum (Botanical tree garden)	IDP	Local
Planning		
• Plan for development of open areas	IDP	Municipal
• Land for police station	IDP	Municipal
• Commonage land made available for emerging farmers	IDP	Municipal/ Provincial

Informants for the Demarcation of the Urban Edges of the towns in the Bergrivier Municipal Area

The following Issues, Criteria and Factors as identified in the " Guidelines for the Demarcation of an Urban Edge" compiled by the Department of Environmental Planning was taken into consideration in the demarcation of the urban edges of all the towns in the Bergrivier Municipal area. These factors acted as informants in the process of the demarcation of the various urban edges as identified on the proposals maps for each of the towns.

Informants for the demarcation of the Urban Edge as identified for each town in Bergrivier Municipal Area									
Issues, Criteria and Factors	Porterville	Eendekuil	Piketberg	Goedverwacht	Wittewater	Aurora	Dwarskersbos	Redelinghuys	Velddrif/ Laaiplek
Prominent landform and character areas	The various streams and lower lying areas in town restrict development.	The river on the western side of town restricts expansion to the west and forms a physical barrier on that side of town.	Piketberg Mountain on western side of town.	Riet River. Piketberg Mountains.	River through town. Piketberg Mountains.	Foothills of Aurora Mountain.	Atlantic Ocean. Beach/Dunes.	The Verlorenvlei River on the northern side of town restricts expansion to the north and forms the northern border of the town.	Bergrivier on southern side and Atlantic Ocean on western side.
Valuable soils	Agricultural land bordering town on all sides.	None.	Agricultural land bordering town on northern and southern boundaries.	Surrounding extensive mountain area with fertile river beds.	Surrounding extensive mountain area.	Surrounding extensive agricultural production area – Sandveld.	Surrounding extensive agricultural production area.	None.	Marginal Agricultural/ vacant land bordering town on northern and eastern sides.
Hydrology (surface and ground water features)	None.	River on western side of town with streamlet feeding into it from eastern side.	None.	Groundwater sources and Riet River.	Groundwater sources and river systems.	Groundwater sources. Stormwater runoff from Aurora Mountain.	Groundwater sources.	Verlorenvlei River on northern side of town.	Berg River on south and Atlantic Ocean on west.

Ecological resources (aquatic and terrestrial)	None.	River on western side with streamlet feeding it from eastern side.	None.	Natural vegetation in surrounding mountain area. Riet River system.	Natural vegetation in surrounding mountain area. River systems from the mountain.	Natural vegetation on Aurora Mountain.	Natural vegetation in surrounding area and along beachfront (Fore dune Strandveld). Beach and Atlantic Ocean.	Verlorenvlei River on northern side of town.	Berg River south and Atlantic Ocean west.
Protected areas (conservation sites)	None.	None.	None, but mountain holds potential.	None.	None.	None.	None.	None.	Lower Berg River proposed RAMSAR site.
High intensity/potential agricultural resources	Extensive agricultural uses around town.	Extensive agricultural uses around town.	Extensive agricultural land bordering town on northern and southern boundaries.	Intensive production areas along river with extensive agricultural area in surrounding mountainous farm land.	Extensive agricultural area in surrounding mountainous farm land.	Mainly extensive production areas around town.	Mainly extensive production areas around town.	Extensive agricultural uses around town.	Extensive agricultural uses north and east of town.
Service Infrastructure (barrier effect)	Railroad and railway station on eastern side of town to form edge.	Access road on northern side.	Railroad and railway station on eastern side of town.	River dividing town.	River dividing the town.	Refuge Transfer Station. Rehabilitated Waste site.	Velddrif/Elands Bay road.	None.	None.
Service Infrastructure (capacity and reach)	Adequate within existing town with storage dam on north eastern corner of edge.	Adequate within existing town.	Adequate within existing town.	Limited water provision to development areas high up against the slopes.	Limited formal services available.	Adequate water resources available.	Adequate water resources available.	Adequate within existing town.	Adequate within existing town.

Vacant/ under-utilized land in urban area and Availability of developable land in urban area	Not enough land available for infill, but land available on edges of town.	Land available on edge of town for minimal expansion.	Enough land available for infill within existing urban edge of town.	No formal urban area, but infill areas do exist within development footprint of Goedverwacht village.	No formal urban area, but infill areas do exist within development footprint of the Wittewater village.	Vacant erven within urban area.	Existing vacant erven in Kersbosstrand development on northern periphery of town.	Enough land available for infill.	Vacant land available because of previous segregation of communities.
Higher order roads, access routes and transport infrastructure	None.	Access road to Piketberg/ Citrusdal on northern side of town forms the northern boundary.	None, although N7 divide town in eastern and western sections.	Adequate existing internal road network to serve village – in need of upgrading and continuous maintenance.	Adequate existing internal road network to serve village – in need of upgrading and continuous maintenance - improve design of roads to assist in stormwater management to limit eroding effects. Limit further expansion along steeper slopes.	Adequate existing internal road network to serve urban area.	Adequate existing internal road network to serve urban area.	None.	None.
Cadastral boundaries of adjoining land units	All boundaries are formed by cadastral boundaries of adjacent land units.	The eastern and southern boundaries are formed by cadastral boundaries of adjacent land units.	Northern and southern boundaries are formed by cadastral boundaries of adjacent land units.	Cadastral boundaries of agricultural farms surrounding the Goedverwacht farm.	Cadastral boundaries of agricultural farms surrounding the Wittewater farm.	Cadastral boundaries of agricultural farms surrounding the town.	Cadastral boundaries of agricultural farms surrounding the town.	The eastern, western and southern boundaries are formed by cadastral boundaries of adjacent land units.	All boundaries on northern and eastern side of town are formed by cadastral boundaries of adjacent land units.

Growth requirements over predetermined period	The expansion planned over next 5 years cannot be accommodated within the existing town boundaries. Waiting list of 959 applications to be accommodated with extensions to current urban edge.	The expansion planned over next 5 years cannot be accommodated within the existing town boundaries. Percentage of waiting list of 205 applications to be accommodated in larger centres to support sustainable development.	The expansion planned over next 5 years can be accommodated within the existing town boundaries. Waiting list of 1928 applications to be accommodated within current urban edge.	Low Growth rate of 0.8%.	Low Growth rate of 0.8%.	Limited growth rate of 0.8% can be accommodated within the urban area. Waiting list of 60 to be accommodated in larger centres to support sustainable development.	Growth rate of 4.5% with extensive influx of people to Dwarskersbos over the holiday periods where the population of town is increased tenfold.	Expansion (limited growth rate of 0,8% per year) over next 5 years can be accommodated within the existing town boundaries. Waiting list of 140 to be accommodated in larger centres to support sustainable development.	The expansion planned over next 5 years can be accommodated within the existing town boundaries with infill development. Waiting list of 826 applications to be accommodated within current urban edge.
Land use application for new development	Limited.	None.	Limited.	None.	None.	None.	Application for southern expansion on appeal.	None. All new development can be accommodated within the current urban edge.	None.
Visual impact	Porterville is situated on relatively flat land. Most buildings and especially residential buildings are one storey high therefore in line still with the rural character of the surrounding	Eendekuil is situated on flat and lower lying areas and the church steeple is still the highest structure in the town. All housing is one storey high therefore in line with the rural	Piketberg is situated against the Piketberg Mountain and therefore within the line of sight. Most buildings and especially residential buildings are however still one storey high	Scenic landscape within valley.	Scenic landscape with mountain backdrop.	Foot slopes of Aurora Mountain form a backdrop of the town. Scenic landscape of surrounding rural area. Surrounding area is relatively	Scenic landscape of surrounding rural area.	Redelinghuys is situated in a flat area and the church steeple is still the highest structure in the town.	Velddrif/ Laaiplek are situated on flat land. Most buildings and especially residential buildings are one storey high therefore still in line with the rural character of the surrounding

	landscape.	character.	therefore in line still with the rural character of the surrounding landscape.			flat.			landscape.
Cultural/ Heritage resources	None.	None.	None.	The Church Street precinct containing Old Mission store, Water mill, Church and Parsonage as well as older homes constructed of rock and reed roofs.	The precinct around the main entry road containing historic Church and church hall.	Dutch Reformed Church and church residence.	The farmstead on the eastern periphery of town.	None.	Fishing village character.
Ownership of land and existing land use rights	All land in private ownership and land zoned for agriculture purposes.	All land in private ownership and land zoned for agriculture purposes.	Municipal land as well as private land within existing urban edge.	All land owned by the Moravian Church with no private ownership.	All land owned by the Moravian Church with no private ownership.	Mainly private owned land.	Mainly privately owned land.	Large portions of land on eastern side of town belong to the Dutch Reformed Church.	Municipal land available for infill development.
Informal settlements	None.	None.	None.	None.	None.	None.	None.	None.	None.
Urban agriculture and small scale farming	None.	None.	None.	Existing community gardens along fertile river bed with limited livestock farming on remainder of farm.	Existing limited community gardens along river bed with limited livestock farming on remainder of farm.	Limited forms of agriculture on larger urban erven.	None.	None.	None.

Bio-regional spatial planning categories (core and buffer)	The Bergrivier CBA map was consulted to determine areas where expansion of the towns is proposed.	The Bergrivier CBA map was consulted to determine areas where expansion of the towns is proposed.	The Bergrivier CBA map was consulted to determine areas where expansion of the towns is proposed.	The Bergrivier CBA map was consulted to determine areas where expansion of the towns is proposed.	The Bergrivier CBA map was consulted to determine areas where expansion of the towns is proposed.	The Bergrivier CBA map was consulted to determine areas where expansion of the towns is proposed.	The Bergrivier CBA map was consulted to determine areas where expansion of the towns is proposed.	The Bergrivier CBA map was consulted to determine areas where expansion of the towns is proposed.	The Bergrivier CBA map was consulted to determine areas where expansion of the towns is proposed.
---	---	---	---	---	---	---	---	---	---