

LAINGSBURG SPATIAL DEVELOPMENT FRAMEWORK VOLUME 2

1. INTRODUCTION

Whilst **Volume 1** of the Spatial Development Framework study of the Laingsburg Municipality provides an analysis of the current situation (i.e. the Status Quo), **Volume 2** contains the development of the Spatial Framework itself, based on the draft IDP currently under consideration for approval.

The *vision and objectives* of the current IDP (2007-2011 review) will be adopted but altered slightly to express the same vision and objectives in a spatial sense. *Strategies* have been developed to indicate desired patterns of land use to address spatial reconstruction and to provide guidance in respect of the location and nature of future development.

The jurisdiction area has been ordered into *functional areas*, which are based on the Spatial Planning Categories (SPCs) of the Bioregional Planning Framework for the Western Cape. Basic *guidelines for land use management* have been developed for these SPCs and further expanded into individual SDFs for the towns of Laingsburg and Matjiesfontein. Since the IDP for Laingsburg has been developed prior to the SDF, the IDP has been assessed, commented on and spatially placed as part of the SDF. In order to ensure that the proposed SDF is aligned with current policy and legislation a *strategic environmental assessment* of the SDF has been included.

2. VISION AND MISSION

Vision

That Laingsburg Municipality will be a desirable place to live, invest and visit, where all people may enjoy a sustainable quality of life by 2012.

Source: Laingsburg Municipality IDP Review (2007-2011)

Mission

To create a people centred and economically viable municipality where all have equal access to:

- *Basic Social Services*
- *Educational and Skills enhancement programmes*
- *Job and entrepreneurial opportunities*

Source: Laingsburg Municipality IDP Review (2007-2011)

3. OBJECTIVES AND PLANNING STRATEGIES

The IDP is divided into 7 key performance areas, each having an overall objective and supportive development objective or otherwise stated - strategies. The vision, mission and objectives provide the Council's policy in respect to future spatial development in the Laingsburg Municipality's area of jurisdiction and are the basis from which the SDF proposals, land use management guidelines and additional projects are derived.

Strategic objectives are as follows:

- To create a stable social environment conducive to empowerment, social development and community care.
- The majority of the households increases their income from the current estimated average of R1000 to the national average minimum living income of R2400 per household.
- To ensure a stable social environment conducive for empowerment, social development and community care to eradicate poverty.
- Extend basic infrastructure and services to all residents in Laingsburg; provide all indigent households with basic services according national standards and income.
- To create an institution with skilled and informed employees who can provide a professional and effective service to its clientele guided by BATHO PELE Principles.
- Improvement/maintenance of Environmental Status of the Municipal area
- To achieve a strong financial position to withstand local and regional economic impact in the short and long-term for the implementation of responsible and sustainable development and economic growth.

Source: Laingsburg Municipality IDP Review (2007-2011)

4. SPATIAL DEVELOPMENT FRAMEWORK PLANNING

4.1 SECTORAL DEMARCATION

The spatial framework planning for the Laingsburg Municipal area has been approached on a sectoral basis. The Laingsburg Municipal area is currently broadly structured as follows:

Table 1: Laingsburg SDF Sectoral Demarcation

Sector	Plan
Rural areas including: <ul style="list-style-type: none"> – Areas used for agricultural and tourism purposes; – Natural areas, some statutory protected and others not; and – Areas used for infrastructure purposes, i.e. roads, electrical infrastructure, dams, etc. outside urbanised areas or settlements 	Bioregional SPC Framework Plan
The main town of Laingsbrug serving as the “administrative capital” of the Laingsburg Municipal region	Spatial Development Framework Plan of Laingsburg
Matjiesfontein Resort & Tourism Related Area	Spatial Development Framework Plan of Matjiesfontein

Further demarcation of the rural areas into sub-sectors could be based on areas currently covered by rural agricultural associations in the Laingsburg region. The rural agricultural associations already forms the backbone of the consultation and planning structure of the area and it follows naturally that these would be valuable in forming the basis for future planning. Individual demarcation should be embarked on following this study with the view of establishing Neighbourhood Advisory Committees (NACs).

4.2 DESIGNATION OF BIOREGIONAL SPCs AND FRAMEWORK PLANNING

4.1 4.2.1 Purpose and basis of designation / classification

It has broadly been accepted that the Bioregional Planning Framework (BPF) will guide spatial planning and management in the Western Cape. In order to apply the principles laid down by the BPF, the Laingsburg Municipal area was designated / classified based on the proposed BPF Spatial Planning Categories (SPCs). This enables the formulation of development, and land-use management guidelines for each SPC.

4.2 4.2.2 Designation of Bioregional SPCs – rural areas

BPF Spatial Planning Categories have been applied to the Laingsburg rural areas with due consideration of this broad structure (refer to Volume 1 (Section 2.2.5) for a summary of these SPCs). The Bioregional SPC Framework Plan (**Plan No. 01**) is attached hereto.

Table 2: Bioregional SPCs

DESCRIPTION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
		Broad Category	Sub-Category		
Anys Berg Nature Reserve	A.b	Core Area	Statutory Conservation Area	<ul style="list-style-type: none"> a) To conserve biodiversity b) To monitor and research undisturbed ecosystems c) To provide for eco-tourism opportunities d) To provide environmental education e) To provide environmentally planned and controlled outdoor recreation opportunities f) To utilise sustainable resources i.e. game capturing 	<ul style="list-style-type: none"> a) Has statutory conservation status b) Is of sufficient size c) Has pristine and rare natural biological features i.e. various succulents, fynbos, steenbok and red hartebees d) Has archaeological sites and bushmen paintings
Rurally located burial sites, and churches, archaeological sites	B.a.	Buffer Zones	Public Conservation Area	<ul style="list-style-type: none"> a) To provide effective buffers between Core areas and Transitional areas b) To provide environmentally planned and controlled outdoor recreation opportunities c) To protect heritage conservation worthy areas 	Has conservation worthy archaeological and cultural-historic sites

DESCRIPTION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
Escarpments, hills, rivers, water bodies, natural dams	B.c	Buffer Zones	Ecological Corridors	<p>a) To protect biodiversity through ecological corridors (natural networks that facilitate the migration of plants and animals and assist with the functioning of natural processes)</p> <p>b) To promote public interest, awareness, and environmental ethic with local communities</p> <p>c) To promote the visual quality of landscapes</p>	<p>a) Has rivers and riverbeds</p> <p>b) Has continuous tracts of natural vegetation</p> <p>c) Will assist in promoting the visual quality of the environment</p> <p>d) Protects the Anys Berg Nature Reserve (Core Area)</p>
Rural areas	C.a.	Transition zones	Extensive agricultural Areas	<p>a) To support low-impact and sustainable agriculture and other land uses</p> <p>b) To promote water conservation through catchment management practices</p>	<p>a) Areas are in private ownership and zoned for agricultural purposes</p> <p>b) The area is large and has a low carrying capacity</p> <p>c) It is largely covered with natural vegetation</p> <p>d) Due to the "openness of the area" and the natural vegetation present it has exceptional aesthetic quality</p>
Laingsburg	D.b	Urban Related	Main Local Town	<p>a) Accommodate the capital town of Category B municipality</p> <p>b) To provide residential and business areas, including the institutions, infrastructure and essential services required for sustainable community development</p>	<p>a) Provision of adequate office, accommodation, housing and other logistical requirements needed for efficient district management</p>

DESCRIPTION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
Matjiesfontein	D.h.	Urban related	Resorts & Tourism Related Area	<p>a) Presents opportunities for marginal agricultural land to be rezoned for sustainable resort development</p> <p>b) Contributes to the improvement of the area's economic base</p> <p>c) Presents opportunities for increasing the value of marginal agricultural land</p> <p>d) Present opportunities for diversification of land-use or for transforming it into a more sustainable use e.g. marginal agriculture to sustainable eco-tourism</p>	<p>a) Areas zoned as Resort Zone I & II</p> <p>b) Resorts and tourist related developments and areas, including hotels, motels, etc.</p>

5. **PLAN NO. 01: LAINGSBURG BIOREGIONAL PLANNING FRAMEWORK**

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31. 5. LAND-USE MANAGEMENT GUIDELINES

5.1 RURAL AREAS

31.1 5.1.1 General Conditions

Table 3: General Conditions for Bioregional SPCs - Rural Areas

Scale of development
The scale of development relates to the size of the site the development is planned for. The rural character of the non-urbanised areas in the Laingsburg Municipal area should be maintained in all instances – scale should therefore not be too large, compared to the rural character of the environment.
Subdivision of land
The subdivision of agricultural land should be based on the principle of sustainable development and should provide for the development of alternative agricultural use. The formation of “small rural towns” must however be prevented. Alternative agricultural use is meant for developments that would make a positive contribution to sustainable economic growth of non-urban areas and includes: <ul style="list-style-type: none"> – Tourism orientated developments, including resorts and other on-farm ventures; – Developments supporting the agricultural industry i.e. packing facilities, farming related processing units, etc; – Provision of housing for farm labourers; and – Provision of small-scale farming and intensive agriculture (Category C.b).
Existing statutory guidelines for the subdivision of agricultural land should be aligned with the guidelines for SPCs to ensure environmental sustainability. The following guidelines are applicable: <ul style="list-style-type: none"> – each land-unit should be appropriately managed, in an integrated manner to ensure its sustainability; – each land unit should contribute to the landscape of which it forms a part; and – no land unit should be managed in isolation but should form vital natural linkages with its adjacent units.
No township establishment or development should be allowed.
Protecting the Environmental Integrity
Comply with the Environmental Management Act (Act 107 of 1998) and National Environmental Management Act (Act 107 of 1998) – thus be accompanied by an Environmental Impact Assessment (EIA) and an Environmental Management Plan (EMP) (if required in terms of the study).
Give preference to the protection of water resources in all instances.
Development should be aesthetically adapted to the natural environment in respect to design, materials and colour.
All development proposals should be in accordance with site specific design- and planning guidelines. Environmental bodies should formally endorse applications / designs.
Low densities should be maintained and shall be determined according to site specific carrying capacity of the natural environment.
No development on top of skylines or escarpments.
The impact on sensitive areas should be minimised and if damaged / negatively impacted on, be rehabilitated.
Planning of all hiking routes and 4 x 4 trails should be in accordance with best conservation practices.
No development should be allowed in: <ul style="list-style-type: none"> - Areas with high water tables or aquifers; - Poorly drained areas; - Geological unstable areas; - Areas with steep gradients (>1:4); and - Areas within floodlines.
Maximise the re-use of old structures / areas.
Maximise the use of existing infrastructure.

31.2 5.1.2 Special Conditions

Table 4: Special Conditions for Bioregional SPCs – Rural Areas

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
CATEGORY A : CORE AREAS		
A.b (Statutory Conservation Area)	<ul style="list-style-type: none"> a) Small scale, sustainable eco-tourism related accommodation and facilities b) Low impact hiking routes c) Facilities for the sustainable utilisation of resources i.e. game capturing 	<ul style="list-style-type: none"> a) General conditions for Rural areas apply b) No subdivision of land c) Managed in accordance with an Environmental Management Plan (EMP) d) Very limited Resort developments (in line with PSDF) of limited scale, strict control measures and no freehold units
CATEGORY B : BUFFER ZONES		
General Conditions for Buffer Zones		
<p>Be declared a Special Management Area (SMA) with an Environmental Management Committee which should consider the impact the scale of the development would have on the environment, as well as to determine mitigation measures which should be taken up should the impact be negative. These mitigation measures should be taken up as part of the EMP.</p> <p style="text-align: center;">Or</p> <p>An alternative would be the establishment of a Conservancy in accordance with the Cape Nature Conservation Guidelines for the Establishment of Conservancies, which would provide the necessary inputs to the EIA process and the compilation of an EMP. (Refer to Annexure B).</p>		
SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
B.a (Public Conservation Area)	<ul style="list-style-type: none"> a) Small scale, sustainable eco-tourism accommodation and facilities b) Small scale supporting land-use i.e. conference facilities and recreational facilities c) Low impact hiking routes and 4 x 4 trails d) Resort I e) Open space III f) Facilities for research purposes 	<ul style="list-style-type: none"> a) General conditions on Buffer zones apply a) General conditions on Rural areas apply b) Site visits should only take place under the following conditions <i>Visits only with permission, a guide should accompany visitors, and visitors fees should be charged</i> d) Resort II or consent use in Resort Zone (freehold ownership) not desirable

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
B.c (Ecological Corridor)	<ul style="list-style-type: none"> a) Eco-tourism development, accommodation and facilities b) Development of hiking routes and 4 x 4 trails c) Small scale supporting land-use i.e. conference facilities and recreational facilities d) Sustainable utilisation of resources i.e. harvesting of plant products, game farming - and extensive agriculture e) Open space III f) Resort I 	<ul style="list-style-type: none"> a) General conditions on Buffer zones apply b) General conditions on rural areas apply c) Resort II or consent use in Resort Zone (freehold ownership) not desirable
CATEGORY C : TRANSITION ZONES		
C.a. (Extensive Agricultural Areas)	<ul style="list-style-type: none"> a) Sustainable extensive agricultural development and supporting infrastructure b) Resort I c) Agricultural industry related development d) Housing, infrastructure and services required for extensive farming and management thereof e) Open space III 	<ul style="list-style-type: none"> a) General conditions on Rural areas apply b) Subdivision allowed for rezoning to SPC Zone C.b. (intensive Agricultural Areas) c) Subdivision allowed for rezoning to SPC Zone B areas d) Development applications have to be submitted for rezoning to SDC Zone D.f, D.g. and D.h. e) Commonage as well as specific areas earmarked for such purposes to be utilised exclusively for small farmer settlement f) A Framework plan has to be submitted for resort developments g) Resort II or consent use in Resort Zone (freehold ownership) not desirable

31.3 5.1.3 Non-rural Development in Rural Areas

Table 5: General Conditions for Bioregional SPCs – Urban Areas

CATEGORY D : URBAN AREAS

<p>From the Status Quo analysis, it can be seen that the non-urbanised areas within the Laingsburg Municipal area are changing from being a purist agricultural area, to an eco-tourism and game farming area. This change in the use of land will result in increased development applications for urban related uses such as resort developments, guest houses, road and farm stalls which includes curio shops and other tourism related retail uses, hotels and motels and backpacker accommodation.</p>		
<p>Development applications should provide the following information:</p> <ul style="list-style-type: none"> – Site development details; – Density, coverage and height; – Architectural design; – Materials used; – Fencing (if any); – Open space and landscape planning; – Civil services and infrastructure; – Provision of entrances and parking facilities; – Provision extent and location of advertising boards; and – Nature and extent of the development's impact on the natural environment as well as mitigation measures followed (if any). 		
<p>The scale, form and character of the development may not compromise the aesthetical quality of the area.</p>		
<p>The character of the development should be a reflection of the surrounding areas and the local structure. Developments should thus be compatible with and complement the building style of the area and the biophysical make-up of the environment.</p>		
<p>Development should be planned in accordance with place-specific development designs.</p>		
<p>The development should adhere to the requirements of the road authorities with special reference to the conditions and standards of access and traffic movements on national and provincial roads.</p>		
<p>An indication should be given of the extent that the engineering services will influence the natural surroundings and the prescribed rehabilitation measures if necessary.</p>		
<p>The use of Green Energy (renewable energy) should be promoted.</p>		
<p>The destruction of existing vegetation and trees should be minimised. Applicable landscaping strategies should be included in the development proposals and approvals.</p>		
SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
D.f. (On farm settlements)	<p>a) Settlement Nodes (Agri-villages) may be allowed</p> <p>b) Institutional Uses e.g. education facilities; correctional institutions and religious institutions may be considered in rural areas.</p>	<p>Agri-villages or institutional housing shall be developed in accordance with national and provincial policy</p>

D.g. (Farmsteads)	<p>a) Subdivision allowed under special conditions.</p> <p>b) Provide for housing, infrastructure and services required for effective farming and management.</p>	<p>a) To provide for security of tenure for farm workers. Rezoning should be applied for to Category D.f should the required number of erven exceed those specified in the current zoning scheme.</p> <p>b) Preference should be given to densification i.e. upgrading of old farm buildings.</p> <p>c) Application to be made for rezoning to D.h only for land that is marginal in respect of agriculture and conservation. Where the Resort will contribute to:</p> <ul style="list-style-type: none"> – the economic base of the area; and/or – provide opportunities for increasing the value of land; and/or – provide opportunities to diversify land-uses or convert to more sustainable land-uses
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<p>D.h. (Resorts & Tourism Related Areas) Matjiesfontein</p>	<ul style="list-style-type: none"> a) Resorts b) Bed-and Breakfast Establishments c) Guest Houses d) Supporting Business uses e) Garage / Filling Stations f) Road / Farm Stalls g) Restaurants and Curio Shops h) Informal commercial areas / arts and craft markets 	<ul style="list-style-type: none"> d) Resort developments have already taken off in the Beaufort West area. Developments of this nature should be carefully considered for Laingsburg to ensure that it is sustainable and that it contributes towards the upgrading and enhancement of the surrounding environment e) The municipality should assess the merit and desirability of the resort development f) The primary purpose of the resort development should be to provide access to the natural environment g) Resort development should be in line with guidelines contained in the PSDF h) Resort development should only be considered if linked to distinct resource i) The available infrastructure and services, as well as the sustainable provision thereof should be considered in evaluation to resort density j) Care should be taken that consent use for Resort Zone is not misused for development of residential areas
	<p>Bed-and Breakfast Establishments & Guest Houses</p>	<ul style="list-style-type: none"> a) Tourism accommodation is becoming more and more prominent in the CKDM area and many agricultural uses are becoming more sustainable due to these uses. This is also a very important growth area in the Karoo and should be enhanced and supported to contribute to job creation in the region b) Tourism accommodation, other than resorts stipulated above encapsulates bed-and-breakfast type accommodation and is envisage to be provided, within the current zoning limitation on agricultural land

	Supporting Business Uses Business uses in non-urbanised areas is focused on the provision of essential services for tourists and rural populations. These uses play an important role in the sustainability of tourist accommodation and agriculture since it contributes to higher levels of convenience (and thus quality of life) for the user.	<ul style="list-style-type: none"> c) a) No supermarkets should be allowed, however provision should be made for the traditional "farm stall" d) b) All tourism related businesses should be compatible to SPC Category D.h (tourism related) areas
	Garage / Filling Stations	<ul style="list-style-type: none"> a) Tourism value is one of the major considerations in the location of a garage / filling station in the non-urban / rural area. The design and scale of the structure should not be disturbing and should blend in with the environment and local architecture b) Tourism facilities e.g. picnic facilities lawns and lookout points should be considered for tourists and travellers
	Road / Farm Stalls, Restaurants and Curio shops	All development proposals, site plans and building plans should comply with regulations of the road authorities.
	<p>Informal commercial areas / arts and craft markets. Although this form of trade is not well developed in the Laingsburg region these entrepreneurs in the informal sector create employment opportunities for the unemployed and extend the economic base of the local community. These activities can become a valuable asset to the Municipality if they are well planned and managed.</p> <p>Informal trading should be dealt with in the revision of the zoning scheme as consent uses to ensure the sustainability and protection of the integrity of the environment.</p>	<ul style="list-style-type: none"> a) Only moveable structures may be utilised b) Sufficient parking for visitors should be provided c) Informal business areas should be developed in co-operation with the Municipality i.e. market stalls d) The establishments should comply with all current legislation i.e. the Occupational Health and Safety Act etc.

	Housing	<p>Subdivision is allowed to accommodate the current shortage of residential units. Subdivision beyond this is not considered favourable and should be assessed in terms of its impact on the town</p> <p>Low- income housing development should reflect and retain the character of the tourist attraction (hotel and auxiliary uses) by implementing an indigenous (Karoo) style architecture</p>
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5.2 BIOREGIONAL PLANNING PROJECTS AND INVESTMENT FRAMEWORK

- Areas zoned, as B.c (Ecological Corridors) should be assessed to determine whether there is potential for the establishment of either formal Public Conservation Areas (Sub-Category B.a) or Private Conservation Areas (Sub-Category B.b). These conservancies (or SMAs) could also be utilised to boost the tourism industry in the area.
- A further assessment of areas designated as B.c (Ecological Corridors), to determine whether there are areas, which should be rehabilitated to their natural state. These areas should firstly be focused around the Anys Berg Reserve, with the intention of increasing the quality of the Buffer Zone around the Reserve.
- A co-ordinated and integrated management plan by the eradication of invader plants should be prepared as part of the rehabilitation study.
- Important heritage areas (i.e. graveyards, churches, blockhouses, archeological sites etc.) should be investigated and application made with the Council for inclusion in the National Heritage Register.
- A fire management plan should be compiled for all areas designated B.c (Ecological Corridors).

32. 6. LAND USE MANAGEMENT GUIDELINES (URBAN AREAS)

6.1 GENERAL GUIDELINES

Due to the present economic circumstances in the region, growth and economic development initiatives should be enhanced and supported as far as possible. The following guidelines are applicable:

- Urban sprawl should be limited through densification;

- Urban densification should occur through infill development, higher density residential development and by maximizing the use of existing land-use opportunities;
- Developments should be sustainable in the longer term;
- The integrity of the environment should be protected and mitigating measures introduced where necessary;
- Conservation focus areas or green belts should be protected and development limited;
- Developments adjacent to or in close proximity of urban conservation worthy areas should be reviewed to ensure that any unsightly designs or designs not aligned with the character of the Laingsburg and Matjiesfontein town are prevented. Developments adjacent thereto should compliment and enhance these areas both in character and landscaping;
- Economic development should be optimised through nodal development. The clustering of supporting uses should be promoted and the counter-productive clustering prevented;
- Developments with steep gradients (1:4) in 1:50 year floodlines and within ecologically sensitive areas should be avoided as far as possible;
- The utilisation of existing infrastructure should be optimized;
- Development should promote the social and economic integration of the town;
- All development should comply with current environmental and heritage conservation legislation;
- Green energy initiatives should be promoted.

6.2 HOUSING

Housing is viewed as a basic need and the effective planning and provision thereof is in the best interest of any Municipality. Housing should however be developed to be of a permanent nature, provide security of tenure and be sustainable and thereby providing residents with adequate supporting basic service infrastructure, facilities and access to employment.

32.1 6.2.1 General Guidelines

The following general guidelines should be applied for housing developments:

- Development should be in line with current National and Provincial Housing legislation, policy and standards;
- All residents should have equal access to housing and shelter;
- The provision of quality housing should be facilitated by the Municipality, but essentially driven by the community themselves;
- No free housing should be provided and all beneficiaries should provide some form of contribution;
- Housing projects should be structured to assist in the skills transfer and capacity building;

- High aesthetical standards and quality control practices should be applied;
- Sufficient functional and landscaped public open space should be provided.

32.2 6.2.2 Low-density Housing

In addition, the following specific guidelines should be applied for low-density housing developments:

- Additional land should be developed only if the percentage vacant erven fall below 15%;
- Lower densities than what is currently the norm in Laingsburg should not be allowed;
- Higher densities should in fact be promoted whilst complying to the density character of the surrounding environment;
- Conventional sewerage systems should be used. Developers applying to use septic tanks should submit proof that the prevention of ground water pollution is ensured;
- Permitted land-uses are:

Table 6: Land use Management Guidelines for Low Density Residential Development

Low-Density Residential Development	
Permitted land-use	
Residential	Drastic densification (i.e. group housing, flats etc.) should be considered on merit. It would be more appropriate to provide these kinds of densities in close proximity to schools, public facilities, business centres and along main access routes.
Business	Neighbourhood centres, corner shops and home offices to be provided within Town Planning Scheme regulations
Tourism	Tourism accommodation should be allowed on merit. These would include guesthouses, bed & breakfast establishments, self-catering units, "backpackers", and small hotel / chalet type developments. Supporting tourism uses such as curio shops, restaurants etc. should also be allowed, but within the limitations of the town-planning scheme.
Institutional and community uses	Local neighbourhood facilities such as crèches, day care centres, clinics, hospitals, old age homes, churches and schools.
Municipal uses	Small-scale municipal uses such as sub-stations, pump stations and reservoirs.
Transport uses	Bus-and taxi loading areas should be provided only on main roads and development nodes.

32.3 6.2.3 Medium-density Housing

In addition, the following specific guidelines should be applied to medium-density housing developments:

- Additional land should be developed only if the percentage vacant erven fall below 30%;

- Housing should be provided in close proximity to collector roads and activity nodes such as schools, businesses etc. ;
- Densities and height should be in accordance with the Town Planning Scheme and current National and Provincial standards. It should be selected to compliment the character of the surrounding environment;
- Conventional sewerage systems or alternative environmentally sound systems should be used;
- A site development plan should be submitted and assessed in context of the surrounding environment;
- All site development plans should include a landscaping strategy / proposal;
- Permitted land-uses are:

Table 7: Land use Management Guidelines for Medium Density Residential Development

Medium-Density Residential Development	
Permitted land-use	
Residential	All medium and high density housing types.
Business	Neighbourhood centres and corner shops but within Town Planning Scheme regulations
Tourism	Tourism accommodation should be allowed on merit. These would include guesthouses, bed & breakfast establishments, self-catering units, "backpackers", and small hotel / chalet type developments. Supporting tourism uses such as curio shops, restaurants etc. should also be allowed but within the limitations of the town-planning scheme.
Institutional and community	Local neighbourhood facilities such as crèches, day care centres, clinics, hospitals, old age homes, churches and schools.
Municipal	Small-scale municipal uses such as sub-stations pump stations and reservoirs.
Transport	Bus- and taxi loading areas should be provided only on main roads and development nodes.

32.4 6.2.4 High-density Housing

In addition, the following specific guidelines should be applied to high-density housing developments:

- Additional land should be developed only if the percentage vacant erven fall below 40%;
- Sufficient access to employment and facilities should be provided. Housing should therefore be provided in close proximity to collector roads and activity nodes such as schools, businesses etc.;
- Densities and height should be in accordance with Laingsburg' s Town Planning Scheme and should compliment the character of the surrounding environment;

- Conventional sewerage systems or alternative environmentally sound systems should be used;
- Sufficient bulk services have to be provided within the parameters of environmental legislation;
- A site development plan should be submitted and assessed in context of the surrounding environment;
- All site development plans should include a landscaping strategy / proposal;
- Permitted land-uses are:

Table 8: Land use Management Guidelines for High Density Residential Development

High-Density Residential Development	
Permitted land-use	
Residential	All medium and high density housing types.
Business	Neighbourhood centres and corner shops but within Town Planning Scheme regulations
Tourism	These would include guesthouses, bed & breakfast establishments, self-catering units, "backpackers", and small hotel / chalet type developments. Supporting tourism uses such as curio shops, restaurants etc. should also be allowed but within the limitations of the town-planning scheme.
Institutional and community	Local neighbourhood facilities such as crèches, day care centres, clinics, hospitals, old age homes, churches and schools.
Municipal	Small-scale municipal uses such as sub-stations pump stations and reservoirs.
Transport	Bus-and taxi loading areas should be provided only on main roads and development nodes.

6.3 CENTRAL BUSINESS DISTRICT & URBAN CONSERVATION AREA

- All developments should comply with current environmental legislation;
- The CBD area should be strengthened by converging business uses and increasing access from other parts of Laingsburg to the area (e.g. by implementing bicycle route);
- Historical and heritage conservation buildings / areas should be protected;
- All developments should be strictly within the indigenous Karoo character and architecture;
- Intensity and scale should be in relation to the size of Laingsburg (should therefore not be too dense or buildings not too high);
- Longer term maintenance commitment should be provided to ensure a sustained quality environment;
- All developments should be linked to the main sewerage system;
- Sufficient off-street parking should be provided;

- Site development plans should be submitted for any new developments or for major reconstruction / upgrading of existing developments;
- Uses related to the tourist sector should primarily be accommodated within this zone. These uses include tourist accommodation of any kind, any supporting uses such as curio shops, restaurants and tourist orientated entertainment;
- Specified and demarcated areas should be provided for informal traders. Only informal trade related to the tourism industry should be allowed;
- Historical buildings or heritage areas / elements should be availed to the tourist industry;
- Medium density residential development will be permitted;
- Existing infrastructure and facilities should be utilised as far as possible;
- Medium density residential development should be permitted.

6.4 BUSINESS USE IN SUBURBS

- All developments should be designed strictly within the indigenous Karoo character and architecture;
- Neighbourhood centres should be central within existing and new residential development and be located on major road intersections;
- Business activities should not be conflicting to those provided in the CBD;
- Heights and densities should be in accordance with the Town Planning Scheme;
- Longer term maintenance commitment should be provided to ensure a sustained quality environment;
- All developments should be linked to the main sewerage system;
- Sufficient off-street parking should be provided;
- Site development plans should be submitted for any new developments or for major reconstruction / upgrading of existing developments;
- Suitable landscaping should be included in all developments;
- Permitted land-uses are:

Table 9: Land use Management Guidelines for Business Nodes in Suburbs

Business nodes in suburbs	
Permitted land-use	
Residential	All are permitted provided that business remain the primary use
Business	All business use associated with suburban development
Tourism	Any supporting tourism uses such as curio shops, restaurants etc. should also be allowed but within the limitations of the town-planning scheme.

Business nodes in suburbs	
Permitted land-use	
Municipal	Small-scale municipal uses such as sub-stations pump stations, reservoirs, post-offices, local small scale recycling facilities and any other use permitted by the municipality.
Industrial	Small home-based industries which does not negatively impact on the surrounding environment.

6.5 INDUSTRIAL

- All types of industry is allowed;
- The nature, extent and impact of the industry should be considered when a suitable site is selected;
- All current environmental legislation should be complied with;
- Buildings and plants should be aesthetically designed to compliment the character of the town;
- Strict environmental control should be enforced for industries which have a danger of polluting the environment;
- Sufficient parking and turning space should be allowed;
- Site planning should indicate how pedestrians would be accommodated;
 - Permitted land-uses are:

Table 10: Land use Management Guidelines for Industrial Development

Industrial	
Permitted land-use	
Light- service and general industry	Should be located within the industrial area
Home based industry	Should be allowed as part of business nodes in suburban areas and should be controlled within parameters of the Town Planning Scheme. Applications should be considered favourably to introduce economic growth in the area. The municipality should consider each application on its own merit.
Business and office	Convenience stores, banking facilities and offices related to the industrial uses and freight transport industry.
Transportation	Freight transport and related uses, including sufficient overnight facilities for drivers, truck stops and fuelling facilities, resting places and entertainment should be allowed.

6.6 INSTITUTIONAL

- The provision of health facilities should be integrated and co-ordinated with the Central Karoo District Municipality's health system;

- All current environmental legislation should be complied with;
- Facilities should comply with all National and Provincial standards;
- Facilities should be centrally located, preferably at current development nodes and accessible to pedestrians and public transport;
- Site development plans should be submitted for all development proposals;
- Developments should be in accordance with site specific design- and planning guidelines;
- The multi-purpose use of facilities should be promoted;
- Vacant/underutilised buildings should be converted and utilised.

6.7 MUNICIPAL AND GOVERNMENT

- All current environmental legislation should be complied with;
- Developments should be in accordance with site specific design- and planning guidelines;
- Facilities should be centrally located, preferably at current development nodes and accessible to pedestrians and public transport;
- Site development plans should be submitted for all development proposals
 - Permitted land-uses are:

Table 11: Land use Management Guidelines for Government Uses

Government Permitted land-use	
Government	Municipal-, district- and central government buildings and associated facilities aimed at providing basic services. This should include municipal offices, libraries, regional government offices, testing facilities, fire stations and emergency service centres.
Service facilities	Any service facilities under government control including sewerage and water works, solid waste dump sites, reservoirs, water towers, sub-stations etc.
Business	Any offices associated with government service delivery
Transportation	Bus- and taxi hold areas, lay-bye's and associated facilities.
Temporary structures	Any temporary structure - on merit and approval of the Municipality.

6.8 SPORT AND RECREATION

- Facilities should be centrally located, preferably at current development nodes and accessible to pedestrians and public transport;
- Sports facilities should be optimised and duplication prevented. Sharing of facilities should be considered when applications are evaluated;
- All current environmental legislation should be complied with;

- Both active and passive recreation should be given attention when sport and recreation facilities are provided;
- Safety and security should be considered;
- Equal accessibility should be allowed for special needs users;
- Public private partnerships should be considered and creative funding options and business plans should be developed;
- The provision of facilities should be based on real demand (not only on request);
- Sport and recreation facilities should be standardised for the entire town;
- The multiple use of facilities should be promoted;
- Facilities should be centrally positioned with respect to the area it should serve;
- Facilities should as far as possible be combined with local business uses;
- Quality facilities should be established to ensure a balanced input between short term capital expenditure (development cost) and longer term maintenance costs;
- The development of sport and recreation facilities should promote the skills development and capacity building of local disadvantaged communities;
- An operational plan should be prepared to curb losses. Creative solutions should be sought i.e. operations and management to be combined.

6.9 RESORTS

- Due to the urgent need for economic development and the potential for tourism development, applications should be considered on merit. Developers should be supported as far as possible with their initiatives;
- All current environmental legislation should be complied with;
- Resort developments should be assessed to ensure their long term sustainability;
- Design should compliment and be aligned with the Karoo architecture and the ambiance of the town;
- The safety and security of the user should be considered;
- Designs should accommodate users with special needs;
- A site development plan should be submitted and should make provision for sufficient landscaping;
- The availability of infrastructure should be considered;
- The impact on the current road network and the availability of sufficient parking should be assessed;
- Public private partnerships should be considered for the development, maintenance and operation of caravan parks and camping areas;
 - Permitted land-uses are:

Table 12: Land use Management Guidelines for Resort Developments

Resorts	
Permitted land-use	
Residential	All
Holiday accommodation and facilities	All
Business	Convenience stores, restaurants, conference facilities and any other tourism related business i.e. curio shops etc.
Recreational uses	Day-resort facilities, picnic areas, tourism walkways, ablution facilities, swimming pools, sports facilities etc.

6.10 PUBLIC OPEN SPACE (P.O.S)

- P.O.S should be central and accessible to the target community;
- Multipurpose use of P.O.S should be promoted;
- The safety and security of the user should be considered. Equipment and sites should be safe for children to use, all infrastructure and apparatus should regularly be inspected for safety (i.e. manholes are closed etc.), apparatus should be vandal proof and be able to withstand corrosion;
- Sites should be located in quiet streets;
- Grass and trees should be planted and maintained by the municipality;
- Standards for minimum size should be evaluated on merit;
- P.O.S should as far as possible be linked to the town's "greenbelt" or "conservation worthy areas";
- P.O.S should also be linked to other facilities such as schools, business nodes, churches and old age homes to promote safe pedestrian movement;
- Sufficient P.O.S. at regular intervals should be provided in areas of higher density;
- Improve the functionality and quality of a few strategic P.O.S's, instead of sharing resources among more insignificant P.O.S's.

6.11 CONSERVATION FOCUS AREAS

- All current environmental legislation should be complied with;
- Areas identified as Conservation Focus Areas should be protected against harmful practices, these include hills in and adjacent to the town, traversing rivers and riverines, water bodies and dams, botanical gardens, wildlife and bird sanctuaries etc.
- Invader plant species should be identified and destroyed;
- Guidelines and standards as determined by the Environmental Management Plan (when approved and adopted by the Municipality) should be adhered to;

- An environmental scoping assessment should accompany any development application in an area identified as a "Conservation Focus Area". Such developments should be low in intensity, environmentally friendly, tourist or recreational use orientated;
- Conservation focus areas should also be utilised in environmental education and awareness programmes;
- Historical buildings and heritage areas / elements should be identified and registered with SAHRA. "These areas should be sensitively used and adapted to maximise its desirable historic, aesthetic or social attributes to enhance the value of the area, both for its present users, and for the future". (Stephen Harris, Chairperson, Urban Conservation Committee, National Trust of Australia (NSW));
- Conservation worthy and registered buildings or areas / elements should not be developed or altered without the written consent of SAHRA and the Municipality;
- Developers / applicants should obtain building- and demolition permits from the National Heritage Council in cases where historical buildings, areas or elements are affected;
- Historical and heritage assets should form a corner stone of tourism development and job creation on the region;
- Historical irrigation channels should be protected.

6.12 URBAN AGRICULTURE

- The Laingsburg Municipality has a scarcity of water and fertile land. Fertile land should therefore be maximised for the development of urban agriculture and other land-uses limited;
- Urban agricultural projects should be monitored and regulated in terms of the Agricultural Resources Act (Act 43 of 1983);
- Water and compost from sewerage works should be utilised for agricultural purposes and the irrigation of P.O.S's. Safety standards should however be adhered to;
- Urban agriculture initiatives should be developed and practiced in terms of Province of Western Cape: Policy for the establishment of agricultural holdings in the urban fringe (Attached as Annexure D).

6.13 BULK SERVICES

The development and provision of all bulk services should comply with current environmental legislation and other relevant legislation.

7. REALIGNMENT OF URBAN EDGE

7.1 MATJIESFONTEIN

The current Matjiesfontein urban edge has been amended to include the recent development of the sports facility within its boundaries. Motivation therefore is derived from DEADP's Urban Edge Guideline policy which states the three-fold purpose of the urban edge, namely:

- It is a means for restructuring the urban areas and integrating the currently segregated social groups and urban uses;
- It is a growth management tool, used to limit sprawl and the outward growth of urban, in favour of densification and infill development, to ensure the more efficient use of resources and land within the urban area; and
- It is a conservation tool, used to exclude certain elements of the environment from the urban area, in order to protect or deserve its development in the short and medium term, while long term implications are uncertain.

Consideration of the following issues, criteria and factors were taken into account when considering the demarcation of the urban edge:

Natural Environment Considerations

Prominent landform and character of areas, valuable solids, hydrology, ecological resources, bio-regional spatial planning categories (core and buffer), urban agriculture and small scale farming.

Built/Physical Environment Considerations

Service infrastructure, vacant/under-utilised urban land, cadastral boundaries of adjoining land units, availability of developable land, growth requirements over predetermined period, land use applications for new development, visual impact, cultural and heritage areas, ownership of land and existing land use rights, informal settlements, density policy for residential development in rural towns.

7.2 LAINGSBURG

From the aforementioned guidelines and subsequent analysis of Laingsburg's existing urban edge, no amendments to the urban edge are proposed for Laingsburg Town. There is an adequate provision of space for future planned and forecasted speculative development to occur sustainably and in line with policy and sustainable development guidelines.