

13. TESSELAARSDAL

13.1 SETTLEMENT ANALYSIS

13.1.1 OVERVIEW

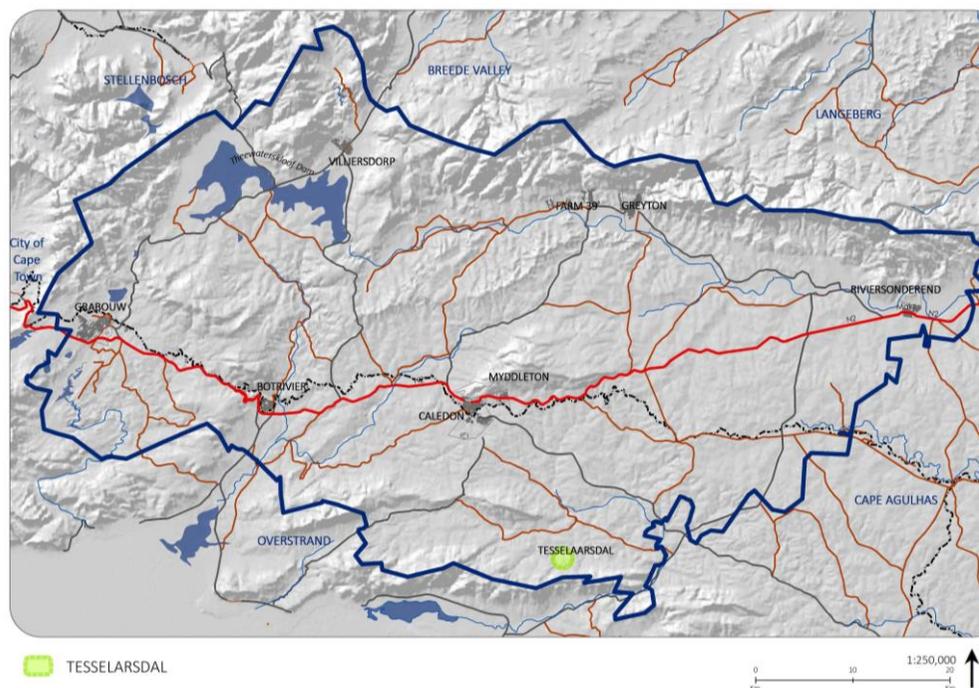


Figure 13.1: Location of Tessaarsdal within TWKM

- Tessaarsdal's function within the municipal context is that of a rural settlement. The town is a small rural village with a unique character and identity and the rural community is predominantly involved in agricultural activities.
- A distinct feature of the settlements (Tessaarsdal and Steytjiesfontein) is that the property layout does not resemble a township design or any

structured development form. These settlements are located on Farm 811.

- Land was allocated to individuals suggesting that the availability of land for public purposes (i.e. schools, clinic etc.) depends upon the willingness of an owner to sell his or her property.
- The overall land use pattern therefore does not reflect the hierarchy of the land use intensity at locations of maximum accessibility that is associated with other nodes.
- Given the level diversification of land uses, this rural node is regarded as the lowest order node in the hierarchy of nodes.
- Within the context of Theewaterskloof, Tessaarsdal should retain its function as a dormitory place within a remote rural village. While basic services and public facilities are to be developed, the overall development strategy should be not to disrupt the unique low-density character and to retain the land use pattern consisting mainly of part-time farming areas and extensive residential plots.

Table 13.1: Tessaarsdal at a Glance

Tessaarsdal at a Glance	
Total population	(2011 Census) (2018 MYPE)
Growth rate (2011 – 2018)	% per annum
Role and function	Rural node
Comparative locational advantage	Large, rural properties.
Economic base	Agriculture
Growth potential (GPS, 2014)	Was not included in GPS.
Housing backlog	None

13.1.2 HISTORIC BACKGROUND

Tesselaarsdal is located approximately 22 km southeast of Caledon towards the southern end of the Municipality's boundary. Tesselaarsdal's function within the municipal context is that of a rural node. The town is a small rural village with a unique character and identity and the rural community is predominantly involved in agricultural activities.

13.1.3 SETTLEMENT ANALYSIS

Analyses of (i) the biophysical and agricultural environments in and around Tesselaarsdal, (ii) the socio-economic profile and (iii) the built environment within Tesselaarsdal were undertaken to inform the spatial proposals that are presented in the following sections. Refer to **Annexure 1, subsection 8**. The analyses focused on the following aspects:

- **biophysical and agricultural environment:**
 - the environmental status quo;
 - agricultural status quo.
- **socio-economic:**
 - economic systems;
 - residential patterns.
- **built environment:**
 - movement network;
 - social facilities distribution and access;
 - heritage significant precincts;
 - engineering infrastructure.

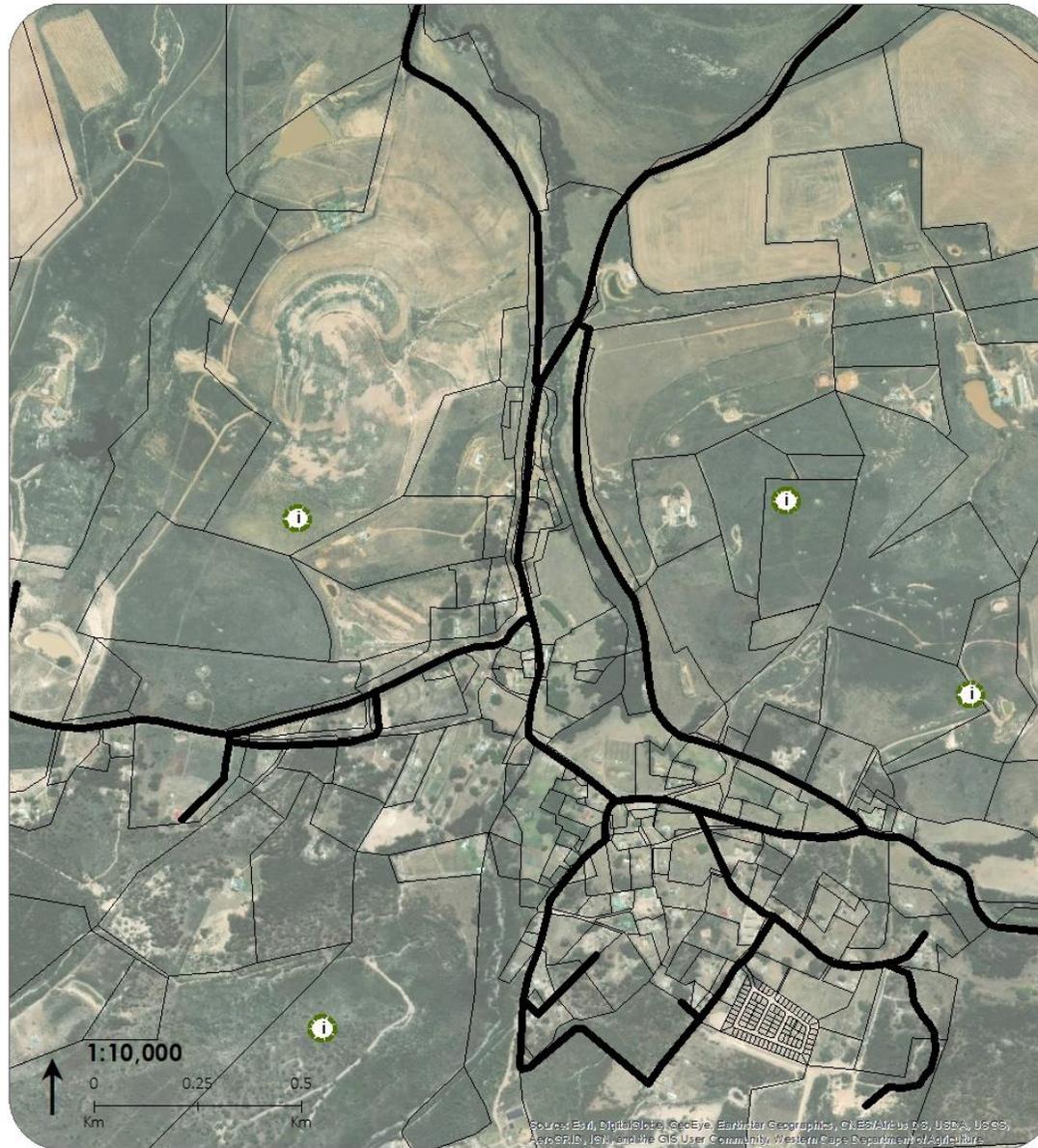
13.1.4 KEY SPATIAL CHALLENGES/ISSUES

- Local Economic Development:
 - Limited economic and employment opportunities exist in Tesselaarsdal;
- Roads and access:
 - There is a lack of road hierarchy to demarcate areas with different land use intensities.
 - Not all properties have direct access to higher order, public roads and access to certain individual properties are by means of mutual agreement or servitudes right-of-way.

13.1.5 DEVELOPMENT INFORMANTS AND CONSTRAINTS

The Klein River and its tributary, the Hartebeeste River, which run through Tesselaarsdal, are important ecological corridors. There are wetlands and/or floodplain areas associated with these river systems that are similarly an important part of this ecological corridor.

Future urban development to the south is restricted by topography and steep slopes.



OPPORTUNITIES & CONSTRAINTS

BIOPHYSICAL

- Development pressure (due to subdivision) is a threat to town's character
- ① Pristine surrounding natural/ rural environment
- Intensive animal farming
- Only smallholding community within TWKM

SOCIO-ECONOMIC

- Limited access to services due to its isolated location
- Lack of appropriate economic developments
- Migration
- Opportunity to develop heritage linked tourism

BUILT ENVIRONMENT

- Poor condition of access roads
- Development pressure (due to further subdivision) is a threat to town's character
- Isolated communities
- Tourism which retains the local character of the town is considered a viable possibility

Figure 13.2: Tessaarsdal: Combined Opportunities and Constraints

13.2 PROPOSALS

13.2.1 THE SPATIAL DEVELOPMENT CONCEPT

(i) The Spatial Vision

To enhance the rural life style and tourism potential of Tessaarsdal by encouraging tourism and agricultural development, while protecting the unique heritage and rural character of the area.

(ii) The Spatial Concept Plan (Figure 13.3)

The following main structuring elements informed the spatial vision and future growth potential of Tessaarsdal:

▪ Nodes:

- Tessaarsdal;
- Steintjiesfontein;
- The cluster of community facilities in Tessaarsdal.

▪ Paths/Routes

- The main access route into Tessaarsdal.

▪ Edges

- Natural buffer to the south, i.e. the Kleinrivierberge;
- The Klein River and its tributary, the Hartbees River, that flow through Tessaarsdal.

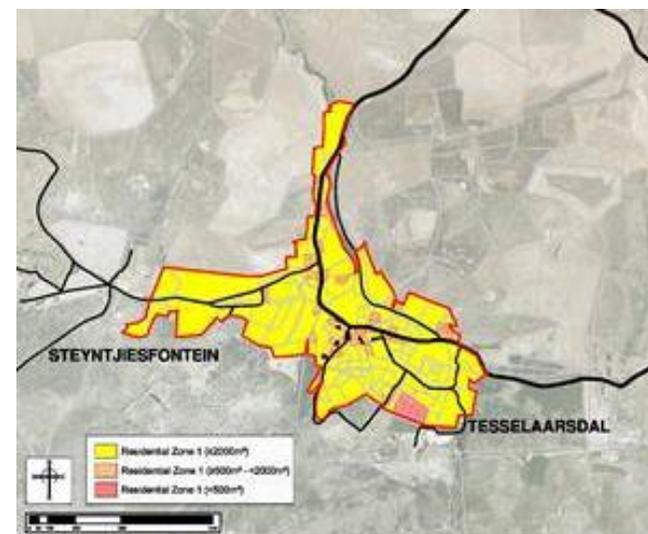


Figure 13.3: Tessaarsdal: Spatial Concept

(iii) Principles for Implementing the Spatial Concept

▪ Encourage:

- The development of public and community facilities at accessible locations;
- Diversification of land uses in Tessaarsdal to reduce dependency on goods and services from Caledon;
- Development of non-residential land uses near the main access route within Tessaarsdal and near existing community facilities (i.e. school, shop).

▪ Promote:

- Tessaarsdal's role as an agricultural service centre for nearby farming areas;

- The rural village character as part of a sub-regional tourism development strategy.
- **Restrict:**
 - Where possible, the disruption of the organic development pattern.
- **Maintain / Protect:**
 - Functional buffers/interfaces between land use areas (i.e. agriculture between rural settlements and ecological corridors as buffers between rivers and agricultural or urban areas).
- **Contain:**
 - Urban land uses within the nodes (Tesselaarsdal and Steyntjiesfontein).

(iv) Spatial Restructuring

Tesselaarsdal's unique history contributed towards the racial composition today i.e. racial segregation was never a challenge and therefore, social integration is not considered a priority in the area. The settlements are however located some distances apart, which create spatial integration challenges. Consideration should be given to providing mobile services, i.e. clinic, library, etc. to Steyntjiesfontein, Bethoeskloof and Solitaire, whilst the main facilities should be directed towards Tesselaarsdal. No further integration mechanisms are proposed for Tesselaarsdal.

13.2.2 POPULATION GROWTH AND LAND USE REQUIREMENTS

According to the 2011 census data, the population for Tesselaarsdal is categorized as part of the rural areas. A breakdown of demographic data for each rural settlement is therefore not available. According to unconfirmed data, a total of 1 500 people resided in Tesselaarsdal in 2009, approximately

1 000 people in the main settlement and approximately 500 people on surrounding farm land. These population figures were used to calculate population growth in Tesselaarsdal up to 2028. Assuming a population per annum growth rate of 1%, approximately 1 800 people will reside in the settlement and ±15.3 ha of land will be required to accommodate future residential growth. **Table 13.2** sets out the projected need for urban growth up to 2028. The growth will be accommodated within the current urban edge.

Table 13.2: Tesselaarsdal: Projected Land Requirements

Projected Residential: 2028 (Additional 300 people)				
Density Category	Existing Housing Backlog	Population Increase	Units Required	Land Required (Ha)
Low Density Housing	-	210	70	14
Medium Density Housing	-	45	11	1
High Density Housing	-	45	9	0.3
Total:	-	300	90	15.3
Assumptions for above (Residential projections)				
Density Category	% of Population	Average Household Size	Density	
Low Density	70%	3	5du/ha	
Medium Density	15%	4	10du/ha	
High Density	15%	5	35du/ha	

13.3 SECTOR STRATEGY: BIOPHYSICAL ENVIRONMENT AND AGRICULTURE

Sensitive areas of the biophysical environment should be managed with conservation objectives in mind and there should be limited urban development in these areas. In this regard, the riverine environment of the Klein River and its tributary, the Hartebeeste River, as well as the wetlands and floodplain associated with the river, which function as an ecological corridor and linear open space system is critically important.

13.4 SECTOR STRATEGY: SOCIO-ECONOMIC

13.4.1 Industrial Development

It is proposed that only light industrial and agri-industrial enterprises should be permitted but with due consideration of the rural village character. These land uses should be sensitively placed to limit visual impact from intrusive structures and intrusive uses. The preferred location is near the eastern edge of Tesselaarsdal, along the route to Bethoeskloof.

13.4.2 Tourism Development

Tesselaarsdal is located within a picturesque natural area recognized for its high biodiversity value, consisting of Cape Lowland Renosterveld and other rare fynbos species. In addition, the town has a rich and interesting heritage with agricultural activities being the main economic activity. The opportunity therefore exists for agricultural, eco- and heritage tourism development. Insufficient tourist attractions and the need of a marketing strategy for the area effectively limit tourism growth. The development of tourism related facilities should be encouraged in parallel with the compilation of a tourism strategy to address and integrate all tourism initiatives within Tesselaarsdal.

Tourism development should focus on eco-, agri-, mountain biking, hiking and heritage related tourism development. Development proposals should be sensitive to the unique rural character and historic development pattern of the

settlement. It is therefore proposed that:

- Land use diversification for agriculture, tourism and owner operated tourist accommodation should be encouraged and supported;
- Tourism related land uses, i.e. restaurants, gift- and curios shops etc. should be encouraged along the main access route into Tesselaarsdal.
- Consideration should be given to extending conservancies, i.e. the Solitaire, the Kleinriviersberg and the Diepgat Conservancy to include larger natural areas surrounding Tesselaarsdal. Such an approach could be linked with the establishment of private nature reserves, which should be encouraged and supported.

13.4.3 Economic Development

A business node should be established to encourage businesses, business services and other non-residential land uses to locate within the Tesselaarsdal node. To avoid unnecessary duplication of services these land uses should be located within Tesselaarsdal and not within Bethoeskloof, Steyntjiesfontein or Solitaire. Mobile business services could be considered for these smaller rural settlements.

13.5 SECTOR STRATEGY: BUILT ENVIRONMENT

In order to maintain the character of Tesselaarsdal, no extension to the urban area is proposed. The minimum erf size within the urban edge is 2 000 m². No further subdivisions outside of the designated urban edge must be allowed.

13.5.1 Heritage

Two heritage precincts are proposed in Tesselaarsdal:

- The community precinct contains two churches (one dated 1939), a new church, a school and a community hall. The old church alone does not justify the demarcation of a heritage precinct, but the building should be

included in a Heritage Register.

- The Mill precinct is located approximately 1 km from Tesselaarsdal. The water mill and equipment no longer exist, as it was donated to the Kleinplasie Museum at Worcester, but one mill stone still remain on the farm/small holding. The name of the farm/small holding is still today known as "the Meul" (The Mill).

13.6 PRIORITY DEVELOPMENT AREAS AND SPECIAL STRATEGIC INTERVENTIONS AND SPATIAL PROJECTS

No areas have been identified which require more detailed studies and precinct plans.