

5. RURAL DEVELOPMENT AND LAND USE MANAGEMENT

5.1 INTRODUCTION

The agricultural sector is the largest source of employment in the Theewaterskloof Municipality. Agriculture is also the economic sector that has traditionally been the foundation of the economic development of the region.

Agriculture sector's contribution to the economy and its importance is realised when considering its upstream and downstream linkages to manufacturing and marketing of inputs and equipment on the one hand and, the food-processing and manufacturing sectors based on agricultural produce on the other. The importance of the rural economy is further illustrated by the fact that the rural population of TWKM is 26% of its total population (MYPE 2018 rural population: 32 145). This could partly be ascribed to the extremely high farm labour requirement as a result of the production potential of its agricultural soils, particularly in the Grabouw-Elgin area and in the Vyeboom-Villiersdorp area.

The South African government has recently announced its intention to intensify its efforts to stimulate growth and development in rural areas.

5.2 PSDF: RURAL LAND USE PLANNING AND MANAGEMENT GUIDELINES

Against the background of “escalating development pressures” on the Western Cape’s Rural areas, the provincial government produced a set of draft guidelines for land use planning and management outside the urban edge of towns; the rural areas. The guidelines are called the Rural Land Use Planning and Management Guidelines (May 2009). The 2014 PSDF states that these guidelines should be updated with the latest Critical Biodiversity Areas mapping and Spatial Planning Categories. The revised guidelines have been published for public comment, at the date of this document.

5.3 THE COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME

The CRDP is a government initiative and programme and aims to address rural poverty and facilitate social cohesion and sustainable development across the rural areas of South Africa. The CRDP is targeted at 15 rural development nodes across the Province where participatory community-based planning is targeted at agrarian transformation, as well as strategic investments in economic and social infrastructure. The programme consists of three main strategies i.e.:

- Agrarian transformation;
- Rural Development;
- Land Reform.

Agrarian transformation relates mainly to changing the relation between land, livestock, cropping and the community i.e. it focus on the establishment of rural business initiatives, agri-industries, co-operatives, local markets etc. *Rural development* is about enabling rural communities to provide in their own needs whilst *Land Reform* in relation to the CRDP focus on address / reviewing the Restitution, Redistribution and Tenure Reform claims and expedite where possible the Land Reform process. The Rural Development Agency is the key stakeholder in this process and should work in close co-operation with officials of the Theewaterskloof municipality to implement the said strategies and programmes of the CRDP.

5.4 ISSUES

The following issues facing the rural area within the Municipality have been identified:

- The absence of Land Use Management Guidelines in the rural environment as a result of the focus in the past on urban development;
- Lack of adequate public facilities and community based infrastructure for farm workers;
- Shortage of housing for farm workers in high density areas;
- Transport costs for rural occupants to the nearest urban nodes to obtain basic community and business services;
- Transport costs for farm workers commuting on a daily basis to nearby towns;
- Lack of economic development initiatives to stimulate growth of the rural economy.

5.5 GOAL AND OBJECTIVES

Rural development represents an important development component of any municipality, especially in TWKM where agriculture plays an important economic and employment role. Therefore, the focus of this SDF will be as follows:

Goal: Supporting the rural economy through identification of locations that have shown potential to grow as a catalyst for development of the rural economy and rural communities.

Objective 1: Identify the most desirable rural locations for various land use categories to support sustainable development.

Objective 2: Identify Rural Development Areas (RDA's) and Rural Development Nodes that have the potential to grow and to support rural communities.

Objective 3: Develop outspans according to its resource potential.

Objective 4: Identify opportunities for growth in the forestry sector.

Objective 5: Support land reform, conservation and tourism as catalysts for rural development.

5.6 RURAL LAND USE POLICIES

This section presents a summary of the ten main rural land use categories identified in the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019). The objective of this section is to:

- Formulate strategies, policies/ guidelines for development that applies to Theewaterskloof;
- Investigate / identify the existing location and distribution of rural land uses according to the nine main categories;
- Identify potential opportunities for rural development.

Table 5.1: Rural Land Uses Categories, Guidelines and Objectives

(i) Rural Land Use Category: Conservation
<p>Guideline:</p> <p>Biodiversity, heritage and scenic resources all form part of the rural conservation agenda, both at landscape and farm level. The WCG approach to Conservation is to formally protect priority conservation areas, establish ecological linkages across the rural landscape, and mainstream a conservation ethic into all rural activities.</p>
<p>Objectives:</p> <ul style="list-style-type: none"> ▪ Protect and conserve important habitats, as identified through a conservation planning process. ▪ Facilitate the formal protection of priority conservation areas (public and private), as well as implementing conservation management actions for

<p>CBA and ESA that are not formally proclaimed nature reserves.</p> <ul style="list-style-type: none"> ▪ Establish ecological corridors to mitigate against the impacts of climate change. ▪ Protect the scenic qualities of the cultural and natural landscapes. ▪ Protect the rural 'sense of place' and structures of heritage and archaeological significance, and ensure that new development respects cultural landscapes and sites. 	<ul style="list-style-type: none"> ▪ Provide for small-scale farming and facilitate land, and agrarian, reform. ▪ Improve the economic viability of farms through the intensification and diversification of agricultural production and improve enterprise opportunities within the food system. ▪ Improved food resource management (availability of food/food security) and an inclusive food economy (assistance to access to food). ▪ Encourage the economic viability of agricultural enterprises through the introduction of non-agricultural land uses including tourist accommodation and facilities and additional dwelling units.
<p>Implementation:</p> <p>Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).</p>	<p>Possible locations for space extensive rural agri-industrial that are located in core agriculture and near rail and major transport routes and rural activity routes are:</p>
<p>(ii) Rural Land Use Category: Agriculture</p>	<ul style="list-style-type: none"> ▪ Viljoenshoop; ▪ Elgin; ▪ Vyeboom; ▪ R43 and R321 intersection near Villiersdorp; ▪ Velaphi; ▪ Krige station; ▪ Lebanon. <p>Identify areas for small scale farming on public land and investigate their suitability and potential beneficiaries.</p>
<p>Guideline:</p> <p>Promote consolidation of farming landscapes and prevent their fragmentation; provide for land and agrarian reform; improve the economic viability of farming by facilitating diversification of agricultural production; promote enterprise opportunities within the food system and promote sustainable farming practices.</p>	<p>Farm Workers Housing:</p> <p>Limit the development of rural housing to existing towns, hamlets and rural</p>
<p>Objectives:</p> <ul style="list-style-type: none"> ▪ Protect agriculture as the primary land use in the rural landscape. ▪ Restrict the fragmentation of agricultural landscapes and promote consolidation, except small-scale farming enterprises for land reform purpose. ▪ Protect, maintain and enhance viable agricultural units and encourage sustainable farming practices. 	

settlements. Exceptions to the rule are:

- On-and-off farm security of tenure for farm workers;
- Restricted residential rights to incentivise the consolidation of rural properties of high biodiversity value and their incorporation into the conservation estate.

The incentive of restricted rural housing rights should only be offered where properties of high biodiversity value ((i.e. containing Critical Biodiversity Areas (CBAs) and/or Critical Ecological Support Areas (ESAs)) are consolidated and given formal conservation status.

The rural housing incentive could apply in the following Spatial Planning Categories (SPCs): Core 2 Areas (restricted application); Buffers 1 and 2; and Agriculture.

Rural housing should not be promoted within the applicable development setback (i.e. buffer) and flood line and in risk prone areas (e.g. fire or flood risk).

'On-farm' settlement of farm workers is applicable in all rural SPCs. It should not undermine the sustainable utilisation of agricultural resources.

Cadastral fragmentation of agricultural landscapes should be avoided. Where possible farm workers' dwelling units should be clustered and located in close proximity to rural movement routes.

Possible locations include:

- The location of rural housing as on off-set to biodiversity conservation and for on-and-off farm workers can only be determined on a case-by-case basis.
- Possible suitable locations for rural housing within existing hamlets or rural settlement villages are:

- Vyeboom and Bissitsdrift;
- Waterval (next to Theewaterskloof Dam);
- Velaphi;
- Lebanon;
- Elgin;
- Eikenhof;
- Kromco;
- Kromvlei.

Implementation:

Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).

(iii) Rural Land Use Category: Land Reform

Guideline:

Provide support to aspirant emerging farmers with access to land for commercial and subsistence farming purposes, create opportunities to develop agricultural holdings in the urban fringe and support different settlement options to allow rural dwellers and their dependants to fully benefit from the various tenure, housing and subsidy benefits and rights which are availed to them.

Objectives:

- To support land reform projects that comply with the prescripts of government and does not impact adversely on the agricultural and rural landscape.

<ul style="list-style-type: none"> ▪ To guard against inappropriate land development proposed under the guise of land reform. 	<p>Implementation:</p> <p>Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).</p>
<p>Implementation:</p> <p>Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).</p>	<p>(v) Tourist and Recreational Facilities</p>
<p>(iv) Rural Land Use Category: Rural Accommodation</p>	<p>Guideline:</p> <p>Facilitate appropriate investment in the tourism and recreation sectors in the rural landscape to diversify the rural economic base.</p>
<p>Guideline:</p> <p>Support tourism development in rural areas to strengthen the rural economy. Tourism development should be in keeping with the local character.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> ▪ To diversify the rural economic base into the tourism and recreation sectors and develop these sectors on a sustainable and equitable basis. ▪ To offer a range of appropriate nature, cultural and agri-based rural tourism facilities, and recreational opportunities across the rural landscape (e.g. animal sanctuary, paintball, shooting ranges, and conference facilities). ▪ To provide citizens access to resources the coast and the rural landscape.
<p>Objectives:</p> <ul style="list-style-type: none"> ▪ To provide a range of opportunities, including different typologies, for tourists and visitors to experience the Western Cape’s unique rural landscapes; e.g. additional dwelling units on farms, B&Bs, guesthouses, backpacker lodges, lodges, resorts, hotels, and camping sites. ▪ To offer more people access to unique tourism and recreational resources in sought-after natural areas, where it would not otherwise have been possible. ▪ To contribute towards the sustainability and well-being of the relevant areas where tourist accommodation is considered. ▪ To align the scale and form of overnight facilities with the character and qualities of the rural area. ▪ To diversify farm income. ▪ To provide accommodation in proclaimed nature reserves. 	<p>Whilst tourist and recreation facilities should be accommodated across the rural landscape (i.e. in all SPCs), the nature and scale of the facility provided needs to be closely aligned with the environmental characteristics of the local context.</p> <p>Environmentally sensitive areas (e.g. wetlands and other special habitats) should be avoided and the placement of facilities and activities should be informed by a landscape assessment (i.e. considering biodiversity, cultural and scenic attributes).</p> <p>Any facility not directly related to the rural landscape should preferably be located within or peripheral to urban centers.</p>

<p>The residential component of rural tourist and recreation developments should be restricted.</p>	<p>filling station, plant nursery, commercial kennel) should be located within the urban edge of rural settlements in order to reinforce their economic base or establish gateways (e.g. integrated complex of tourism office, retail/craft outlet and petrol station) to them.</p>
<p>Existing locations include the Theewaterskloof Country Club and Golf Estate, Theewaters Sports Club, farm stalls and restaurants at various locations i.e. Houw Hoek Hotel, Peregrine and Dassiesfontein, and Marremana Polo Estate near Salandra.</p>	<p>Place-bound businesses appropriate in the rural landscape include farm stalls and shops, restaurants and taverns and venue facilities (e.g. conferences and weddings).</p>
<p>Possible locations of tourist and recreational facilities can only be determined on a case-by-case basis. Strengthen/concentrate development in existing locations.</p>	<p>Existing locations include tourist shops, farm stalls, restaurants, etc. at various locations</p>
<p>Implementation:</p> <p>Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).</p>	<p>Possible locations of rural business can only be determined on a case-by-case basis. Strengthen/consolidate within existing rural businesses in Dassiesfontein, Houwhoek Hotel, Peregrine, Salandria, Velaphi, etc.</p>
<p>(vi) Rural Business</p>	<p>Restaurants, taverns and venue facilities should be located within the farmstead precinct.</p>
<p>Guideline:</p> <p>Facilitate the development of businesses serving the needs of rural communities and tourists, as well as agricultural production, in suitable locations throughout the landscape to strengthen the rural economy.</p>	<p>Undertake detailed investigations and formulate development proposals for selected rural settlements and delineate an urban edge.</p>
<p>Objectives:</p> <ul style="list-style-type: none"> ▪ To facilitate the development of rural businesses serving the needs of local communities, rural tourists and agricultural production. ▪ To provide guidance on suitable locations for appropriate development along main tourism routes. 	<p>Implementation:</p> <p>Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).</p>
<p>Appropriate rural businesses could be accommodated in all SPCs (e.g. curio-shop appropriate in a National Park).</p> <p>Non place bound businesses (e.g. service traders, agricultural co-operative,</p>	<p>(vii) Mining and Industry</p>
	<p>Guideline:</p> <p>Facilitate the development of rural industrial activity in suitable locations and at appropriate scale to strengthening the rural economy.</p>
	<p>Objectives:</p> <ul style="list-style-type: none"> ▪ To facilitate the development of industrial activity that underpins the rural

<p>economy, conservation and tourism.</p> <ul style="list-style-type: none"> ▪ Appropriate industrial activity in rural areas includes: <ul style="list-style-type: none"> – Packing, storage and bottling or processing of agricultural products. – Small scale production or processing activities associated with tourist facilities. – Extracting minerals e.g. salt mining. – Processing natural resources e.g. bottling of spring water. 	<p>Existing community facilities are currently located in the following areas:</p> <ul style="list-style-type: none"> ▪ Helderstroom Correctional Services ▪ Bissitsdrift Primary School ▪ Vyeboom: church, school, post office ▪ Lebanon; ▪ Kaaimansgat; ▪ Rietpoel; ▪ Krigestasië; ▪ Lindeshof.
<p>Implementation:</p> <p>Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).</p>	<p>Implementation:</p> <p>Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).</p>
<p>(viii) Community Facilities and Institutions</p>	
<p>Guideline:</p> <p>Community facilities and institutions serving rural communities should be located within existing settlements, except when travel distances are too far or rural population concentrations justifies the location of community facilities in rural areas.</p>	<p>(ix) Infrastructure Installations</p>
<p>Objectives:</p> <ul style="list-style-type: none"> ▪ To provide facilities necessary for the sustainable socio-economic development of rural communities. ▪ To provide for institutions requiring extensive land or an isolated location (e.g. correctional facilities). ▪ To provide for institutions serving agricultural production (e.g. agricultural schools and research facilities). 	<p>Guideline:</p> <p>Ensure that these essential public installations can function effectively in suitable rural locations (i.e. settlements or Buffer 2 SPCs).</p> <p>Objectives:</p> <ul style="list-style-type: none"> ▪ To provide for infrastructure installations and facilities that serve the broader community (i.e. both urban and rural). ▪ Because of their need for extensive space, unique locational requirements, or negative impact on surrounding areas, they often need to be located outside urban areas.

<ul style="list-style-type: none"> ▪ Ensure that these essential public installations can function effectively in suitable locations on the landscape. 	<p>Objectives for Smallholding Areas:</p> <ul style="list-style-type: none"> ▪ To accommodate larger residential properties in order to provide a full range of opportunities. This may be used for limited agriculture, but primarily serve as places of residence for people who seek a rural lifestyle. ▪ To prevent new smallholding development from fragmenting the rural landscapes.
<p>Implementation:</p> <p>Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).</p>	<p>New smallholding developments should not be permitted in the rural landscape. Smallholdings should be limited to appropriate locations inside the medium to long term urban edge, determined through the SDF process.</p> <p>Lifestyle smallholdings should not be located on high and medium potential agricultural land or land of biodiversity significance. Smallholdings could be located along future urban growth axes, and subsequently subdivided to promote urban compaction.</p>
<p>(x) Urban Development</p>	<p>The only existing location is Tesselaarsdal. No new small holding areas should be established.</p>
<p>Guideline:</p> <p>Focus settlement development pressures into the current footprint of the settlements. Only in exceptional cases should new settlements of appropriate scale and compatibility be considered within the rural landscape.</p>	<p>Implementation:</p> <p>Guidance for implementation should be taken from the Western Cape Land Use Planning Guidelines: Rural Areas (March 2019).</p>
<p>Objectives for Urban Areas:</p> <ul style="list-style-type: none"> ▪ To maintain the existing nodes and a meaningful settlement hierarchy. ▪ To prevent urban development encroachment into agricultural areas, scenic landscapes and biodiversity priority areas. ▪ To promote smart growth by containing urban sprawl and prioritising infill and densification of existing urban areas. ▪ To provide housing opportunities for rural dwellers in existing settlements. 	
<p>Existing locations include Velaphi, Kaaimansgat, Rietpoel, Krigestasië, Lindeshof, Vyeboom, Helderstroom, Lebanon, Dennegeur, Nuweberg, Kromvlei, Dennehof, Molteno and Elgin Orchards.</p>	
<p>No new rural settlements or hamlets are proposed, but certain existing rural locations are proposed as rural development nodes to become the nuclei of rural development.</p>	

5.7 RURAL GROWTH NODES (RURAL DEVELOPMENT AREAS)

5.7.1 Background

The following rural development areas (RDA's) are proposed:

- RDA 1: Vyeboom and environs (Refer to **Plan 5.3**);
- RDA 2: Viljoenshoop Valley and environs (Refer to **Plan 5.4**);
- RDA 3: Velaphi/Salandra and environs (Refer to **Plan 5.5**);
- RDA 4: Theewaterskloof Dam and environs (Refer to **Plan 5.6**).

5.7.2 Strategies: Rural Development Areas (RDA's)

It is proposed that a Rural Framework Plan should be compiled for each RDA and that non-residential land uses should be considered for development subject to compliance with the rural management guidelines and policies according to **subsections 5.5 and 5.6** of this SDF. The proposed land uses and the preferred location are indicated in the following table:

For each of the four RDAs, a rural development node is proposed, namely:

- RDA 1; Vyeboom and environs: Bissitsdrift;
- RDA 2; Viljoenshoop-Valley and environs: Lebanon;
- RDA 3; Selandria and environs: Selandria;
- RDA 4; Theewaterskloof Dam and environs: Theewaterskloof Country Club.

Each of the four RDAs will be discussed in more detail in **Tables 5.3 to 5.6**.

Table 5.2: Proposed Rural Land Uses Categories and Preferred Location

Rural Land Use Categories	Proposed Location of Rural Land Use Categories		
	Development within the Four Rural Nodes	Existing Public and Private Settlements	Other Areas: Special Investigation
Holiday accommodation	✓	✓	✓
Rural housing (off-farm)	✓	✓	X
Rural housing (on-farm)	X	✓	X
Tourist and recreational facilities	✓	X	✓
Rural business	✓	✓	X
Rural industry	✓	✓	X
Community facilities and institutions	✓	X	X
Bulk infrastructure	✓	✓	✓
Smallholdings	✓	X	X

Table 5.3: RDA 1: Vyeboom and Environs

RDA 1: Vyeboom and Environs (Refer to Plan 5.2)	
Spatial informants (sub-regional context):	
The first rural development area was selected on the basis of the range of rural land use activities that have emerged along the main movement route (R321) connecting the southern rural hinterland between Grabouw and Villiersdorp.	
Existing land use and development:	
<ul style="list-style-type: none"> ▪ Settlements ▪ Other connecting routes to R321: ▪ Rural activity route ▪ Zones of influences: ▪ Local significance: 	<p>Vyeboom, Bissitsdrift and Nuweberg</p> <p>Botrivier via Van der Stel Pass; R45 to Franschhoek</p> <p>R45 between Vyeboom and Bissitsdrift</p> <p>Areas within 5 km distance from the hamlets of Vyeboom and Bissitsdrift on R321.</p> <p>Vyeboom and environs is a distinctly separate farming community, separated from Grabouw (to the south) by the Groenland Mountains and the Viljoens Pass and separated from Villiersdorp by the Theewaterskloof Dam, a ±20km distance to this town.</p>
Spatial informants (local context):	
<ul style="list-style-type: none"> ▪ Type of settlement: 	Vyeboom (Private); Bissitsdrift (Public); Nuweberg (Public, Forestry Village)

<ul style="list-style-type: none"> ▪ Land uses (existing): 	Primary schools (Bissitsdrift and Vyeboom), cooperative, shop, post office, sports fields, farm worker housing, agricultural buildings.
Spatial proposals: Vyeboom, Bissitsdrift and Nuweberg	
<ul style="list-style-type: none"> ▪ Settlement proposals: ▪ Proposed land uses for Bissitsdrift: ▪ Implementation: 	<p>Bissitsdrift (public) proposed as new rural node</p> <p>Vyeboom (private) proposed for on-farm settlement of farm workers</p> <p>Farm worker housing, primary school, church, clinic, rural business, tourist and recreational facilities, rural industry</p> <p>Compile a framework plan for Bissitsdrift and delineate an urban edge. Determine land development opportunities. Investigate bulk service provision requirements and feasibility. Discuss ownership options with private land owners.</p>

Table 5.4: RDA 2: Viljoenshoop Valley and Environs

RDA 2: Viljoenshoop-Valley and Environs (Refer to Plan 5.3)	
Spatial informants (sub-regional context):	
The second rural RDA was selected on the basis of the extent to which agricultural and non-agricultural related non place-bound land uses have	

<p>developed. This area has a relatively high rural population density as a result of labour intensive agricultural production processes.</p>			
<p>Existing land use and development:</p> <ul style="list-style-type: none"> ▪ Private Settlements ▪ Routes ▪ Rural activity route ▪ Zones of Influence: ▪ Local significance: 	<p>Kromvlei; Kromco; De Rust; Lebanon (public); Perigrene</p> <p>N2 and railway line transport corridor</p> <p>Viljoenshoop Road</p> <p>Areas within 5km distance from settlements</p> <p>The Kromco warehousing and surrounding area is located ±10-15 km east of Grabouw. The population density of the rural areas east of Grabouw is relatively high. This is highlighted by the existence of a number of private on and off-farm settlements such as Lebanon (forestry settlement) and Kromvlei (south of the N2). The area has good accessibility from the N2 and north of the N2 the area is served by the railway line.</p>		
<p>Spatial informants (local context):</p> <ul style="list-style-type: none"> ▪ Type of settlement: 	<p>Lebanon forestry settlement (public);</p> <p>Kromvlei (private);</p>		
		<ul style="list-style-type: none"> ▪ Land uses (existing): 	<p>Kromco pack stores (private);</p> <p>De Rust (private);</p> <p>Peregrine (private – farm stall).</p> <p>Lebanon: residential; crèche; sports fields; Kromvlei: residential; mobile kiosk, community hall</p> <p>Peregrine: farm stall</p> <p>De Rust: farm workers</p> <p>Kromco: agri-industry, residential</p>
		<p>Spatial proposals: Viljoenshoop-Valley and environs</p> <ul style="list-style-type: none"> ▪ Settlement status: ▪ Proposed land uses: ▪ Implementation: 	<p>Lebanon is proposed as a new Rural node</p> <p>Accommodate off-farm farm workers (rural housing; rural industry; community facilities; rural business)</p> <p>Compile a Framework Plan for Lebanon and delineate an urban edge. Determine land use requirements. Investigate bulk service provision requirements and feasibility. Discuss land ownership options with private land owners.</p>

Table 5.5: RDA 3: Salandra and Environs

RDA 3: Salandra and Environs (Refer to Plan 5.3)	
Spatial informants (sub-regional context):	
This RDA was selected on the basis of the extent to which non-agricultural and non place-bound land uses have developed.	
Existing land use and development:	
<ul style="list-style-type: none"> ▪ Settlements ▪ Connecting routes ▪ Rural activity route ▪ Zones of Influence: ▪ Local significance: 	<p>Salandra; Velaphi; Marremana Polo Estate</p> <p>R43</p> <p>R43 from Velaphi to N2</p> <p>Area within 5 km of Salandra, including Botrivier, Velaphi, Salandra and Marremana polo estate</p> <p>Extremely good accessibility to Salandra from the N2, R43 and its gateway location to the coastal resorts.</p>
Spatial informants (local context):	
<ul style="list-style-type: none"> ▪ Type of settlement: 	<p>Velaphi (public) Marremana polo estate (private) Salandra (private)</p> <p>Velaphi – rural settlement (outspan)</p> <p>Marremana polo estate – vacant</p> <p>Salandra – filling station, tourist shop,</p>
<ul style="list-style-type: none"> ▪ Land uses (existing): 	restaurant, other rural businesses
Spatial proposals: Salandra, Velaphi and Marremana	
<ul style="list-style-type: none"> ▪ Settlement status: ▪ Proposed land uses: ▪ Implementation: 	<p>Retain existing land use activities</p> <p>Salandra is proposed as a new rural node</p> <p>None</p> <p>Compile a framework plan for Salandra and delineate an urban edge. Determine land development opportunities for Velaphi. Investigate bulk service provision requirements and feasibility. Investigate land swap options for Velaphi.</p>

Table 5.6: RDA 4: Theewaterskloof Dam and Environs

RDA 4: Theewaterskloof Dam and Environs (Refer to Plan 5.4)	
Spatial informants (sub-regional context):	
This RDA has been selected on the basis of the concentration of resort based developments located along the eastern share of the dam.	
Existing land use and development:	
<ul style="list-style-type: none"> ▪ Settlements ▪ Connecting routes ▪ Rural activity route ▪ Zones of Influence: ▪ Local significance: 	<p>Dennehof; Theewaterskloof Country Club; Swartstomp; Theewaterkloof resort</p> <p>R43</p> <p>R43 from Dennehof to Theewaterskloof Country Club</p> <p>Three resorts within 5km of Dennehof (public)</p> <p>Resorts are concentrated mainly on the eastern shore of the dam. The R43 provides excellent accessibility to the dam for usage as a recreational resource.</p>
Spatial informants (local context):	
<ul style="list-style-type: none"> ▪ Type of settlement: 	<p>Dennehof (public);</p> <p>Theewaterskloof Country Club (private)</p> <p>Swartstomp (private)</p>

<ul style="list-style-type: none"> ▪ Land uses (existing): 	<p>Theewaterskloof Resort (public)</p> <p>Dennehof (holiday accommodation)</p> <p>Theewaterskloof Country Club (private residential golf Estate)</p> <p>Swartstomp (holiday housing)</p> <p>Theewaterskloof Resort (boat club, holiday accommodation)</p>
Spatial proposals:	
<ul style="list-style-type: none"> ▪ Settlement status: ▪ Proposed land uses: ▪ Implementation: 	<p>Theewaterskloof Resort is proposed as a new rural node, including Waterval Farm</p> <p>Public / private sector investment proposed into improvement of tourism and recreational potential</p> <p>Compile a framework plan for the eastern shores of the dam to promote suitable and sustainable tourism development. Delineate an urban edge for the Theewaterskloof resort and determine land development opportunities. Encourage private / public sector investment within this node.</p>

5.8 OVERBERG DISTRICT: RURAL DEVELOPMENT PLAN

The Department of Rural Development and Land Reform has launched the 'Agri-Park Initiative'. An Agri-Park is a networked innovation system of agro-production, processing, logistics, marketing, training and extension services, located in District Municipalities. As a network, it enables the growth of market-driven commodity value chains and contributes to the achievement of rural economic transformation. The Agri-Park will comprise of three basic units:

- The Farmer Production Support Unit (FPSU) is a rural outreach unit connected with the Agri-hub. The FPSU does primary collection, some storage, some processing for the local market, and extension services including mechanisation;
- The Agri-Hub Unit is a production, equipment hire, processing, packaging, logistics and training (demonstration) unit;
- The Rural Urban Market Centre Unit has three main purposes, namely linking rural, urban and international markets through contracts; acts as a holding-facility, releasing produce to urban markets based on seasonal trends; and provides market intelligence and information feedback, to the AH and FPSU, using latest Information and communication technologies.

The Overberg District Municipality Agri-Park will be a catalyst for rural economic development/industrialisation ensuring development and growth to improve the lives of all communities in the district. The Agri-Park has identified Bredasdorp as the location of the main Agri-Hub and Grabouw, Villiersdorp and Genadendal as locations for FPSUs. These three FPSUs are discussed under each settlement's subsection (Refer to **subsections 7.4.4, 8.4.4 and 12.4.4**). Refer to **Figure 5.1** for the location of the identified Agri-Hub and FPSUs within the Overberg District.

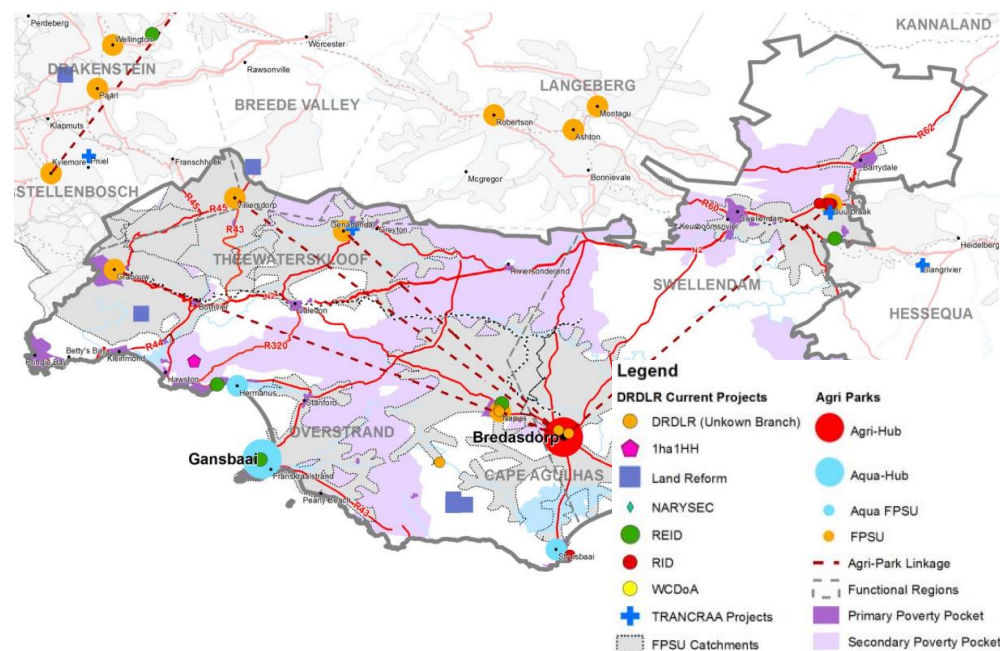


Figure 5.1: Overberg District Rural Development Plan

5.9 AGRICULTURAL DEVELOPMENT

Agricultural land should generally be protected from developments that render the land less suitable for agriculture. Land currently classified firstly as 'cultivated, permanent and temporary, commercial, irrigated' or secondly classified as 'cultivated, temporary, commercial dry land', should only in exceptional circumstances be used for non-agricultural purposes.

5.9.1 Background

The natural resources of South Africa are a national asset, which is essential for the economic welfare of present and future generations. Economic development and national food security depend on the availability of productive and fertile agricultural land, and are threatened by the demand for land for

residential and industrial development. Urban and rural planning needs to be integrated rather than implemented in sectoral and fragmentary manner. The use of agricultural land for other purposes should therefore be minimised.

5.9.2 Key Issues

- Protection of prime and unique agricultural land;
- Optimising opportunities within rural development areas (RDA's) (refer to **subsection 5.6**) and developing agricultural strategies for farming districts;
- Identification of land to develop sustainable small scale farming practices.

5.9.3 Farming Areas

Protection of agricultural resources can best be achieved on a local level through planning on a farming area basis. Farming areas are geographic and agricultural homogenous areas grouped together on the basis of their common resource base characteristics. Existing farming areas are:

- The Elgin/Grabouw farming area;
- Villiersdorp/Vyeboom areas;
- Botrivier Valley;
- Kleinrivier Mountain area;
- Tesselaarsdal area;
- Riviersonderend Valley;
- Rûens.

Area wide planning strives to find common ground within different communities where competition for resources and resource use issues exist (i.e. erosion, water logging, water quality, water supplies and protection of endangered

species). Farming areas form a logical spatial planning unit to co-ordinate a range of related matters, such as:

- Water usage and catchment management;
- Access to markets;
- Sharing of rural economic resources, i.e. schools, clinics, road transport;
- Providing input to the IDP process;
- Co-ordinating of off-farm rural settlement planning;
- Formulation of a common goal by all stakeholders and develop a shared vision farming and conservation objectives;
- Focus on natural systems and ecological processes to sustain resources;
- Strive to balance natural resources with social and economic needs;
- Incorporate environmental corridors.

5.9.4 Green Industries

The objective of this section is merely to highlight the potential of agriculture in producing alternative sources of energy. The implication and spatial significance of these alternatives will require further investigation.

(i) Bio-fuels

The extensive production of wheat and barley in the area put farmers in an advantage position for the production of bio-fuels. Fuels are derived from agricultural crops and therefore inherently renewable. There are many eco-benefits in replacing oil with bio-fuels like ethanol and bio-diesel. The disadvantages include the extent/size of the area required to produce enough crops to make a difference in replacing diesel with bio-diesel, the impact on food security and the implications of the price of food as a result of an increase in the price of oil.

Bio-fuel is used for motor vehicles and as Ethanol-based products for use in stoves and lamps as a healthier, safer and more efficient alternative to paraffin and coal. Bio-fuels could therefore have an important place in the development of rural areas.

(ii) Organic Farming

Organic farming combines scientific knowledge of ecology and modern technology with traditional farming practices based on biological processes. Principle methods of organic farming include crop rotation, green manures and compost, biological pest control and mechanical cultivation. Farming is generally labour intensive and the scale of operations varies from 0.4 ha to 40 ha. It is often associated with locally grown produce, farmers markets and fresh produce.

Organic farming can be implemented on large commercial farming enterprises, but also on small scale. The study area's comparative advantages of good climate, fertile soil and proximity to water resources, provides the opportunity for small growers and commercial farmers to develop organic crops for new markets.

(iii) Wind power

Wind power generation uses a natural and virtually inexhaustible source of power to produce electricity. Wind power is arguably available everywhere, but the emphasis for TWKM is to put in place all necessary land use management guidelines for preferred areas/zones for the development and necessary incentives in support for such a strategy, to attract potential independent power producers.

5.9.5 Prime and Unique Agricultural Land

Prime or unique agricultural land is identified in terms of the following criteria:

- Absence of restrictions on cultivation;

- Presently irrigated;
- Moisture availability;
- Soil type, soil depth and soil texture;
- "Scarcity" factor.

Development proposals within the rural hinterland should be accompanied by an agricultural potential study to determine if high potential and unique agricultural land will be affected. These lands are important for future food security and should be protected from inappropriate development.

5.10 FORESTRY AREAS

5.10.1 Introduction

The MTO Group forest property is in state ownership. The operation and harvesting is the contractual responsibility of MTO.

The topography, steep hills, climate and soils in the western extent of the municipal area contribute towards its significance as a commercial forest production area.

Forestry as an industry could pay a major role in the economic growth and future development of especially rural areas. TWKM should be supported to include forestry enterprises in Integrated Development Plans and Spatial Development Frameworks.

5.10.2 Strategies: MTO Forestry Areas

(i) Determine Land Availability

To secure land for development purposes, TWKM should seek to determine the availability of land and the requirements for securing the land.

(ii) Investigate Development Possibilities

The most appropriately located MTO properties for urban development purposes are in Grabouw.

Other MTO land portions not located close to Grabouw could be developed for resort purposes, thereby contributing towards funds and income to address the urgent development needs of the previously disadvantaged in Grabouw or other towns. The most desirable of these is the property near the Grabouw Country Club next to the Eikenhof Dam.

(iii) Investigate Emerging Farmer Development Possibilities

Similar to the above, appropriately located land where soil and water resources are available could be developed to address the shortage of public land for the development of emerging farmers.