

8. VILLIERSDORP

8.1 TOWN ANALYSIS

8.1.1 Overview

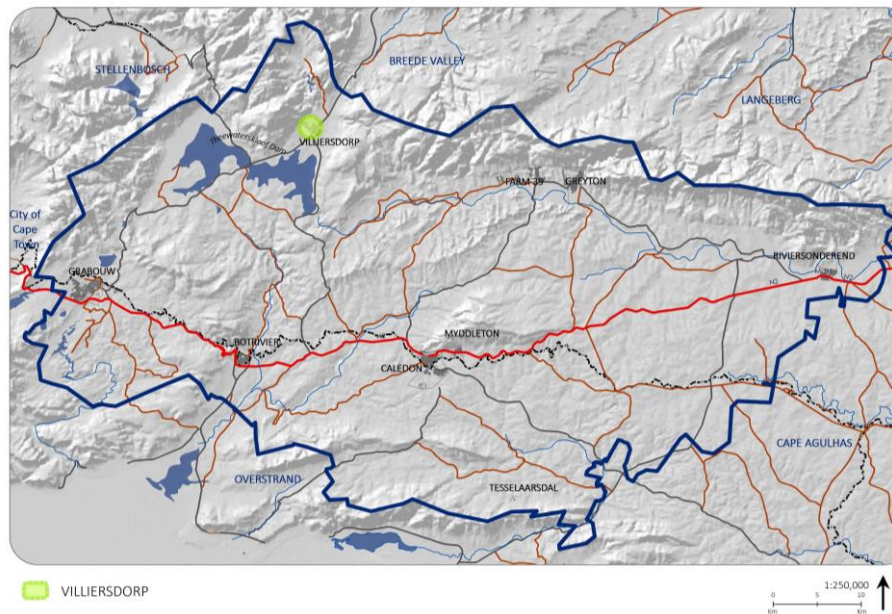


Figure 8.1: Location of Villiersdorp within TWKM

- The role of Villiersdorp within the TWKM context is that of an agricultural service centre.
- The comparative economic advantages of the town include amongst other the following:
 - intensive agricultural cultivation with high potential production capacity;

- the potential to develop into a tourism destination, including the Theewaterskloof Dam as a major tourist attraction;
- the rural village character;
- the natural setting in which the town is located.

- Given the importance of agriculture, the population of the town is characterized by the seasonal migration of farm labour. It is anticipated that this trend will continue in the future and consequently the need for subsidised and off-farm worker housing will increase.

Table 8.1: Villiersdorp Screenshot

Total population	10 572 (2011 Census) 12 438 (2018 MYPE) 12 878 (2023 estimated projection) 15 074 (2033 estimated projection)
Growth rate (2011 – 2018)	2.4% per annum
Projected growth rate (2023 – 2033)	2.5% per annum (estimate)
Role and function	Local node and agricultural service centre
Settlement classification	Secondary regional service centre
Comparative locational advantage	Tourist destination Fruit packaging and related export services Natural setting Country town character Resorts (nearby)
Economic base	Agriculture
Growth potential (GPS, 2014)	Medium growth potential Medium socio-economic need
Housing backlog	4 480 persons

8.1.2 Historic Background

Villiersdorp is a historical agricultural service centre and is located on the R45 Road between Grabouw and Worcester. The economy of the town is dependent on agricultural cultivation, which currently exists on an intensive basis, given its high production capacity.

Given the importance of agriculture, the population of the town is characterized by the seasonal migration of farm labour, which has led to the rapid growth of the town. This growth is mainly towards growth in the informal settlements and informal structures. Urban expansion is severely limited by the topography and the natural environment surrounding the town, as well as high potential, cultivated agricultural land. In order to accommodate existing residents of the town, as well as future development, migratory trends and the origin thereof need to be fully understood. A balance need to be found between sustainable human settlement development versus the need to protect high value agricultural land.

The town is located close to the Theewaterskloof Dam, which is the largest dam in the Western Cape and the primary water source for the Cape Town metropolitan area. The dam is also a major source of possible tourist revenue for the Municipality. It is critical to ensure that water quality is not compromised by development within the drainage basin along streams and rivers. The town is developed at the foot of the Franschhoek Mountain Range, which means that a number of watercourses drain from the mountain, through the town and into the Theewaterskloof Dam. One of these watercourses flows through informal settlements located on the western periphery of the town. This poses a major risk for water quality of the dam itself. It can therefore be argued that it is of regional importance that priority be given to the upgrade of these informal settlements, to ensure that adequate measures can be put in place to minimize the risk of water contamination. The responsibility to ensure the dam's water quality should be shared between the TWKM, City of Cape Town and the Department of Water Affairs.

8.1.3 Settlement Analysis

Analyses of the biophysical and agricultural environments in and around Villiersdorp; the socio-economic profile; and the built environment within Villiersdorp were undertaken to inform the spatial proposals that are presented in the following sections. Refer to **Annexure 1, subsection 3**.

8.1.4 Key Spatial Challenges/Issues

- Urban efficiency / Spatial dislocation:
 - Physical, biophysical and ecological constraints such as the Elands River, steep slopes and valuable agricultural land limit opportunities for urban development and expansion.
 - The main economic activities and employment opportunities are located along and to the east of the R43 Road, which is not within a reasonable walking distance from the lower income communities located further to the northwest.
 - Limited lower order convenience retail and community facilities exist within easy walking distance (1 km and less) from Goniwe Park.
- Environment:
 - Watercourses draining through the town are amongst others polluted by informal settlements located along the banks of the catchment areas, which in turn pollutes the Theewaterskloof Dam downstream.
- Socio-economic:
 - High level of seasonal migration into Villiersdorp linked with fruit farming, vineyards and other agricultural activities contributes towards pressures on housing delivery.
 - High levels of poverty exist amongst a large percentage of the

population.

- There is a lack of larger industrial erven and commercial and business properties. The economy is heavily reliant on the agricultural industry.

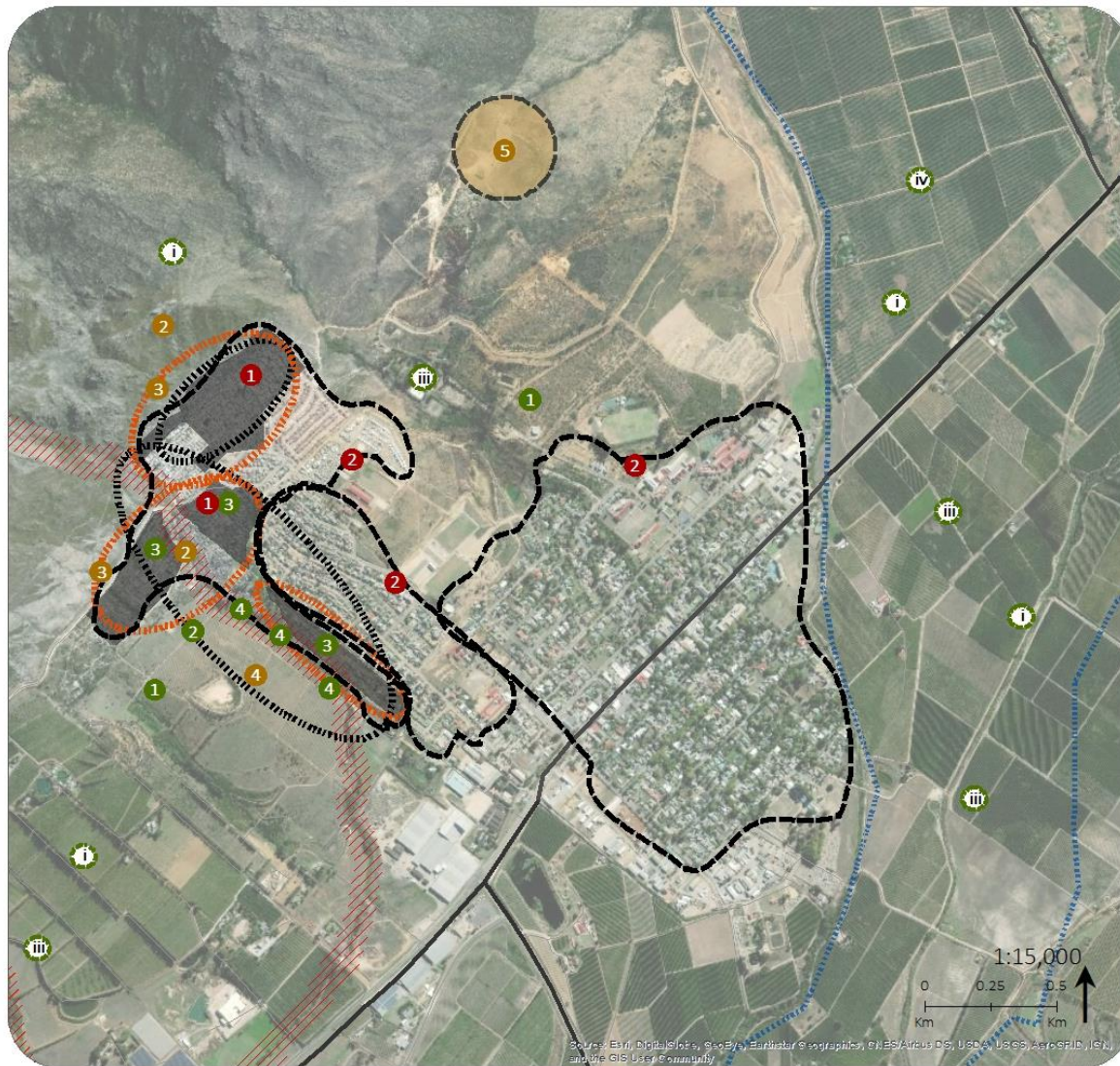
- **Housing Backlog:**

- The current (2023) housing backlog is 4 480 individuals.

8.1.5 Development Informants and Constraints

- There are a number of intact patches of relatively well connected Western Rûens Shale Renosterveld (with critically endangered ecosystem status) and Elgin Shale Fynbos (having a critically endangered ecosystem status) within the urban edge. These areas are listed as CBAs.
- The Elandskloof River, which skirts the eastern boundary of Villiersdorp, is an important ecological corridor. Wetlands and/or floodplain areas associated with the Elandskloof River system are similarly an important part of this ecological corridor.
- The Kommissiekraal River, a tributary of the Elandskloof River which drains parts of the Villiersdorp Nature Reserve, and which flows through Villiersdorp, is an important ecological corridor. Wetlands and/or floodplain areas associated with the Kommissiekraal River system are similarly an important part of this ecological corridor.
- A portion of the Theewaters Nature Reserve (a State Forest) and the Villiersdorp Nature Reserve (a local authority nature reserve) abut the northwestern boundary of Villiersdorp. The Theewaters Nature Reserve forms part of the Boland Mountain Complex, which is a World Heritage Site. Informal settlements are intruding into this natural area, negatively impacting on the area's biodiversity.
- Intensive agricultural production and consequently higher land values is characteristic of the area.

- Undevelopable slopes of 1:4 and steeper are located towards the northwestern boundary of the town.
- Development is restricted within a 500 m radius (the recommended safety zones) of the Villiersdorp WWTW and the refuse site, located respectively in the southeastern, lower lying part of the town and near the northeastern entrance to the town.
- Vacant municipal-owned land is located to the northwest of the town and is largely undevelopable given the conservation status of certain areas, steep slopes and proximity to a watercourse.



OPPORTUNITIES & CONSTRAINTS

BIOPHYSICAL

- 1 Challenging topography
- 2 Flood prone areas
- 3 Informal settlements located on/in proximity to environmental sensitive areas
- 4 Pollution from informal settlements drains into Theewaterskloof Dam
- 5 Future urban development likely to replace high potential agricultural areas
- i Natural and rural setting
- ii Botanical Garden and old caravan park
- iii Well-developed agricultural area
- iv Dennehof Resort as potential tourist attraction

SOCIO-ECONOMIC

- 1 Limited economic opportunities in low income areas
- 2 Segregated urban structure
- 3 Lack of diversity within the economic sector
- 4 Stagnant rates base
- 5 Immigration and high unemployment rate
- i R45 is the main economic corridor through the town
- ii Demand for commercial development opportunities
- iii Possibility of tourist development along dam

BUILT ENVIRONMENT

- 1 Informal settlements a pollution threat
- 2 Nature reserve and critical biodiversity assets under threat
- 3 Informal Settlements are a fire risk
- 4 Biodiversity constraints limit spatial growth potential of developable land e.g. Destiny Farm
- 5 Landfill site must be rehabilitated
- 6 Limited land available for future development
- 7 Increasing housing backlog

Figure 8.2: Villiersdorp: Summary of Opportunities and Constraints

8.2 PROPOSALS

8.2.1 The Spatial Development Concept

(i) The Spatial Vision

Promote Villiersdorp as a second order rural node and stimulate economic growth through strengthening of agricultural production, manufacturing and tourism development.

(ii) The Spatial Concept Plan (Figure 8.3)

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

- Nodes:
 - the Primary Economic Area.
- Paths/Routes
 - R43 Road to Worcester;
 - R43 Road to Caledon;
 - R321 Road to Grabouw;
 - Main Road;
 - Buitekant Street.
- Edges
 - natural buffers to the north and east of Villiersdorp i.e. the Franschhoek Mountains (north) and the Elands-kloof River (east).

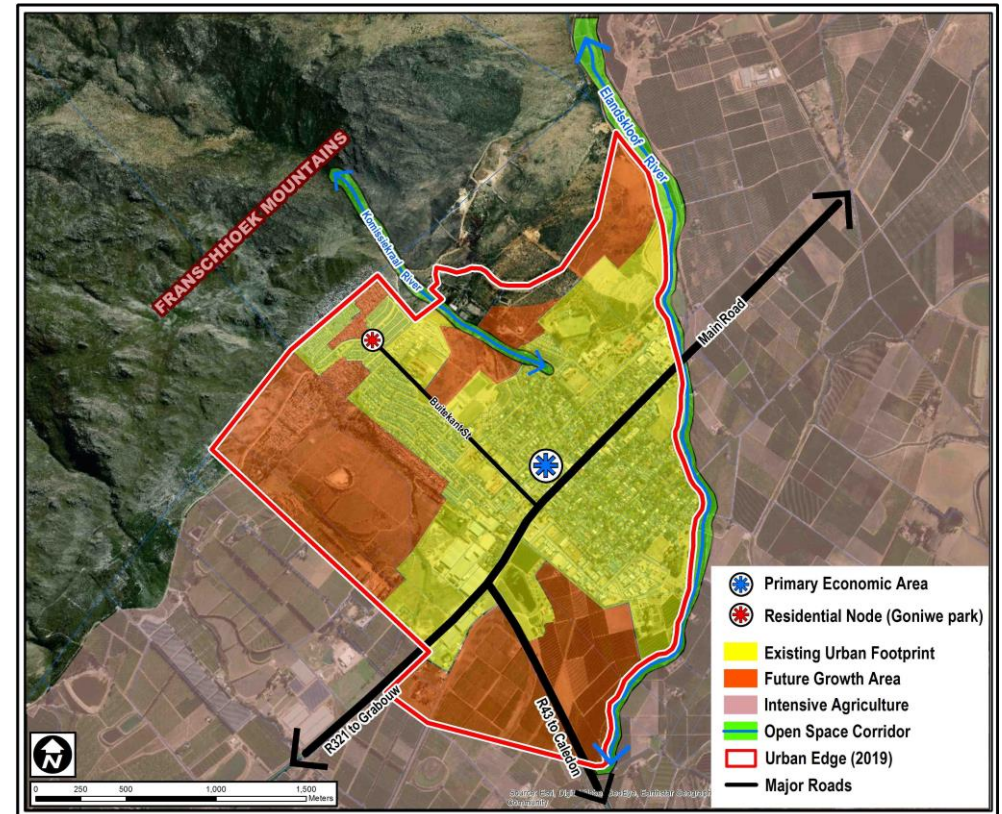


Figure 8.3: Villiersdorp: Spatial Concept

- Districts / Precincts
 - the location of high potential intensive agriculture to the southwest and east of Villiersdorp.
- Landmarks
 - Theewaterskloof Dam.

(iii) Principles for Implementing the Spatial Concept

- Encourage:
 - the strengthening of the Primary Economic Area;
 - the spatial integration of the higher density residential areas with the Primary Economic Area;
 - urban expansion to the northwestern and southeastern directions.
- Promote:
 - infill and densification within the existing urban footprint;
 - Villiersdorp as an agri-tourism destination;
 - planning of a range of housing options.
- Restrict:
 - urban development on steep slopes;
 - urban development on intensive agricultural land to the east and directly south of the town;
 - leapfrog development east of the Elandskloof River.
- Maintain / Protect
 - the open space corridors created by the Kommissiekraal Spruit and the Elandskloof River;
 - the rural character of Villiersdorp.
- Contain:
 - the expansion of Villiersdorp onto environmental sensitive areas.

(iv) Spatial Restructuring

- Spatial and Social Integration:
 - strengthening the north-south linkage between Goniwe Park and the Primary Economic Area by developing Buitekant Street as an activity street;
 - linking Destiny Farm and Buitekant Street via Bam Street;
 - encouraging social integration through the upgrading of the quality of existing sport and recreational facilities and rationalizing the usage thereof between different socio-economic groups.
- Densification:
 - Promote the implementation of general densification principles i.e. infill development, subdivision of erven, second dwellings, etc. within the urban edge (refer to **Table 8.2** for guidelines).
- New Growth Areas:
 - Future urban growth is proposed in a northwestern and southeastern direction.

8.2.2 Population Growth and Land Use Requirements

Based on population projections and historic trends for Villiersdorp, the population growth rate was 2.4% per annum between 2011 and 2018. Assuming an average population growth rate with a higher rate of 2.5% per annum, it is estimated that ±87.0 ha of land is required to address the projected housing needs for the next 10 years (a total estimated population of 15 074 by 2033). However, considering the densification measures for brownfield area proposed in **Table 8.2** and space for the required community facilities, ±95.6 ha of greenfield area is required.

Table 8.2: Villiersdorp: Projected land requirements

Proposed densification strategy			
Densification	Assumption	Households/ Units and Area	
Vacant erven	10% vacant erven developed	12	
2nd Dwellings	5% of single residential erven developed	78	
Sub-divisions	5% of single residential erven developed	78	
Sub-total (Density of 25 du/ha):		168 (±6.7 ha) (A)	
Residential projections and allocation assumptions:			
Density Category	% of Population	Average Household Size	Density
Low Density	15%	3	15du/ha
Medium Density	25%	4	25du/ha
High Density	60%	5	50du/ha
Subsidy housing	-	5	65du/ha

Projected residential units and required area up to 2033 (2 196 additional people)				
Density Category	Existing Housing Backlog	Population Increase	Units Required (Households)	Land Required (Ha)
Low Density Housing	-	329	110	7.3
Medium Density Housing	-	549	137	5.5
High Density Housing	-	1 318	264	5.3
Current Subsidy Housing Demand	4 480	-	4 480	68.9
Units and area required for residential growth:			4 991	87.0 (B)
New residential growth area required (including densification): B-A=C			80.3 (C)	
Community facilities requirements for the current need and future population growth up to 2033: 12 878 persons (2023) plus additional 2 196 persons = 15 074 persons (2033) *				
Community Facilities	Population threshold	Space Requirement per Facility (ha)	Number of Facilities Required	Required Space (ha)
ECDC/Crèche	2 400	0.02	1	0.02
Primary School	4 000	2.8	2	5.6
Secondary School	5 000	4.8	1	4.8
Skills Training Facility	as per need	0.2	3	0.6
Primary Health Clinic	5 000	0.2	2	0.4
Library	400	0.05	1	0.05

Museum	as per need	variable	1	TBD
Community Centre	10 000	0.2	-	-
Grass Field	2.3		1	2.3
Parks (neighbourhood)	0.5 ha/1 000		3	1.5
Fire Station	60 000	0.3	-	-
Police Station	60 000	0.1	-	-
Area required for facilities:				15.3 (D) **
Total greenfield area required (C + D):				95.6 ha

* The CSIR Guidelines (2015) were used to determine the social facilities requirements. The estimated total population for 2033 was used to determine the total number of required social facilities for the additional population between 2023 and 2033. Information on the under supply of social facilities contained in the Social Infrastructure Accessibility Study for the Theewaterskloof Municipality (2018) was also taken into consideration.

** Note that the area could be reduced if community facilities are clustered and shared, e.g. school-shared sportsfield. Alternatively, existing facilities can be upgraded to provide for improved and additional services.

8.2.3 Urban Edge

Within the context of the overarching growth development strategy for the Municipality and given the wider role of Villiersdorp within the Municipality, it is important to allow for sufficient spatial provision for urban expansion. In determining the urban edge for the Villiersdorp, consideration was given to the following:

- Villiersdorp has been identified as a priority town with medium human needs and medium development potential (GPS, 2014).
- The north-south linkage along the R43 is regarded as the regional transport

corridor, linking the N1 and the Breede River Valley District Municipality with the N2 and ODM. Villiersdorp could become an important link between the development corridors identified within these two municipalities.

- The foothills of the northwestern Franschhoek Mountain Range are too steep for development. The Elandsloof River acts as a natural barrier to contain development along the eastern parts of the town.
- According to the population projections for Villiersdorp, ±95.6 ha of land (when densification measures are implemented and community facilities are provided) is required to accommodate the projected urban growth for the next ten years. A severe shortage of public land exists within the commonage and therefore the projected land use requirements cannot be accommodated within the existing public land ownership scenarios. Privately-owned land may therefore need to be acquired for public housing.

8.3 SECTOR STRATEGY: BIOPHYSICAL ENVIRONMENT AND AGRICULTURE

It is important that development along the watercourses within the urban edge should be formalized with regard to engineering services. Interventions should be introduced that will protect the water quality of these watercourses. The risk of uncontrolled pollution of these watercourses can result in the contamination of the Theewaterskloof Dam.

Balancing the need for urban growth to address the housing backlog and the protection of the natural resource base and economic value of agricultural land, requires careful consideration.

Given the topography, natural environment and prime agricultural land of Villiersdorp, it is evident that expansion opportunities for the town are very limited. Growth in a westerly direction, beyond the Destiny Farm development is

not encouraged. In light of the aforementioned, it is proposed to expand the urban footprint of the town towards the south, along the R43. The direction of development will however be located within intensively developed agricultural land. Existing high intensity agricultural development surrounding Villiersdorp is an important resource and therefore future urban growth will require critical assessment of alternatives. The Villiersdorp environs comprise some of the most intensively farmed areas in South Africa. Alternatives were considered and it is maintained that this proposed expansion of the urban footprint is the most desirable. However, no further urban development must be permitted outside of the urban edge of Villiersdorp on agricultural land.

Sensitive areas of the biophysical environment within the urban edge, e.g. the Kommissiekraal River system, the area to the north of Buitekant Street and the area to the north of the cemetery, should be managed and there should be limited urban development within these areas.

High potential agricultural land to the east and south of the town should be protected from inappropriate development.

8.4 SECTOR STRATEGY: SOCIO-ECONOMIC

8.4.1 Industrial Development (Business Services and Light Industry)

The industrial land uses in Villiersdorp are characterised by large agricultural related industries, i.e. ware housing / pack stores and distribution companies. The majority of existing industrial erven have been developed and there is a shortage of larger erven to accommodate industrial land uses. As a result, industrial activities have spilled over to land located at the intersection of the R43 and R45 roads.

Given the southerly direction of growth proposed for the town, it is envisaged that future industrial development should follow the same direction. Area 8 (**Plan 8.1**) is proposed for industrial development and is ±42.4 ha in extent.

Urban design and architectural guidelines should be prepared for these areas to

encourage a good quality designed development at the entrance / gateway to the town. The guidelines should amongst other address building styles, height, materials, advertising, pedestrianisation and landscaping.

8.4.2 Tourism

Villiersdorp and environs have major tourism potential deriving from the picturesque natural setting and the Theewaterskloof Dam as a major landmark in the natural landscape. The tourism development opportunities of the area, specifically that of the dam, is however under-utilised. To capitalize on the major tourism potential of the dam, the link between the dam and the town needs to be strengthened.

The development and expansion of tourism nodes at the Theewaterskloof Golf Estate, Dennehof Resort and Theewaterskloof Yacht Club should be encouraged to enhance the tourism potential of the Theewaterskloof Dam, but without compromising the dam's water quality. Refer to **Chapter 5** for more detail.

8.4.3 Economic Development

Economic activities in Villiersdorp are generally located along the R43 Road. While this means that businesses capitalise on traffic passing through Villiersdorp, it also means that the greater majority of residents are removed from these economic activities. It is therefore important that economic opportunities be provided for in the proposed Destiny Farm development (Area 1 on **Plan 8.1**).

It is further proposed that Buitekant Street should be earmarked as an activity street where the properties along this route could accommodate non-residential land uses and secondary businesses, i.e. offices, medical practices and business services (repair and maintenance), restaurants, guesthouses. To promote the use of alternative sustainable transport modes, a safe and continuous pedestrian and cycle route between Destiny Farm, Goniwe Park and the Primary Economic Area along Buitekant Street is proposed. This should also reduce the existing conflict between pedestrian and vehicle movement.

Appropriate commercial development surrounding the taxi rank located at the intersection of the R43 Road and Buitekant Street must also be encouraged and could, with the adjacent existing commercial centre, be developed as a Secondary Business Node (**Plan 8.1**).

8.4.4 Agri-hub Programme

The Department of Rural Development and Land Reform has identified Villiersdorp as a location to establish a Farmer Production Support Unit (FPSU), as part of their Agri-hub programme. An FPSU is a rural small-holder farmer outreach and capacity building unit. It is based in a town or settlement that can link these farmers with markets. The unit accommodates primary collection, limited storage and processing for the local markets and extension services, which could include mechanisation.

Villiersdorp is strategically located in an existing high intensity agricultural area with numerous agri-processing facilities and co-operatives. The Villiersdorp FPSU, agri-production, processing support services should augment the existing formal agri-sector facilities and services, as well as providing additional handling, storage, processing, mechanisation and support services. It is estimated that approximately 1 800 m² of building space would be required. A site should be identified with sufficient space for this initiative and can be accommodated in the proposed industrial area within the southeast (Area 8 on **Plan 8.1**).

8.5 SECTOR STRATEGY: BUILT ENVIRONMENT

8.5.1 Population Growth and Land Use Requirements

Based on the population projections for Villiersdorp, the estimated population will be 15 074 by 2033. According to the 2018 MYPE data, it was determined that the average household size for Villiersdorp is 2.6 persons per household. It is therefore estimated that $\pm 5\,922$ households will reside in the town by 2033.

According to StatsSA (2011), 68.8% of the population is categorised within the subsidised grant segment according to their income. Assuming the current levels

are maintained, $\pm 10\,371$ individuals ($\pm 4\,074$ households) will fall within this segment by 2033. This represents 1 511 additional people and 603 additional households within this income bracket since 2023. The future land use needs for this residential category is therefore an important determinant of the housing pipeline and human settlement sectoral plan.

In addition to the current urban footprint of Villiersdorp and in order to accommodate the projected population growth, an estimate of ± 80.3 hectares of additional greenfield area will be required for residential purposes. According to **Plan 8.1**, a total of ± 132.1 ha for residential purposes is proposed, which excludes the proposed mixed use area of ± 35.8 ha. This is sufficient to accommodate the estimated population growth until 2033.

8.5.2 Residential

(i) Low density residential development

Limited space is available for low density, high income residential uses. The northern part of Villiersdorp, north of Ham Street, would be suitable for this market segment (Area 6 on **Plan 8.1**), as well as a portion of the southeastern mixed use area, Area 7 (**Plan 8.1**).

(ii) Medium density residential development

Two areas northeast of Villiersdorp Secondary School have been identified for future GAP housing (Areas 4 and 5 on **Plan 8.1**). The old caravan site (Area 5 on **Plan 8.1**) has been identified as a Priority Development Area. A large need for this housing type has been identified. The southeastern expansion area (Area 7 on **Plan 8.1**), north of the R43 Road has been earmarked as mixed use development, for a range of housing typologies, as well as associated facilities and activities. For an appropriate and integrated well-functioning development, it is proposed that a package of plans planning approach should be followed, which sets out the overall development concept, a contextual framework and development framework (Local Precinct Plan), followed by detailed precinct planning. Refer to **Figure 8.4** for the location of the mixed use area. A mixed use

development of this size can accommodate a variety of land uses, including a mixture of residential, business, and community facilities. Cognisance should be taken of the 500 m buffer zone around the WWTW.



Figure 8.4: Villiersdorp: Local Precinct Plan

(iii) High density residential development

High density, low income residential uses are proposed towards the west of Villiersdorp, predominantly in the Destiny Farm development (Area 1 on **Plan 8.1**). This project has been identified as a Priority Development Area. A smaller pocket east of Villiersdorp Secondary School has also been identified for this land use (Area 3 on **Plan 8.1**).

8.5.3 Cemeteries

The existing cemetery at the WWTW has reached its capacity. Expansion of the new facility north of Main Street is proposed, but has geotechnical difficulties due to rock formations. Additional options should also be investigated.

8.5.4 Social Facilities

The projected population growth in **Table 8.2** and the CSIR Guidelines for the Provision of Social Facilities (2015) were used to determine the required social facilities by 2033. Cognisance was also taken of the current and future need identified in the Social Infrastructure Accessibility Study for the Theewaterskloof Municipality (2018). Note that according to the Social Infrastructure Accessibility Study, it is estimated that the required schools seem excessive compared to the CSIR Guidelines. Based on the above, two primary schools, one secondary school and three skills training facilities would be required for the estimated population growth to 2033. Schools are space extensive and suitable sites would need to be allocated to service the local communities. Shared sportsfields and facilities would need to be considered. One ECDC, two primary health clinics and a library would also be required. Social facilities should be clustered where desirable.

8.5.5 Densification and Development of Vacant Land

Limited densification has been observed in Villiersdorp between the 2012 and 2019 SDFs and this current SDF. The approach and findings of the 2012 and 2019 SDFs with regard to densification therefore remain applicable. The average density of residential development in the western part of town is 25 du/ha (erven smaller than 250 m²).

Second dwelling units (backyard dwellers) already exist on the majority of these erven resulting in even higher densities and therefore, no major densification could be expected in this area. Densification should mainly be directed towards the areas adjoining the Buitekant Street and in the Primary Economic Area.

The following densification guidelines for Villiersdorp are recommended. Refer to

Figure 8.5 for the location of these planning areas.

Table 8.3: Villiersdorp: Densification Guidelines

PLAN AREA	EXISTING DENSITY	TARGET DENSITY	PRIVATE VACANT ERVEN	PUBLIC VACANT ERVEN	PROPOSED DENSIFICATION MEASURE
A	36du/ha	36du/ha	1	-	Encourage subdivisions to secure land tenure for back yard dwellers.
B	6du/ha	12du/ha	26	2	Densification through subdivision and second dwelling units, vacant erven is available for consolidation and higher density redevelopment.
C	6du/ha	18du/ha	0	-	Higher density residential development i.e. apartments/flats (ground floor for retail/business use).
D	8du/ha	15du/ha	11	-	Densification through subdivision and second dwelling units.

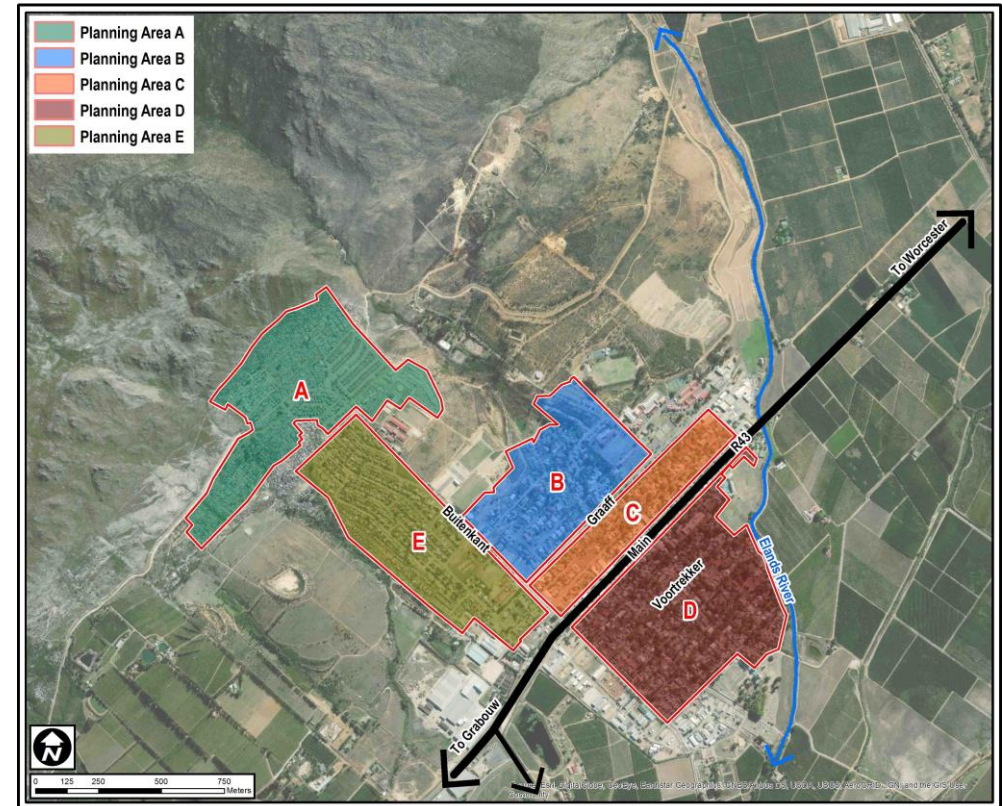


Figure 8.5: Villiersdorp: Densification Planning Areas

8.5.6 Heritage

Villiersdorp was established in 1841 by Pieter Hendrik de Villiers on part of his farm Radyn.

Six precincts with heritage significance are proposed for Villiersdorp (Refer to Figure 8.6):

- Precinct A: The De Villiers Graaff School complex was built with a donation by its name-sake Sir De Villiers Graaff. The original buildings were designed

in 1907 in the Cape Dutch Revival style. Several later additions were made in keeping with the style.

- Precinct B: Main Road is now a commercial node with a few buildings of note, namely the Dutch Reformed Church (1950), Eureka Hall (1940), the Old Mill (substantially altered), Combrinck's Gift and a few Victorian and Cape Dutch buildings. There is still enough old urban fabric to justify a streetscape, but this area is vulnerable to development. Some new buildings have not respected the older architectural styles and impact the streetscape negatively.
- Precinct C: A section of Victoria and Graaff Streets contain some Victorian, Edwardian and Cape Dutch architecture. There are a few homes outside of this cluster, which have retained their intrinsic values and should be included in a Heritage Register.
- Precinct D: Muller and Voortrekker streets are lined with examples of Victorian and Edwardian architecture. The streets are lined with old oak trees and furrows and there is an old bridge in Muller Street across the Kommissiekraal River.
- Precinct E: A few buildings have survived in Prince Albert, Upington and Caledon streets. Unfortunately, there is no clusters of buildings worthy of conservation and the streetscape value is limited to the very old oak trees and furrows. Clusters of trees lining the streets are visible on the 1942 aerial photographs.
- Precinct F: Watsonia Street contains a few semi-detached homes built in the 1950s and 1960s. Many homes have been altered and modernised but a homogenous streetscape is still visible. The precinct does not have exceptional architectural value, but it has high associational and political heritage value.

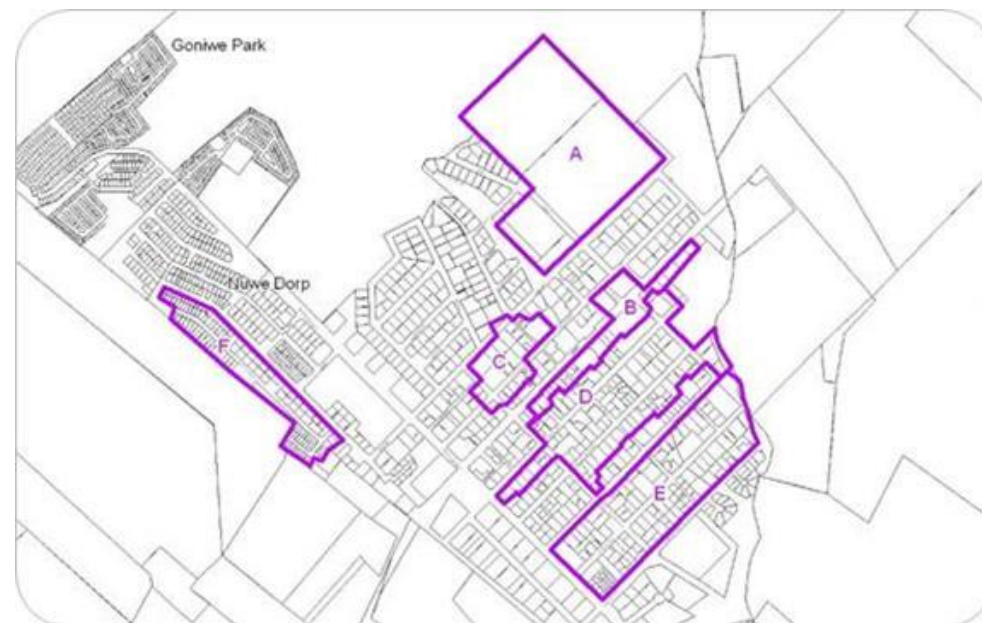


Figure 8.6: Villiersdorp: Heritage Precincts

8.6 SECTOR STRATEGY: INTEGRATION

8.6.1 Spatial Context

The town is characterized by limited developable areas within the existing urban edge. Therefore, future urban growth is proposed in a western direction (Destiny Farm) and a southern direction towards the Theewaterskloof Dam. In general, priority should be given to linking higher density residential areas with areas of mixed use activities in order to facilitate access to economic opportunities. Consideration should be given to redevelop inadequate and poorly distributed open spaces, recreational facilities and public amenities.

8.6.2 Spatial and Social Integration Proposals

(i) Integration Areas

Buitekant Street links Goniwe Park with the town centre and its designation as an activity street should improve accessibility to businesses and community facilities located in the central part of town. A pedestrian walkway and cycle route could be developed along the street to strengthen its connectivity.

Infill development on publicly owned erven located along the northern edge of town should aim to provide a range of erf sizes and tenure options to encourage social integration between different income groups and achieve higher density levels.

(ii) Integration Spaces

The sports grounds and facilities located in Buitekant Street and Church Street could be used as venues to improve social integration.

8.6.3 Restructuring Zone

In terms of the Social Housing Act, TWKM needs to initiate, identify and motivate these restructuring zones. Areas 1 and 3 (**Plan 8.1**) are identified for this purpose. Restructuring zones are geographic areas that are identified by a Local Authority,

targeted for focused investment and a subsidy commitment for multi-unit complexes requiring institutional management by a Social Housing Institution; registered with the Social Housing Regulatory Authority. These areas need to be well located in terms of future access, proposed community facilities, economic activities and employment opportunities. The areas aim to encourage economic and socio-economic integration.

8.7 PRIORITY DEVELOPMENT AREAS AND SPECIAL STRATEGIC INTERVENTIONS AND SPATIAL PROJECTS

The following Priority Development Areas have been identified for planning and implementation purposes. Priority Development Areas are identified which will either address a specific urgent need, e.g. subsidised housing, or to facilitate economic activity and job creation, e.g. high income housing, tourism development, economic development, etc.:

- 1: Destiny Farm subsidised human settlement project;
- 2: Goniwe Park subsidised human settlement project;
- 3: Old Caravan Site GAP housing project.

The following strategic interventions have also been identified, which require more detailed studies and precinct planning:

- A detailed study to determine the development potential and options for the proposed tourism node around the intersection of Main Road and Buitekant Street;
- Local Precinct Plan / Local Spatial Development Framework (refer to **subsection 8.5.2**).