

KLEIN DASSENBERG SMALLHOLDING AREA DEVELOPMENT FRAMEWORK

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CHAPTER 1: INTRODUCTION

1.1 BACKGROUND

During 1998 the Blaauwberg Municipality compiled a draft strategy for the management of development in its rural area. This strategy put forward sectoral as well as spatial development priorities for the 400km² rural area, and outlined management strategies for addressing these priorities. Furthermore, it provided direction on how to manage the unique rural development pressures impacting on the various smallholding areas located in the Blaauwberg rural area.

The strategy recommended that, based on the principles set out in the rural strategy, specific "action plans" or "development frameworks" for the implementation of priorities should be detailed for each of the smallholding areas, with such implementation process requiring further consultation with the local smallholding communities.

It is against this background and the need to address local development pressures and past development anomalies that the Urban Planning Committee of Blaauwberg Municipality resolved on 9 October 2000 that a Development Framework be compiled for the Klein Dassenberg Smallholding Area.

1.2 APPOINTMENT AND TERMS OF REFERENCE

Settlement Planning Services was appointed by the former Blaauwberg Municipality in October 2000 (letter dated 12 October 2000, ref. 17/5/2/9) to compile a Development Framework for the Dassenberg Smallholding Area. The terms of reference are detailed in Setplan's letter dated October 2000 (ref. 1313).

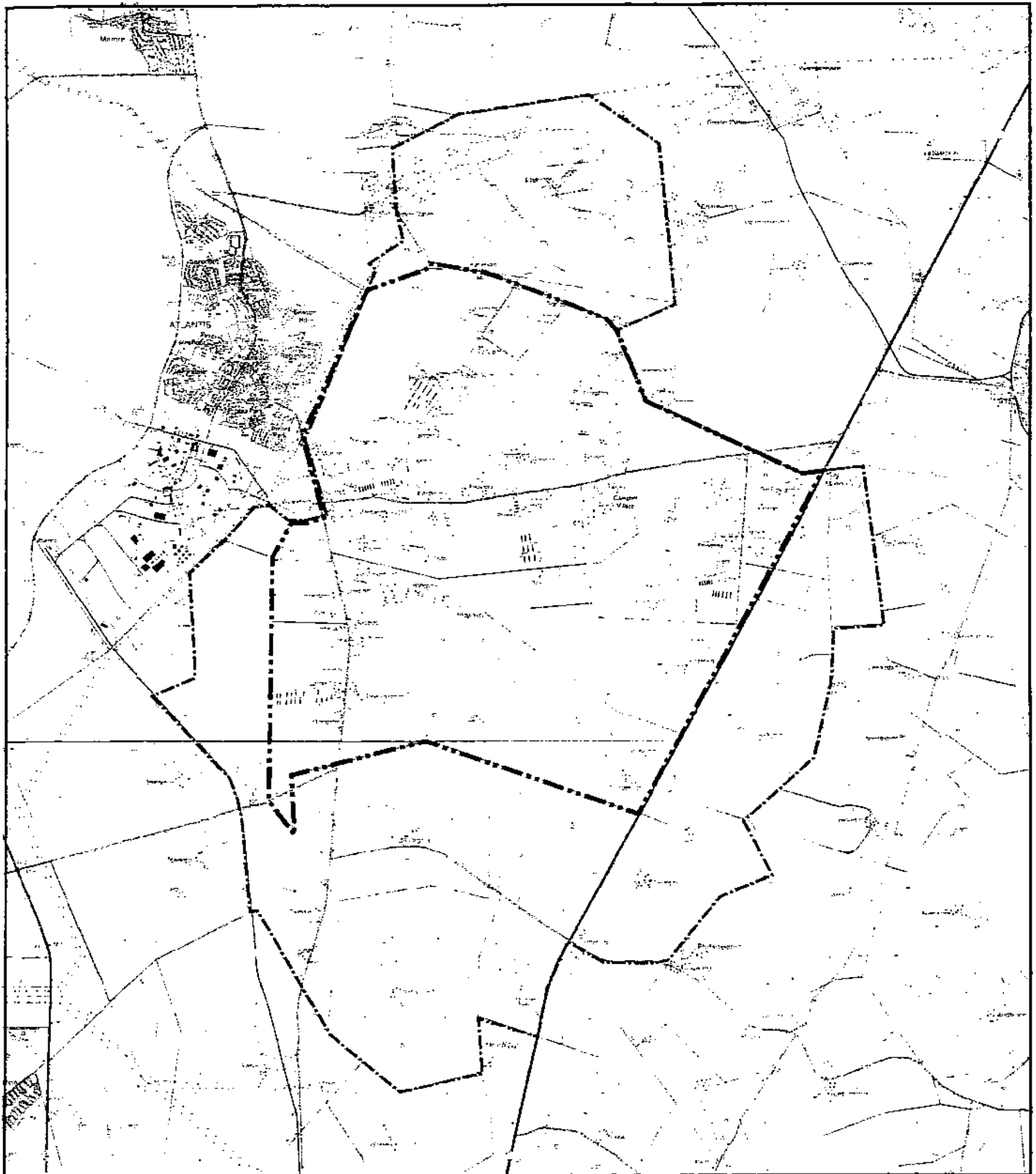
1.3 STUDY AREA

As illustrated in Figure 1, a primary and secondary study area is identified for the following reasons:

- (i) A Primary Study Area being the focus for the study and the area for which management proposals will be formulated.
- (ii) A Secondary Study Area to inform the planning process in terms of:
 - ☐ Natural systems extending beyond the Primary Study Area (e.g. Dassenberg Hills).
 - ☐ Surrounding land use and sub-division trends (e.g. Biosphere).

The primary study area was confirmed during the study, with its boundaries being informed by:

- (i) In-field analysis.
- (ii) Recent sub-divisions and land use changes.
- (iii) Public opinion during the participation process.



Primary Study Area

Secondary Study Area

As illustrated, a Primary and Secondary Study Area is identified for the following purposes:

- (i) A Primary Study Area being the focus for the study and the area for which management proposals are formulated.
- (ii) A Secondary Study Area to inform the planning process in terms of:
 - natural systems extending beyond the Primary Study Area (e.g. Dassenberg Hills); and
 - surrounding land uses and sub-division trends (e.g. biosphere).

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KLEIN DASSENBERG DEVELOPMENT FRAMEWORK

STUDY AREA



NOT TO SCALE

Date of Plan November 2002	Scale: N.T.S.	Figure Number: 1
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1.4 PLANNING APPROACH

While the study is informed by the Draft Strategy for Management of Development in the Blaauwberg Rural Area (1998), the planning approach is directed by:

- (i) The need for an "issues approach" given the need to address current and future planning and development issues.
- (ii) The need to be strategic given the locality and role of the Klein Dassenberg Smallholding Area within an emerging metropolitan growth corridor, given rural development trends and the demand for rural living.
- (iii) The need for integrated management and development guidelines covering all dimensions (e.g. environmental, spatial, economic, social, etc.).
- (iv) The need to be informed by current planning and development proposals, policy and legislation, including:
 - The draft Bio-regional Planning Framework for the Western Cape Province (February 2000).
 - The General Planning and Development principles as contained in Schedule IV the Western Cape Planning and Development Act, 1999 (Act 7 of 1999), with specific reference to:
 - Principle 8: Spatial Environmental Restructuring.
 - Principle 9: Sustainable Development.
 - Provincial policies regarding the Settlement of Farm Workers and the Establishment of Agricultural Holdings in the Urban Fringe.
 - The General Principle as contained in the Land Use Bill (March 2001) which requires that spatial planning, land use management and land development must be sustainable, equal, efficient, integrated and based on fair and good governance.
 - Needs and priorities as identified in the Blaauwberg IDP process (i.e. social, economic, etc.).
 - Applicable legislation (e.g. National Water Act, 1998 and the Environment Conservation Act, 1989), with specific reference to:
 - Surface and groundwater use.
 - Environmental impact; change of land use.
 - Sub-division of agricultural land and conservation of agricultural resources.
 - Conservation of sensitive and conservation worthy habitats (i.e. both fauna and flora).
 - Current and recent planning studies and proposals for areas peripheral to the Klein Dassenberg Smallholding Area (e.g. Atlantis Growth Corridor Study, Malmesbury – Atlantis Spatial Plan, etc.).

1.5 STATUTORY FRAMEWORK

- (i) The Development Framework for the Klein Dassenberg Smallholding Area is compiled in terms of the following:
 - Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) as a Section 4.10 Structure Plan as contemplated in Section 5; and

- Western Cape Planning and Development Act, 1999 (Act 7 of 1999) as a Section 5 (1)(b) Sectoral Plan.
- (ii) The Development Framework, through prescribing detailed strategies, provides a localised (i.e. Klein Dassenberg Smallholding Area) spatial basis for the Blaauwberg Administration's Integrated Development Plan.

1.6 INSTITUTIONAL ARRANGEMENTS

In order to assess the physical and non-physical opportunities and shortcomings of Klein Dassenberg, formulate a community development vision and facilitate greater community involvement in the planning process, institutional arrangements included the following:

- (i) A **Project Team**; comprising a core team of officials (i.e. planning environmental and engineering services), applicable Councillor and consultants. This team, which met twice during the study, served to drive and manage the project, provided technical input and reviewed draft proposals.
- (ii) A **Public Forum**; comprising all property owners and residents in the Klein Dassenberg Smallholding Area, including two local property owner associations, namely the Klein Dassenberg Association and the Rondeberg Property Owners Association. This forum was convened three times during the course of the study.
- (iii) Consultation with a wide range of statutory and non-statutory organisations.
- (iv) Client (i.e. Blaauwberg Administration) and consultant meetings on an ad hoc basis.

1.7 REPORT STRUCTURE

The following report structure reflects the methodology adopted:

- (i) Chapter 2 comprises the **Analysis** of the smallholding area, highlighting the development and management issues, constraints and opportunities within all sectors (e.g. social, economic, spatial, environmental) as achieved through the following:
 - An assessment and overview of planning, policy and legislative proposals for the study area and its environs.
 - An in-field assessment of the conditions (e.g. land use, environmental, etc.) and performance of the study area.
 - Consultation with various public and private agencies (e.g. Department of Water Affairs, DECAS, Department of Agriculture etc.).
 - Public opinion through the forum meetings and written inputs.
 - Inputs from the Project Team.
- (ii) Chapter 3 outlines the **Participatory Process**, detailing the structuring of the process and the response.

- (iii) Chapter 4 identifies the **Planning Informants** necessary to address the issues raised.
- (iv) Chapter 5 determines the **Scope of Intervention**, reflects a community vision and identifies overarching multi-sectoral aims and goals (e.g. social upliftment, economic development).
- (v) Chapter 6 details the **Development Framework** comprising the following:
 - Specific **sectoral objectives, supporting strategies and programmes/actions** to achieve the overarching multi-sectoral aims.
 - A **spatial plan** illustrating the applicability of goals, objectives, strategies and guidelines on a cadastral basis.
- (vi) Chapter 7 puts forward an **Implementation Plan** comprising the need for multi-sectoral integration and the identification of priority programmes and projects.
- (vii) Chapter 8 puts forward concluding **Recommendations**.

1.8 LIMITATIONS OF THE STUDY

The study focussed primarily on the processing of existing information, with primary research being limited to participation and consultation, and specific in-field assessments.

The study was exclusive of the following:

- (i) A detailed engineering services feasibility, with such assessment being undertaken by the Blaauwberg Administration.
- (ii) Any geotechnical or groundwater assessment, apart from that accessible from existing sources.

CHAPTER 2: ANALYSIS

This chapter highlights the development and management issues, constraints and opportunities within the Klein Dassenberg Smallholding Area.

2.1 METROPOLITAN SIGNIFICANCE

The metropolitan significance of the Klein Dassenberg Smallholding Area, as part of the City of Cape Town's rural area, derives from the following:

- (i) Its natural habitats and conservation worthy areas (e.g. Klein Dassenberg and Sand Plain Fynbos remnants) play a vital role in terms of bio-diversity conservation and as ecological corridor extensions and links to urban "green structures" (e.g. MOSS) and regional structures (e.g. Cape West Coast Biosphere Reserve).
- (ii) It serves as a sponge area for tributaries of important metropolitan river catchments (e.g. Sout and Diep Rivers).
- (iii) The area offers a rural living environment within commuting distance of the city.
- (iv) The area represents a potential metropolitan economic asset given its market proximity (i.e. agriculture) and its potential for secondary economic activities arising from "value-added" activities (e.g. agro- and eco-tourism, agri-processing, etc).

2.2 RURAL LAND USE AND RESOURCE MANAGEMENT LEGISLATION

The following rural land use and resource management legislation and mechanisms are applicable to the study area:

- (i) Land Use Management

Land usage within the Klein Dassenberg Smallholding Area is primarily managed through the Cape Metropolitan Council Zoning Scheme in terms of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

Given the shortcomings of Section 7 Scheme Regulations regarding rural areas (e.g. limited number of zones and employment of consent uses), the current Metropolitan Zoning Framework initiative (i.e. rationalisation of current Metropolitan zoning schemes) needs to address the zoning requirements of the rural areas such as Klein Dassenberg.

Furthermore, cognisance needs to be taken of:

- ❑ The General Principle as contained in the Land Use Bill (30 March 2001), which states that spatial planning, land use management and land development must be sustainable, equal, efficient, integrated and based on fair and good governance.

Regarding the principle of sustainability, the following norms are emphasised regarding spatial planning and land use management:

- Land may be used or developed only in accordance with the law.
 - The general interest as reflected in national, provincial and local policies should enjoy preference over private interests.
 - Disaster management, including prevention and mitigation, should be an integral part to such processes.
 - The protection of natural, environmental and cultural resources.
 - Land used for agricultural purposes may only be allocated to another use when real need exists, and prime agricultural land should as far as possible remain available for production.
- The General Planning and Development Principles of the Western Cape Planning and Development Act, 1999 (Act 7 of 1999) (PDA) (Schedule IV). These principles, which constitute frameworks, norms and standards relating to co-ordinated planning and development and the promotion of integrated social and economic development, inform rural area management policy and the drafting of planning guidelines.

(ii) Land Sub-division

While the sub-division of land is controlled by LUPO and the PDA, the sub-division of agricultural land requires the approval of the National Minister of Agriculture. While certain speculation exists regarding the repealing of the Sub-division of Agricultural Land Act, 1970 (Act 70 of 1970) and its applicability within local authority areas, discussion with the Western Cape Department of Agriculture confirmed the following:

- Act 70 of 1970 is applicable to all land zoned either agricultural or rural within the City of Cape Town.
- Regulations require administrations to submit applications for sub-division, consolidation and leasing of agriculturally zoned land to the Western Cape Department of Agriculture, who evaluate such applications prior to consideration by the National Department of Agriculture.

Sub-division guidelines, released by the Department of Agriculture in 1999 are however, in most instances, not applicable to smallholding areas as property sizes are smaller than prescribed sizes by the Department. In such instances, the preparation and approval of development frameworks including sub-division guidelines and proposed zonings (e.g. extensive residential) can facilitate sub-division management at local level.

(iii) Change of Land Use

While regulations contained in the current zoning scheme direct the rezoning of land or departures from land use restrictions, change of land use in the Klein Dassenberg Area is also directed by the following:

- ❑ General Principle as contained in the Land Use Bill.
- ❑ General Planning and Development Principles of the PDA are to be applied by authorities when considering the desirability of a rezoning, departure or sub-division application.
- ❑ The PDA makes provision to call for environmental impact assessments to inform land use change considerations.
- ❑ The PDA makes provision for the prohibition of certain prescribed activities and the declaration of certain areas as environmentally sensitive areas where any development or activity is prohibited.
- ❑ Regulations identified in terms of Sections 26 and 28 of the Environment Conservation Act, 1989 (Act 73 of 1989) regarding activities identified under Section 21 (1) require the compilation of a scoping report and/or environmental impact assessment, as well as a public participatory process, for the following changes of land use in rural hinterland:
 - Agricultural and undetermined use to any other land use.
 - Use for grazing to any other form of agricultural use.
 - The concentration of livestock in a confined structure for the purpose of mass commercial production.
 - Construction and upgrading of public and private resorts.
 - The use of land for nature conservation or zoned open space to any other land use.
 - The construction or upgrading of most infrastructure facilities.
- ❑ Section 37 of the Minerals Act, 1991 (Act 50 of 1991) prescribes that all mining activities require a mining authorisation which includes the compilation of an EMPR (Environmental Management Programme Report). The compilation of the EMPR includes participation / comment from the Department of Water Affairs (represented by DECAS), as well as the local authority concerned. The process also provides for public participation.

(iv) Rural Resource Utilisation and Conservation

Guidelines and regulations to conserve and enhance the rural environment and landscape, control the utilisation of rural resources and ensure their sustainable use are embodied in the following legislation:

- ❑ Section 24 of the South African Constitution, 1996 (Act 108 of 1996) includes an "environmental guarantee" which ensures a personal right to an environment which is not harmful to health or well-being and which is protected through measures to:
 - prevent pollution and environmental degradation;
 - secure ecologically sustainable development and use of resources; and

- promote conservation.
- ❑ The General Principle of the Land Use Bill which states that land used for agricultural purposes may only be reallocated to another use where real need exists, and prime agricultural land should as far as possible remain available for production.
- ❑ The General Planning and Development Principles contained in Schedule IV of the PDA, particularly those outlined in Section 6; Principles of Sustainable Development and in Section 7; Environmental Principles. Furthermore, the PDA requires the employment of bio-regional planning principles as a planning requirement, and makes provision to call for environmental impact assessments.
- ❑ The Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) provides for the conservation of natural agricultural resources through maintenance of the production potential of land by:
 - Combating and prevention of erosion and weakening or destruction of water resources.
 - Protection of vegetation.
 - Combating of weeds and invader plants.

The Act provides for control measures to be imposed on landowners to maintain and enhance the conservation of natural agricultural resources and the payment of levies, imposition of penalties and expropriation of land for reclamation in the case of offenders. Furthermore, provision is made for the establishment of conservation committees.

- ❑ The National Environmental Management Act, 1998 (Act 107 of 1998) emphasises the need to:
 - address environmental concerns; and
 - undertake integrated and sustainable management of the environment in order to realise sustainable development in all sectors.
- ❑ The National Water Act, 1998 (Act 36 of 1998) serves to ensure that the nation's water resources are protected, used, developed, conserved, managed and controlled taking into account, amongst others, the following environmental considerations:
 - Protecting aquatic and associated ecosystems and their biological diversity through determining and maintaining an ecological reserve relating to the water required to protect the aquatic ecosystems of any water source.
 - Reducing and preventing pollution and degradation of water resources, especially where pollution of a water resource occurs or might occur as a result of activities of land. Where the owner / occupier of land responsible for taking measures to prevent such

pollution fails to act, such pollution may be remedied or prevented at the cost of the owner/occupier.

Furthermore, provision is made for the establishment of water associations.

- ❑ The Sub-division of Agricultural Land Act, 1970 (Act 70 of 1970) serves to control the sub-division of viable agricultural land in accordance with the agricultural production potential of the land.
- ❑ The Minerals Act, 1991 (Act 50 of 1991) makes provision for the optimal utilisation of mineral resources and the orderly utilisation and rehabilitation of land surfaces during and after mining activities.
- ❑ The National Veld and Forest Fire Act, 1998 (Act 101 of 1998), which facilitates the establishment of fire fighting associations and enables the State to clear invading alien vegetation from private land at the owner's expense where the landowner refuses to co-operate.
- ❑ National Heritage Resources Act, 1999 (Act 25 of 1999) which, apart from protecting historical and cultural sites, also serves to protect significant landscapes.
- ❑ The National Roads Act, 1997, and Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940) which through governing access and restricting the erection of built structures and sub-division of land within proximity to certain routes, strive towards ensuring a safe and attractive environment along such routes.

2.3 RURAL LAND USE AND ENVIRONMENTAL POLICY (1981)

(i) Atlantis and Environs Structure Plan (1981)

Proposals contained in this former "guide plan" to develop Atlantis and environs as part of a long term Cape Town – Saldanha development axis are not consistent with present-day land use and conservation proposals, namely the fixing of an urban edge, the establishment of the southern core area of the Cape West Coast Biosphere Reserve and development restrictions of the Koeberg Nuclear Plant.

Specific proposals for the Klein Dassenberg Smallholding Area and environs include:

- ❑ Reservation of the adjacent Papekuil Outspan for conservation purposes.
- ❑ Reservation of the smallholding area for agricultural purposes.

(ii) Metropolitan Spatial Development Framework (MSDF; 1996)

The conceptual spatial framework put forward by the MSDF recognises the West Coast Corridor, with the northern portion of the corridor serving to integrate Atlantis socially and economically within the metropolitan area.

Specific policy guidelines applicable to rural areas include:

- ☐ Excluding development from metropolitan agricultural land.
- ☐ Enhancement of the rural landscape and scenic routes.
- ☐ Protection of conservation worthy areas and proclaimed reserves.
- ☐ Management proposals for river systems and catchments extending beyond the urban edge to inform rural development.

(iii) Northern-Metro Urban Edge Study (CMC, 2000)

This study fixes an urban edge for urban development for the next 20 years, with such edge extending northwards to Melkbos and the M19 route.

(iv) Rural Development Framework (Department of Land Affairs; 2000)

This framework, which sets out a methodology for achieving a rapid and sustained reduction of absolute poverty in rural areas, identifies the following spatial / land use needs in such areas:

- ☐ Broadening access to natural resources, including arable and grazing land, to facilitate the establishment of aspirant farmers and improve income and employment opportunities.
- ☐ Organising a spatial and temporal framework for development in marginalised areas by establishing periodic markets to restore and initiate economic activity and rights.
- ☐ Provision of land for the investment/development of basic infrastructure (e.g. housing) and social services (e.g. schools, health care).
- ☐ Spatial rationalisation of settlement form and integration with the greater metropolitan area.

Furthermore, the Rural Development Framework identifies a serious risk of increased land degradation if preventive measures and improved management do not accompany the land reform programme, with environmental management in land use planning being emphasised.

(v) Western Cape Provincial Policy for the Settlement of Farm Workers (PAWC, 2000)

This provincial policy addresses the need of farm workers to be settled permanently in order to fully benefit from the various tenure, housing subsidy benefits and rights which are afforded to them, with such

settlement contributing to sustainable community, rural and agricultural development.

The policy explores and identifies both "on the farm" and "off the farm" settlement options, including the right of residence in terms of the Extension of Security of Tenure Act (ESTA), 1997 (Act 62 of 1997), sub-division of the farm unit, provision for retirement, settlement in existing towns, the establishment of new towns and agri-villages. Furthermore, the policy details a project preparation process, approval procedures and authority responsibility.

Of significance for Klein Dassenberg is the following:

- ☐ All farm workers have the right to reside and retire on land they reside on in terms of ESTA.
- ☐ The sub-division of farm units to facilitate "on-farm" settlement must be cost effective and feasible, employing existing resources (e.g. houses) where possible.
- ☐ "Off-farm" settlement should preferably occur in existing settlements (e.g. Witsand), taking cognisance of the availability of funds given existing housing backlogs in such settlements.

(vi) Western Cape Provincial Policy for the Establishment of Agricultural Holdings in the Urban Fringe (PAWC, 2000)

This provincial policy is directed at facilitating opportunities for aspirant farmers to access and develop agricultural holdings in the urban fringe, with such development contributing to the sustainable utilisation of agricultural resources.

Of significance for Klein Dassenberg is the following:

- ☐ A clear distinction be made between extensive residential and bona-fide agricultural holdings, given the negative impact of the former on agricultural resources.
- ☐ The need for appropriate land use categorisation and zoning in the management of land uses (e.g. agri-based projects) in the rural hinterland.

(vii) Resort Policy (CMC, 1996)

This policy deals with the issue of temporary versus permanent occupation of units in resort developments outside the urban edge and in rural nodes. The policy resolves that resort development by definition should exclude the permanent occupation of units given the following:

- ☐ Bona-fide resorts cater for holiday-tourism accommodation, a land-use distinctly different from permanent occupation.
- ☐ Permanent occupation of such units would result in large numbers of "country" residential units being built under the guise of resort

development, making the maintenance of an urban edge meaningless.

(viii) Policy for Smallholdings in the CMA (CMC, 1997)

This policy addresses misconceptions regarding the term "smallholding" and proposes a clear land use distinction between extensive residential holdings and small farms on which agricultural enterprises are conducted.

(ix) Scenic Drive Network (CMC, 1997)

This study, which identifies significant scenic drives in the metropolitan area, designates the Old Mamre Road (i.e. MR215) as such a route within the study area.

(x) Draft Bio-regional Planning Framework for the Western Cape Province (PAWC, 2000)

This draft policy puts forward a bio-regional planning approach based on a clustered system of biosphere reserves within which sustainable land use practices are employed (e.g. core, buffer and transition zones), with an emphasis on sustainable development, bio-diversity conservation and maintenance of environmental integrity.

(xi) Draft MOSS Proposals (CMC, 2000)

In defining, mapping and managing MOSS in the City of Cape Town, an emphasis is placed on areas beyond the urban edge (e.g. wetlands, Fynbos remnants) and the need to link such elements with the MOSS. Furthermore, the employment of ecological setbacks or buffers along river courses and adjacent to wetlands is also highlighted.

2.4 LOCAL PLANNING INITIATIVES AND STUDIES

The following local planning initiatives and studies have a bearing on the Klein Dassenberg Smallholding Area:

(i) Blaauwberg Spatial Development Framework (2001)

This framework identifies the following broad land uses and structuring elements within and peripheral to the study area:

- ☐ Buffer zone areas of the Cape West Coast Biosphere Reserve including:
 - Conservation worthy upper slopes of the Klein Dassenberg, Camphill Village Private Nature Reserve, Schoongesicht Farm and the Fynbos Corridor (Saxonwold Downs).
- ☐ An urban edge for Atlantis.

- ❑ An activity corridor along Rygersdal Drive, i.e. portion of MR215 north of the Klein Dassenberg Road (DR1134) intersection.
 - ❑ Possible airport site within the smallholding area (i.e. south of DR1134).
 - ❑ The major portion of the study area being designated as an agricultural or rural area.
- (ii) Strategy for the Management of Development in the Rural Area of Blaauwberg (1998)

This strategy for the Blaauwberg rural area made the following recommendations for the Klein Dassenberg Smallholding Area:

- ❑ Sub-division of holdings subject to the protection of conservation worthy areas and the following minimum sizes to retain the rural character of the area:
 - > Sub-division of properties (subject to engineering feasibility) abutting the MR215 in order to facilitate a functional interface with Atlantis and stimulate development along the southern portion of Rygersdal Drive (i.e. adjacent to Witsand).
 - > The major portion of the smallholding area being subject to a minimum size of 10ha. Agriculture was identified as the primary use, with diversification through "value added" activities".
- (iii) New Farmer Feasibility Study: Blaauwberg Municipal Area (1998)

This study, undertaken to evaluate new farm establishment potential in the Blaauwberg rural area, identified the Klein Dassenberg Smallholding Area as a new farmer settlement area given the following:

- ❑ The existing cadastral sub-division facilitating small units suited to new farmer establishment.
 - ❑ Close proximity to existing communities (e.g. Atlantis, Mamre and Pella) in terms of both potential farmers and a local consumer market.
- (iv) Mamre-Atlantis Spatial Plan and Winelands Integrated Development Plan (2000)

Both plans, applicable to the agricultural areas abutting the northern and eastern boundaries of the Klein Dassenberg Area, emphasise the need to:

- ❑ Restrict rural settlement development (e.g. Chatsworth, Philadelphia, Riverlands and Kalbaskraal).
 - ❑ Restrict further fragmentation of agricultural land (e.g. Groen Rivier Smallholdings).

2.5 BIOPHYSICAL ASPECTS

2.5.1 Drainage System (refer Figure 5)

The smallholding area drains into two catchments, namely the Donkergat – Sout River to the west, and the Sout – Diep River to the east.

Of significance to both the Klein Dassenberg Smallholding Area and the metropolitan area is the following:

- (i) The study area represents the sponge area/head waters of the tributaries of the Sout and Diep Rivers.
- (ii) The Diep River, which has the highest ecological importance rating and is classified as a unique riverine system in the City of Cape Town, represents a lower river reach classification. The river has a class 3 ecological status and an ecological importance category of 1.
- (iii) The Sout River has a wetland transitional classification, class 3 ecological status and an ecological importance category of 3.
- (iv) Both the Sout and Diep Rivers form part of the MOSS within the urban edge.

Current environmental threats to the sponge areas and tributaries of the Sout and Diep River include:

- (i) No or limited agricultural set-backs along streams.
- (ii) High levels of alien plant infestation in drainage channels.
- (iii) Illegal dumping and in-filling of drainage channels.
- (iv) Erosion on the steeper slopes of the Klein Dassenberg due to a lack of riverine / drainage channel vegetation and erosion attenuation, and development of steep slopes.

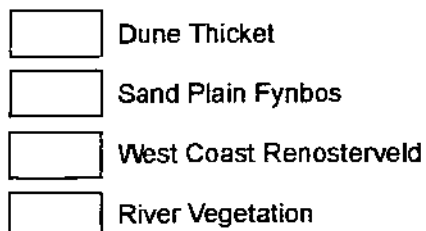
2.5.2 Vegetation and Natural Habitats (refer Figure 2)

While the study area is characterised by a high level of Rooikrans (*Acacia cyclops*) and Port Jackson (*Acacia saligna*) infestation, the following areas of conservation worthy vegetation occur:

- (i) Limited area of Dune Thicket in west.
- (ii) Fragmented but significant remnants of Sand Plain Fynbos, the most notable being Schoongesicht Farm, the Fynbos Corridor (Saxonwold downs) and the Camphill Village Private Nature Reserve.
- (iii) Highly conservation worthy West Coast Renosterveld on the Klein Dassenberg.
- (iv) Riverine vegetation abutting the Donkergat and Sout Rivers.

Of significance is the following:

- (i) The Schoongesicht Farm, Fynbos Corridor and Klein Dassenberg represent three of the thirty seven core conservation areas for Cape Flats Flora.



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- (ii) The Schoongesicht Farm site is exceptionally rich in Red Data plant species.
- (iii) The Klein Dassenberg is designated as a "buffer zone" in the Cape West Coast Biosphere Reserve.
- (iv) Areas of conservation importance peripheral to the study area including:
 - Core Area and Buffer Zone of the Cape West Coast Biosphere Reserve.
 - Highly conservation worthy areas for possible future inclusion as Core Areas within the Biosphere Reserve.
 - The proposed Blaauwberg Conservation Area comprising both a Primary Conservation Zone and Interface Conservation Zone.
 - Proclaimed nature reserves including the Riverlands Provincial Nature Reserve, the Koeberg and Kalbaskraal Private Nature Reserves.

Current environmental threats and concerns include:

- (i) Impact of alien vegetation, including:
 - Uneconomic farming given high cost of clearing and maintenance.
 - Impact on indigenous vegetation.
 - High fire risk of both living vegetation and biomass remains subsequent to fungal control and felling.
- (ii) Fragmented occurrence of indigenous vegetation remnants, with little or no linkages.
- (iii) Limited conservation (e.g. Camphill Village Private Nature Reserve).
- (iv) Concern regarding obligations of Biosphere Reserve proclamation.
- (v) Poor property maintenance given high level of landlord absenteeism.
- (vi) Natural habitats (fauna) are restricted to the remnant vegetation areas, with movement restricted due to the lack of linkages.

2.5.3 Cultural Resources

Sites of cultural/historical importance and worthy of conservation include:

- (i) The tree lined (mature Eucalyptus) Old Mamre Road (i.e. MR215), with this route also identified as part of the City of Cape Town scenic drive network.
- (ii) The historical signal hill site at Kanonkop.

2.5.4 Ground and Surface Water

- (i) Surface water is characterised by:
 - Deep sandy soils with high infiltration in the catchment areas result in a low flood reaction and limited surface catchment (i.e. dam) opportunity.
 - A low average rainfall of 440mm per annum, a high summer evaporation rate and a non-perennial flow offer a limited opportunity for surface water storage for summer irrigation purposes.

- ❑ The feasibility of utilising treated effluent water from the Atlantis Treatment Works or urban run-off from Atlantis is excluded due to:
 - Recharge areas of the Atlantis aquifer in close proximity to the smallholding area mitigate against the transfer of urban run-off for irrigation purposes.
 - Current quality of treated sewage effluent excludes its use for irrigation of crops for direct consumption.
- ❑ No General Authorisation in terms of Section 39 of the National Water Act, 1998 (Act 36 of 1998) exists, requiring all surface extraction to be licensed.

Current threats to surface water sources include:

- ❑ Illegal dumping in drainage channels.
- ❑ In-filling of drainage channels and wetlands.
- ❑ Pollution (i.e. high nutrient loads) due to agricultural practices (e.g. fertilisation, spray drifts), absence of ecological set-backs along river courses, on-site solid waste disposal and waste product discharge (e.g. agri-processing and non-conforming uses).
- ❑ High silt load due to erosion given cultivation of steep slopes and no erosion attenuation measures (e.g. contouring, diversion banks).

(ii) Groundwater

While a major portion of the smallholding area overlies the Klein Dassenberg Unit of the Atlantis Aquifer, groundwater is characterised by the following:

- ❑ Varying boreholes yields over short distances, with yields ranging from 0,1l/sec (Morgenster) to 7,0l/s (Golden Grove) and 22,0l/s (Klein Driefontein).
- ❑ A range in electrical conductivity of 70 – 300mS/m, with several boreholes exceeding the 100mS/m limit for irrigation.
- ❑ The majority of boreholes exceeding the maximum irrigable chloride content of 70mg/l with values ranging between 123mg/l – 1073mg/l.

Groundwater implications include:

- ❑ Borehole yields on several holdings are marginal given an irrigation requirement of >3,0l/sec.
- ❑ High salinity in certain areas poses a salinisation threat under irrigation.
- ❑ Restricted availability of potable water (i.e. borehole sourced).
- ❑ Negative impact of increased groundwater extraction on aquifer due to sub-divisions.
- ❑ Potential pollution threat due to in-ground and on-site disposal of wastes (i.e. domestic and solid waste).
- ❑ A General Authorisation for extraction in terms of the National Water Act, 1998 being restricted to 300m³/ha per annum without a license.

2.5.5 Soil and Agricultural Potential

As illustrated in Figure 3, the general soil classification relates directly to the underlying geological formations, as follows:

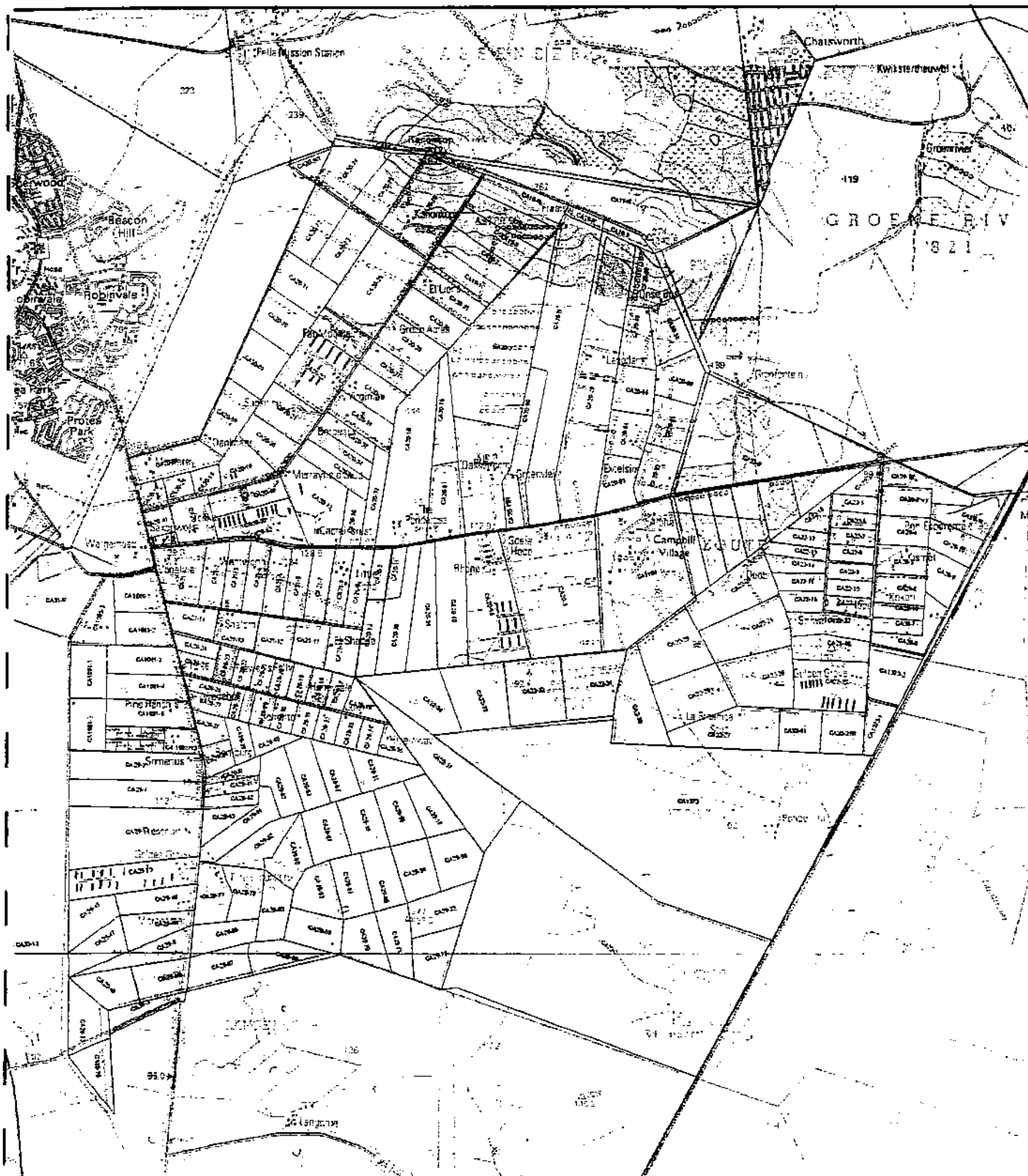
- (i) Cape Granites underlying the north-eastern portion (high - lying ground) present higher potential deep soils, especially on moderate slopes of the Klein Dassenberg, with good water retention capacity (e.g. red kaolinitic loams and clays).
- (ii) Springfontein Sands cover most of study area with a depth seldom exceeding three meters, but often limited to one meter. These sands represent a generally low agricultural potential given low nutrient levels and poor water retention capacity (i.e. deep acid soils derived from leached coastal calcareous sand).
- (iii) Hornfels and Phyllites (i.e. coarse alluvial sands overlying pre-weathered clays) of the Tygerberg Formation (Malmesbury Group) underlying the southern portion of the study area yield shallow Swartland soils largely suitable only for extensive crop cultivation (e.g. wheat).
- (iv) Locally derived alluvial deposits (stream-bed alluvium), coming forward along the banks the Sout and Donkergat Rivers, present unstructured soils of a very low agricultural potential, often characterised by a high salinity.

The occurrence of variable groundwater (i.e. quality and quantity), together with relatively poor agricultural soils, restricts agricultural potential for both perennial and non-perennial crops (refer Figure 4) as follows:

- (i) Two single areas of medium high potential, that is upper slopes of the Klein Dassenberg and an area north-east of Rondeberg.
- (ii) The major portion of the study area being medium to medium low.

However, as witnessed on several properties (e.g. Camphill Village), both the low potential of the agricultural soils and availability and quality of the water can be enhanced, especially at an intensive cultivation scale through the employment of the following:

- (i) Soil potential:
 - ❑ Structural improvement (i.e. through added organic material) for both soil fertility and water retention enhancement.
 - ❑ Employment of organic agricultural practices (e.g. permaculture, bio-farming).
 - ❑ Non-soil based intensive production (e.g. hydroponics, battery-production).
 - ❑ Climatic enhancement (e.g. tunnel and shade house cultivation).
- (ii) Groundwater:
 - ❑ Development of boreholes/well-points in areas of high yield and quality, with distribution of such water to other users.



-  Coarse Alluvial Sands Overlying Highly Pre-weathered Clays
-  Deep Acid Soils Derived from Leached Coastal Calcareous Sands
-  Locally Derived Alluvial and Fluvial Deposits with a Low Degree of Weathering
-  Residual Soils Derived from Thin Loamy to Gravely Surface Creep

-  Parent Material Chiefly Resistant Quartzose Sedimentary Rock and Granite; Soils Largely Highly Leached, Shallow Sandy Lithosols
-  Parent Material Highly Weathered Drift Over Pre-weathered Saprolite and Rock; Red Kaolinic Clays Common
-  Parent Material Local Creep or Colluvium Derived from Ferrallitic Environments; Overlying Soils, Red Loams and Clays

CITY OF CAPE TOWN BLAAUWBERG ADMINISTRATION Urban Planning and Economic Development P O Box 35, MILNERTON, 7435 Tel: (021) 550 1090; Fax: (021) 550 7517		
 SETTLEMENT PLANNING SERVICES Town and Regional Planners P O Box 3405, CAPE TOWN, 8000 Tel: (021) 422 1946 Fax: (021) 424 3490		
KLEIN DASSENBERG DEVELOPMENT FRAMEWORK		
SOIL: GENERAL CLASSIFICATION		
		
NOT TO SCALE		
Date of Plan: November 2002	Scale: N.T.S.	Figure Number: 3

- ❑ Reduction of high salinity levels through mixing with higher quality water.
- ❑ Cultivation of saline tolerant crops (e.g. tomatoes) and the introduction of appropriate agricultural practice to reduce phosphate levels.

2.5.6 Rural Landscape and Visual Amenity

The quality of the rural landscape and visual amenity derives from the following:

- (i) Agricultural practices and rural character of the area on the fringe and "gateway" to the metropole.
- (ii) The elevated ($\pm 350\text{m}$) ridge-line of the Klein Dassenberg which frames the northern boundary and provides views of the Cape Peninsula Mountain Chain.
- (iii) The treed avenue along Old Mamre Road (i.e. MR215).
- (iv) Indigenous vegetation remnants.

However, the quality of rural landscape is negatively impacted by:

- (i) Excessive invasion of alien vegetation, especially adjacent to road reserves.
- (ii) Ad-hoc dumping along road reserves.
- (iii) Poor maintenance of absentee landlord properties.
- (iv) No co-ordination of signage.
- (v) Poor property maintenance in the vicinity of Witsand given investor insecurity.

2.5.7 Land Use

With the exception of urban related activities abutting the MR215 - DR1134 intersection (i.e. filling station, liquor outlet and supermarket), the land use pattern typifies that of other metropolitan smallholding areas, and is characterised by:

- ❑ A predominant residential function.
- ❑ Intensive agricultural enterprises (e.g. flower production, hydroponics).
- ❑ "Factory" farming (e.g. chicken batteries).
- ❑ Emerging "boutique" farming of alternative crops (e.g. lavender) and associated agri-processing (e.g. distillation of essential oils), on-farm sales and agro-tourism.
- ❑ The provision of facilities serving city dwellers (e.g. equestrian centres, stabling facilities, etc.).
- ❑ Limited conservation (e.g. Camphill Village Private Nature Reserve).
- ❑ "People farming" through provision of rental accommodation.
- ❑ Land invasion of absentee landlord properties.

Land use issues and concerns are inclusive of:

- ❑ Negative impact of surrounding land uses (e.g. Witsand) and no finality on proposed surrounding uses on investor confidence (e.g. proposed regional solid waste disposal site and airport site, i.e. vicinity of Schoongesicht Farm).
- ❑ Land invasions and informal settlement encouraged by "people farming".
- ❑ Integrity of area threatened by non-conforming uses, especially industrial uses given lower land price and tax (i.e. rates) advantages.
- ❑ Inappropriate property size with commensurate maintenance liability.
- ❑ Lack of identity and clear function of the area.

2.5.8 Community and Environmental Health

While mobile services (e.g. health) are successfully provided to the area and the Camphill Village facilities are made available for community use, community health and environmental health is threatened by the following:

- (i) No central facility for mobile services and no synchronisation of service provision (e.g. health, pension pay-outs).
- (ii) Increasing farm evictions due to the rationalisation of agricultural practices, farm sales and sub-divisions, resulting in a negative impact on adjoining farms and the Witsand settlement.
- (iii) Poor housing and services provision associated with rental accommodation on farms (e.g. 30 families at Meadowvale Farm).

2.5.9 Institutional Matters

As witnessed during the participatory process, property owners showed a keen interest in the planning process and are reasonably well represented by two associations, namely the Klein Dassenberg Association and the Rondeberg Property Owners Association.

Institutional issues and concerns include the following:

- (i) An opinion that the community is alienated in the management structure.
- (ii) The need for a single community-local authority forum to meet on a regular basis to discuss and solve management and development issues.
- (iii) The lack of data regarding property and owner details.

2.5.10 Economic Development

Economic development within Klein Dassenberg is reflected by several successful and on-going agricultural ventures (e.g. export flower production, large-scale poultry enterprises), a property price structure comparable with other metropolitan smallholding areas and an increasing demand for rural living.

However, the following structural and regulatory mechanisms impact negatively on economic growth:

- (i) Inappropriate property sizes (e.g. >20ha) not meeting market demand (e.g. 7ha - 10ha) and being a maintenance liability.
- (ii) The high cost of alien vegetation eradication prior to development and on-going maintenance cost of removal is jeopardising agricultural economic feasibility, given that land clearing costs per hectare often exceed actual land cost.
- (iii) Current land use pattern and permissible use restricts economic development of alternative uses given limited agricultural potential.
- (iv) High land cost impacts on project sustainability (e.g. new farmer).
- (v) Investment insecurity given no clarity on surrounding land uses (e.g. Witsand, proposed airport, waste disposal facility, etc.).

2.5.11 Engineering Services

Apart from electrical power from a well distributed grid, all domestic engineering services are provided on-site by property owners. To date service performance is satisfactory with the following being noted:

- (i) Service delivery policy:
 - ☐ Currently no service delivery policy exists, with a scarcity of local authority funds for rural service delivery.
 - ☐ Preliminary identification of regional service facility sites (e.g. solid waste, airport) within or peripheral to the study area results in investor insecurity and impacts negatively on the property price structure.
- (ii) Water supply:
 - ☐ Restricted availability of potable water due to poor yield and quality.
 - ☐ Any future municipal water supply will not be available for irrigation or agri-related purposes.
 - ☐ Negative impact of increased extraction (e.g. sub-division) on aquifer and groundwater yield.
- (iii) Stormwater management:
 - ☐ Little or no capture or storage run-off in area.
 - ☐ Recharge requirements of Atlantis Aquifer mitigate against the transfer of urban run-off (i.e. from Atlantis) for irrigation purposes.
- (iv) Power supply:
 - ☐ Adequate Eskom supply network.

(v) Sewage treatment:

- ☐ Satisfactory performance of both on-site soakaways or pit-latrines, with only a limited number of systems requiring emptying due to local clay horizons.
- ☐ Groundwater pollution threat given intensive sub-division and retention of existing disposal system.

(vi) Solid waste disposal:

- ☐ Given no regular domestic waste removal service, on-site disposal is the responsibility of property owners.
- ☐ Potential pollution and fire threat (i.e. groundwater and atmospheric) given disposal practices (e.g. burying or burning).

2.5.12 Road and Rail Network (refer Figures 5 and 6)

The study area benefits from a high degree of metropolitan and regional accessibility via the following existing and proposed routes and rail extensions:

- (i) N7
- (ii) Regional distributors passing through the area, including MR215 (Old Mamre Road) and the DR1134 (Klein Dassenberg Road).
- (iii) The R304 south of the study area and R307 west of Atlantis.
- (iv) Future road alignments including:
 - ☐ The westerly extension of the R300 and R304 with linkages to the West Coast Road.
 - ☐ Upgrading the N7 to freeway status.
- (v) Extension of the Atlantis railway line and establishment of a rail commuter station (10-15 year scenario) located between Atlantis Industria and Kerria Avenue.

Internally, the smallholding area is accessed by roads of varying status, including:

- (i) Direct access from the N7, DR1134 and MR215.
- (ii) DR1132 (Rondeberg Road) and DR1136 (Saxdowns Road).
- (iii) Minor roads MNR61 and MNR117.
- (iv) Unnamed road reserves forming part of sub-divisions (i.e. General Plans).
- (v) Servitude rights of way located over adjacent private properties.

Current road network issues are inclusive of the following:

(i) Road status rationalisation:

Initiatives to rationalise road status and function within the metropole are currently considering the following:

- ❑ Subsequent to an amendment of Provincial Roads Ordinance, 1976 (Ordinance 18 of 1976), the City of Cape Town will take over responsibility for all roads except Trunk and National Roads, and certain metropolitan routes (e.g. M3, M5, Chapmans Peak, etc.).
 - ❑ This take-over comprises a two-stage process including a province-wide inventory/assessments of urban roads (currently being completed) and rural roads (to be undertaken shortly).
 - ❑ Within the City of Cape Town a distinction will be made between metropolitan roads (i.e. existing main roads and certain district roads) and public streets (including most of the existing district and minor roads).
- (ii) While access via servitude rights of way are favoured by residents (i.e. limited through traffic impact and improved security), such access is problematic in terms of maintenance responsibility and cost recovery.
- (iii) In certain areas (e.g. Rondeberg) road alignment is not consistent with cadastral demarcation).
- (iv) Negative impact of additional user traffic resulting from property subdivision.
- (v) Road safety risk, especially for pedestrians and cyclists on the DR1134 and MR215 given no shoulder.
- (vi) Proclaimed road reserves (e.g. MR221) without a development programme negatively impact on the property price structure.
- (vii) Negative road user safety impact of multiple intersections (i.e. farm subdivisions) onto the N7, DR1134 and MR215.

CHAPTER 3: PARTICIPATORY PROCESS

This chapter details the participatory process undertaken to achieve input, opinion and approval during the planning process.

3.1 STRUCTURING THE PARTICIPATORY PROCESS

The participatory process comprised:

- (i) Consultation with the Klein Dassenberg community through structured public meetings.
- (ii) Consultation with the engineering, economic, environmental and planning officials of the Blaauwberg Administration.
- (iii) Consultation with various statutory and non-statutory bodies (e.g. Department of Agriculture, Department of Land Affairs and Department of Water Affairs and Forestry).

3.1.1 Identification of Interested and Affected Parties

The absence of a comprehensive municipal roleplayers data base necessitated the compilation of a property address list (refer Annexure A) informed by the following:

- (i) A property search in the Deeds Office.
- (ii) Existing municipal property ownership records.
- (iii) Consultation with the Klein Dassenberg Association to identify property owners.
- (iv) Regular revision of the list given attendance of the public meetings and property description questionnaires distributed at the public meetings.

3.1.2 Notification of Public Meetings

Given the original absence of property records, notification was achieved through:

- (i) Postal, telephone and facsimile notification to known addresses, with an initial postal despatching of 300 notices.
- (ii) Notification via the Klein Dassenberg Association and the Rondeberg Property Owners Association.
- (iii) Distribution and display of notices at prominent locations, (e.g. shop, garage) and along major routes.

3.1.3 Holding of Public Meetings

Three public meetings, held as participatory workshops, were held (refer Annexure B1 for meeting agendas, minutes of proceedings and attendance registers).

(i) First public meeting held on 29 November 2000:

- ☐ This meeting served to introduce the study, facilitate the participatory process and identify and raise local management and development issues by the residents.
- ☐ The meeting was attended by 38 persons, lasting for a duration of two hours.

(ii) Second public meeting held on 7 February 2001:

- ☐ This meeting served to identify development objectives, formulate a community vision and planning informants.
- ☐ The meeting was attended by 30 persons, lasting for a duration of two and a half hours.

(iii) Third public meeting held on 24 April 2001:

- ☐ This meeting served to present and discuss draft planning proposals tabled and to report on major land use proposals including an airport site, regional landfill site and a wind farm.
- ☐ This meeting was attended by 33 persons, lasting for a duration of three hours.

3.1.4 Holding of Project Team Meetings

Two technical meetings of the Project Team were held (refer Annexure B2 for notification, summary of proceedings and attendance register):

(i) First Technical Meeting held on 5 February 2001:

- ☐ This meeting raised management and development issues, constraints and opportunities as experienced in the Klein Dassenberg Area by the various technical divisions of the Blaauwberg Administration.
- ☐ Members present identified management and development informants to the planning process.

(ii) Second Technical Meeting held on 23 April 2001:

- ☐ This meeting served to present and discuss draft planning proposals.

3.2 PUBLIC RESPONSE

The following serves as a summary of the public response and issues raised during the abovementioned public meetings:

3.2.1 Public Meeting (29 November, 2000)

The community identified the following issues:

- (i) Impact of biosphere on property maintenance cost (e.g. alien vegetation removal).
- (ii) Property usage rights restricted by title deeds.
- (iii) Impact of absentee land ownership (e.g. poor maintenance).
- (iv) Impact of Witsand informal settlement on smallholding area.

3.2.2 Public Meeting (7 February, 2001)

The community highlighted the following:

(i) Issues, including:

- ☐ Fears that the Development Framework would impact negatively on the current life-style.
- ☐ Need to monitor and direct adjacent development (e.g. Witsand) given potential negative impacts.
- ☐ Need for firebreaks, a fire fighting and alien vegetation removal programme.
- ☐ Need for measures to prevent informal settlement.
- ☐ Community should be decision making body regarding erf size, level of services, etc.
- ☐ Property size be related to land use.
- ☐ Agreement on retention of area as an agricultural area, but associated agri-related uses should be allowed to ensure economic viability of properties.

(ii) Current pressures on the smallholding area, including:

- ☐ Non-agricultural uses and development.
- ☐ Property sub-division.
- ☐ Rural living.
- ☐ Resource utilisation.
- ☐ Demand for engineering services.

(iii) Problems being experienced, including:

- ☐ Rural blight
- ☐ Fragmentation of land units.
- ☐ Erosion of the rural landscape.
- ☐ Threatened rural resource base.
- ☐ Loss of natural habitat diversity.

- ☐ Low levels of rural service delivery.
- ☐ Poor security for rural dwellers.
- ☐ Failure to support new farmer settlement.
- ☐ Poverty and homelessness (i.e. rural dwellers).

(iv) Identified opportunities, including:

- ☐ Metropolitan market proximity for agri- and related products.
- ☐ Need for intensification and diversification of land use.
- ☐ New farming opportunities and new farmer establishment.
- ☐ Need to integrate rural land use, engineering services and environmental programmes.
- ☐ Need to accommodate of a range of rural enterprises (e.g. agro-tourism).
- ☐ Need to rehabilitate blighted rural areas.
- ☐ A re-orientation of the management relationship between the rural community and the local management authority.

(v) Challenges facing the community, including:

- ☐ Improve economic sustainability of properties.
- ☐ Maintain and enhance sustainable ecological processes and habitat diversity.
- ☐ Support rural income earning opportunities.
- ☐ Achieve responsive and cost effective rural service delivery.
- ☐ Establish management and delivery partnerships.
- ☐ Retain and enhance the rural environment and landscape.
- ☐ Reduce rural poverty and improve environmental health.

3.2.3 Public Meeting (24 April, 2001)

(i) Community endorsement of draft proposals presented.

(ii) Community comment on, or emphasis of, specific proposals:

- ☐ Support of the proposed 7 - 10ha minimum sub-division size subject to engineering and access feasibility.
- ☐ Confirmation that minor access roads should be retained in their present form and not upgraded or incorporated into a formal road network given traffic impact (i.e. safety, dust) and personal, property and product security considerations.
- ☐ Sub-councils offer an excellent platform for community participation and the raising of development issues and needs.
- ☐ Residents should establish a "co-operative" which could serve as a negotiating body and a development mechanism.

3.3 WRITTEN INPUT AND COMMENT

During all stages of the planning process residents were invited to submit written input and comment. Inputs received are contained in Annexure B3, and include comment on the Draft Development Framework submitted by the Klein Dassenberg Association and the Rondeberg Property Owners Association.

3.4 APPROVAL PROCESS (refer Annexure B4)

In May 2002 the Draft Klein Dassenberg Smallholding Area Development Framework was advertised for public comment.

This process included the following:

- (i) Notification of interested and affected parties by:
 - ☐ Making the document available for scrutiny at the Wesfleur and Duynfontein libraries, and at Milpark Centre (Blaauwberg Administration).
 - ☐ Placing an advertisement in the local and two regional newspapers on 31 May 2002 (refer Annexure B4 for advertisement).
 - ☐ Notification of 49 interested and affected parties by registered mail (refer Annexure B4 for letter and address data base).
- (ii) Circulation of the document to the following departments for comment:
 - ☐ Department of Water Affairs and Forestry.
 - ☐ Department of Economic Affairs, Agriculture and Tourism.
 - ☐ Department of Environmental and Cultural Affairs and Sport.

Input received with the prescribed 21-day period included the following (refer Annexure B4):

- (i) Opposition to the proposed business strip abutting MR215 (Old Mamre Road) from Vogelvlei to Atlantis (i.e. in vicinity of Witsand) from one land owner resident outside the affected area.
- (ii) Opposition to the proposed possible future alignment of MR221, a metropolitan road proposal.
- (iii) Concern by the Rondeberg Property Owners Association that their issues highlighted during consideration of the draft proposals had not been incorporated into the formal proposals.

3.5 COMMENT ON INPUTS RECEIVED

In order to assess the inputs received, all inputs were identified chronologically per source, issues raised were identified, responses to issues formulated and required amendments to proposals assessed. This assessment of inputs is contained in Annexure B5, with the following serving as a summary conclusion:

- (i) The proposals are supported by the majority of roleplayers given that the majority of proposals were community generated in order to address issues at hand in Klein Dassenberg.
- (ii) Opposition to the proposals or elements thereof, is in most cases attributable to:
 - Resistance to changing the character of the smallholding area, with opposition to the introduction of essential services (e.g. solid waste removal, water, etc.), overshadowing actual input and support for the proposals.
 - Issues emanating from concepts / terminology (discussed and explained at community meetings) not being fully understood or misinterpreted.
- (iii) While positive inputs serve to endorse the proposals, the substance of issues raised contrary to the proposals does not warrant any amendment of the proposals.

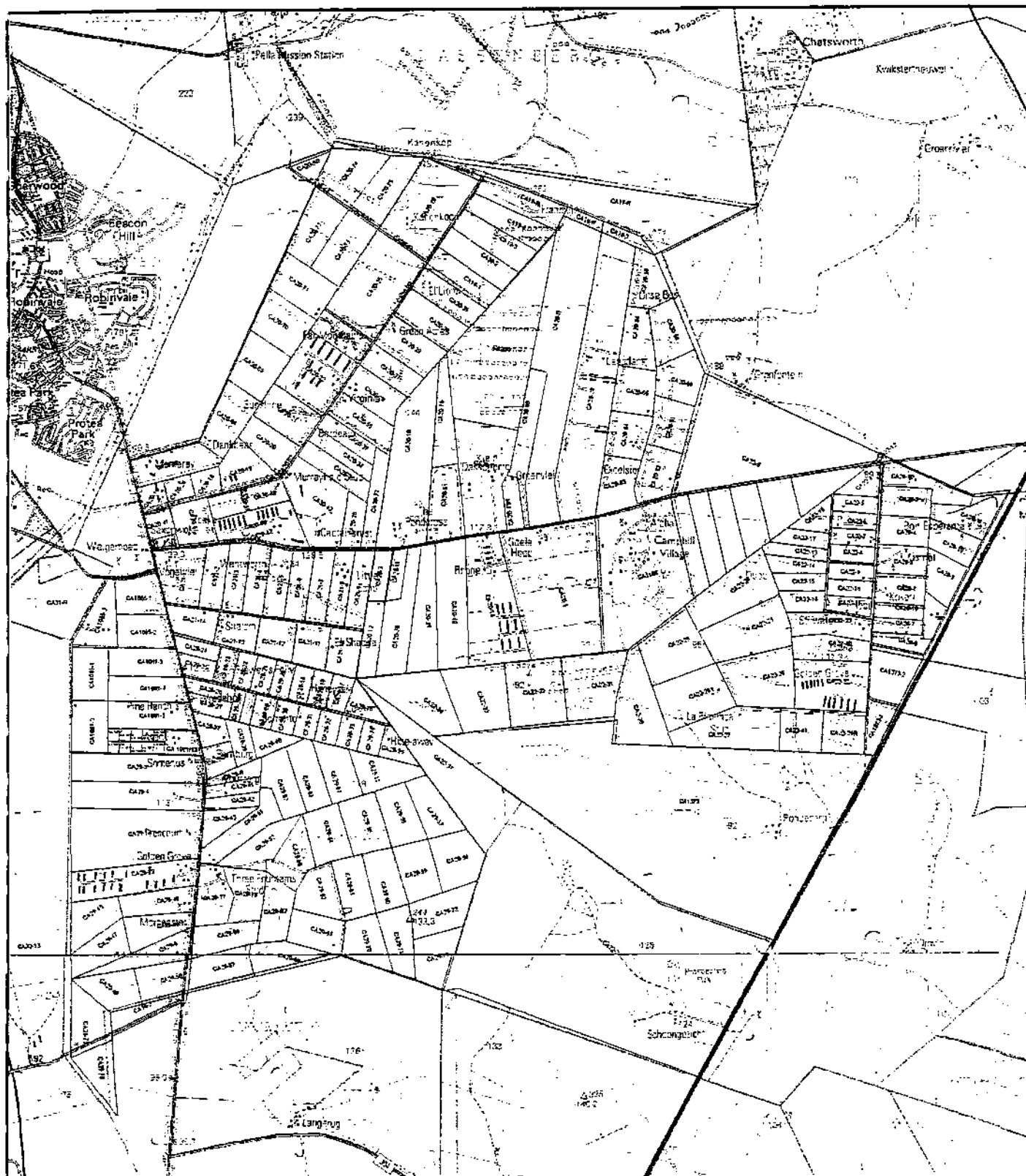
CHAPTER 4: IDENTIFICATION OF PLANNING INFORMANTS

This chapter identifies informants to the Development Framework. The following planning informants are identified to address the management and development issues, opportunities and constraints highlighted in the study area analysis and participatory process:

ISSUES, OPPORTUNITIES AND CONSTRAINTS	PLANNING INFORMANTS
4.1 ECONOMIC DEVELOPMENT • Limited agri-potential i.t.o soil type, quality and quantity of water. • Land use pattern restricts economic development. • Lack of engineering services restricts intensification of use. • High land cost impacts on project sustainability (e.g. new farmer). • High cost of alien vegetation eradication impacts on agricultural economic feasibility. • Inappropriate property sizes (maintenance liability). • Investment insecurity.	• Explore non-soil based agri-activities, introduce soil enhancement and explore containment of local surface water run-off. • Type and intensification of land use to relate to availability of services. • Economic sustainability of service provision should be the determining factor when considering service level increases. • Land use diversification is necessary to achieve economic and environmental sustainability. • Need to explore economic potential of municipal service privatisation. • Rationalise and fix surrounding uses.
4.2 ENGINEERING SERVICES PROVISION • No current service delivery policy or road maintenance policy (gravel access roads). • Scarcity of local authority funds for rural service delivery.	• City of Cape Town to formulate policy. • Explore privatisation of service delivery. • Local authority services will only be provided on an "user pays" basis.
4.2.1 Road Network • Majority of gravel access roads are servitude rights of way located on private property. • In certain areas (e.g. Rondeberg) road alignment is not consistent with cadastral demarcation. • Additional user traffic resulting from sub-division. • Road safety risk, especially for pedestrians/cyclists.	• Need adequate road access to achieve land use diversification and intensification. • Rationalise servitude access i.t.o. road ownership, development and maintenance. • Address user road safety. • Consider traffic implications of sub-division.
4.2.2 Water Supply • Restricted availability of potable water. • Groundwater supply (e.g. irrigation) to all properties not feasible given restricted sources (3 or 4 strong boreholes in area). • Municipal water will not be available for agri-related purposes. • Negative impact of increased groundwater extraction on aquifer due to sub-divisions.	• Comply with National Water Act abstraction specifications. • Explore exploitation/harnessing of alternative water resources. • Consider sub-division water requirements.

ISSUES, OPPORTUNITIES AND CONSTRAINTS	PLANNING INFORMANTS
4.2.3 Stormwater and Surface Water • Recharge areas of Atlantis aquifer in close proximity to Klein Dassenberg mitigate against the transfer of urban (Atlantis) run-off for irrigation purposes. • Little or no capture/storage of run-off in area.	• Explore a more optimum employment of surface water run-off.
4.2.4 Power Supply • Adequate Eskom supply.	• Explore alternative energy sources.
4.2.5 Sewage Treatment • Entire area serviced by either on-site soak-aways or pit latrines. • Satisfactory performance except for limited number of systems requiring emptying due to localised clay horizons.	• Explore alternatives to improve environmental performance of current disposal systems. • Consider sewage disposal feasibility in sub-division applications.
4.2.6 Solid Waste Disposal • No regular domestic service. • On-site disposal by property owners.	• Address disposal of agri-by-products. • Explore appropriate disposal options (e.g. on-site, private contractors).
4.3 ENVIRONMENTAL • Excessive invasion of Rooikrantz and Port Jackson resulting in: - Uneconomic farming given high cost of initial clearing and on-going maintenance. - Impact on indigenous vegetation. - High fire risk of both living vegetation and biomass remains subsequent to fungal control or felling. • Limited resources of DECAS to conduct field inspections and community education programmes. • Poor property maintenance given high level of landlord absenteeism. • Concern regarding impact/obligations of biosphere proclamation. • Fragmented occurrence of indigenous vegetation remnants (e.g. Schoongesicht Farm). • Conservation worthy Dassenberg Hills and Saxonwold Downs Fynbos corridor. • Limited conservation (e.g. Camphill Village Nature Reserve).	• Need to be pro-active in combating alien plant invasion. • Need to retain and protect remnants and link with ecological corridors. • Pursue economic utilisation of indigenous vegetation. • Pursue benefits of biosphere establishment.

ISSUES, OPPORTUNITIES AND CONSTRAINTS	PLANNING INFORMANTS
4.4 COMMUNITY AND ENVIRONMENTAL HEALTH • Increasing farm evictions due to farm sales, use change and sub-division with negative accommodation impact on adjoining farms and Witsand settlement. • Informal settlement on farms through invasion (e.g. absentee land owners) or "people farming" i.e. rental accommodation (e.g. Meadowvale Farm). • Failure to provide adequate accommodation/services to rental families or withdrawal of services by landlords when threatened i.t.o of Squatter Act, with negative impact of illegal service utilisation on neighbouring properties. • No central facility for mobile services.	• Address farm eviction i.t.o legislation. • Restrict on-farm accommodation to bona-fide farm workers. • Regular monitoring of settlements and prosecution of offenders. • Improved community surveillance. • Provide central facility for mobile services. • Synchronise mobile services.
4.5 LAND USE AND MANAGEMENT • Negative impact of surrounding land uses and no finality of overall planning impact negatively on investor confidence. • Land invasions and informal settlement encouraged by "people farming". • Integrity of area (i.e. character environmental and economic performance) threatened by non-conforming uses, especially industrial uses given affordable land prices and tax benefits (e.g. rates evasion). • Negative impact of densification through sub-division on groundwater given on-site sewage disposal and increased extraction. • Lack of local identity given no clear function or character. • Inappropriate property size. • Community alienated in management structure. • Lack of data (e.g. land owner, address, etc.).	• Need to finalise surrounding land uses (e.g. Witsand, solid waste disposal site). • Need to achieve compatibility and a function interface. • Need to accommodate a spectrum of land owners, all with different property utilisation aspirations. • Need to achieve a balance between land use diversification, intensification and environmental sustainability (e.g. groundwater). • Need to optimise the economic value of properties. • Need for local rural management and timeous prosecution of land-use violation offenders. • Need to achieve a local identity and character. • Relate property size to usage and economic feasibility. • Pursue PPP's to engage community and local associations in management of area. • Seek multi-agency / department participation in area (e.g. Dept. of Agric, DWAF, etc.). • Compile a data base.



Medium Perennial Agricultural Potential



Medium High Perennial Agricultural Potential

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KLEIN DASSENBERG DEVELOPMENT FRAMEWORK

AGRICULTURAL POTENTIAL: PERENNIAL



NOT TO SCALE

Date of Plan:

November 2002

Scale:

N.T.S.

Figure Number:

4

CHAPTER 5: FORMULATION OF A DEVELOPMENT VISION AND MULTI-SECTORAL AIMS

This chapter explores the scope for planning intervention, the formulation of a development vision and multi-sectoral aims.

5.1 PLANNING INTERVENTION

The need for planning intervention, initially recognised by the Blaauwberg Administration and highlighted in the Strategy for Management of Development in the Blaauwberg Rural Area (1998), is reinforced by both the study analysis and the participatory process, as evidenced by the following:

- (i) The rural character of Klein Dassenberg, which offers both rural living and agricultural production opportunities to the City of Cape Town, is being threatened by increasing sub-division, non-conforming use, alien plant infestation and surrounding land uses and development.
- (ii) Without intervention, a further decline of the rural condition will negatively impact upon the study area and surrounding environs in terms of:
 - ❑ Negative impact on agricultural and associated production.
 - ❑ Decreasing the "rural living" attraction of the area and eroding investor confidence.
 - ❑ An environmental threat (e.g. fire hazard, spread of alien vegetation, ground and surface water pollution), with a local impact (e.g. groundwater) and a sub-regional or metropolitan impact (e.g. Biosphere).
 - ❑ A recognition by the community that the current adverse conditions be addressed through an integrated planning and development process, and a willingness to participate in such a process.

Planning intervention is therefore directed at:

- (i) Spatial restructuring to address spatial and structural shortcomings, identify common land use and conservation areas, rationalise sub-division trends, facilitate access and service provision and establish metropolitan and sub-regional linkages and interfaces.
- (ii) Formulating multi-sectoral goals, objectives, strategies and management programmes to address current issues and constraints, and direct future development through multi-sectoral strategy integration.

5.2 COMMUNITY VISION

Community members attending the second public meeting (refer Annexure B) emphasised several development requirements and aims which need to underpin a development vision for their area, as reflected in the following:

"The Klein Dassenberg community, through a collective and community driven process and partnerships with all stakeholders, aims to become a desirable and thriving self sufficient smallholding area through the sustainable development of their properties and the area by promoting, enhancing and

protecting the living and natural environment by means of adopting and implementing a Development Framework with a common set of values".

5.3 MULTI-SECTORAL AIMS AND GOALS

The following multi-sectoral aims and goals were forthcoming from the participatory process:

- (i) Achieving economic self-sufficiency and sustainability for the smallholding area and its underlying properties.
- (ii) Enhancing and protecting the "rural lifestyle" and rural character.
- (iii) Enhancing and protecting the natural environment.
- (iv) Upliftment of social conditions and services.
- (v) Facilitating the provision and upgrading of affordable rural service infrastructure.
- (vi) Establishing a management and institutional support base.

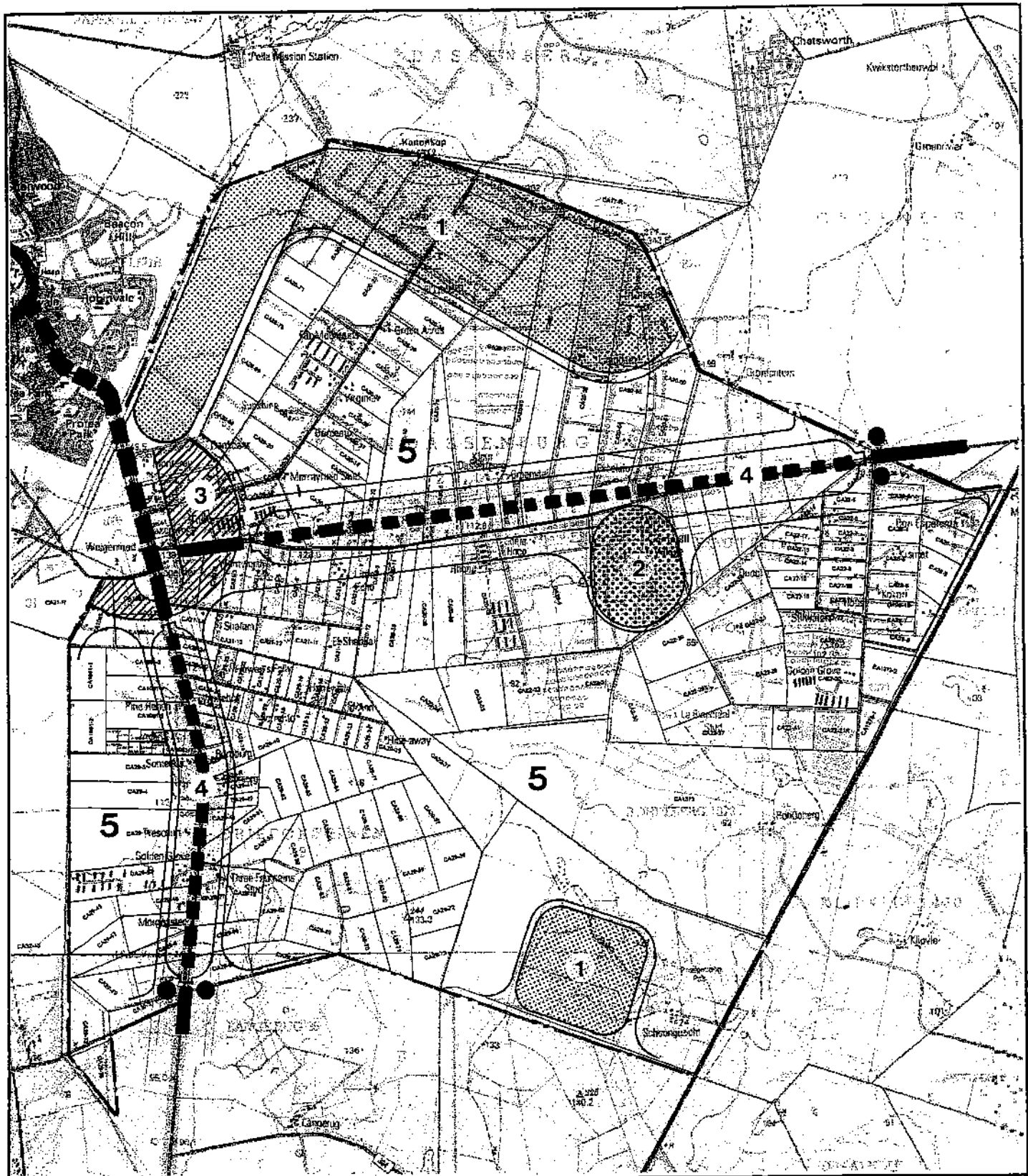
CHAPTER 6: DEVELOPMENT FRAMEWORK

This chapter puts forward the Development Framework proposals comprising the following:

- (i) A development management strategy comprising specific multi-sectoral aims/goals, with supportive objectives, strategies and programmes to address the identified issues, opportunities and constraints.
- (ii) A spatial plan illustrating the applicability of the goals, objectives, strategies and programmes on a cadastral basis.

6.1 DEVELOPMENT AND MANAGEMENT STRATEGY (refer Figure 6)

In order to achieve the overarching development and management aims/goals underpinning the vision and emanating from the analysis and participatory process, the following development and management strategy is put forward, comprising the aim/goals, objectives, supporting strategies and the required actions or programmes for each of the main components (e.g. economic, socio-economic, natural environment, rural infrastructure, built and cultural environment, management and institutional).



Urban Activity Corridor

Rural Activity Route

Rural Living Agriculture

- soil / non-soil based
- intensive horticulture / livestock
- Fynbos cultivation / harvesting
- agri-processing

LAND USE SUITABILITY ZONES

- | | |
|---|--|
| 1 | Conservation / Eco-tourism |
| 2 | Agro-tourism / Eco-tourism |
| 3 | Business, Agri-business, Agri-processing |
| 4 | Agro-tourism, Crafts / Cottage Industry |
| 5 | Agro-tourism, Extensive Uses, Equestrian |

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KLEIN DASSENBERG DEVELOPMENT FRAMEWORK

LAND USE SUITABILITY ZONES



NOT TO SCALE

Date of Plan: November 2002	Scale: N.T.S.	Figure Number: 7
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6.1.1 Economic Development		
Aim/Goal: To Achieve Economic Sustainability and Self Sufficiency of the Area and its Underlying Properties		
Objective	Strategy	Programme/Action
(i) Achieve economic integration with City of Cape Town and surrounding areas	(i) Establishment of linkages and integration with surrounding areas	☐ Designation, development and promotion of the DR1134 (Klein Dassenberg Road) and MR215 as rural "Activity Routes" to facilitate economic integration. ☐ Promote activities and attractions (e.g. equestrian, eco-tourism, agro-tourism) to attract city visitors and tourists. ☐ Intensification and diversification of land use abutting Rygersdal Drive "Activity Corridor" to achieve both land use and economic integration.
(ii) Stimulation of economic development	(i) Intensification and diversification of land use to strengthen the rural economic base, enhance the income of smallholdings and increase the affordability of smallholding maintenance	☐ Intensification of use through property sub-division, with market and development stimulation through sub-division of larger properties. ☐ Promoting a diversity of use including agri- and tourism related uses and services (e.g. agri-processing, guesthouses, equestrian centres). ☐ Employment of land use suitability zones (e.g. promotion of Klein Dassenberg as rural living/agricultural area).
	(ii) Agricultural diversification, intensification and development given metropolitan market proximity.	☐ Facilitate agri-processing of on-farm produced product. ☐ Accommodate "boutique" farms (e.g. lavender). ☐ Facilitate cottage industry and rural craft manufacturing. ☐ Promote non-soil based agriculture (e.g. hydroponic). ☐ Promote cultivation and processing of indigenous products (e.g. Fynbos). ☐ Promote new farmer establishment.
	(iii) Promotion of tourism	☐ Promote Klein Dassenberg "Gateway", rural "activity routes" and theme/use areas (e.g. equestrian). ☐ Establish craft/tourism information kiosk with direction directory of rural attractions, crafts, products. ☐ Facilitate development of tourist facilities (e.g. accommodation, activities). ☐ Promote and develop area as an agro- and eco-tourism destination. ☐ Pursue the benefits to be derived from the establishment of the West Coast Biosphere Reserve.

6.1.1 Economic Development (continued)		
Objective	Strategy	Programme/Action
	(iv) Promotion of business development	☐ Promote development of "Reygersdal Drive Activity Corridor". ☐ Promote agri-business (e.g. marketing, distribution of requisites) through establishment of SMME's.
	(v) Stimulation of local skills advancement and job creation	☐ Introduce mentor training programmes to transfer agri- and tourism/hospitality skills. ☐ Establish or facilitate access to agri and tourism training facilities. ☐ Explore new farmer settlement projects. ☐ Facilitate employment opportunities through community based rehabilitation (e.g. Working for Programme) or public works programmes (e.g. road maintenance).
6.1.2 Natural Environment		
Aim/Goal: Enhancement and Protection of the Natural Environment		
(i) To maintain a balance between conservation and development, and to establish and maintain a "reserve" of quantity and quality of resources that is dedicated to sustaining ecosystems	(i) Protection of scarce and conservation worthy indigenous fauna and flora, natural habitats and ecological corridors.	☐ Conserve rare and endemic plant species, maintain species diversity and natural habitats supporting sensitive terrestrial flora. ☐ Conserve rare and endemic wildlife species, maintain species diversity and habitat conservation. ☐ Maintain and consolidate conservation worthy vegetation, natural habitats and ecological corridors, that may fulfil important open space (e.g. extension of MOSS into rural area) or other critical important conservation functions. ☐ Employ the following conservation mechanisms: ➤ Establish and maintain public/private nature reserves (e.g. Camphill Village and biosphere reserves (e.g. West Coast). ➤ Establish conservancies on farms where conservation worthy vegetation occurs: - Riverine conservancies along Sout and Donkergat River courses and other drainage channels. - Hill-top conservancies (e.g. Klein Dassenberg and Rondeberg). - Remnant conservancies (e.g. Saxonwold Downs, Schoongesicht Farm). ➤ Establish ecological corridors and links between remnants. ☐ Extension of ecological corridors into surrounding areas to facilitate environmental integration (e.g. MOSS).

6.1.2 Natural Environment (continued)		
Objective	Strategy	Programme/Action
	(ii) Regulating development in natural areas	□ Reduce impact of development on natural areas through achieving a balance between conservation and development and ensuring that environmental considerations are fully integrated into planning and development process. □ Application for Exemption and Authorisation under EIA regulations for Scheduled Activities: ➤ Agriculture and undetermined use to any other use. ➤ Use for grazing to any other form of agricultural use. ➤ The construction and upgrading of public and private resorts. ➤ The use of land for nature conservation or zoned open space to any other use. ➤ The construction and upgrading of most infrastructure facilities. □ Adherence to current Department of Agriculture criteria permitting cultivation of slopes up to 18%, with certain erosion attenuation measures (e.g. containing, diversion banks). □ Application and enforcement of EMPR's (i.e. regulate mining impact and rehabilitation).
	(iii) Maintain Ground Water Sustainability and Quality (primary and secondary aquifers)	□ Registration of all users to enforce water use monitoring in terms of National Water Act. ➤ Registration of all existing surface and ground water users. ➤ Licensing of all new ground water users and registered users exceeding General Authorisation of 8 October, 1999. □ Monitor aquifer pollution: ➤ Introduction of a borehole/well-point monitoring programme. ➤ Compilation of a management plan to ensure aquifer pollution does not impact on domestic extraction. □ Co-ordinate consumption and quality monitoring: ➤ Establishment and registration of a Water User Association.
	(iv) Reduce surface water pollution	□ Improve surface water quality by reducing nutrient and sediment load through: ➤ Improved farming practices including increasing utilisation of bio-degradable fertilisers and reduced soil erosion. ➤ Restrict cultivation along water courses through the introduction of cultivation buffers or ecological set-backs. ➤ Control illegal dumping. ➤ Improve on-site waste disposal of household wastes i.t.o. DWAF regulations. □ Control and monitor irrigation of agricultural land with waste water: ➤ Registration of all irrigation with waste water if more than 10m³ of waste water is used for irrigation on any given day. ➤ Licensing of all new and registered waste water irrigation users exceeding General Authorisation of 8 October, 1999. ➤ Compliance with waste water quality and irrigation location criteria i.t.o. limits of General Authorisation. ➤ Inspections, monitoring and prosecution.

6.1.3 Built and Cultural Environment

Aim/Goal: To Enhance and Protect the Rural Lifestyle and Rural Character of the Area

Objective	Strategy	Programme/Action
(i) Consolidation and definition of the Klein Dassenberg Smallholding Area	(i) Establish and maintain an identity, status and function for the smallholding area	□ Define the smallholding area to highlight the function, character and local identity of the area. □ Consolidate area through striving towards achieving a common land usage pattern, development vision/objectives, and uniform cadastral basis, service level, etc. □ Achieve status as a functional land use area within the City of Cape Town rural area.
	(ii) Reinforce smallholding edge through consolidation of interface land uses to form a functional buffer with development opportunities.	□ Establish and employ functional interface buffers through the consolidation of interface land uses, including: ➤ A prominent built structure signifying a defineable barrier (e.g. the N7 limited access arterial in the east). ➤ An agricultural hinterland of the south and west, together with new farmer settlement in the west. ➤ Business and agri-business abutting the Rygersdal Drive (MR215) "Activity Corridor" along the portion of Rygersdal Drive abutting Witsand. ➤ Conservation in the north-west (Saxonwold fynbos corridor) and hill-tops of the Klein Dassenberg in the north, together with agriculture north of the hills (i.e. Farm Dassenberg). ➤ Smallholdings (Groen Rivier) in the north-east.
(ii) Establishment and maintenance of a functional interface with surrounding areas	(i) Deterring encroachment through appropriate land usage and management on either side of the Klein Dassenberg Smallholding interface	□ Land use management and co-ordination including: ➤ Optimum land utilisation and employment. ➤ Effective land use management and enforcement. ➤ Land use and development co-ordination i.to. type, scale and programme. □ Examples include: ➤ Maintaining Groen Rivier smallholdings. ➤ Containment of rural settlements (e.g. Chatsworth, Riverlands). ➤ Upgrading and containment of Witsand settlement. ➤ Finalisation/siting of metro installations (e.g. airport, solid waste disposal). ➤ Establishment and maintenance of conservation areas (e.g. Dassenberg Hills). ➤ Reservation and employment of surrounding agricultural areas. ➤ Maintaining integrity of the N7 (i.e. limit/prohibit roadside development).

6.1.3 Built and Cultural Environment (continued)		
Objective	Strategy	Programme/Action
(iii) Protection and maintenance of the rural landscape	(i) Enhancement and protection of the scenic resources and aesthetic character (rural and agricultural) of the area through rural landscape management	□ Management of road reserves of rural routes: ➤ Removal of alien vegetation and dumped material. ➤ Prevent illegal dumping. ➤ Employ informative, co-ordinated and standardised signage which reflects the rural character of the area and does not impact on visual landscape. ➤ Enforce building line restrictions. □ Rehabilitation of disturbed areas (e.g. areas scarred by erosion on quarrying). □ Alien vegetation removal and rehabilitation of indigenous vegetation and conservation worthy areas. □ Rationalisation of non-conforming and unauthorised uses: ➤ Consent use application. ➤ Compliance with Consent Use criteria. ➤ Rehabilitation of impact of non-conforming use. □ Formulation of appropriate landscape and building design guidelines and regulations for new development and structures and the restoration of existing developments and structures. □ Restricting development on steep slope and elevated locations due to visual impact. □ Controlled location of craft vendors/farmstalls, with co-use of single facilities by several producers (e.g. co-operative) to reduce visual and traffic safety impact. □ Development of Klein Dassenberg "Gateway" and craft/tourist information kiosk. □ Development of rural "activity routes" employing co-ordinated signage, indigenous route landscaping, etc. □ In-field authority monitoring inspection and prosecution of offenders.
	(ii) Broadening community participation in community based environmental and resource enhancement and management programmes	□ Introduction of Land Care and Land Management Programme (Dept. of Agriculture) to address:: ➤ Combating and preventing soil erosion. ➤ Protection of natural vegetation. ➤ Combating of weeds and invader plants. ➤ Protection of aquatic systems. ➤ Reducing and preventing ground and surface water pollution. ➤ Removal and/or screening of disused machinery, equipment, etc. ➤ Reducing fire hazard. ➤ Reducing flood events. □ Employment of the Working for Water Programme (i.e. alien vegetation removal). □ Establish Fire Prevention Committees (i.e. fire fighting and prevention co-ordination). □ Establish a Water Users Association (i.e. monitor use and quality).

6.1.3 Built and Cultural Environment (continued)		
Objective	Strategy	Programme/Action
	(iii) Protection and maintenance of cultural and heritage resources	□ In consultation with SAHRA (South African Heritage Resources Agency) investigate and initiate the protection, restoration and declaration of cultural and significant landscapes and sites (e.g. cannon at Kanonkop), historical buildings and farmsteads.
	(iv) Regulating development on steep slopes and elevated areas of the Dassenberg	□ All development (i.e. agriculture, buildings, infrastructure, roads, etc) on the steeper slopes and elevated portions of the Klein Dassenberg (i.e. above the 180m contour) be subject to: ➤ An impact assessment which will evaluate the following: - Slope sensitivity in terms of soil type, run-off and wind exposure. - Visual sensitivity in terms of exposure, sky-line intrusion, etc. - Impact of built form in terms of architectural design, bulk and height, material finish and colour. - Impact of access and services routing (e.g. scarring, cut and fill). Such a requirement will be more effective than an arbitrary selected altitude restriction (i.e. contour) as visual sensitivity and impact are not solely a function of altitude. ➤ Current Department of Agriculture criteria permitting cultivation of slopes up to 18%, with erosion attenuation measures (e.g. contouring, diversion banks). □ Determination of a "Development Line" for the Dassenberg Hills by the local authority in accordance with the "Guidelines for the Management of Development on Mountains, Hills and Ridges of the Western Cape, 2002" (DECAS). The guidelines provide criteria for the development of hillsides, specially regarding the determining of a limit for agricultural and urban development.
6.1.4 Socio-Economic		
Aim/Goal: Upliftment of Social Conditions and Services		
(i) Improved socio-economic conditions of smallholding workers and their dependents	(i) Improvement of social conditions and services for smallholding workers.	□ Establish "community service points" to accommodate mobile services (e.g. clinic, pension payments). □ Synchronise mobile service delivery (e.g. health services, pension payments, etc.). □ Apply ESTA and the Western Cape Policy for the Settlement of Farm Workers (2000) to address smallholding evictions and inform smallholding workers of their residence rights as workers and pensioners. □ Where in adequate, land owners to upgrade services and housing condition and explore housing options to address shortfalls. □ Introduce worker upliftment programmes (e.g. adult education, life skills). □ Stimulation of local economic development through skills transfer, training (e.g. agriculture, tourism), establishment of new farmers and agri-related businesses. □ Access provincial housing subsidies for workers.

6.1.4 Socio-Economic (continued)		
Objective	Strategy	Programme/Action
	(ii) Stimulation of economic and employment empowerment of smallholding workers through skills transfer, training (e.g. agriculture and tourism), establishment of new farmers and agri-related business.	☐ Introduce mentor programmes to transfer skills. ☐ Establish SMME's within or peripheral to Klein Dassenberg, for example agri-related services (e.g. processing, marketing). ☐ Explore and promote new farmer settlement.
(ii) Improved security for all rural dwellers	(i) Improvement of personal, property and product security.	☐ Introduce and manage of a rural policing forum (e.g. "neighbourhood watch"). ☐ Forge security management partnerships with Blaauwberg Command and SAPS. ☐ Fencing and maintenance of absentee landlord properties.
6.1.5 Rural Infrastructure and Access		
Aim/Goal: Appropriate and Affordable Rural Service Delivery and Upgrading		
(i) Facilitate the provision and upgrading of services infrastructure and access.		
☐ Sewage	(i) Enforcement of minimum standards of toilet provision in terms of local authority health standards to facilitate acceptable community health and environmental performance levels.	☐ Locate soakaways/pits as far as possible from boreholes, well-points and pits. ☐ Domestic pits/soakaways not be used for disposal of agri-by-products, with National Water Act regulations being applicable in such instances. ☐ Sub-division application approvals needs to consider ability of local ground conditions to accommodate soakaways (e.g. clay content) or increase in the density of soakaways. ☐ Where soakaways are not appropriate, conservancy tanks with private emptying responsibility need to be prescribed. ☐ Explore introduction of appropriate technology systems (e.g. electric, composting toilets, etc.).

6.1.5 Rural Infrastructure and Access (continued)		
Objective	Strategy	Programme/Action
□ Groundwater	(i) Enforcement of minimum standards of potable water supply and groundwater resource management.	□ Comply with groundwater abstraction i.t.o. National Water Act, especially in the event of sub-division. □ Explore supply of piped industrial water (ex. Atlantis) for agri-processing/uses (e.g. poultry). □ Any external irrigation supply will on an "user pays" basis. □ Sub-division applications to include groundwater availability assessment. □ Sub-division approvals be subject to ensured adequate and sustainable water supply. □ Sub-division approvals to ensure uneconomical areas are not established due to water shortfalls (i.e. potable and irrigation). □ Explore community-based extraction storage and distribution of potable water from strong boreholes. □ Registration and/or licensing of all ground and surface water users. □ Establishment of a Water User Association.
□ Stormwater	(i) Explore a more optimum employment of surface water run-off.	□ Establish storage dams on slopes of the Klein Dassenberg. □ Divert and collect roadway run-off. □ Use tanks to capture and store roof run-off. □ Recycle domestic waste water. □ Development of stormwater detention facilities incorporating reedbeds to assist in nutrient removal.
□ Electricity	(i) Explore harnessing of alternatives and environmentally friendly resources in order to contribute to the economic and environment of sustainability of the area.	□ Introduce solar and wind power generation. □ Introduce energy saving measures, including: ➢ Utilising off-peak Eskom power. ➢ Appropriate architectural design, building materials and orientation. ➢ Reduce climatic exposure (e.g. windbreaks).

6.1.5 Rural Infrastructure and Access (continued)		
Objective	Strategy	Programme/Action
☐ Solid Waste	(i) Restrict ad hoc disposal of wastes given environmental impact (i.e. groundwater and surface water pollution)	☐ Appropriate on-site disposal of domestic waste. ☐ Appropriate on-site disposal of agri-by-products i.t.o. National Water Act. ☐ Supply of non-existent services by private contractors (e.g. emptying of conservancy tanks). ☐ Introduce recycling options/facilities (e.g. glass, aluminium and paper collection points).
☐ Roads	(i) Ensure adequate access to all properties and safe movement of people and goods	☐ Rationalise road/cadastral alignment anomalies. ☐ Consider local authority registration/proclamation of servitude gravel roads. ☐ Community "buy-in" to road maintenance/development cost contribution. ☐ Future sub-division to consider increased traffic impact. ☐ Sub-division applicant/developer be liable for road development/maintenance costs. ☐ Upgrade of DR1134 and MR215 (width and shoulder) to improve pedestrian and cycle user safety.
(ii) Adequate and appropriate disaster management including prevention and mitigation.		
☐ Fire Hazard Management	(i) Reduce fire risk and atmospheric pollution	☐ Initiate a community based fire control programme and establish Fire Prevention Committees (e.g. Ukuvuka Programme). ☐ Initiate alien vegetation removal programme (i.e. property owners, Working for Water Programme). ☐ Restrict unauthorised burning of waste.
☐ Flood Hazard	(i) Reduce flood risk	☐ Comply with flood-line building regulations. ☐ Restrict in-filling of natural drainage channels and wetlands. ☐ Restrict illegal dumping in drainage channels. ☐ Introduce stormwater management, especially off roads and steep slopes. ☐ Develop stormwater detention facilities. ☐ Provision of adequate set-backs along drainage channels.

6.1.6 Rural Management

Aim/Goal: Establishment of an Effective Rural Management and Institutional Support Base

Objective	Strategy	Programme/Action
(i) Increased community participation in management	(i) Re-orientation of Klein Dassenberg community-local authority relationship through actions by both parties.	☐ Demonstrate commitment. ☐ Forge partnerships. ☐ Restore confidence through actions (e.g. local authority: maintenance; local community: participation and support).
	(ii) Broader community role in management of Klein Dassenberg area.	☐ Establishment and active functioning of locally based forums, including: ➤ Residents/property owners association (e.g. Klein Dassenberg Residents and Rondeberg Property Owners Associations). ➤ Activity interest groups (e.g. tourism, equestrian). ➤ Participation in user groups (e.g. Water Associations, Fire Committees) or environmental groups (e.g. Working for Water Programme, Soil Erosion Committees, etc.). ☐ Producers groups (e.g. co-operative, agriculture commodity). ☐ Establish partnerships, including: ➤ Private Public Partnerships (PPP's) with the local authority to address issues and manage the area. ➤ Community based Public Works Programme (CBPWP's) to undertake maintenance (e.g. roads) on a community contract basis. ☐ Forge partnerships and seek multi-department participation (e.g. Dept. of Water Affairs, Agriculture, Nature Conservation) in conservation and agricultural development efforts.
(ii) Broadening of the rural finance base	(i) Establish appropriate financial instruments to facilitate management of the Klein Dassenberg Area.	☐ Levy of equitable rates and service charges based on the principle of "user pays" (i.t.o. services/facilities provided) and "availability charges" (i.e. for use of roads, libraries in urban areas). ☐ Explore the introduction of differential rates favouring rural land uses and promoting the rural character of the area (e.g. agriculture, agro-tourism, equestrian), and penalising industrial and non-rural activities. ☐ Introduce and maintain cost effective service delivery. ☐ Facilitate PPP's to unlock external sources of finance (e.g. private and public sector funds for alien vegetation removal programmes). ☐ Rationalise road proclamation status in order that the maintenance of public streets can be secured from rates levied on smallholding properties.

6.1.6 Rural Management (continued)		
Objective	Strategy	Programme/Action
(iii) Achieve an efficient data base and record system	(i) Employment of a data base as a Klein Dassenberg Smallholding planning and management tool.	□ Establish and manage a data base (i.e. property register linked to GIS mapping) to facilitate: ➤ Access to historic records of land use and building development approval and refusals. ➤ Management and evaluation of new applications. ➤ Serving as a basis for determining rates, services charges, engineering and social services provision. ➤ Identification land use use/building development as planning informants. ➤ Input to City of Cape Town property / land use data base.

6.2 PROPOSED LAND USE AND SPATIAL STRUCTURING ELEMENTS

In order to give effect to the aims, strategies and programmes identified in Section 6.1, a Development Framework (refer Figure 6) comprising the following land uses and spatial structuring elements is put forward:

Land Use/ Structuring Element	Planning, Development or Management Aspect	Planning / Development Proposal or Management Guidelines
6.2.1 Land Use (refer Figure 6)		
6.2.1.1 Smallholding Area	(i) Zoning	□ Introduce a new zoning: ➤ Rural Residential for the smallholding area. ➤ Make input to Metropolitan Zoning Framework currently being compiled.
	(ii) Primary Use	□ Retain smallholdings as a rural residential area, with agriculture as the primary land use in order to: ➤ Maintain and enhance rural character. ➤ Serve as a buffer against urban intrusion into the agricultural area. ➤ Promote agro-tourism. ➤ Retain and reinforce existing agricultural related activities (e.g. equestrian, nurseries). ➤ Ensure sustainable agri-resource utilisation for agri-purposes given metropolitan market proximity. ➤ Promote non-soil based agri-production (e.g. hydroponics, free range poultry) given metropolitan market proximity.
	(iii) Consent Uses	□ Allow for limited development of other rural uses while retaining the smallholding character, to facilitate: ➤ Intensification and diversification of use of holdings. ➤ Strengthening the rural economic base and local employment and income generation. ➤ Strengthening of income/affordability of maintenance of smallholdings. ➤ Agri-processing of on-smallholding produced product i.e. "value adding" (e.g. distillation of essential oils, flower drying/packaging, etc.). ➤ Tourist facilities and activities; restrict scale in order that primary use remains agricultural. ➤ Future economic sustainability of holdings. ➤ Rural urban linkages.

Land Use/ Structuring Element	Planning, Development or Management Aspect	Planning / Development Proposal or Management Guidelines
6.2.1 Land Use (continued)		
	(iii) Consent Uses (continued)	□ Mix of use be subject to and include: Permissible Consent Uses ➤ Additional dwelling units. ➤ Intensive feed farming. ➤ Riding school. ➤ Nursery. ➤ Agri-processing of on-farm produced product. ➤ Occupational practice. ➤ Tourist facilities. ➤ Overnight accommodation. Scale of Consent Uses ➤ Additional dwelling units; up to a total of 500m² (total built area including primary dwelling) per land unit / smallholding. ➤ Intensive feed farming; subject to impact assessment and health regulations regarding size and number of livestock per unit size. ➤ Riding school/stabling of horses; subject to impact assessment and health regulations regarding number of horses per unit size. ➤ Agri-processing of smallholding produced product; restrict agri-processing to processing of on-site produced product (refer vii; agri-processing). ➤ Nursery; no limit. ➤ Tourism facilities; restrict scale in order that primary use remains agricultural. ➤ Overnight accommodation; guesthouses: 1 unit/smallholding and resident owner requirement. ➤ Overnight accommodation; B&B's (occupational practice): maximum of 4 rooms and resident owner requirement. ➤ Cottage industry and rural crafts; restrict in scale in order that primary use remains agricultural. ➤ Farm stall; max. 100m² and restrict sales to on-farm produced product. Other Requirements: ➤ Scheduled activities requiring application for Exemption or Authorisation under EIA regulations: new cultivated lands (previously natural veld) and land use changes and undertaking "scheduled activities". ➤ Liquor licenses; - restrict to taverners license (serving liquor to resident patrons in guesthouses). - restrict to producers license (production, tasting and sales of on-site produced products). ➤ Disposal of agricultural waste i.t.o. General Authorisation of National Water Act, 1998.

Land Use/ Structuring Element	Planning, Development or Management Aspect	Planning / Development Proposal or Management Guidelines
6.2.1 Land Use (continued)		
	(iv) Departures	□ Departures be utilised to address land uses which are trend based (e.g. crèches, private schools). □ Each application be evaluated on merit, especially regarding potential traffic generation through smallholding area and along servitude access roads, and impact on groundwater (i.e. extraction/pollution). □ Reception facilities/venues: ➤ 1 per cadastral. ➤ provision of on-site parking as required.
	(v) Sub-division of Existing Smallholding Units	□ Limited sub-division in order to: ➤ Retain rural character. ➤ Improve sustainability and affordability i.t.o maintenance (e.g. alien infestation removal) and cost sharing (e.g. road maintenance). ➤ Address market demand for smaller rural properties. ➤ Facilitate an intensification of use. ➤ Establish a functional buffer to adjoining areas (e.g. Witsand/Atlantis). □ Minimum sub-division size of: ➤ 7 ha for all existing smallholders subject to: - Compilation of a sub-division feasibility plan based on an assessment of the impact / feasibility of sub-divisions in terms of engineering services and access requirements, specifically addressing impact on ground water (extraction/pollution) and impact on servitude access roads. - Sub-divisions making use of existing access points onto the N7, MR215 and DR1134. ➤ 1 to 2 ha for smallholdings directly abutting the proposed Rygersdal Drive Activity Corridor and DR1134/MR215 and Blombosch Road intersections, subject to: - Compilation of a sub-division feasibility plan based on an assessment of the feasibility of sub-divisions in terms of providing full-engineering (potable water/water borne sewage). - Provision of access via "slip roads", with intersection points onto the MR215, DR1134 and Blombosch Road meeting approval of the District Roads Engineer. ➤ Sub-divisions to facilitate new farmer establishment, with such sub-divisions being planned on a project basis and subject to engineering services and access feasibility. □ All sub-divisions be subject to: ➤ Maintaining ecological corridors as conservancies over such sub-divisions or alienation/rezoning for conservation purposes (e.g. Biosphere reserve, public/private nature reserve). ➤ A borehole water quality and aquifer monitoring programme in the 10ha sub-division area to inform future sub-division (i.e. continuation or reduced size) given impact on groundwater quality and quantity.

Land Use/ Structuring Element	Planning, Development or Management Aspect	Planning / Development Proposal or Management Guidelines
6.2.1 Land Use (continued)		
	(vi) Building line restriction	□ Street building line: at least 30m or 10m where property is <3ha. □ Side building line: at least 30m or 10m where property is <3ha. □ All properties abutting N7 road reserve: 60m. □ Proposed N7 interchange: 500m from centre of interchange. □ All properties abutting DR1134, Blombosch Road and MR215: at least 30m.
	(vii) Agri-Processing	□ Distinguish between: ➤ Processing of on-farm produced product. ➤ Imported raw materials: - Home-based processing of on-farm produced product: Consent use under Rural Residential. - Large scale processing of on-farm produced product: Rezoning to agri-industry for structure accommodating the processing. - Imported raw material: Be located in industrial area (e.g. Atlantis Industria).
	(viii) Accommodation units on smallholdings	□ Establish and maintain a minimum standard of accommodation on smallholdings: ➤ Ensure all accommodation and structures are in accordance with current building regulations i.t.o.: - Quality of construction. - Minimum standards. ➤ Submission of building plans and approval for all accommodation units. ➤ In-field monitoring inspection and prosecution of offenders. ➤ Application for PHDB housing subsidies for farm workers. ➤ Application ESTA and Western Cape Provincial Policy for the Settlement of Farm Workers to maximise housing opportunities for workers on smallholdings. □ Restrict "rental" accommodation on smallholdings. ➤ Restrict "on-smallholding" accommodation to bona-fide smallholding workers or persons with residence rights i.t.o. ESTA. ➤ Rationalise illegal accommodation and explore options for alternative housing (e.g. Witsand).

Land Use/ Structuring Element	Planning, Development or Management Aspect	Planning / Development Proposal or Management Guidelines
6.2.1 Land Use (continued)		
6.2.1.2 Business	(i) Type of Business	☐ Contain business/retail to Rygersdal Activity Corridor. ☐ Restrict business development in rural residential area. ☐ Restrict business development to agricultural or tourist related developments (e.g. restaurant). ☐ Restrict "retail trade" outlets due to: ➤ Expansion of such outlets into supermarkets. ➤ Creation of pedestrian desire lines over farm land and major roads. ➤ Increased traffic impact.
	(ii) Zoning, Primary Use and	☐ Exclude liquor outlets due to impact on surrounding uses. ☐ Business zoning along activity corridor. ☐ Within Rural Residential retain primary use zoning (e.g. Rural Residential) with business as consent use (e.g. farmstore, nursery, tourist facility) complying with land use restrictions for both the primary and consent use.
6.2.1.3 Conservation	(i) Proclaimed reserves	☐ Camphill Village Private Nature Reserve proclaimed in terms of the Nature Conservation Ordinance 1974, (Ordinance 19 of 1974). ☐ Buffer zone of the Cape West Coast Biosphere Reserve extending over the Klein Dassenberg and including areas above the 180m contour, to be protected through the establishment of conservancies, the establishment of private nature reserves, etc.
	(ii) Conservation Mechanisms	☐ Establish and maintain public/private reserves (e.g. Camphill Village). ☐ Establish conservancies on farms where conservation worthy vegetation occurs: ➤ Riverine conservancies along Sout and Donkergrat River courses and other drainage channels. ➤ Hill-top conservancies (e.g. Klein Dassenberg and Rondeberg). ➤ Remnant conservancies (e.g. Saxonwold Downs, Schoongesicht Farm). ☐ Establish ecological corridors and linkages between remnants: ➤ River courses through the introduction of ecological set-backs to protect drainage channels and riverine vegetation. ➤ Eskom powerline servitudes (e.g. west of Saxonwold Downs). ➤ Tree avenues (e.g. along Old Mamre Road) and along all road reserves (e.g. promote indigenous planting). ➤ Remnant and core flora linkages (e.g. between remnants on Schoongesicht Farm and Sout River). Such linkages could include areas not suitable for agriculture (e.g. rocky areas, poorly drained areas and farm road reserves, etc.). ➤ Extension of conservancies and ecological corridors beyond the study area boundary to achieve environmental integration (e.g. MOSS).

Land Use/ Structuring Element	Planning, Development or Management Aspect	Planning / Development Proposal or Management Guidelines
6.2.2 Nodal Facilities	(i) Major roadside facility	❑ Major off-route (N7) craft/tourist information kiosk with direction directory of Klein Dassenberg rural attractions/crafts/products. ❑ Location of central and accessible community service points along MR215 and DR1134 to accommodate temporal services (e.g. pension pay-outs, mobile library and clinic) and the synchronisation of such service provision. Such points could be located on public or private land, subject to the permission of the owner.
6.2.3 Rural Landscape	(i) "Gateway"	❑ Establishment of a Klein Dassenberg "Gateway" comprising: ➤ A craft/tourist information kiosk adjacent to the N7-DR1134 intersection with access from the DR1134 and complying with Provincial Roads Engineer requirements for future interchanges. ➤ Appropriate signage signifying both arrival and identity/character of the Klein Dassenberg area at both the DR1134 and MR215 entrances.
	(ii) Route enhancement	❑ Enhancement of both the DR1134 and MR215 routes through: ➤ Retention of historic treed avenue along the MR215. ➤ Promotion of indigenous planting in road reserves. ➤ Restrict roadside dumping. ➤ Co-ordinated signage and farmstall craft outlet development. ➤ Adherence to building line set-backs.

Land Use/ Structuring Element	Planning, Development or Management Aspect	Planning / Development Proposal or Management Guidelines
6.2.4 Structuring Elements	(i) "Settlement" edge	☐ Fixing of a "settlement" or Klein Dassenberg edge to achieve the following: ➤ A clear definition of the area. ➤ An area within with consolidation can take place (e.g. sub-division, common land uses, etc.). ➤ Establishing and maintaining of a functional interface with surrounding areas.
	(ii) Urban activity corridor	☐ Promote the establishment of the Rygersdal Drive-MR215 urban "activity corridor" to achieve both land use and economic integration with Atlantis and a functional urban-rural buffer.
	(iii) Rural activity route	☐ Promote the development of the MR215 and DR1134 as rural "activity routes" and visitor and tourist attractions given their access to agro- and eco-tourism facilities, craft manufacturing, boutique farms, etc.
	(iv) Land use suitability zones (refer Fig. 7)	☐ Promotion of the Klein Dassenberg smallholdings as rural living/agricultural area, specialising in the following agricultural activities: ➤ Soil and non-soil based cultivation. ➤ Intensive horticulture/livestock enterprises. ➤ Fynbos cultivation, harvesting and processing. ➤ Agri-product processing. ➤ Agri-enterprises (e.g. farming requisites, marketing and processing, on-farm sales, etc). ☐ Introduction and facilitation of theme/use areas to promote identity and attraction (i.e. investment and tourism): ➤ Conservation/eco-tourism on the slopes of Klein Dassenberg, Kanonkop (e.g. historical signal station), Saxonwold Downs and Schoongesicht Farm. ➤ Agro-tourism and eco-tourism (e.g. Camphill Village). ➤ Agro-tourism, crafts and cottage industry abutting rural activity routes (i.e. MR215 and DR1134). ➤ Business, agri-business and agri-processing in the area abutting the urban "activity corridor". ➤ Agro-tourism, extensive uses and equestrian (i.e. major portions of study area).
6.2.5 Bulk Services Installations and Facilities	(i) Proposed metropolitan facilities	☐ Timeous and prior consultation with Klein Dassenberg community regarding metropolitan facilities (e.g. regional solid waste disposal, metropolitan airport) given the following: ➤ Impact of location considerations on property values and investor confidence. ➤ Potential negative impact if established.

Land Use/ Structuring Element	Planning, Development or Management Aspect	Planning / Development Proposal or Management Guidelines
6.2.6 Road Network	(i) Rationalisation of road alignment (i.e. rural access roads)	☐ Rationalise road/cadastral anomalies (e.g. Rondeberg area) to ensure cadastral compatibility between existing roadways and servitudes - rights of way.
	(ii) Rationalisation of road status	☐ Rationalisation of current incompatibility between the current road proclamation status and function, for example the district roads (e.g. DR1132–Rondeberg Road; and DR1136-Saxonwold Road) being utilised for smallholding access). ☐ Participation and input by Blaauwberg Administration to the province-wide inventory/assessment of rural roads to be undertaken by the provincial road authority as input to the pending transfer of road authority to City of Cape Town (i.e. minor, district and main roads). ☐ Rationalisation of road proclamation status in order that maintenance of public streets (current main, district and minor roads) can be sourced from existing and revised forthcoming rates to be levied on smallholding properties.
	(iii) Removal of "building restrictions"	☐ Removal of provincial road authority control of development 90m either side of "building restriction roads" which are located within, and give access to, smallholdings, for example MNR112.
	(iv) Proposed road network	☐ Proposed Classification: ➤ Class I (freeway): N7. ➤ Class II (primary distributor): MR215. ➤ Class III (district distributor): DR1134. ➤ Minor Roads: MNR 112, MNR 61, deproclamation of DR1132 and DR1136. ➤ Public Streets: Unnamed road reserves giving access off the MR215 and DR1132 to smallholding sub-divisions (i.e. public street i.t.o. Surveyor General Plan) ☐ Proposed Deproclamation: ➤ Deproclamation of DR1136 (i.e. Rondeberg Road) and DR 1136 (Saxonwold Road) to minor roads. ☐ Management Proposals: ➤ Retention of servitude and right of way access to ensure low volume through traffic and to maintain personal, property and product security. ➤ Community "buy-in" to be pre-requisite for: - Local authority registration/proclamation of servitude gravel roads. - Road maintenance/development cost contribution. ☐ Future sub-division to consider increased traffic impact. ☐ Sub-division applicant/developer be liable for road development/maintenance costs. ☐ Upgrade of DR1134 and MR215 (width and shoulder) to improve pedestrian and cycle user safety.

CHAPTER 7: IMPLEMENTATION PLAN

This chapter explores the need for multi-sectoral strategy integration and identifies priority programmes and projects.

7.1 MULTI-SECTORAL STRATEGY INTEGRATION

Essential to the achievement of the strategies and spatial proposals identified in Chapter 6, is the success with which multi-sectoral integration can be achieved. The diversity and resource scarcity (i.e. natural, financial and manpower) of rural areas such as Klein Dassenberg, as opposed to an urban area, requires the management pursuance of resources collectively in order to achieve the greatest benefication, for example:

- (i) Integration of land use and environmental management programmes (e.g. Fynbos cultivation and processing and conservation).
- (ii) Integration of economic development (e.g. job creation) and environmental management programmes (e.g. Working for Water Programme).
- (iii) Integration of maintenance (e.g. roads) and economic development (e.g. job creation – CPBWP's).
- (iv) Integration of social development and infrastructure programmes (e.g. community service points).
- (v) Integration of infrastructure and environmental programmes (e.g. stormwater detention facilities comprising reed beds).
- (vi) Integration of social programmes and agricultural development (e.g. Camphill Village).

However, such integration will be dependent on the following:

- (i) The successful integration and co-ordination of planning and development initiatives by the following management agencies:
 - ❑ Blaauwberg Administration (e.g. Environmental Health, Planning and Economic Development, Engineering Directorate, etc).
 - ❑ City of Cape Town Administrations (e.g. Catchment Management, Transport).
 - ❑ Provincial and State Departments (e.g. DECAS, Department of Agriculture, Department of Land Affairs, etc.).
- (ii) The establishment of a single "Klein Dassenberg Forum" comprising the Blaauwberg Administration, the local community and other roleplayers. Such a forum can be the PPP (public private partnership) vehicle for land use, environmental and security management, development facilitation and funds acquisition.
- (iii) The extent to which proposals put forward in the Development Framework serve as input or informants to the following:
 - ❑ Investigatory assessments for metropolitan infrastructure and facilities (e.g. regional waste disposal, sewage treatment works).
 - ❑ The IDP process.

- Other investigatory and planning studies for the area or its environs (e.g. Metropolitan Zoning Framework).

7.2 PRIORITY PROGRAMMES AND PROJECTS

The complexities of the rural issues (Chapter 2) and local authority constraints (i.e. financial and manpower), dictate the need to be strategic in terms of what to manage in the Klein Dassenberg area.

Consequently, the following priority programmes and projects are identified for short-medium term management and/or implementation to ensure that the resources (e.g. natural, human economic, etc.) of the area are not compromised:

- (i) The establishment of a Klein Dassenberg Forum representative of all roleplayers (e.g. community, Blaauwberg Administration, NGO's, State and Provincial Departments).
- (ii) Address farm evictions in terms of ESTA and on-farm accommodation of lodgers in terms of:
 - Security of tenure or alternative "off-farm" accommodation (e.g. Witsand).
 - Level of services.
 - Condition of accommodation.
- (iii) Establishment of temporal services points (e.g. pension, health) and synchronisation of services by responsible parties.
- (iv) Initiate a community-based alien vegetation eradication programme (e.g. Working for Water Programme; DECAS or Land Care; Department of Agriculture).
- (v) Introduce regulations to enforce property maintenance by, or on behalf of, absentee land owners.
- (vi) Initiate a fire prevention and fighting programme (i.e. establish a Fire Committee and mitigation measures).
- (vii) Establish a Water User Committee to monitor water use and quality.
- (viii) Registration of all ground and surface water users.
- (ix) Introduce a regular solid waste (i.e. domestic) removal service.
- (x) Maintenance of gravel access roads.
- (xi) Upgrading of MR215 and DR1134.
- (xii) Make input to provincial rural road rationalisation initiative.
- (xiii) Explore feasibility of community/shared water supply from strong boreholes.
- (xiv) Explore piped supply of "industrial water" (i.e. Atlantis) for agri-processing purposes.
- (xv) Initiate a publicity campaign to promote the area through:
 - Establishment of a directory kiosk and signage at "gateway".
 - Inclusion of rural activity routes and attractions in the City of Cape Town tourism product (e.g. directory, maps).
 - Holding of "open days" to promote rural lifestyle, agri-production and processing, social upliftment, etc. (e.g. Camphill Village).

CHAPTER 8: RECOMMENDATION

It is recommended that the management strategy and spatial proposals contained in the Development Framework serve to:

- (i) Inform the spatial structuring, land use and resource management of the Klein Dassenberg Smallholding Area.
- (ii) Inform project and infrastructure identification, selection and prioritisation in terms of the IDP process, and provide a spatial basis for the area's Integrated Development Plan.
- (iii) Spatially secure the sustainability of the natural and built processes which underpin the Klein Dassenberg Smallholding Area and its role within the City of Cape Town.
- (iv) Inform other studies and planning initiatives (e.g. Metropolitan Zoning Framework).
- (v) Initiate the establishment of Klein Dassenberg Forum.

ANNEXURE A:

DATABASE of PROPERTY OWNERS / RESIDENTS

REGISTERED OWNER / S	CONTACT NAME	ADDRESS	TELEPHONE	FAX	E-MAIL	FARM	PORTION
South African Camphill	Paul C. Boshoff	Camphill Village, P.O. Box 1451, Dassenberg, 7350	021-572 2345	021-572 2230		20	5
RHHH Hass	Reinhard Hass	Montana, P.O. Box 1555, Dassenberg, 7350	021-572 2204	021-572 2204	reinhardh@realtime.co.za	20	10
	R. Conradie	Rondebos, P.O. Box 51, Klein Dassenberg, 7358	082 532 4942	-	-	20	11
B. J. Tomlinson	B. J. Tomlinson	P.O. Box 24, Philadelphia, 7304	021-572 4200		-	20	12
M. Caverni	M. Bierman	Broadway Farm, P.O. Box 77, Klein Dassenberg, 7350	021-572 7474	021-572 4209		20	16
PMR van den Eijnde	Patrick van den Eijnde	Denne-Dreef, P.O. Box 47, Klein Dassenberg, 7358	021-572 2265	-	patrick.vandeneijnde@icl.co.za	20	18
Philadelphia Land Holdings	Charlie Rom	Bloemendal Farm Nursery, P.O. Box 65, Klein Dassenberg, 7350	021-572 7908	021-572 7908	-	20	30
RE Peffers	Ron Peffers	P.O. Box 1469, Dassenberg, 7350	021-572 2443	021-572 2443		20	46
L.H. & D. M. September	L. H. September	59 Gazonia Street, Protea Park, Atlantis, 7349	021-572 1753	-	-	20	49
N. G. Eriksen	N. G. Eriksen	P.O. Box 32, Philadelphia, 7304	022-481 3905	-	-	20	64
D & MD Roberts	D. Roberts	Monterey, P.O. Box 59, Klein Dassenberg, 7350	021-572 2635	021-572 2635		20	67
C. V. Calvosa	B. Calvosa	P.O. Box 36671, Chempet, 7442	021-972 1765	021-972 1765	-	20	74
T.G. Kanigowski	T.G. Kanigowski	P.O. Box 39, Table View, 7439	021-572 0720	021-972 1955	-	20	77
Messrs Touch Wood Trust	Derrick Oxley	P.O. Box 14, Klein Dassenberg, 7358	021-572 1228	021-572 6355	-	20	-
Touchwood Trust	Simon Oxley	P.O. Box 14, Klein Dassenberg, 7358	021-572 1228	021-572 6355	touchwood@xsinet.co.za	20	R
C. U. Stadler	C. U. Stadler	P.O. Box 71, Klein Dassenberg, 7358	021-572 1849	-	-	21	6
	S. M. Johnson	Okamelo P.O. Box 112,	021-572 3295			21	9
	Jean Farman	Klein Begin, P.O. Box 36988, Chempet, 7442	021-572 8804	021-556 2848		21	14
	K. D. Opitz	P.O. Box 41, Klein Dassenberg, 7358	021-572 8804			21	14
C. L. Smith	Louis Smith	P.O. Box 692, Ysterplaat, 7425	083 441 8017	-	-	22	4

REGISTERED OWNER / S	CONTACT NAME	ADDRESS	TELEPHONE	FAX	E-MAIL	FARM	PORTION
N. G. Eriksen	N. G. Eriksen	P.O. Box 32, Philadelphia, 7304	022-481 3905	-	-	22	5
H. G & S. G. Blankner	H. G. Blankner	P.O. Box 85, Philadelphia, 7304	022-481 3783	-	-	22	8
	S. Visser	P.O. Box 13, Philadelphia,	022-481 3652	-	-	22	11
Shuttleworth Family Trust	Ian Shuttleworth	Buurmanshoop, P.O. Box 1495, Sea Point, 8060	021-761 8335	021-761 8335	-	22	23
	A. J. Williams	P.O. Box 960, Milnerton,	082 412 5650	-	-	22	48
	C. J. Hayward	Nirvana, P.O. Box 1478, Dassenberg, 7350	022-481 3902	-	-	28	4
	D. Eriksen	Nirvana, P.O. Box 67, Philadelphia,	022-481 3732	-	-	28	4
	Greg Wadeley	Nirvana, Rondeberg Road	022-481 3885	-	-	28	4
Jones - Wood		Abaca Farm				28	5
LW Hewett	L. W. + V. Hewett	Wakkerloop, P.O. Box 65, Philadelphia,	022-481 3606	022-481 3714	-	28	7
	P. A. Volschenk	Millstone Farm, P.O. Box 55, Philadelphia,	022-481 3727	-	-	28	18
D. Bernardo	D. Bernardo	P.O. Box 723, Melkbosstrand, 7437	083 988 3463	-	-	29	11
JP Bierman	A. Bierman	P.O. Box 1503, Dassenberg,	021-572 2216	-	-	29	16
C. J. Link	C. J. Link	P.O. Box 68, Philadelphia, 7304	021-572 5149	021-447 9773	newlink@inds.co.za	29	17
I. S. Ladanyi	Istvan Ladanyi	P.O. Box 72, Parow, 7499	021-930 2354	021-930 2043	-	29	26
M. G. Hounsell	Max Hounsell	Blue Mountain Kennels, P.O. Box 1438, Dassenberg, 7350	021-572 4190	021-422 2707	hounsell.m@mgx.co.za	29	29
Thomson Family Trust	T. R. & J. M. A. Thomson	P.O. Box 16015, Vlaeberg, 8018	021-572 8883	021-572 8883	tripart@mweb.co.za	29	35
	T. Williams	Avanti, P.O. Box 1621, Dassenberg,	021-572 4095	021-556 2734	-	1081	13
South African Camphill	Paul C. Boshoff	Camphill Village, P.O. Box 1451, Dassenberg, 7350	021-572 2345	021-572 2230	-	1184	-
	Gill Riley	Trinity Farm, P.O. Box 93, Philadelphia, 7304	022-481 3001	021-481 3222	-	?	-
Refamagro (Pty) Ltd	R. W. Linden	P.O. Box 1432, Dassenberg, 7350	021-572 5967	-	regamagro@worldonline.co.za	?	-
	Nick Hill	Trinity Farm, P.O. Box 93, Philadelphia,	022-481 3001	022-481 3222	lnickhill@netactive.co.za	?	-

REGISTERED OWNER / S	CONTACT NAME	ADDRESS	TELEPHONE	FAX	E-MAIL	FARM	PORTION
	A. Haigh-Smith	P.O. Box 15027, Vlaeberg, 8018	022-481 3784	021-426 1514	andy@reactive.co.za		
	Bev Hill	P.O. Box 93, Philadelphia, 7304	022-481 3001		-		
	Cllr. B. Odendaal	P.O. Box 27, Philadelphia,	021-572 8809	021-572 8809			
	D. Kaplan	Green Gold Stud, P.O. Box 901, Sea Point, 8060	021-572 2205	021-572 2525	wcoastfl@iafrica.co.za		
	H. Brand	Postnet X7, Suite 155, Chempet, 7442	022-481 3670	022-481 3670			
	Kevin Aldridge	P.O. Box 111, Dassenberg, 7358	082 441 3696	021-462 2473	-		
	L. Studer	Postnet X7, Suite 155, Chempet, 7442	022-481 3670	022-481 3670			
	L.B. & P.N. Jullies	P.O. Box 8, Klein Dassenberg, 7358	021-572 3248	-	-		
	M. Conradie	P.O. Box 1432, Dassenberg, 7350	082 969 6161	-	-		
	M. Strydom	P.O. Box 75, Klein Dassenberg, 7358	082 226 6116	-	-		
	Maré	P.O. Box 97, Kemkrag, 7440	022-481 3041	-			
	P. Gique!	P.O. Box 107, Klein Dassenberg, 7358	083 3404 255	-	-		
	U. Zinner	P.O. Box 1443, Dassenberg, 7350	021-572 5321	021-572 5348	zinner@mweb.co.za		
	Vicent Lezar	P.O. Box 82, Klein Dassenberg, 7358	021-572 6653		-		

ANNEXURE B:

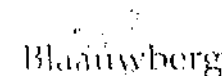
PARTICIPATORY PROCESS

ANNEXURE B1:

PUBLIC MEETINGS

COMMENT / KOMMENTAAR

BLAAUWBERG MUNICIPALITY



BLAAUWBERG MUNISIPALITEIT

KLEIN DASSENBERG SMALLHOLDING AREA: DEVELOPMENT FRAMEWORK

Settlement Planning Services (Setplan) have been appointed by the Blaauwberg Municipality to undertake an independent assessment of the Klein Dassenberg Smallholding Area. The purpose of this assessment is to identify and formulate development and management proposals for the Klein Dassenberg Area and address issues such as the sub-division of properties, the provision of infrastructure, the spectrum of land uses to be permitted and the long term vision for development of the area.

The assessment will lead to the formulation of a Development Framework for the area, with such a framework serving as a platform for a Public Private Partnership (PPP) between the local residents / land owners and the local authority for the future management and development of the area.

The study area includes all smallholdings and farms as illustrated on the map overleaf.

As the compilation of the Development Framework needs to be community driven, the planning process will include two or three public meetings. Residents, interested and affected parties and community-based organizations are hereby invited to the First Public Meeting to be held at **19h30 on Wednesday, 29 November 2000 in the Conference Facility at Camphill Village in Klein Dassenberg**. The purpose of the meeting is to raise local needs, issues and opinion regarding the study area in order to compile an implementable and community supported Development Framework for this area.

KLEIN DASSENBERG KLEINHOEWE GEBIED: ONTWIKKELINGSRAAMWERK

Settlement Planning Services (Setplan) is deur die Blaauwberg Munisipaliteit aangestel om 'n onafhanklike ondersoek na die Klein Dassenberg Gebied te onderneem. Die doel van die ondersoek is om ontwikkelings- en bestuursvoorstelle vir die Klein Dassenberg Gebied te identifiseer en te formuleer en om knelpunte, soos die onderverdeling van eiendomme, die voorsiening van infrastruktuur, 'n spektrum van toelaatbare grondgebruike en 'n langtermyn visie vir die ontwikkeling van die gebied, aan te spreek.

Die ondersoek sal tot die formulering van 'n Ontwikkelingsraamwerk vir die gebied lei, met sodanige raamwerk wat as basis vir Publieke Private Vennootskap (PPV) tussen die plaaslike inwoners / grondeienaars en die plaaslike owerheid vir die toekomstige bestuur en ontwikkeling van die gebied, sal dien.

Die studiegebied sluit al die kleinhoewes en plase, soos aangedui op meegaande kaart, in.

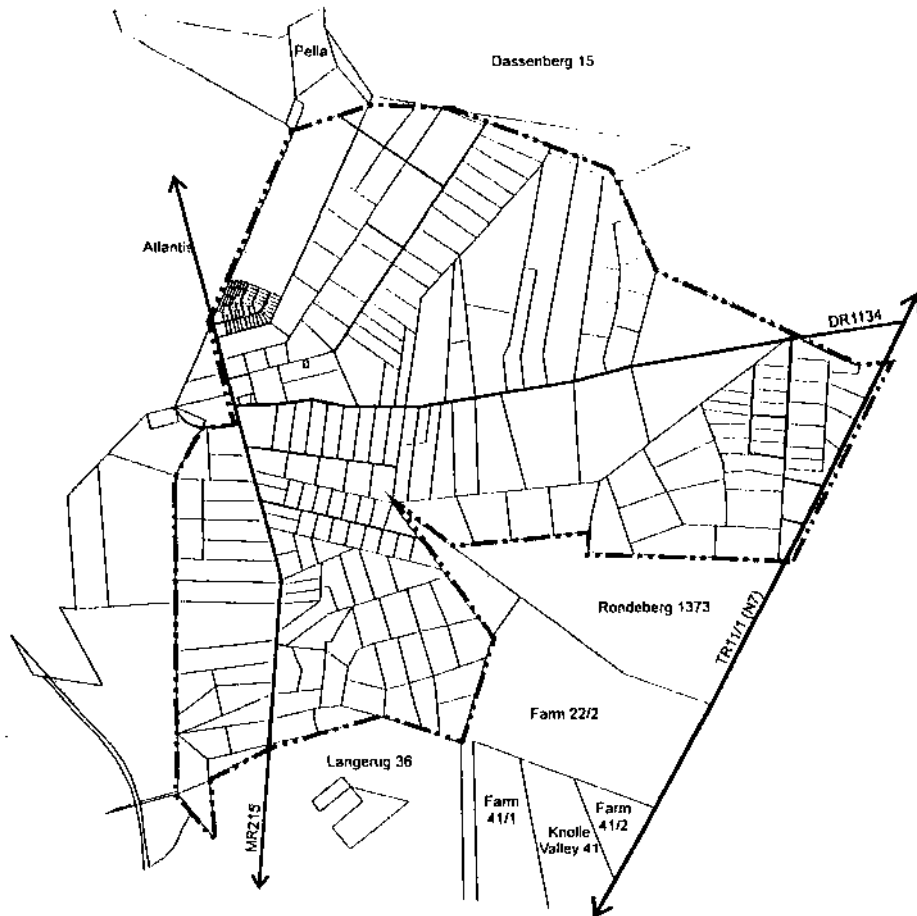
Aangesien die opstel van 'n Ontwikkelingsraamwerk gemeenskapsgebaseerd is, sal die beplanning proses twee of drie publieke vergaderings insluit. Inwoners, geïnteresseerde en geïmpakteerde partye en gemeenskapsgebaseerde organisasies word hiermee uitgenooi na die Eerste Publieke Vergadering om **19h30 op Woensdag, 29 November 2000 by die Konferensie Fasiliteit te Camphill Village in Klein Dassenberg**. Die doel van die publieke vergadering is om plaaslike behoeftes en insette rakende die studie aan te hoor ten einde 'n implementeerbare en gemeenskaps ondersteunde Ontwikkelingsraamwerk vir hierdie gebied op te stel.

CONTACT ADDRESS

In the event of not attending the meeting, written comment, inputs or proposals can be forwarded to Setplan Town and Regional Planners, P. O. Box 3405, Cape Town, 8000; fax 424 3490; general@setplan.com.

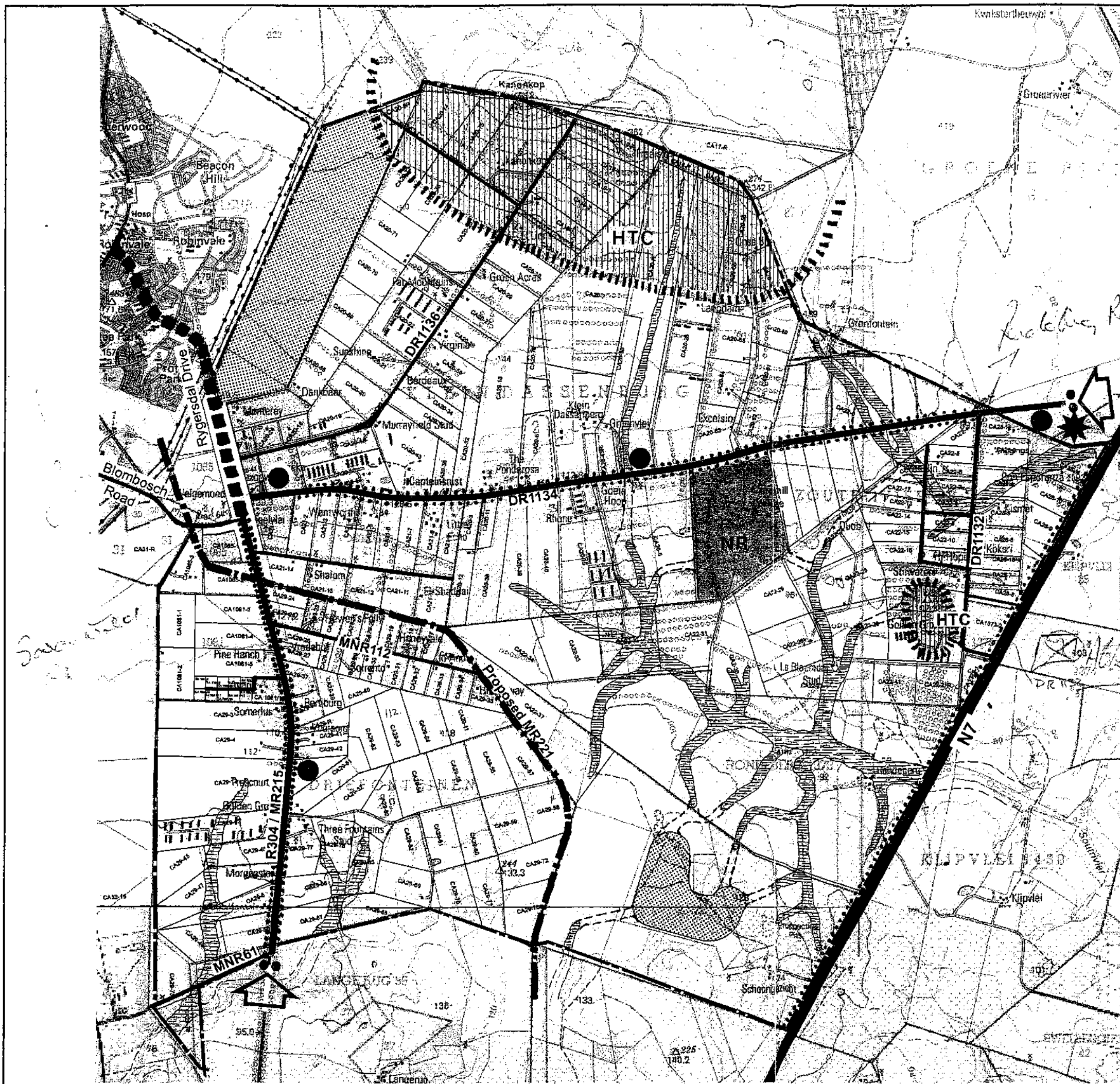
KONTAKADRES

Indien u nie die vergadering kan bywoon nie, kan geskrewe kommentaar, insette of voorstelle gestuur word aan Setplan, Posbus 3405, Kaapstad, 8000; faks 424 3490, e-pos general@setplan.com



COMMENT / KOMMENTAAR

[illegible]



- LAND USE**
- Business
 - Rural Residential (Min. 1-2ha):
 - Full Engineering
 - Rural Residential (Min. 10ha):
 - Engineering and Access Feasibility
- STRUCTURING ELEMENTS**
- Consolidation and Definition:
 - Establishment and Maintenance of a Functional Interface
 - Urban Activity Corridor (Rygersdal Drive and R304/MR215)
 - Rural Activity Route
- NODAL FACILITIES**
- Major Roadside Facility
 - Community Service Points
- CONSERVATION MECHANISMS**
- CONSERVANCIES**
- Hilltop
 - River Courses
 - Remnants
- PRIVATE NATURE RESERVE**
- Camp Hill Private Nature Reserve
- ECOLOGICAL CORRIDORS AND LINKAGES**
- River Courses
 - Eskom Powerline Servitudes
 - Tree Avenues / Road Reserves
 - Remnant and Core Flora Linkages
- RURAL LANDSCAPE**
- Klein Dassenberg Gateway
 - Route Enhancement
- ROAD NETWORK**
- Class I - Freeway / Expressway: Limited Access Arterial (N7)
 - Class II - Primary Distributor: Rural Activity Route (MR215 / R304)
 - Class III: Rural Activity Route (DR1134)
 - Minor Roads and Public Streets: Rural Access Roads

CITY OF CAPE TOWN
BLAAUWBERG ADMINISTRATION
Urban Planning and Economic Development

P O Box 35, MILNERTON, 7435
Tel: (021) 550 1090; Fax: (021) 550 7517



SETTLEMENT PLANNING SERVICES
Town and Regional Planners

P O Box 3405, CAPE TOWN, 8000
Tel: (021) 422 1946
Fax: (021) 424 3490

KLEIN DASSENBERG DEVELOPMENT FRAMEWORK

DEVELOPMENT FRAMEWORK



NOT TO SCALE

Date of Plan: November 2002	Scale: N.T.S.	Figure Number: 6
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SETTLEMENT AND STRUCTURING ELEMENTS

- Urban Edge
- Future Activity Corridor
- Rural Settlement
- Smallholding Area
- W Witsand Community Housing

NATURAL FEATURES

- ▲ Dassenberg Hills and Rondeberg
- - - - Sout, Diep and Donkergrat River Courses
- Watershed

CONSERVATION AREAS

CAPE WEST COAST BIOSPHERE RESERVE

- C Core Area
- HQ Highly Conservation Worthy Area
- B Buffer Zone

CAPE FLORA CONSERVATION AREAS

- FC Fynbos Corridor
- SF Schoongezicht Farm

PROCLAIMED AND PRIVATE NATURE RESERVES

- R Riverlands Provincial Nature Reserve
- K Kalbaskraal Private Nature Reserve
- CV Camphill Village Nature Reserve

PROPOSED BLAAUWBERG CONSERVATION AREA

- PCZ Primary Conservation Zone
- CIZ Interface Zone

INFRASTRUCTURE

- Eskom Powerline Servitude
- 1 Water Treatment Works
- 2 Sewage Treatment Works

ROAD AND RAIL NETWORK

- Atlantis Railway Line
- Class I (Freeway - N7 and R300)
- Class I (Expressway - R27)
- Class II (R304 and R307)
- Class III (DR1134)

POSSIBLE FUTURE INFRASTRUCTURE LOCATIONS

- 3 Airport
- 4 Metropolitan Waste Disposal
- 5 Ext of Atlantis Rail & Commuter Station
- R300 Route and Intersections

CITY OF CAPE TOWN

BLAAUWBERG ADMINISTRATION
Urban Planning and Economic Development

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SETTLEMENT PLANNING SERVICES
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KLEIN DASSENBERG DEVELOPMENT FRAMEWORK

PLANNING INFORMANTS



NOT TO SCALE

Date of Plan: November 2002	Scale: N.T.S.	Figure Number: 5
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KLEIN DASSENBERG SMALLHOLDING AREA DEVELOPMENT FRAMEWORK

MEETING FORMAT

- (i) Purpose of the Study / Meeting
- (ii) Study Area
- (iii) Methodology
- (iv) Participatory Process
- (v) Programme
- (vi) Issues
- (vii) Way Forward

PURPOSE OF THE STUDY

- (i) Independent Assessment
- (ii) Develop a "Set of Kitchen Rules" to Facilitate Development
- (iii) Partnership Based
- (iv) Cadastral Basis
- (v) Integrated (environmental, social, spatial, economic, etc.)

PURPOSE OF THE MEETING

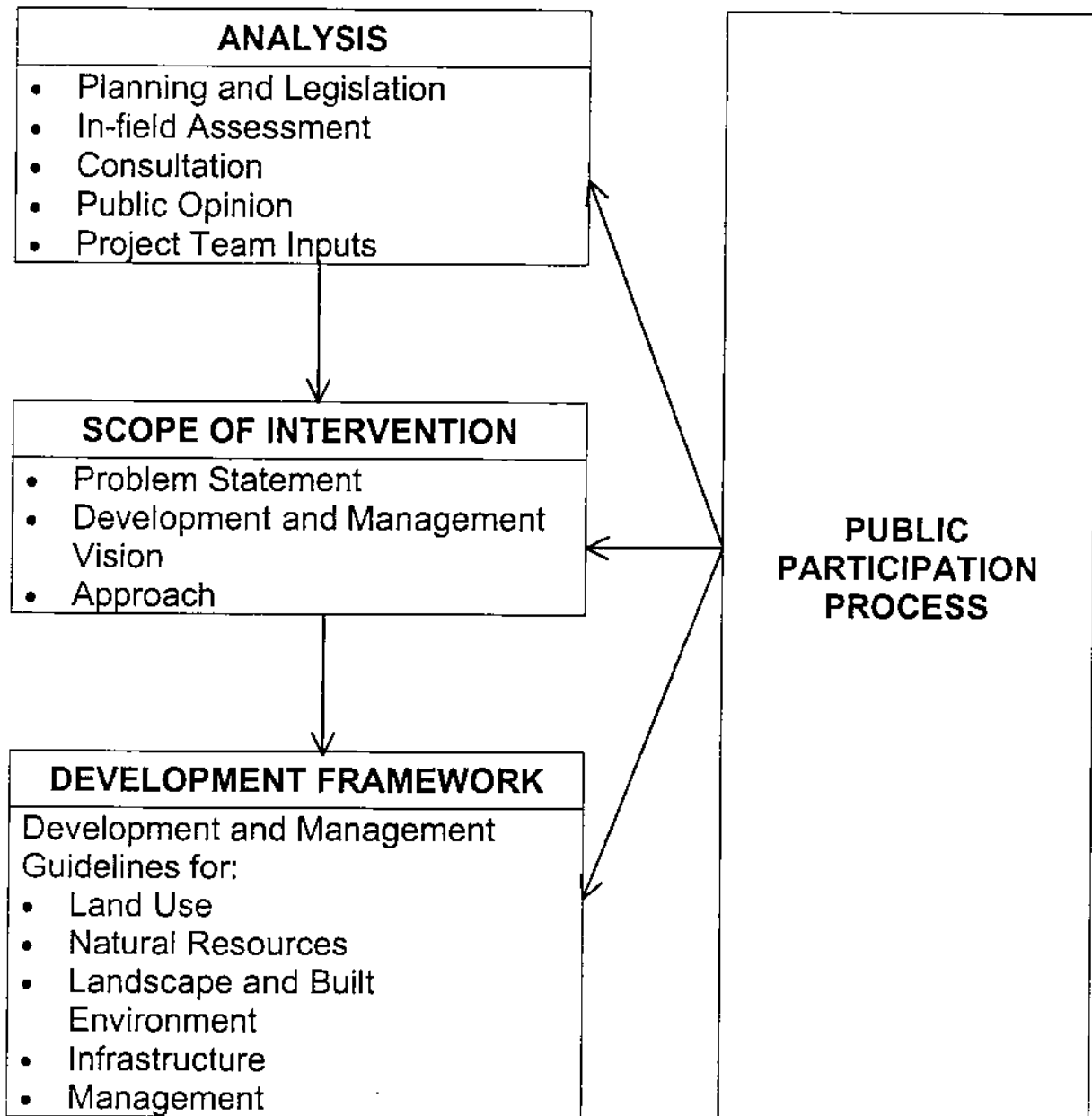
- (i) Introduce the Study
- (ii) Identify and Highlight Community Issues
- (iii) Facilitate the Participatory Process

STUDY AREA

Revision:

- (i) In-field Analysis
- (ii) Sub-division and Land Use Changes
- (iii) Public Comment

METHODOLOGY AND COMPONENTS



PARTICIPATORY PROCESS

- (i) Project Team
- (ii) Klein Dassenberg Land Owners and Residents (including current organizations, i.e. NGO's, CBO's, etc.)
- (iii) Ad-hoc Consultation (e.g. Department of Agriculture)

PROGRAMME

Completion Date: 27 April 2001

3 Public Meetings

- (i) Current (issues)
- (ii) First week of February 2001 (vision, goals)
- (iii) Last week of April 2001 (Draft Proposals)

ISSUES

- (i) Land Use
 - Mix (tourism, rural, enterprise)
 - Intensification and diversification
 - Non-conforming
- (ii) Infrastructure
 - Access
 - Domestic (water, sewerage, electricity, solid waste)
 - Storm water / erosion
 - Fire control
 - Ground water / surface water
- (iii) Sub-division of Land
- (iv) Environmental
 - Fauna and flora
 - Wetlands
 - Pollution
- (v) Interface (urban and rural)
- (vi) Local Authority Management
 - Rates
 - Service charges
 - Public private partnerships
- (vii) Security (personal, product)
- (viii) Farm workers
- (ix) Rural economic development (agriculture, rural enterprise, etc.)
- (x) Other

WAY FORWARD

Submit comment to Setplan

- (i) Issues
- (ii) Problems
- (iii) Opportunities
- (iv) Proposals

Next Meeting

Venue: Camphill Village

Time: 19h30

Date: Wednesday, 07 February 2001

KLEIN DASSENBERG SMALLHOLDING AREA: DEVELOPMENT FRAMEWORK

Minutes of the First Public Meeting Held on Wednesday, 29 November 2000
at 19h30 in the Community Centre, Camphill Village

1. WELCOME AND INTRODUCTION

Mr. van der Westhuizen introduced himself as a representative of the consultants (Setplan) appointed by the Blaauwberg Municipality to undertake the study. Everybody present was welcomed, including Mr. Charles Rudman.

2. PURPOSE OF THE MEETING

Mr. Neville van der Westhuizen outlined the purpose of the study and the planning process. The First Public Meeting served to:

- (i) Introduce the study;
- (ii) Identify and raise local management and development issues experienced by residents, in order that such issues could inform the planning process and be addressed accordingly; and
- (iii) Facilitate the participatory process.

3. PURPOSE OF THE STUDY

The purpose of the study, together with the methodology and components would comprise of the following three interrelated components:

- (i) **Analysis** of the Smallholding Area, in order to ascertain / highlight development and management issues, constraints and opportunities within all sectors (e.g. social, economic, spatial, environmental).
- (ii) Determining the **Scope of Intervention** including:
 - Formulating a problem statement including the identification of problem areas requiring management input, planning, development, etc.
 - Formulating an achievable and specific development and management vision and approach, together with planning, development and management requirements.
- (iii) Compilation of a **Development Framework** comprising development and management guidelines for all sectoral components (i.e. social, economic, spatial and environmental).

4. STUDY PARAMETERS

4.1 Study Area

Mr. van der Westhuizen outlined the study area and parameters employed in its demarcation. The study area required to be finalized and the meeting was asked to give input in this regard. A meeting would be scheduled with Mr.

Charles Rudman to consider the impact of the new Unicity boundary on the study area.

4.2 Participatory Process

The following participants and participatory process to facilitate the study was outlined:

- (i) **Project Team**; comprising a core Council team of officials (i.e. planning, environmental and engineering services), applicable Councillor and consultants to drive and manage the project, provide inputs to the study and review the work done by the consultants.
- (ii) **Klein Dassenberg Land Owners and Residents**, comprising property owners and residents in the study area. This forum will serve as the main consultative / participatory platform to identify issues, constraints and opportunities, formulate a vision and goals, and serve as a platform for the testing of planning, development and management proposals.
- (iii) **Ad-hoc consultation** with interested and affected parties (e.g. national and provincial departments, Botanical Society of South Africa, etc.).

4.3 Programme

The completion date for the study is set at 27 April 2001, with three public meetings being held during the study.

4.4 Address List

Invitations were distributed based on the address list obtained from the Blaauwberg Municipality (Rates Directorate). As this list is not yet finalized, members present were requested to supply their address details. This will also assist in the circulation of minutes and other data pertaining to the study.

5. IDENTIFICATION OF COMMUNITY-BASED ISSUES

In order to initiate discussion and comment, Setplan outlined the following preliminary categories of issues:

- (i) Land use;
 - Mix (tourism, rural, enterprise);
 - Intensification and diversification; and
 - Non-conforming;
- (ii) Infrastructure;
 - Access;
 - Domestic;
 - Storm water / erosion;
 - Fire control; and
 - Ground water / surface water;
- (iii) Sub-division of agricultural land;

- (iv) Environmental;
 - Fauna and flora;
 - Wetlands; and
 - Pollution;
- (v) Interface;
 - Urban vs. rural;
- (vi) Local authority management;
 - Rates;
 - Service charges; and
 - Public private partnerships;
- (vii) Security;
- (viii) Farm workers;
- (ix) Rural economic development; and
- (x) Other.

6. DISCUSSION AND ISSUES RAISED

Members of the meeting raised the following issues during the subsequent discussion:

- (i) In a response to a question regarding the size of erven in the southern portion of Saxonwold, Mr. Rudman informed the members that the sub-division had no status.
- (ii) Certain members expressed their concern regarding the impact of the proposed biosphere on their properties in terms of maintenance cost (e.g. alien vegetation removal and restrictions on plant types).
- (iii) Members enquired regarding the status of title deed restrictions. Setplan would draw a sample of deeds from the Registrar of Deeds to assess restrictions (e.g. sub-division, use, number of dwellings permitted, etc.).
- (iv) Members requested that previous planning documentation compiled by the residents be considered.
- (v) Members emphasized the issue of absentee land ownership, especially relating to property maintenance and management (e.g. Port Jackson invasion, informal settlement, etc.).
- (vi) Regarding the Cape Hunt and Polo Club relocating to Rondeberg Farm, Mr. Charles Rudman informed the meeting that the Club would remain in Durbanville, but required a country location for the holding of events. While no formal application had been received to date, the matter would be discussed with Setplan.

- (vii) Members requested that they be kept informed regarding developments at Witsand, given the significance of its impact on the smallholding area.
- (viii) In response to a statement regarding the use rights of property owners, Neville van der Westhuizen emphasized the need for appropriate land use management through achieving a balance between regulating / managing land usage rights in terms of the zoning regulations, title restrictions and regulatory legislation, and maintaining economic viability and environmental sustainability.
- (ix) Regarding reporting land invasions or informal settlement, members were informed of the Land Development Unit at Blaauwberg Municipality. Timeous contacting of the unit was critical in addressing the problem. (Contact details: Mr. Mark Voigt, tel. 550 1044.)

7. THE WAY FORWARD

Mr. Neville van der Westhuizen explained the way forward, informing the members that a Second Public Meeting would be held on during February 2001 to discuss comment received and to evaluate technical assessments. Members present, residents and land owners were requested to forward issues, problems, opportunities and proposals in writing to Setplan (fax 021-424 3490; or e-mail teresa@setplan.com).

8. NEXT MEETING

The Second Public Meeting will be held on Wednesday, 07 February 2001 at 19h30 in the Community Centre at Camphill Village.

9. CLOSURE

Neville van der Westhuizen thanked those present (41 members) for their attendance. The minutes of the meeting would be circulated to those present, together with a copy of the Issues List and Study Area. Members were requested to forward written submissions to Setplan. The management of Camphill Village was thanked for making the Community Centre available for the meeting.

The meeting was closed at 21h23.

ATTENDANCE REGISTER
KLEIN DASSENBERG SMALLHOLDING AREA: DEVELOPMENT FRAMEWORK

FIRST PUBLIC MEETING

Meeting held at 19h30 on Wednesday, 29 November 2000 at the Camphill Village

NAME / NAAM	POSTAL ADDRESS / POSADRES	TELEPHONE / TELEFOON	FAX / FAKS	E-MAIL / E-POS
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T.G. KANIGOWSKI	P.O. BOX 39 TABLEU. EW 7439	572 0720 083-6584582	972-1955	
D. BERNARDO	P.O. BOX 723 MELKBOSSSTRAND	083 988 3463		
M. CONRADIE	P.O. Box 1432 DASSENBERG 7350	082-969 6161	—	
R.W. LINDEN	— u —	572 5967	—	REGAMAGRO @WORLDONLINE.CO.ZA.
KEVIN ANDRIDGE	P.O. Box 111 DASSENBERG 7358	082 441 2696	(021) 4622473	
PATRICK UDELSWIDE	Box 47 KLEIN DASSENBERG 7358	572 2265		patrick.vanden rijnde@ic.co.za
ISTVAN LADANYI	P.O. BOX 72 PAROW 7494	930 2354	930 2043	—
DERRICK OXLEY	P.O. Box 14 KLEIN DASSENBERG 7358	572 1228	572 6355	

NAME / NAAM	POSTAL ADDRESS / POSADRES	TELEPHONE / TELEFOON	FAX / FAKS	E-MAIL / E-POS
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R. HAS'S	MONTANA 7358 P.O. BOX 1555 DASSENBERG	5722204	SAME	REINHARDH@REALTIME.CO.ZA
I. SHUTTLEWORTH	BOURMAN'S HOF PO Box 1495, Sea Point 8060	081 843 2974		
A. HAIGH-SMITH	P.O. Box 15027 UL-ABORG. 213 BRIGHT C.T	022 491 3784	021 4261514	Andy R. Neelund .CO.ZA
R. CONRADIE	P.O. Box 51 Klein Dassenberg	0825324942	—	—
M. Steynom	P.O. Box 70 Klein Dassenberg	0822266116	—	—
C. U. Stöcker.	P.O. Box 71 Klein Dassenberg	021-5721849		
LB & PN Jullies	PO Box 8 KLEIN DASSENBERG	021 572-3048	—	—
Paul C Boshoff	PAMAIL VILLAGE P.O. Box 1451 DASSENBERG 7350	082 739 3860 5722345	5722238	
JEAN FARMAN	KLEIN BEGIN - PO BOX 3698 CHEMPET 7442 VOGELVLEI ROAD PHILADELPHIA	5728804 5562804	5562848	
H. D. Opitz	P.O. Box 41 Klein Dassenberg 7358	5728804 4051120		
L. STUER H. BRAND	POWNET X7 SUITE 155 CHEMPET 7442	022-4813670 082-9728122	022-4813670	

NAME / NAAM	POSTAL ADDRESS / POSADRES	TELEPHONE / TELEFOON	FAX / FAKS	E-MAIL / E-POS
MARE'	Box 97, KERNKRAAG 7440	022 481 3041	—	—
ERIKSEN	Box 32 Philadelphia	022 481 3905	—	—
CALVOZA B.	Box 36671 (CHAMPET) ¹⁴⁴²	021-9721765	021-9721765	
GIGUEL P	PO Box 707 Klein Dassenberg	083 404 255		
HAYWARD C.	Box 1478 DAKSELKLEIN	022 481 3902		
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L.H. Snyman	ATLANTIS PARK 59 GAZONIA PROTIA	5721753		
B.J. Tomlinson	Box 24 Philadelphia	5724200		
A.G. Blanton C	Box 85 Philadelphia	022 481 3783		
BEV HILL	PO. Box 93 PHILADELPHIA ⁷³⁰⁴	022-4813001		
GILL RILEY	PO Box 93 PHILADELPHIA ⁷³⁰⁴	022-4813001		
VINCENT LEZAR.	P.O. Box 82 Klein Dassenberg	5726653.		

NAME / NAAM	POSTAL ADDRESS / POSADRES	TELEPHONE / TELEFOON	FAX / FAKS	E-MAIL / E-POS
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MAX HOUNSELL BLUE MOUNTAIN HENNELS.	P.O. Box 1438 Dassenberg 7350	5724190 (W) 4220013 (H)	4222707	hounsell.m@mgx.co.za
D. ROBERTS	PO Box 59 7358 Klein Dassenberg	5722635 (W) (H)	5722635	
C. Coetzer	V.O. Box 35 Melster	5301092	5307517	
D. Kaplan Green Gold Stud	P.O. Box 901 Sea Point 8060	57 22205	572 2525	wcoast51@africa.net



SETTLEMENT PLANNING SERVICES

PLANNING AND MANAGEMENT CONSULTANTS

P.O. BOX 3455, CAPE TOWN, 8000, ELIZABETH STREET, CAPE TOWN, 8001, SOUTH AFRICA
TEL: (021) 400 9499 FAX: (021) 4043440 e-mail: general@setplan.co.za

Our ref: 1313

30 January 2001

KLEIN DASSENBERG DEVELOPMENT FRAMEWORK

You are herewith cordially invited to attend the Second Public Meeting for the abovementioned study to be held on *Wednesday, 07 February 2001 at 19h30 at Community Centre at Camphill Village.*

The purpose of the meeting is to:

- (i) Highlight issues and problems raised by residents;
- (ii) Take cognizance of the technical assessment being undertaken by Setplan; and
- (iii) Explore a development vision and goals and preliminary management and development concepts / options.

Please invite your neighbour or any person residing in the area to attend, as we are attempting to compile an accurate database of the owners / tenants for the Blaauwberg Administration.

Looking forward to seeing you at the meeting.

Kindest regards.

Neville van der Westhuizen / Teresa Theron

"We provide planning and management services towards a sustainable built and natural living environment."

Settlement Planning Services (Western Cape), Incorporated. Reg. No. 8970632/01 trading as Setplan

DIRECTORS Stephen van der Westhuizen TRP (SA) BSc (Geol), MT&PP cum laude
Rodney Cronwright TRP (SA) BA, MC&RP, MBA

ASSOCIATE Geordie Davies

CONSULTANT Neville van der Westhuizen TRP (SA) BSc (Geol), MT&PP

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Johannesburg: Tel: (011) 4670040 Fax: (011) 4670090
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KLEIN DASSENBERG DEVELOPMENT FRAMEWORK

Second Community Meeting: 07 February 2001

MEETING FORMAT

- (i) INTRODUCTION:
 - Scope of the Study
 - Pressures and Problems
 - Opportunities
 - Challenges
- (ii) COMMUNITY INPUT AND DISCUSSION
 - Issues and Problems
 - Vision and Objectives
 - Planning Informants
- (iii) NEXT MEETING
 - Fixing date of next meeting.
- (iv) WRITTEN INPUT
 - Invitation to submit.

1. INTRODUCTION: SCOPE OF THE STUDY

PRESSURES

- Non agricultural uses and development.
- Property sub-division.
- Rural living.
- Resource utilisation.
- Demand for engineering services.

PROBLEMS

- Rural blight.
- Fragmentation of land units.
- Erosion of rural landscape.
- Threatened rural resource base.
- Loss of habitat diversity.
- Low levels of rural service delivery.
- Poor security for rural dwellers.
- Failure to support new farmer settlement.
- Poverty and homelessness.



KLEIN DASSENBERG RURAL AREA

SUSTAINABLE ENVIRONMENT

- Environmental
- Economical
- Socio-cultural
- Institutional



OPPORTUNITIES

- Metropolitan market proximity for agri and related products.
- Intensification and diversification of land use.
- New farming opportunities and new farmer establishment.
- Integrate rural land use, engineering services and environmental programmes.
- Accommodation of a range of rural enterprises (e.g. agro-tourism).
- Rehabilitate blighted rural areas.
- Re-orientation of the management relationship between the rural community and the local management authority.

CHALLENGES

- Maintain and enhance sustainable ecological processes and habitat diversity.
- Support rural income earning opportunities.
- Achieve responsive cost effective rural service delivery.
- Establish management and delivery partnership.
- Retain and enhance the rural environment and landscape.
- Reduce rural poverty and improve environmental health.

2. COMMUNITY IDENTIFICATION OF ISSUES / PROBLEMS / OPPORTUNITIES

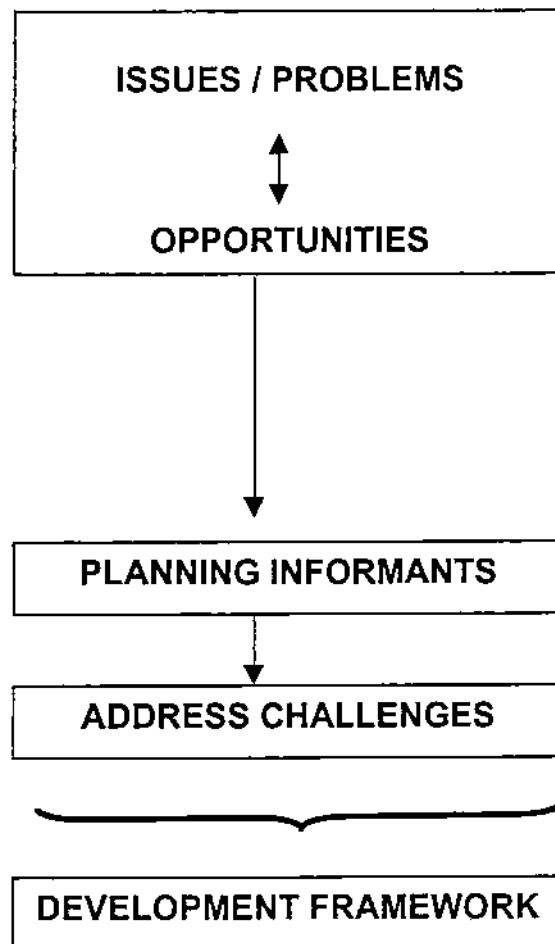
- (i) Land Use (agri- versus non-agri)
- (ii) Property Size (maintenance, economic viability)
- (iii) Level, Availability Maintenance and Performance of Engineering Services
 - Roads
 - Road network
 - Property access
 - Sewage
 - Electricity
 - Potable water
 - Irrigation water
 - Solid waste
- (iv) Environmental
 - Conservation vs economic utilisation
 - Alien plant infestation
 - Pollution
- (v) Community and Environmental Health
 - Services (health / social)
 - Accommodation conditions
 - Personal health
 - Environmental health (pollution)
 - Security
- (vi) Economic
 - Constraints and opportunities
 - Land value / sales
 - Investment potential / new products and farming systems
 - Security
- (vii) Other
 -
 -
 -

3. VISION AND PLANNING / DEVELOPMENT OBJECTIVES

Vision Elements

- (i) Sustainable Environment
 - environmental
 - economical
 - socio-economical
 - institution (management)
- (ii) Identifiable Metropolitan Area
 - use
 - character
 - significance and role
- (iii) Other
 -
 -
 -

4. PLANNING INFORMANTS



5. COMMUNITY GENERATED PLANNING INFORMANTS

- (i) Land Use
 - Intensification / diversification (agri-enterprise, agro-tourism)
- (ii) Land Unit Size (positive and negative impacts)
- (iii) Engineering Services (level of services, responsibility, cost effective delivery)
 - Roads and access
 - Water
 - Electrical
 - Sewage
 - Solid waste
- (iv) Economic (land unit size, support income earning opportunities, reduce poverty)
- (v) Environmental
 - Conservancies and ecological corridors to protect, enhance and maintain ecological processes
 - Alien plant removal
 - Enhance rural character
- (vi) Community and Environmental Health
 - Worker accommodation and domestic services
 - Security of tenure
 - Community services
- (vii) Management
 - Management and delivery partnership
 - User pays principle
 - Economically feasible
- (viii) Other
 -
 -
 -

6. NEXT MEETING

19h30 on Tuesday 24th April, 2001 at Camphill Village.

7. WRITTEN INPUT

Written input would be appreciated and can be submitted to:

Setplan (Att: Teresa Theron)
P O Box 3405
Cape Town
8000
Fax: (021) 424 3490
Email: teresa@setplan.com

KLEIN DASSENBERG SMALLHOLDING AREA: DEVELOPMENT FRAMEWORK

**Minutes of the Second Community Meeting held on 7 February 2001
at 19h00 in the Community Centre, Camphill Village.**

1. WELCOME AND INTRODUCTION

Mr Neville van der Westhuizen welcomed the 39 community members present and introduced Mr Stiaan Carstens from Blaauwberg Administration, Lieutenant Colonel Eric Burger and Major Piet Dorfling from the South African Defence Force.

2. PURPOSE OF THE MEETING

Mr Neville van der Westhuizen outlined the purpose of the meeting, namely:

- ☐ The raising of community issues and problems.
- ☐ Identification of a community vision and objectives.
- ☐ A preliminary identification of planning informants.
- ☐ Inviting written input.
- ☐ Scheduling the next meeting.

3. SCOPE OF THE STUDY

As an introduction, Mr Neville van der Westhuizen gave a brief overview of the study, outlining pressures, problems, opportunities and challenges facing the community and their quest to achieve and maintain a sustainable environment (refer documentation distributed at the meeting).

4. ASSISTANCE OFFERED BY BLAAUWBERG COMMANDO

Lieutenant Colonel Eric Burger (Officer Commanding Blaauwberg Commando) explained their role in assisting the community regarding the security of their area, with assistance being offered including the deploying of regular patrols, assistance in night surveillance, property searches, etc. However, such assistance required community co-operation in supplying the Commando with details (e.g. number of persons residing on property, contact name and telephone number, etc.), as well as the nomination of representatives from "cells" within the community to serve as contact co-ordinators. Given a current poorly organised "farm watch", the community were encouraged to participate.

The majority of those present supported the Commando efforts, pledged their support and thanked Lieutenant Colonel Eric Burger and his colleagues for their commitment and attending the meeting. A limited number of members objected to the intrusion of their privacy by the military.

5. ISSUES RAISED

The following issues / problems were raised by the community:

- ❑ Fears were expressed that the Development Framework would impact negatively on the current life-style.
- ❑ It is necessary to monitor and direct adjacent developments (e.g. Witsand, Philadelphia), as these developments, if not properly managed, could negatively impact on the study area.
- ❑ Councillor B Odendaal endorsed the policing and assistance offered by the military and emphasised the need for firebreaks and a fire fighting programme (e.g. Ukuvuka Fire-stop and Working for Water Programme to assist in the removal of alien vegetation).
- ❑ Need to have measures in place to prevent further informal settlements within or adjacent to the area.
- ❑ The majority of those present were of the opinion that the community should be the decision-making body regarding erf sizes, level of services, road maintenance, etc.
- ❑ While it was agreed that the area should remain an agricultural area, associated agri-related users should be allowed to ensure economic viability of the properties.
- ❑ Property size be related to land use.
- ❑ The viability of a reservoir and a potable water supply should be investigated.
- ❑ Impact of the proposed airport and landfill site options on Klein Dassenberg needs to be clarified. Setplan to supply community with identified site options.

6. VISION

Community members present emphasised the need for a sustainable environment (i.e. natural, economic and social), with the community playing a leading role in management decisions regarding land use, property size, level and maintenance of services, etc. Through such involvement, the community could ensure that their desired lifestyle and purpose for residing in Klein Dassenberg is maintained.

7. COMMUNITY PARTICIPATION

The community requested that Setplan formulate draft proposals (e.g. land use, property size, etc.) and circulate these for community comment. Such comment would be forthcoming from both individuals and local residents associations (e.g. Klein Dassenberg Association, Rondeberg Residents Association). Setplan agreed to distribute such documentation prior to the next meeting in order to facilitate feedback and discussion at the next meeting.

8. CURRENT PROPERTY UTILISATION

In order to inform the planning process, an informal survey of those present (39 persons) revealed the following property utilisation trends:

- ☐ Persons utilising their properties to earn a living through agricultural practices: 3 persons.
- ☐ Persons earning a living elsewhere, but practising agriculture on a part-time basis: 12 persons.
- ☐ Persons using their properties to achieve a rural lifestyle: 24 persons.

9. WRITTEN INPUT

Members were requested to submit written input on any of the issues discussed or other aspects which could contribute to the study.

10. NEXT MEETING

The next meeting was scheduled for 19h30 on Tuesday 24 April, 2001 at Camphill Village.

11. CLOSURE

Mr Neville van der Westhuizen thanked Lieutenant Colonel Eric Burger and his colleagues, as well as the community members for their attendance and contributions.

The meeting was closed at 21h20.

ATTENDANCE REGISTER
KLEIN DASSENBERG SMALLHOLDING AREA: DEVELOPMENT FRAMEWORK

SECOND PUBLIC MEETING

Meeting held at 19h30 on Wednesday, 07 February 2001 at the Community Centre, Camphill Village

NAME / NAAM	POSTAL ADDRESS / POSADRES	TELEPHONE / TELEFOON	FAX / FAKS	E-MAIL / E-POS
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G. H. Riley	PO Box 93 Philadelphia	022-4813091	022-4813222	
PATRICK VAN DEN EIJND	Box 47 Klein-Dassenberg	5722265		
M. Bickman	Box 77 Klein Dassenberg	5727474	5724029	
H. Bickman	Box ¹⁵⁰³ 1504 Dassenberg	5722216	—	
T. Williams	Box 1021 Dassenberg	5724095	5562734	
D. Roberts	Box 59 Klein Dassenberg	5722635	— 5722635	
C. HAYHORN	Box 147 Dassenberg	481 3912	—	—

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PA Volschenk	Postbus 55 Philadelphia	022 4813727	—	
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D. ERIKSEN.	P.O. Box 67 ✓	022-4813732		
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B.D. OXLEY	— " —	— " —	5721228	— " —

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Paul Boskops	EMPHILL VILLAGE P.O. Box 1451 DASSENBERG 7350	5722345	5722236	
GREG WADELEY	NIRVANA Rondeberg Rd	4813885		
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Ltd Enich Burger	P.O. Box 98 TALLE VRAAR Blaauwberg Condo	5525301 5515725 0825747410	5515725	mwaerickb@ mweb.co.za



Our ref: 1313

12 April 2001

KLEIN DASSENBERG DEVELOPMENT FRAMEWORK

You are herewith cordially invited to attend the Third Public Meeting for the abovementioned study to be held on *Tuesday, 24 April 2001 at 19h30 at Community Centre at Camphill Village.*

The purpose of the meeting is to:

- (i) Report back on major land use proposals:
 - Airport site;
 - Regional landfill site; and
 - Wind power demonstration facility.
- (ii) Presentation of draft planning proposals for comment. *(Draft documentation will be distributed at the meeting.)*
- (iii) General discussion.

Please invite fellow residents' owner association members, neighbours or other persons residing in the area to attend, as their input to development proposals will be much appreciated.

Kindest regards.

Neville van der Westhuizen / Teresa Theron

"We provide planning and management services towards a sustainable built and natural living environment."

Settlement Planning Services (Western Cape) Incorporated Reg No: 1997/00320 - Municipal Section

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CONSULTANT: Neville van der Westhuizen TRP SA 849; NGCAPP

KLEIN DASSENBERG SMALLHOLDING AREA DEVELOPMENT FRAMEWORK

**Third Community Meeting; 24 April 2001.
Interim Documentation of Draft Proposals for Discussion and Comment**

1. Issues Raised and Identification of Planning Informants.
2. Vision.
3. Development and Management Principles.
4. Planning/Development Proposals and Management Guidelines.

Figures:

- Figure 1: Planning Informants.
Figure 2: Draft Development Framework for Discussion Purposes.
Figure 3: Land Use Suitability Zones.

1. ISSUES RAISED AND IDENTIFICATION OF PLANNING INFORMANTS (refer Figure 1)

ISSUE	INFORMANT
1.1 Economic Development - Limited agri-potential i.t.o soil type, quality and quantity of water. - Land use pattern restricts economic development. - Lack of engineering services restricts intensification of use. - High land cost impacts on project sustainability (e.g. new farmer). - High cost of alien eradication impacts on agricultural economic feasibility. - Inappropriate property sizes (maintenance liability). - Investment insecurity.	- Explore non-soil based agri-activities, introduce soil enhancement and explore containment of local surface water run-off. - Type and intensification of land use to relate to availability of services. - Economic sustainability of service provision should be the determining factor when considering service level increases. - Land use diversification is necessary to achieve economic and environmental sustainability. - Need to explore economic potential of municipal service privatisation. - Rationalise and fix surrounding uses.
1.2 Engineering Services Provision - No current service delivery policy on road maintenance policy (gravel access roads). - Scarcity of local authority funds for rural service delivery.	- Unicity to formulate policy. - Explore privatisation of service delivery. - Local authority services will only be provided on an "user pays" basis.
1.2.1 Road Network - Majority of gravel access roads are servitude rights of way located on private property. - In certain areas (e.g. Rondeberg) road alignment is not consistent with cadastral demarcation. - Additional user traffic resulting from sub-division. - Road safety risk, especially for pedestrians/cyclists.	- Need adequate road access to achieve land use diversification and intensification. - Rationalise servitude access i.t.o. road ownership, development and maintenance. - Address user road safety. - Consider traffic implications of sub-division.
1.2.2 Water Supply - Restricted availability of potable water. - Groundwater supply (e.g. irrigation) to all properties not feasible given restricted sources (3 or 4 strong boreholes in area). - Municipal water is and will not be available for agri-related purposes. - Negative impact of increased groundwater extraction on aquifer due to sub-divisions.	- Comply with National Water Act abstraction specifications. - Explore exploitation/harnessing of alternative water resources. - Consider sub-division water requirements.
1.2.3 Stormwater and Surface Water - Recharge areas of Atlantis aquifer in close proximity to Klein Dassenberg mitigate against the transfer of urban (Atlantis) run-off for irrigation purposes. - Little or no capture/storage of run-off in area.	Explore a more optimum employment of surface water run-off.

ISSUE	INFORMANTS
1.2.4 Power Supply • Adequate Eskom supply.	• Explore alternative energy sources.
1.2.5 Sewage Treatment • Entire area serviced by either on-site soak-aways or pit latrines. • Satisfactory performance except for limited number of systems requiring emptying due to localised clay horizons.	• Explore alternatives to improve environmental performance of current disposal systems. • Consider sewage disposal feasibility in sub-division applications.
1.2.6 Solid Waste Disposal • No regular domestic service. • On-site disposal by property owners.	• Address disposal of agri-by-products. • Explore appropriate disposal options (e.g. on-site, private contractors).
1.3 Environmental • Excessive invasion of Rooikrantz and Port Jackson resulting in: - Uneconomic farming given high cost of initial clearing and on-going maintenance. - Impact on indigenous vegetation. - High fire risk of both living vegetation and biomass remains subsequent to fungal control or felling. • Limited resources of DECAS to conduct field inspections and community education programmes. • Poor property maintenance given high level of landlord absenteeism. • Concern regarding impact/obligations of biosphere proclamation. • Fragmented occurrence of indigenous vegetation remnants (e.g. Schoongesicht Farm). • Conservation worthy Dassenberg Hills and Saxonwold Downs fynbos corridor. • Limited conservation (e.g. Camphill Village Nature Reserve).	• Need to be pro-active in combating alien plant invasion. • Need to retain and protect remnants and link with ecological corridors. • Pursue economic utilisation of indigenous vegetation. • Pursue benefits of biosphere establishment.
1.4 Community and Environmental Health • Increasing farm evictions due to farm sales, use change and sub-division with negative accommodation impact on adjoining farms and Witsand settlement. • Informal settlement on farms through invasion (e.g. absentee land owners) or "people farming" i.e. rental accommodation (e.g. Meadowvale Farm). • Failure to provide adequate accommodation/services to rental families or withdrawal of services by landlords when threatened i.t.o of Squatter Act, with negative impact of illegal service utilisation on neighbouring properties. • No central facility for mobile services.	• Address farm eviction i.t.o legislation. • Restrict on-farm accommodation to bona-fide farm workers. • Regular monitoring of settlements and prosecution of offenders. • Improved community surveillance. • Provide central facility for mobile services. • Synchronise mobile services.

ISSUES	INFORMANTS
1.5 Land Use and Management • Negative impact of surrounding land uses and no finality of overall planning impact negatively on investor confidence. • Land invasions and informal settlement encouraged by "people farming". • Integrity of area (i.e. character environmental and economic performance) threatened by non-conforming uses, especially industrial uses given affordable land prices and tax (e.g. rates evasion). • Negative impact of densification through sub-division on groundwater given on-site sewage disposal and increased extraction. • Lack of local identity given no clear function or character. • Inappropriate property size. • Community alienated in management structure. • Lack of data (e.g. land owner, address, etc.).	• Need to finalise/natural surrounding land uses (e.g. Witsand, solid waste disposal site). • Need to achieve compatibility and a function interface. • Need to accommodate a spectrum of land owners, all with different property utilisation aspirations. • Need to achieve a balance between land use diversification, intensification and environmental sustainability (e.g. groundwater). • Need to optimise the economic value of properties. • Need for local rural management and timeous prosecution of land-use violation offenders. • Achieve a local identity and character. • Relate property size to usage and economic feasibility. • Pursue PPP's to engage community and local associations in management of area. • Seek multi-agency / department participation in area (e.g. Dept. of Agric, DWAF, etc.). • Compile a data base.

2. VISION

"The promotion of Klein Dassenberg as a smallholding area of rural character underpinned by rural living and associated economic generation (e.g. agriculture, agro-tourism, cottage industry) on a sustainable economic and environmental basis, as opposed to an area characterised by industrial intrusion, environmental degradation and land invasion.

3. DEVELOPMENT AND MANAGEMENT PRINCIPLE

The following principles need to underpin the Development Framework:

- ☐ Addressing poverty and homelessness.
- ☐ Maintenance of sustainable ecological processes and habitat diversity.
- ☐ Management and delivery partnerships.
- ☐ Responsive and cost effective rural services delivery.
- ☐ Supportive of income generation and rural employment opportunities.
- ☐ Facilitating rural-urban linkages.

4. DEVELOPMENT PROPOSALS AND MANAGEMENT GUIDELINES

Framework Components	Planning, Development and Management Aspect	Planning/Development Proposal or Management Guideline
4.1 Spatial and Land Use Proposals and Management Guidelines (refer Figure 2)		
4.1.1 Consolidation and Definition of the Klein Dassenberg Smallholding Area	(i) Establish and maintain an identity, status and function for the smallholding area.	• Definition of the smallholding area to highlight the function, character and local identity of the area. • Consolidation of area through striving towards achieving a common land usage pattern, development vision/objectives, and uniform cadastral basis, service level, etc. • Achievement of status as a functional land use area within the unicity rural area.
4.1.2 Establishment and Maintenance of a Functional Interface with Surrounding Areas	(i) Reinforce smallholding edge through consolidation of interface land uses to form a functional buffer with development opportunities.	• Establishment and employment of functional interface buffers through the consolidation of interface land uses, including: - A prominent built structure signifying a defineable barrier (e.g. The N7 limited arterial in the east). - An agricultural hinterland to the south and west, together with new farmer settlement in the west. - Business and agri-business abutting the Rygersdal Drive (R304) "Activity Corridor" along the portion of Rygersdal Drive abutting Witsand. - Conservation in the north-west (Saxonwold fynbos corridor) and hill-tops of the Klein Dassenberg in the north, together with agriculture north of the hills (i.e. Farm Dassenberg). - Smallholdings (Groen Rivier) in the north-east.
	(ii) Deterring encroachment through appropriate land usage and management on either side of the Klein Dassenberg Smallholding interface.	• Land use management and co-ordination including: - Optimum land utilisation and employment. - Effective land use management and enforcement. - Land use and development co-ordination i.t.o. type, scale and programme. Examples include: - Maintaining Groen Rivier smallholdings. - Containment of rural settlements (e.g. Chatsworth, Riverlands). - Upgrading and containment of Witsand settlement. - Containment of Atlantis (i.e. urban edge). - Finalisation/siting of metro installations (e.g. airport, solid waste disposal). - Establishment and maintenance of conservation areas (e.g. Dassenberg Hills). - Reservation and employment of surrounding agricultural areas. - Maintain integrity of N7 (i.e. limit/prohibit roadside development).

The Community in our area does not need education programmes - we are already there. This only leads to extra costs and we are already 75% there in our area.

Rosikrantz is currently one of our best cash crops (for the lucky ones who have it) at R400 per 1000 pieces and, we are afraid, calling for its eradication when it is in such demand and when it grows on the poorest soils without irrigation is senseless. It reinforces the belief of members that Council is totally out of touch. The market will absorb all the rosikrantz within the next couple of years without Council intervening.

2. Vision

Our feeling is that your agriculture, agro-tourism, cottage industry, is not viable. Ours is not the area. Certainly our members did not buy ^{here} to become peabblers! We wish to pursue our own objectives without interference. We do however acknowledge that the "rural" atmosphere is paramount for all of us. We want to preserve that.

You will endorse that by :-

- 1) Taxing us into a position where we are compelled to urbanize our properties. (When you don't have options - you don't have options!)
- 2) Forcing a vibrant and diverse community into conformity. (Big Brother is watching - lets all behave!)
- 3) Central decisions about local matters of which we know little. (How 5 kilometres can be far!)

Please remember that if you (or Council) make a mistake, you apologise (sometimes) and wear off at 180°. We sit where we sit.

We are hemmed in by our investment which cannot be moved. Mistakes now cost us later and not the Council.

General Comments

The future success of the rural areas depends on how we co-exist with non-property owners. There is a tendency here to view the "Development Guidelines" from the property owners perspective at the expense of all others. This is extremely dangerous in the medium to long term.

It will be viewed by non-property owners as, at best, elitist or, at worst, racist. We feel we have to warn very strongly about this because it is safety and our future. Mistakes now can be catastrophic. We cannot now be heavy handed and take away "short cuts" to school busses or close down amenities which have existed for many years without causing political interference. We must be very circumspect. We feel that these decisions should be left to us. After all we are surviving here now — we know the score here — and mistakes made far from here can lead to deaths here. We urge you to tread very, very lightly.

We should have the last word on matters pertaining to our area. To say sorry after a landowner has been murdered is just not good enough. Please credit us with the good sense to know what is good for us! Please, also, accept that council is far removed and works in general a large area. It cannot work in localised, specific areas and therefore must rely on associations like ourselves - or set up their own locally - to be in a position to make correct decisions which work from all viewpoints and lead to harmony. Please do not put us in a position where, in 2 years time, we have to say "We told you so, but you didn't get it right now!"

On the matter of taxes there is a general feeling that we have been deceived. There was most definitely the promise by Council that this would be a nominal land tax. That was unilaterally changed. There is also the feeling that negotiations with Council just gives them an entrance which can later be expanded one sidedly to our detriment. We have no safeguards. We believed that a nominal land tax would be fair towards all as absentee landowners (who are contributing nothing to the area) would also have to pay. As it is now the people who are developing the area most are penalised most.

In any event there are many buildings that are incomplete - as building in rural areas is sometimes a 10 year project - but this shell is taxed as if complete.

We do not receive any benefit at all for our taxes. You are advocating a "user pays" policy to which we subscribe, but why must non-users pay? We feel that your whole "Development Framework" hinges on this issue. We cannot support being taxed off our farms and therefore request that this matter be included as an integral part of greater issue.

COMMENT ON DRAFT PROPOSALS

A. ISSUES RAISED AND IDENTIFICATION OF PLANNING FORMANTS

A1. In the draft document at ISSUE 1.1 **ECONOMIC DEVELOPMENT** we agree with the points enumerated. However, one further point should be added viz. "That the area is of no particular natural beauty and is lacking in any noteworthy scenic attraction."

A2. At 1.2 **ENGINEERING SERVICES PROVISION** it is obvious that, apart from an adequate Eskom supply, the area is very poorly served in respect of infrastructure. In fact, apart from a notional gesture towards road maintenance, the municipality rules by neglect except when it sees the prospect of a tax Rand ie: property rates, building inspection fees, etc.

A3. At 1.3 **ENVIRONMENTAL** the excessive growth of Port Jackson and Rooikrantz is rightly identified as being a problem. However, eradication is seen as the responsibility of the landowner and various legal "sticks" are envisaged to force clearing but, no "carrots" are offered to the landowners who clear, and keep clear, their properties. Further, the example set by municipal, provincial and national bodies is hardly inspiring. In view of the financial and other resources available to these bodies, especially in comparison to the private landowner, their desire to lay responsibility at the door of the individual is somewhat uxorious.

A4. At 1.4 **COMMUNITY AND ENVIRONMENTAL HEALTH** we are concerned that this somewhat thorny issue has not enjoyed sufficient discussion. For instance:

A4.1 Who will fund the central facilities for the mobile services? Will this be on a "user pays" basis or part of the general welfare and upliftment programmes?

A4.2 Can Landowner A provide accommodation, in a suitable structure, for employees of Landowner B?

A5 at 1.5 **LAND USE MANAGEMENT** the issue appearing fifth from the top is not clearly understood, it seems to beg the question of a local identity – what is this, can it be externally imposed.

Further, reference (at the sixth point) is made to "in-appropriate property size". Again this begs the question of what is appropriate and who determines this.

The seventh and eighth points need to be emphasised. Community suspicion and mistrust of, especially the municipality in general and is deeply felt. Without exception municipal actions are viewed askance and landowners feel alienated from the officials.

B. VISION

B.1 Our members have agonised over the Vision Statement as proposed. However, in its present form it is not found to answer to their dreams and aspirations. This, after all, is the purpose of a Vision Statement.

B.2. Accordingly, we request the opportunity to re-formulate this Vision especially once the tax regime has been enunciated.

C. At 4 DEVELOPMENT PROPOSALS AND MANAGEMENT GUIDELINES

C.1 at 4.1.1 the overall concept is well put and is accepted as is. However, in col 3 at the third point this is not clearly understood by us: what states is to be achieved, what is a functional land use area?

C.2 At 4.1.2, 4.1.3 & 4.1.4 there exists agreement. However; will this be done, by whom, at what cost and who will pay?

C.3 At 4.1.5 the problems with the draft begin to flourish.

C.3.1 the idea of a new zoning **RURAL RESIDENTIAL** is, on the surface, attractive.

C.3.2 at 4.1.5.1(ii) col 3 –

item 3 : “Agro- tourism” what precisely is this? Given the inhospitability of the area (see 1.1 Economic Development) the potential for “agro-tourism”, whatever it is, must surely be very limited.

Item 6 : Hydroponics requires good water which is not readily available. Also, it requires the use of tunnels which can be visually offensive and can detract from the character and rural integrity of the rural residential ethos. As an aside; how can free range poultry be non-soiled based? Also, who will slaughter said poultry? The municipal regulations will, doubtless, impose such severe and costly demands as to render any such enterprise a non-starter. This has, in fact, already happened!

C.3.3 At 4.1.5.1 (iii) col 3 see attached table 1.

C.3.4 At 4.1.5.1 (v) after the imposition of rates / taxes the subject of subdivision excites the most comment. More detailed comment is set out in table 2.

C.3.5. At 4.1.5.1 (vii) Agri -processing , see also Table 1 – 5

C.3.6. At 4.1.5.2

- (i) That commercial activity concentrate in the Rygersdal Ave/ Witsand area is acceptable and suitable.
- (ii) The commercial trading in the rural residential area be a muted activity seems acceptable. However, market forces will be the predominant and decisive inhibitor of such activities and these should be allowed to play their part as the market is more efficient at allocating resources than any bureaucrat.
- (iii) That business development be restricted to agriculture and tourism. As shown elsewhere both these activities are of tenuous viability especially the latter. Interestingly, a restaurant is shown as a suitable activity yet no consent use is given for such an establishment.
- (iv) Reasons given for restricting “retail trade” outlets are problematic in that :
 - such outlets cannot expand into the feared supermarkets given the 100m² size restriction (see Table 2 – 7.b.iv). further, given the small client base in such an outlet’s catchment area it would be economic suicide to overstock, oversize and over capitalise.
 - Create pedestrian desire lines. These exist already and forcing shoppers to have to go to Rygersdal / Witsand to satisfy their needs will merely transfer these desire lines over more properties and over a greater distance. The problem, if indeed it is one, is not solved but displaced. Further, where such small retail outlets occur they serve a very parochial clientele who are relatively poor and have no private transport. To now force these people to travel by bus / taxi to do their limited shopping will merely add to their burdens and will give no

relief to anyone.

- This is a short-sighted and counter-productive measure that will serve only to exacerbate the mistrust with which the municipality is viewed.
- Quite how such an outlet can cause an increased traffic impact causes the uneducated mind boggle. From where will this chimera of traffic materialise?
- Exclude liquor outlets due to impact on surrounding areas. Again, this South African concept of addressing problems by banning them is evident. The fact is that people use alcohol and some abuse it. That is a fact and no exclusion, banning the sale of etc. will put a stop to it. Rather, allow the controlled sale of it to take place with the community knowing and accepting this. Should this option not be allowed then we expect criminal elements to exploit the situation; mobile shebeens will ply the area, informal trading will flourish

C.3.7 At 4.1.5.2 (ii) As shown in Table 2, there are serious reservations with the proposed consent uses. It is felt that these must be addressed and resolved before any hard and fast zoning and primary use rules are published.

C.3.8. At 4.3 **INFRASTRUCTURE AND ACCESS**. The expositions given are generally acceptable and are considered sensible. Of particular interest is the weight given to water, sewage, roads etc. as being determinants of sub-division. Given the heat generated by a sub-division being regulated by extent perhaps this is a better yardstick. In other words, use natural selection rather than artificial legislation.

C.3.9 at 4.4 **RURAL LANDSCAPE** – The proposals at 4.4.1 (i) are both sensible and desirable. The formation of small, localised associations deserve to be encouraged and should be the preferred way. For municipal liaison with landowners, consideration must be given to having properly constituted bodies being active participants in the management process with decision making powers.

At 4.4.1(ii) this proposal cannot be endorsed as there seems no justification for such a facility. The costs must surely outweigh any nebulous benefit.

D. CONCLUSIONS

D.1 Anomalies exist in these proposals. At certain places there are apparent contradictions. These must be clarified and set right.

D.2. On reading through the proposals one is struck by the underlying theme of coercion. There is a “Daddy knows best” tone and the attempt at community participation seems to be but a façade.

D.3. there is concern at the lack of input from council. How does it see the area developing? We are aware that consultants are putting certain proposals, modified by public participation forward. But where is council?

D.4. There is much that is good and worthy in the proposals and we believe that, with meaningful input from the landowners, a better, more cohesive and acceptable plan can be finalised.

TABLE 1 -

P.C.U. (Draft)	SCALE OF USES (draft)	TABLE 1 – COMMENTS
Additional dwelling units	1 per 10ha	i. This presupposes that 10ha is the optimum and allowable minimum size. ii. What size is a “dwelling unit”? ie: is a 4 bedroom, lounge, dining room, kitchen etc structure to be regarded in the same light as a 1 bedroom, kitchen- dining- living room unit. iii. The setting of 1 additional unit seem arbitrary and unrealistic. iv. The availability of water (see1.1 Economic Development) is a self-limiting factor in this regard. v. There is a demand for accommodation by managerial / supervisory staff of Atlantis industrial concerns which cannot be met in Atlantis itself. Such rental would provide a steady and consistent income, thus strengthening the income generating potential of a small holding. Again, the water problem will limit proliferation as no renter will be willing to pay R2 –3000.00 per month for a dwelling with inadequate water provision. vi. Again, the soil type provides a limitation on the amount of sewage that can be handled. It will be counter-productive for a landowner to overload his property. vii. Intensive feed farming (see2 below) will generate far more animal wastes and cause more environmental distress than two or three extra dwellings per smallholding.
2. Intensive feed farming	Subject to EIA and health regulations	i. This use is difficult to comment upon as no suggestion of limitation is given. However, 10ha of land can house a large number of animals. To be viable, an operator will have to stock such a feed-lot to capacity (controlling the numbers will be a constant problem to the animal regulation ebbs and flows constantly). ii. Such an operation will: • place a huge load on water resources • place a concomitant load on waste disposal .

2. cont.		• increase the fly population significantly • increase noise pollution • detract from the peaceful, rural residential nature of the area.
3. Riding school / stables	Subject to EIA and health regulations	i. This operation has good potential especially if the Cape Hunt & Polo Club completes the envisaged move to the area. ii. The nature of the soil (for paddock pastures) and quality and quantity of water limits the number of horses far more efficiently than a bureaucrat in an air conditioned office. No horse owner will pay for sub-standard stabling and/or facilities
4. Nursery	No limit	i. A nursery covering 10ha must consume an inordinate quantity of water (from a marginal underground supply) ii. The proliferation of tunnels, shade-cloth structures etc, will not promote the visual aesthetics of a rural residential community iii. Undoubtedly, such a venture will create many jobs. Where, however, will these workers be accommodated? If on site, then this makes a mockery of the proposed 1 extra dwelling per unit and of the conservation of water and limitation of sewage proposals. iv. Such a venture will cause an increase in traffic, both vehicular and pedestrian. At 1.2.1, 4.3.1.vi also 4.3.1.iv road capacity and safety is seen as being a factor to limit sub-division and other activities yet in this case these same factors do not apply! v. Obviously, then this use is not suitable as a blanket consent and should, perhaps, be restricted to certain suitable areas.
5. Agri-processing	Restricted to on-site produced product	i. This limitation is burdensome beyond reasonableness. Consider : Farmer A cultivates a small crop of tomatoes (say 5ha). To obtain the best economic advantage he should add value to the crop rather than just selling tomatoes.

5. cont.		advantage he should add value to the crop rather than just selling tomatoes. However, to process tomatoes into a variety of products he will require a variety of ingredients eg garlic, olive oil, chillies salt pepper, spices etc, all of which he would have to produce on his smallholding i.t.o. this scale of use! At4.1.5.1. (vii) this restriction is reinforced. ii. Surely the intention of agri-processing should be to encourage small scale production with an enhanced viability vis value – added steps
6. Occupational practise	None given	i. No detail of what this use entails. Does it, for example, allow a medical practitioner to open a clinic / practise on his property? ii. Elucidation is needed
7. Tourist facilities	a) Restrict in scale b) Guesthouses: 1 per unit c) B & B : max 4 rooms d) Cottage industry & rural crafts : restrict in scale and	i. There is a certain irony in wishing to restrict the provision of tourist facilities in an area which is not exactly renowned for its tourist desirability. The very fact that the area is so close to the metropole, has poor soil and water, has very limited natural beauty, is heavily infested with invasive plants serves to impose a tourism restriction that goes beyond what any bureaucrat could conceive! i. Would this be over and above 1.a supra i. Why is a distinction drawn between a B & B and a guesthouse. Both are here seen to provide overnight accommodation in the presence of the resident owner. ii. The intent of b.ii & iii is not clear and deserves further elucidation. i. Again, the natural restrictions given in 7.c.i supra will tend to be self limiting in this regard. ii. A farm stall which can only sell on-farm produced product is patently ridiculous. Farmer A (5.c.i supra) would sell his tomatoes (and only tomatoes)

7.cont.	farm stall : max 100m ²	while Farmer B next door grows tomatoes, garlic and flowers which he can sell in his stall, Farmer C, a bit further on, also grows tomatoes and flowers in his nursery (no limit on size and scope), Farmer D does potatoes etc, etc. It is unimaginable that the buyers will proceed from one stall to the next until eventually their requirements are met. iii. It would seem more suitable to allow one person (in a 100m² structure) to stock that variety of goods that his clientele might demand and to source his stock from wheresoever. Market forces and the potential lack of profitability will serve to check the proliferation (if any) of such enterprises.
8. OTHER REQUIREMENTS	i. Liquor licenses	i. It is unlikely that, given the size restrictions envisaged, any guesthouses or B&B's will do such a volume of business as to warrant a liquor license. The resident owner would doubtless find it cheaper and less bureaucratically demand to supply a bottle of wine or pre-prandial drink gratis than to run a pub for, perhaps, 2 people. ii. At 4.1.5.2 (i) liquor outlets are to be excluded due to impact on surrounding areas. iii. It would be interesting to establish how many smallholdings within the defined area are viniculturalists in need of a producers license especially when the area is deemed not to be suitable for wine-growing. /
9. DEPARTURES	i. Trend based Uses	i. If a smallholding can be allowed to operate a crèche or private school why then should sub-division, additional dwellings etc. be discouraged because of water, sewage, road constraints? ii. Again, natural forces will play the deciding role in limiting these activities

9. CONTINUED	ii. evaluated on merit iii. Reception facilities	i. This is a vague catch-all that can be used or misused at the whim of the evaluating official. ii. A local residents association could be the most effective judge of what “fits into an area or not. i. It is presumed that the kiosk referred to at 4.4.1(.ii) is the type of facility envisaged here.. If so; see - for comment if not; please elucidate further.
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TABLE 2 : SUB DIVISION

ITEM	COMMENT
1. Retain rural character 2. Improve sustainability and affordability i.t.o. maintenance and cost sharing. 3. Address market demand for smaller rural properties. 4. Facilitate an intensification of use	i. Presumably this relates to the “rural residential area” and the ethos suggested by this name. ii. This being so, then it is inevitable that a certain minimum size should be decided upon so that the ethos may be maintained. iii. This is regarded as being of cardinal importance. The feeling of space, of peace and quiet is a prime reason for living in the area. i. This item argues support for a larger scale of sub-division than 1. above. • A smaller property is quicker and cheaper to clear of alien vegetation invasives than a larger property. • Such smaller property is then easier and cheaper to maintain in such cleared condition. • The greater number of property owners in the area must reduce the percapita cost of sharing in an eg. Road maintenance. i. Again, this item tends to support more sub-division than 1 above. ii. The draft proposal presents no empirical evidence or research on what “market demand” is. How “small” should a property be so that it is attractive to the market. i. Given the natural inhibitors (water, soil) and the current high agricultural input costs then one way of achieving this item is via more owners doing more things on smaller parcels of land. ii. Although, quite why there should be an intensification of use is not made clear. Why is this desirable and what effect will it have on the “rural character”

TINA BRENNER ESTATES

P O Box 152, Durbanville 7551

Tel: 987 4878 Cell: 083 444 5895

18.2.01

Att. G. Theron,

Dear Sir, Madam,
re Rural Management Study

as an Estate Agent, and owner of a Smallholding in the Dassenberg Area (Blaauwberg Municipality) I appreciate the Opportunity to draw you're Attention to the Smallholding Area north of Melkbos between the N7 and Old Darling (Mamre) Road.

The Area which is located approx. halfway between Table View and Malmesbury has no Domestic Watersupply, is to a large extend overgrown by Port Jackson Trees and the minimum size of Smallholdings is 10 Ha but the far majority is considerably larger in extend.

There are a few Points I'd like to make which hamper the Area beeing cleaned up, create Job Opportunities and enable more Ratepayers to move onto their own piece of Land.

- 1; it is futile to force the Landowners to clear the Alien Vegetation. I was told it would cost R 1.00 per sq m to clear my Smallholding of 271 HA or respectively R 180.00 per hr plus Diesel just to watch the Aliens to grow back the following Year and considering one can buy 20 HA for R 175.000 in Dassenberg it would be a financial gain for the Owners to give they're land away for free since the Municipality, which I've approached several time regarding clearing does not offer this Service.
- 2; Some Owners have Wellpoints but some have no Water at all and transport it in Canisters from Table View! or wherever!
- 3; desperate Buyers circle the Area in Vain trying to find a HA or two to live in peace and manage financially to clear and maintain the land and maybe run a small Bussiness from home.

Now there is a very simple Solution to all this Problems! We're always lamenting the "Fact" about not getting enough Overseas Investors into the Country - lets Invest ourselves and even more Important: lets get the Rules right to enable the People to Prosper and in the Process uplift others as well.

CK 92/12930/23 Tina Brenner Estates CC



Why not build a Waterpipeline from perhaps Voelvlei Dam and change the minimum size of Smallholdings to lets say 2-3 HA.

In a few years time the Area could be transformed into a REAL Smallholders Paradise without any more interference of any Gov. Body it would transform ITSELF!
At the moment there is no functionality or character but struggling People in a Wilderness located 10 min from Table View on a major Highway! which could - at the stroke of a Pen - turn into a fresh Vegetable Market, a Horseriding Paradise or a Heaven for Young and Old who would like to live on a bit larger Plot close to the Sea and Cape Town (30 min). And at very reasonable Prices.
You'll agree this could and would create quite a number of Jobs!

A School might not be a bad Idea as well.
Of course this would take some financing at first but it would establish thousands of Ratepayers in the Area and small Bussiness owners who could cater to the Tourist industry as well considering the location and the fact that where there are no Aliens there is the most magnificent Pynbos on the Land!

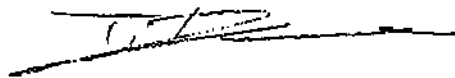
Please note I do not work in Dassenberg but in Durbanville just own this piece of Ground and was a Resident in Blaauwberg for 14 Years.

Just to tell of how bad/dead the Property situation is in the Area: I Attended an Auction a few days ago on Klein Dassenberg Rd. 25 HA of fairly clean Land with a Brand New 560 sqm Home did not attract ONE bidder - not even for R 200.000!

As I said: a stroke of a Pen - in this case TWO!

Kind regards

Ms T. Brenner



Mountain View Farm
Trading as
Blue Mountain Kennels

PO Box 1438
Dassenberg
7350

Tel (021) 572 4190(h), 422 0013(o), 422 2707(fax), 082 498 7960 (Mobile)

12 February 2001

Setplan
PO Box 3405
Cape Town 8000

Dear Sirs

Klein Dassenberg Development framework.
Response to second Community Meeting: 07 Feb 2001

I would like to put on record my appreciation of the work that you are doing in our area. If you adhere to what you describe at the meetings, you will be recommending to council very close to what I, personally, would like to see happen in our area viz.

Promotion of the area for rural, agricultural and agri-tourism
Controlled subdivision of the larger plots – especially the vacant ones
A Minimum plot size of 4 Hectares
Prevention of use of the land for industries which do not relate to the above.

I would propose that a list of specifically unacceptable activities be drawn up as well as a list of acceptable ones. Any proposal for land use in the future, which is not covered by these can then be assessed on its own merits and the community consulted.

In particular I would include as unacceptable land use the following:

Scrap Yards
Salvage industries.
Trucking industries (except for farm produce)
Re-cycling.
Storage.

In addition to obviously agricultural and equine activities I would include a limited representation of the following:

- Cold room and packaging facilities
- Transport to Market Services
- Light engineering
- Tractor and Farm Implements repairs
- Animal feed supplies
- Equestrian Supplies.
- Irrigation contractors.
- Farming Supplies
- Guest Farms
- Kennelling and Horse Spelling facilities
- Cement Block production for local use

I would like to see a representation of the Department of Agriculture to be stationed in the area facilitating potential farmers access to services such as those found in Paarl and Sreellenbosch.

I am the secretary for the Klein Dassenberg Association (KDA) and I will be attempting to promote renewed interest in this. The KDA should be the mouthpiece for the majority of the residence but it is, admittedly, in some disarray at present. We recently raised our concerns with Blaauwberg over the growing of Kikuya roll-on lawns using sewerage sludge. The impact on the ground water supplies and contamination issues need to be accessed carefully. We have had no response to this thus far.

I hope that my comments will prove useful to your project and I will be happy to discuss issues with you telephonically if you require clarification. Thank you for the opportunity to comment.

Yours faithfully

MAX G HOUNSELL

FAXTRANSMISSION

SETTLEMENT PLANNING SERVICES
MR NEVILLE van der WESTHUIZEN
P O BOX 3405
CAPE TOWN 8000

RE INFRASTRUCTURE

DEAR SIR,

REINELS STUD
R. HASS
P O BOX 1555
DASSENBERG 7350
TEL & FAX
021 - 57 22204
30 1 2001

YOUR:
TEL 422 1945
FAX 424 3490

YOUR FIRST PUBLIC MEETING WAS VERY INTERESTING AND WE APPRECIATED THE
OPENNESS OF THE TALKS

RECOMMENDATIONS, JUST A FEW SHORT NOTES

1.) KLEIN DASSENBERG ROAD

WE'VE GOT A LOT OF NEW FARMS AS WELL AS CHICKEN FARMS WHICH INCREASED THE
AMOUNT OF PEDESTRIANS AND BICYCLES USING THAT PART OF THE ROAD COMING FROM THE N7
TOWARDS THE WITSAND SETTLEMENT AREA
THE TRAFFIC HAS INCREASED DRAMATICALLY
THERE HAVE BEEN QUITE SOME TRAGIC CAR ACCIDENTS
PEDESTRIANS HAVE BEEN INJURED AND WE HAD AT LEAST 2 FATAL ACCIDENTS OF BICYCLE DRIVERS
IN FRONT OF OUR PROPERTY.

THE UPGRADE TO THE ROAD AS IT HAS BEEN DONE IN 1999 TO THE PART TOWARDS THE VILLAGE,
WAS VERY SUCCESSFUL. FOR FUTURE DEVELOPMENT OF OUR AREA IT IS ESSENTIAL THAT THE
REMAINING PART OF THIS ROAD IS ALSO UPGRADED

2.) STENCH.

THERE ARE SOME CHICKEN FARMS AROUND OUR AREA
AT CERTAIN TIMES WHEN THERE IS LITTLE WIND, AND SPECIFICALLY OVER THE WEEKENDS,
THE SMELL IS UNBEARABLE IT NEARLY MAKES YOU VOMIT

3.) REPLANTING

WHICH OTHER TREES ACCEPT FOR BEEFWOOD ARE THERE WHICH CAN BE USED FOR
WINDBRAKES OR CERTAIN HEDGES ??

4.) LANDDEVELOPMENT

WHAT CAN OR WILL BE THE MINIMUM SIZE FOR SMALL UNITS

YOURS FAITHFULLY

R. HASS

R HASS

per R. Hass

MINUTES ON BEHALF OF RONDEBERG ROAD & NEARBY FARMS

DATE : 31 JANUARY 2001

VENUE: ABACA FARM – RONDEBERG ROAD

PRESENT :

Louise & Michael	Farm - Hakuna Matata
Cecil Hayward	Farm – Nirvana
Kevin Aldridge	Farm – Starlight
Greg Wadeley	Farm – Nirvana
Wentzel Hewitt	Farm – Wakkerloop
Dennis Eriksen	Farm – Nirvana
Neville Eriksen	Farm – Sunshine
Ian Shuttleworth	Farm – Buurmanshoop
Stephen White	Farm – Buurmanshoop
Christina & Andy	Farm - Abaca

PURPOSE: To prepare for the meeting to be held on the 7th February 2001. - Bottom line 'What we want & do not want' ultimately' to be left alone!'

- We must control or the Council will control us
- Our strength is in numbers
- It was agreed that we need a representation body known as 'RRS' (Rondeberg Residents Substructure)
- The RRS then nominated Ian Shuttleworth as our spokesperson unduly on a trial basis with Christina Haigh-Smith as the secretary
- The initial goals – to get everybody in the area to attend the meeting on Wednesday, 7th February 2001 @ 19h30 – Community Centre – Camphill Village.
- All people present agreed to invite one extra person to the next meeting

General Issues raised: -

What are we getting for our Rates?

- Council not allowed to approve anything unless RRS approved
- Require a mini constitution for RRS

What does the Rondeberg Residents Substructure represent?

- Land use
- Fire control - absentee landlords to clear their properties of alien vegetation
- Who will fight their fires?
- Ground water / surface water- preserve with integrity
- Do we require municipal water? – No
- Subdivision of agricultural land – in abeyance
- Environmental, suggestion to encourage wildlife, bird life etc
- Urban versus rural – we do not want to be urban
- Local authority management – private public partnerships
- Rates need no justification
- Security comes from income tax – not reliable

- With the help of somebody & our mutual support
- Farm workers – individuals responsibility
- Our land is developed without detriment to community

Quote: Rondeberg residents and immediate vicinity are resolved –“ we want to be masters of our own destiny's we want to form a body from our local residents and not be interfered by Council”

It must be understood the comments made in these minutes are general and not 'hard & fast' but really a general chat to see if majority of the Rondeberg Residents and Residents of close by farms are in general agreement.

It is then recommended that after the 7th February 2001 a new meeting will be scheduled for the RRS to formalise a constitution.

Thank you for all your inputs.

Ian Shuttleworth

10%

THERESA / NEVILLE

FAX 444 8900

Bloemendal
FARM NURSERY

1711 AVENUE, OFF STRANDFONTEIN RD.
OTTERY TEL/FAX: 39-61560
P.O. BOX 14839, KENYON 7700
CELL : 082 930 5788

SAXONWOLD ROAD
KLEIN DASSENBERG
TEL/FAX: 57-27908
P.O. BOX 65, KLEIN DASSENBERG
7350

TO: Theresa/ Neville
Town Planning Department
Blaauwberg Municipality

November 30 2000

RE. PUBLIC MEETING CAMPHILL VILLAGE NOVEMBER 29

Dear Theresa/ Neville

As a recent refugee to Klein Dassenberg from Philippi I really welcome creative planning for the area as put forward by yourselves at the Wednesday evening meeting at Camphill. You raised many issues which concern me, such as fire precautions, squatters etc.

My particular interest however is the restoration and creative exploitation of the flora of our area and the Western Cape in general. I believe we have access to an enormous source of wealth which could underpin sustainable prosperity for much of our population. By an enlightened cooperative effort this area could become a multi-faceted, productive and wealthy garden.

If you would be interested in seeing our modest efforts in this direction, please feel free to visit our nursery. Tea and enthusiasm are available here!

Regards

CHARLIE ROM
BLOEMENDAL NURSERY
(Philadelphia Land Holdings)

ANNEXURE B5:

COMMENTS ON INPUTS RECEIVED

Publikasiedatum 31 May 2002

**STAD KAAPSTAD
BLAAUWBERG ADMINISTRASIE
KLEIN DASSENBERG KLEINHOEWE AREA ONTWIKKELINGSRAAMWERK**

Kommentaar word hiermee versoek ten opsigte van die Klein Dassenberg Kleinhoewe Ontwikkelingsraamwerk. Dit word beoog om die plan voor te lê aan die Raad vir goedkeuring in terme van Artikel 4(10) van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ord. 15 van 1985). Die dokument lê ter insae by:

- Wesfleur Biblioteek
- Duynefontein Biblioteek
- Stadsbeplanning, Milpark Sentrum, h/v Koeberg Weg en Ixia Straat, Milnerton

Die doelwit van die studie is om 'n Ontwikkelingsraamwerk te vestig vir die volhoubare ontwikkeling en bestuur van die Klein Dassenberg Kleinhoewe area om sodoende die toenemende fragmentasie en agteruitgang van die landelike karakter te bekamp.

Enige kommentaar moet voor 1 Julie 2002 skriftelik aan Die Bestuurder Stadsbeplanning, Stad Kaapstad, Blaauwberg Administrasie, Posbus 35, Milnerton, 7435 of per hand by Milpark Sentrum (Grondvloer), h/v Koeberg Weg & Ixia Straat gelewer word.

Navrae: Gerhard Hanekom
Telefoon: 021 550 7516
Faks: 021 550 7517
E-pos: ghanekom@blaaauwberg.co.za

Date of publication 31 May 2002

**CITY OF CAPE TOWN
BLAAUWBERG ADMINISTRATION
KLEIN DASSENBERG SMALLHOLDING AREA DEVELOPMENT FRAMEWORK**

Comment is hereby invited on the Klein Dassenberg Smallholding Area Development Framework. It is intended to submit this study to the Council for approval in terms of Section 4(10) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985). This document is available for scrutiny at the following venues:

- Wesfleur Library
- Duynefontein Library
- Urban Planning, Milpark Centre, c/o Koeberg and Ixia Road Milnerton

The purpose of this study is to provide a Development Framework for the sustainable development and management of the Klein Dassenberg smallholding area to combat the increasing fragmentation and resulting rural blight of the area.

All comments must be lodged in writing to : The Manager Urban Planning, City of Cape Town, Blaauwberg administration, PO Box 35 Milnerton, 7435 or hand delivered at the Milpark Centre (Ground Floor), c/o Koeberg Road & Ixia Street by no later than **1 July 2002**.

Contact person: Gerhard Hanekom
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E-mail: ghanekom@blaauwberg.co.za

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Iref: 17/5/2/9

L.P. Deacon: Interim Area Co-ordinator

Interested and Affected Party

22 May 2002

Dear Sir/Madam

**CITY OF CAPE TOWN, BLAAUWBERG ADMINISTRATION, FORMAL PUBLIC NOTIFICATION
FOR KLEIN DASSENBERG SMALLHOLDING AREA DEVELOPMENT FRAMEWORK**

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The purpose of this study is to provide a Development Framework for the sustainable development and management of the Klein Dassenberg smallholding area to combat the increasing fragmentation and resulting rural blight of the area.

The area commonly known as the Klein Dassenberg smallholding area comprises an area where limited agricultural potential has resulted in the subdivision of the parent properties into smallholdings. Restricted economic opportunities and the fragmentation of its rural context has resulted in a vibrant and speculative property market and inappropriate and illegal uses which only contributes to threaten the future sustainability of the area. During 1998 a rural development study was conducted to investigate the underlying issues and to inform a potential future strategy. This study was, however, undertaken on a broad based conceptual level and recommended that a more updated and detailed study be undertaken with specific strategies to allow for the area to develop and be managed on a sustainable basis.

The consultants, Messrs Setplan, met twice with officials from various directorates within the City of Cape Town to obtain technical input for the study, and three public meetings were held with the land owners and occupants of the smallholding area. During and after each meeting the participants were given the opportunity to submit written comment on the process, study and outcomes. These were taken into account in the draft development framework under consideration.

Some of the proposals made in this study are as follows:

- i Promotion of a commercial activity street along the portion of Mamre/Darling Road (R304/MR215) immediately to the south of Atlantis.
- ii Minimum subdivision size of 7ha for smallholdings not adjacent to the proposed activity street (R304/MR215), subject to the availability of groundwater and more stringent development control measures.
- iii Rural activity route along Klein Dassenberg Road (DR1134) and remainder of Mamre/ Darling Road (R304/MR215).
- iv Reservation of a hilltop conservancy along Kanonkop
- v Retention of the Rural landscape and character.

All comments must be lodged in writing to : The Manager Urban Planning, City of Cape Town, Blaauwberg Administration, P.O. Box 35 Milnerton, 7435 or hand delivered at the Milpark Centre (Ground Floor), c/o Koeberg Road & Ixia Street by no later than **1 July 2002**.

Contact person: Gerhard Hanekom
 Telephone: 021 550 7516
 Fax: 021 550 7517
 E-mail: ghanekom@blaauwberg.co.za

Please do not hesitate to contact the writer should you require any further information.

Yours faithfully

C. G. Rudman
MANAGER: URBAN PLANNING, ENVIRONMENTAL AND ECONOMIC DEVELOPMENT

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L.P. Deacon: Interim Area Co-ordinator

Interested and Affected Party

28 May 2002

Dear Sir/Madam

**CITY OF CAPE TOWN, BLAAUWBERG ADMINISTRATION, FORMAL PUBLIC NOTIFICATION
FOR KLEIN DASSENBERG SMALLHOLDING AREA DEVELOPMENT FRAMEWORK**

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Some of the proposals made in this study are as follows:

- i Promotion of a commercial activity street along the portion of Mamre/Darling Road (R304/MR215) immediately to the south of Atlantis.
- ii Minimum subdivision size of 7ha for smallholdings not adjacent to the proposed activity street (R304/MR215), subject to the availability of groundwater and more stringent development control measures.
- iii Rural activity route along Klein Dassenberg Road (DR1134) and remainder of Mamre/ Darling Road (R304/MR215).
- iv Reservation of a hilltop conservancy along Kanonkop
- v Retention of the Rural landscape and character.

All comments must be lodged in writing to : The Manager Urban Planning, City of Cape Town, Blaauwberg Administration, P.O. Box 35 Milnerton, 7435 or hand delivered at the Milpark Centre (Ground Floor), c/o Koeberg Road & Ixia Street by no later than **2 August 2002**.

Contact person: Gerhard Hanekom
 Telephone: 021 550 7516
 Fax: 021 550 7517
 E-mail: ghanekom@blaauberg.co.za

Please do not hesitate to contact the writer should you require any further information.

Yours faithfully

C. G. Rudman
MANAGER: URBAN PLANNING, ENVIRONMENTAL AND ECONOMIC DEVELOPMENT

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Clir B. Odendaal
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7304

Klein Dassenberg Association
P.O. Box14
Klein Dassenberg
7358

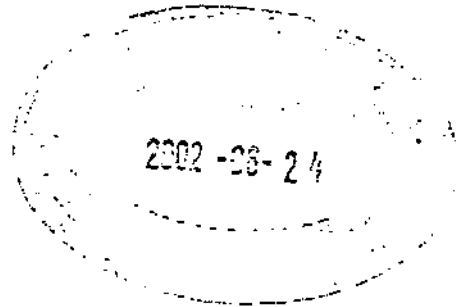
Die Streeksdirekteur
Dept van Waterwese en Bosbou
Privaat Sak X16
Sanlamhof
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Ms T. Brenner
P.O. Box 15
Durbanville
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Head of Department
Dept Economic Affairs, Agriculture & Tourism
Transport Branch
P.O. Box 2603
Cape Town
8000
Head of Department
Dept of Environmental and Cultural Affairs and Sport
Private Bag X9086
Cape Town
8000

*Gethard
Please discuss
David*

K.D. OPITZ
P.O.Box 41
KLEIN DASSENBERG
7353
18 June 2002

THE MANAGER URBAN PLANNING
City 07, Cape Town
Blaauwberg Administration
P.O. Box 35
Milnerton
7435



Dear Sir,

REF: PROPOSAL DEVELOPMENT OF KLEIN DASSENBERG ROAD

In response to your development to our area, my comments are as follows:

1. When I applied for sub-division recently I was told sub-division must be no smaller than approximately 8 hectares, also the portion could not be used for commercial use such as shops, etc. only agricultural usage. As they need to engage the usage of vacant land and shops in Atlantis to help the community.
2. On your plan you have highlighted along the Manre Darling road from Vogelvlei to Atlantis as a proposal for business, no matter how you do this its still a problem with traffic and why can't people make use of vacant offices and buildings in the industrial areas. We do not want this sort of development.
3. After conceding to allow the water pipe through our property to allow a minority of residents a better supply to their small holdings, the Blaauwberg Administration has not put into action as was promised. My fence and ground has not been put back as they once found it.
4. I also had my land surveyed and I am minus one (1) peg. So how can we expect a better and truthful response to all the proposals you still have up your sleeve. I see beautiful trees been cut down which is not even a hazard to traffic and the dead ugly trees are being kept.

Can you please give us some reply as to what Blaauwberg municipality is doing and what are they going to do to improve the way of living in Atlantis and adjoining areas, but not to the detriment of our rural environment.

Yours faithfully

Mr. K.D. Opitz

E.P. [Signature]

OFFICE OF THE CHIEF EXECUTIVE OFFICER	
FILE NO.	
LEER NO.	
FOR ATTENTION	
VIP AANDAG	
COPIES TO	
DATE OF AAN	

RONDEBERG PROPERTY OWNERS ASSOCIATION

c/o PO Box 15027
Vlaeberg 8010

Tel (021) 426-2952
Fax (021) 426-1514
Hon Secretary:
Tel (021) 556-5193 w
(022) 481-3049

24 June 2002

Blaauwberg Administration
Directorate of Urban Planning & Economic Development
Milpark Centre
Koeberg Rd

Dear Sir

DEVELOPMENT FRAMEWORK: KLEIN DASSENBERG

1 Telecon our Hon Secretary (Mr Ian Shuttieworth) and your Mr G Hanekom on the afternoon of 24 June 2002 refers.

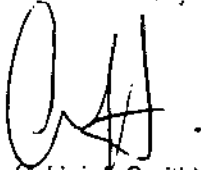
2 On Friday 21 June 2002 we were able to obtain sight of the document giving details of the developmental framework.

3 We note that this document is dated August 2001 and that the final date for public comment is end June 2002 after we have had less than 3 weeks notice. This seems very unfair, you have the complete document for some 10 months but allow us scant time to adequately prepare a coherent submission. One should also bear in mind that we run our own businesses and must somehow find the time to analyse the document in some depth so as to deliver reasoned comment.

4 Some 12 months ago we were asked, by the consultants, to offer comment on their draft proposal. This we did, and in some detail. We believed our effort to be of some value. However, not one of the concerns we expressed has been addressed, not one suggestion has been taken up and there is no evidence that our submission was even read by any official!

5 In the light of the above we feel that calling for public participation in the process is not seriously meant, that it is done merely to satisfy some legal requirement. We would like to be proven wrong in this assumption and to this end request a meeting with the appropriate officials so that we can engage with them constructively. Our Association wants to be an active participant in this process and we hope you will accede to our request, which we believe to be a reasonable one.

Yours faithfully



(A Haigh-Smith)
CHAIRMAN

The Manager Urban Planning
City of Cape Town
Blaauwberg Administration
P.O. Box 35
Milnerton
7435

A.J.Thiart
4 Glen Devon
231 High Level Road
Sea Point
8005
26 June 2002

Sir/Madam

RE: KLEIN DASSENBERG SMALLHOLDING AREA DEVELOPMENT FRAMEWORK

After months of exhaustive reconnaissance of the Saxonwold/Klein Dassenberg area, my fiancée, B. Heyburgh, and myself decided on purchasing a 8,2 hectares piece of vacant land (of portion 14 of the farm Vogelvlei no. 21) from owner Klaus Opitz. We were happy with the strict rules in the area, eg. sub-division not smaller than 8 hectares and *no* commercial use, only agricultural. Our plans include building a house on the property as well as practising husbandry on a small scale. We were absolutely horrified when we received a letter plus map of Klein Dassenberg which had highlighted areas indicating your proposals for business development along the Rygersdal Drive all the way from Atlantis right up to our property! What about the sewerage onslaught to the groundwater? (that keeps us and our livestock alive). The (obvious) answer would be a direct connection to the municipal services. Once that is approved, the next surprise will be water (see (a) below), sewerage, tarred roads, street lights and garbage removal offered to (forced upon) all the smallholdings! **No thank you!** This is totally unacceptable and we are vehemently opposed to such a radical assault on this beautiful area. Where does the following statement in your letter "Retention of the Rural landscape and Character" fit into this scenario? There are numerous vacant business premises and land in Atlantis that can be utilised for this "commercial activity" venture (to the benefit of the Atlantis community, which needs it most).

It looks like the Blaauwberg Administration is hell-bent on destroying the rural environment of Klein Dassenberg as can be seen by the following:

(a) Two weeks ago our property plus fence (as well as numerous other properties along the R304/MR215) were badly scarred & damaged by an excavator laying down waterpipes to the Three Fountains farm. Who decided and ok-ed this? Before we bought our piece of land, we assessed the water situation and found it to be adequate for our intended use of the land. If not, we would not have bought there. Does this not apply to the owner of Three Fountains? Does not enough water on farm equate to *not approving the sub-division of the farm?*

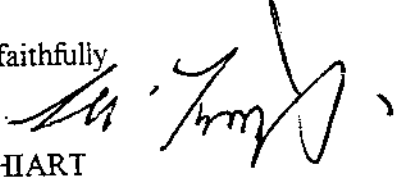
(b) The approval of the application for a land use departure to operate a shop/general dealer on the Remainder Cape farm 21, Vogelvlei, also goes against the grain of the laws protecting rural land (and the rights of the local farming community who live there). It would be interesting to see if said business would be able to survive the high cost of operations in an urban environment? I doubt it very much.

(c) The yacht-builder who erected a giant steel structure on his 21 hectare piece of land (opposite Three Fountains) for the purpose of manufacturing yachts in

the area. When he was told to stop, he decided to sell up (a typical use and abuse of the environment and then good-bye attitude of rich businessmen thinking of only one thing - money) leaving this unsightly structure to spoil the farm feel of the area.

Where will it end? Or is this, and we dread the thought, the beginning of urbanizing the area? We demand the retention of the status quo of Klein Dassenberg, and the "weekend farmers" who cannot handle the way of life here, should move to a more comfortable fully-serviced dorpie like Table View.

Yours faithfully


A.J. THIART



EGS

European Geophysical Society

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The Manager: Urban Planning
City of Cape Town
Blaauberg Administration
PO Box 35
Milnerton
7435

28 June 2002

Dear Sir/Madam,

RE: Klein Dassenberg Smallholding Area Development Framework

I am extremely dissatisfied with the development plans of the Klein Dassenberg smallholding area. My fiancé, Mr. A. J. Thiart, and I spent the good part of 1 year to find the ideal piece of land to build our future home and to start farming on a small scale. As we both come from the big city environment, our purpose was to find a smallholding and get away from the constant hustle and bustle of urbanized city life. We purchased this perfect small holding in the Klein Dassenberg area, namely 8,2 hectares of land - portion 14 of the farm Vogelvlei no. 21, belonging to Klaus Opitz. We fell in love with the beautiful landscape and character of the area and my fiancé made exhaustive enquiries to ensure that it remains a rural area. I am presently working in Germany, but intend to return to South Africa to live with my future husband in our new home.

Needless to say, I am very unhappy that these plans to start urbanizing the area to benefit the Atlantis community have been put in place. I strongly believe that if it should benefit the Atlantis community, then, surely, the development should take place there!!!! When Klaus Opitz purchased his land he was given the strict laws of only agricultural, no commercial business!!

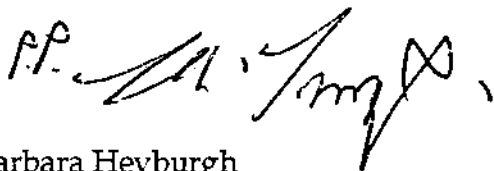
I am exercising my right to appeal to the planned promotion of a commercial activity street along the portion of Mamre/Darling Road south of Atlantis. This proposed activity street will join up to OUR piece of land and this is unacceptable!! With this type of development, it encourages traffic to the area and the loitering and unacceptable behaviour of the locals from Atlantis, especially with bottle stores and these types of shops being erected - go to any commercial street with shops and bottle stores on a Friday night and you will see what I mean. Why bring the Atlantis community to our front door step, when the business can stay in Atlantis??

Another point I would like to complain about is the laying of water pipes that has damaged our property, so that a minority of residents can have a supply of water. Fences have been totally damaged and I expect the Blaauberg Administration to repair these to their original state.

There is also a planned road that supposedly will run between our piece of land and another smallholding, namely the proposed MR221. This is also an unacceptable development. Who decided this? Firstly, we will not agree to this as there *is no road* there at the moment and the proposed road will have to cut into our land and our neighbour's property, and secondly, why must there be another thoroughfare when there is sufficient access to and from the area - again the idea of urbanizing a rural area!!

I trust that you will take serious note of my complaints and those coming from the residents of the area. We are extremely dissatisfied with the decision making, for the supposed benefit of the area. I strongly recommend that you hear the voices of the residents and pay great attention to the retention of this rural landscape and character.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Heyburgh', with a stylized flourish at the end.

Barbara Heyburgh

KLEIN DASSENBERG SMALLHOLDING AREA DEVELOPMENT FRAMEWORK

The table below reflects a summary of comment received during the public participatory process. Comment received is summarised as issues raised, together with a response and amendments to the proposals where applicable.

Comment is tabulated chronologically, including the following:

- (i) Comment received after the first community meeting of 29 November 2000.
- (ii) Comment received after the second community meeting of 7 February 2001
- (iii) Comment received on the draft framework proposals circulated subsequent to the third community meeting of 24 April 2002.
- (iv) Comment received on the Development Framework advertised for comment on 31 May, 2002.

SOURCE OF COMMENT	ISSUES RAISED	RESPONSE	REQUIRED AMENDMENTS TO PROPOSALS
1. Comment received in Response to First Meeting: 29 November 2000			
1.1 Tina Brenner (Tina Brenner Estates). Letter dated 18 February 2001.	(i) Issues raised relate to Scute River Smallholding Area at Melkbos.	(i) Not applicable as outside study area.	(i) None
	(ii) Provides an example of land value in Klein Dassenberg.	(ii) Compares with data in report.	(ii) None
1.2 Charlie Rom (Bloemendal Farm Nursery).	(i) Welcomes creative planning for area.	(i) Reflects overwhelming community support received at first meeting.	(i) None
	(ii) Need to promote the restoration and creative exploitation of indigenous flora.	(ii) Fynbos cultivation and harvesting is promoted in the proposals as a sustainable land use which promotes conservation.	(ii) None
1.3 R. Hass (Reinels Stud). Letter dated 30 January, 2001.	(i) Requests the upgrading of the remainder of Klein Dassenberg Road.	(i) Proposals include upgrading of DR1134 (i.e. width and shoulder).	(i) None
	(ii) Complaint regarding odour from chicken farms	(ii) Proposals include regulations regarding on-site disposal of agri-waste. Intensive feed farming is a permissible consent use subject to health regulations.	(ii) None
	(iii) Request for information on trees suitable for windbreaks and minimum smallholding size.	(iii) Trees: Information on species relayed to community at meeting of 7 February, 2001 together with a discussion of sub-division criteria and sizes. Proposals contain sub-division criteria and minimum sizes agreed upon by community.	(iii) None
1.4 Minutes of Rondeberg Road and Nearby Farms dated 31 January 2001 (forerunner of the Rondeberg Property Owners Association).	(i) Minutes of Rondeberg Residents Sub-structure in preparation for Second Community meeting to be held 7 February 2001, with the following applicable objectives identified: □ Fire control. □ Preservation of ground and surface water. □ Environmental protection. □ Retention of rural character. □ Local authority – private public partnerships. □ Farm worker accommodation.	(i) All the objectives were addressed in the proposals and form an integral part thereof.	(i) None
2. Comment received in Response to Second Community Meeting: 7 February 2001			
2.1 Max Hounsel (Mount View Farm). Letter dated 12 February 2001.	(i) Appreciation for planning task being undertaken (i.e. Development Framework).	(i) Reflects community support for planning task.	(i) None
	(ii) Promote Klein Dassenberg as rural, agricultural and agri-tourism area.	(ii) Principle aim of the study.	(ii) None
	(iii) Control sub-division (min of 4ha).	(iii) Details of sub-division contained in proposals	(iii) None
	(iv) Prevent industrial use, especially scrap yards, salvage, trucking, recycling and storage.	(iv) Proposed land uses directed at restricting industrial uses.	(iv) None
	(v) Promote agricultural related and equine activities.	(v) Integral part of land use proposals	(v) None

SOURCE OF COMMENT	ISSUE RAISED	RESPONSE	REQUIRED AMENDMENTS TO PROPOSALS
3. Comment received on Draft Proposals distributed at the Third Community Meeting: 24 April 2001			
3.1 Dennis Erikson (Nirvana). Letter dated 16 May 2001.	(i) Limited public invitation to meetings, adverts restricted to flyers at 7-Eleven.	(i) Participatory process included: □ Postal invite of 300 notices. □ Notification via Klein Dassenberg Association and Rondeberg Property Owners Association. □ Distribution and display of notices at prominent locations and along major routes. Significant attendance of all three public meetings, with 38, 30 and 33 persons signing the attendance register.	(i) Chapter 3 details the following aspects of the participatory process: □ Identification of I&AP's. □ Notification of public meetings. □ Holding of public meetings. □ Public response at each meeting. □ Written input.
	(ii) Question the bona-fides of the whole planning operation, what is negotiable?	(ii) Included a public process in which all aspects were discussed and consensus achieved.	(ii) None
	(iii) Credibility gap between property owners and municipality.	(iii) Beyond the scope of the study.	(iii) None
	(iv) Development Framework is a "cash can" and justification for rates and taxes.	(iv) Not applicable comment	(iv) None
	(v) Distinct lack of concrete proposals that can be of no benefit to smallholdings.	(v) Proposals were formulated and supported by majority of participants.	(v) None
	(vi) Klein Dassenberg should be included in a rural sub-structure.	(vi) Beyond scope of study.	(vi) None
	(vii) Smallholders cannot afford tax.	(vii) Beyond scope of study.	(vii) None
	(viii) "Positive work done by Setplan is being drowned in the mud of broken promises. Need guarantees that proposals agreed upon will be executed."	(viii) Beyond scope of study. However, study proposes a permanent community – municipal forum to direct future consultation/development.	(viii) None
3.2 Rondeberg Property Owners Association. Letter dated 30 May 2001.	(i) Maintenance of the Rondeberg Road.	(i) Beyond the scope of the study. Setplan passed letter and subsequent requests on to Blaauwberg Administration.	(i) None
3.3 Klein Dassenberg Association: Letter dated 29 May 2001. Comment on Draft Proposals	(i) In agreement with draft proposals and satisfied with Setplan report-backs to public meetings (these were accurate and exhaustive).	(i) Input from Association members attending public meetings was incorporated into proposals during the planning process.	(i) None
	(ii) Rates should not be paid for services not received.	(ii) Proposals distinguish between "user changes" and availability changes. Furthermore, differential rates are advocated to protect the rural character of the area.	(ii) None
	(iii) Request the establishment of a steering committee.	(iii) Proposals include the establishment of a permanent community/municipal forum and public/private partnerships to serve as a vehicle for future dialogue and development management.	(iii) None
	(iv) Request for a co-operative organisation (i.e. communal) to promote smallholding activities.	(iv) Proposals suggest the establishment of producer groups (e.g. co-operatives).	(iv) None
3.4 Dennis Erikson. Undated letter to Rondeberg Property Owners Association.	(i) Personal opinion expressed to Rondeberg Property Owners Association in response to Draft Proposals. Includes several issues relating to tax, the Blaauwberg Administration and consultants.	(i) Comment is not applicable to the study.	(i) None

SOURCE OF COMMENT	ISSUE RAISED	RESPONSE	REQUIRED AMENDMENTS TO PROPOSALS
3. Comment received on Draft Proposals distributed at the Third Community Meeting: 24 April 2001 (continued)			
3.5 Undated letter from an unidentified land owner submitted in response to the Draft Proposals (submitted by Rondeberg Property Owners Association on 11 May 2001).	(i) Generalisation regarding soil condition and water scarcity not correct.	(i) Soil on water data based on current data availability (Dept. of Agriculture, Dept. of Water Affairs). Report acknowledges enhancement of agricultural potential through intensive cultivation and puts forward proposals for achieving such an increase. These proposals reflect current practice in the area.	(i) None
	(ii) Concern regarding cost of proposals for land owners (e.g. removal of alien vegetation).	(ii) Proposals include in the establishment of conservancies which could facilitate public programmes for alien vegetation clearing.	(ii) None
	(iii) Community does not need education.	(iii) Proposals include upliftment programmes directed at the farm worker community.	(iii) None
	(iv) Alien vegetation clearing (e.g. Rooikrantz) would jeopardise economic prospects of certain land owners as firewood sales represents a farm income.	(iv) Alien clearing forms part of a national environmental programme. Alternative fuel crops could be pursued.	(iv) None
	(v) Agriculture, agro-tourism and cottage industry proposal is not viable.	(v) Proposals reinforce current practice in the area and surrounding rural areas (e.g. equestrian, farm stays, intensive agriculture).	(v) None
	(vi) Development guidelines could be viewed as elitist or racist.	(vi) Proposals advocate the improved socio-economic conditions of workers and their dependents, and include land reform, security of tenure, upliftment programmes, housing subsidies, skills transfer, etc.	(vi) None
	(vii) Smallholders are being deceived by taxes.	(vii) Not within scope of study.	(vii) None
3.6 Rondeberg Property Owners Association. Letter dated 11 May 2001. Comment on Draft Proposals.	(i) Unfairness Aspect: Given no monetary compensation for commenting on proposals, opinion of Association needs to be considered carefully, objectively and seriously.	(i) Not applicable comment. All comment (if appropriate) was taken seriously as input during the participatory/planning process.	(i) None
	(ii) Municipal Imposts: "The Development Framework does not address the tax issue and is therefore to a point of being without value, the work done to date becomes of academic interest only".	(ii) Not applicable comment, outside the scope of the study. The proposals do address both user/availability charges and rates within the context of current practice of the City of Cape Town.	(ii) None
	(iii) Comment on Issues Raised and Planning Informants □ Economic development "area is not of particular natural beauty....." □ Environmental – "no carrots for alien clearing". □ Community health – "who pays for mobile clinic". □ Land use management – "not understood".	□ The report states that the area derives visual amenity and rural landscape from the Dassenberg Hills, treed avenues, indigenous vegetation, etc and has natural attributes to offer. □ Proposals include community based alien vegetation clearing programmes and establishment of conservancies, both avenues of assistance. □ Outside scope of study, but study provides for "user" and "availability" charges. Mobile clinic is a current practice in the area. □ This formed part of all the community meetings, as the plan was based on land use.	□ None □ None □ None □ None

SOURCE OF COMMENT	ISSUE RAISED	RESPONSE	REQUIRED AMENDMENTS TO PROPOSALS
3. Comment received on Draft Proposals distributed at the Third Community Meeting: 24 April 2001 (continued)			
	(iv) Comment on Vision ☐ Request opportunity to reformulate vision once tax regime is sorted out.	☐ Study had a specific time frame and vision represented collective opinion of community.	☐ None
	(v) Comment on Development Proposals and Management Guidelines: ☐ Overall concept is well put and acceptable as is. ☐ New rezoning "Rural Residential" and primary use is attractive. ☐ Support commercial activity in the Rygersdal Ave/Witsand area. ☐ Support commercial trading in the rural residential area as a muted activity. ☐ Oppose agro-tourism, agri-business and tourism given poor economic viability. ☐ Oppose restriction of retail trade and type (e.g. liquor). ☐ Reservations regarding consent uses. ☐ Infrastructure and access are generally acceptable and considered sensible. ☐ Rural landscape proposals are sensible and desirable. ☐ Oppose tourist information kiosk and service points.	☐ Support for concept to retain as rural area. ☐ Support noted. ☐ Support noted. ☐ Support noted. ☐ These activities have proven critical to the economic revitalisation of smallholdings elsewhere in the area and are current practice in the Klein Dassenberg. ☐ No comment as writer has misunderstood concept to protect rural character of the area from business intrusion. ☐ Consent uses reflect current practice in terms of the Land Use Planning Ordinance 15 of 1985 (i.e. Section 8) and were never a negotiable issue. ☐ Support noted. ☐ Support noted. ☐ These form part of a proposal to rationalise multiple facilities should the demand exist. This would be in the interest of tourism, traffic safety, etc and would be a voluntary community based development. It reflects current practice in other rural areas.	☐ None ☐ None ☐ None ☐ None ☐ None ☐ None ☐ None ☐ None ☐ None ☐ None
	(vi) Comment on Conclusions ☐ Anomalies and contradictions exist in proposals. ☐ Underlying theme of "coercion" with community participation as a façade. ☐ Lack of input from Council. ☐ Much good and worthy in proposals but needs input from land owners.	☐ Anomalies arise due to a misunderstanding by the writer or are attributable to issues not relevant to the study (e.g. mistrust of authorities, land tax, etc.). ☐ The entire process was community based, with inputs on 3 occasions, covering a broad spectrum of issues (e.g. unit size, land use, etc.). ☐ Not applicable comment. ☐ Proposals are based on inputs from land owners obtained through the public participatory process followed.	☐ None ☐ None ☐ None ☐ None

SOURCE OF COMMENT	ISSUES RAISED	RESPONSE	REQUIRED AMENDMENTS TO PROPOSALS
4. Comment received on Development Framework advertised and circulated to I&AP's on 31 May 2002			
4.1 K.D. Opitz (Portion 14 of Farm 21). Letter dated 18 June 2002.	(i) Opposition to business strip proposals abutting MR215 (old Mamre Road, from Vogelvllei to Atlantis (i.e. in the vicinity of Witsand).	(i) The business strip was introduced given existing business and the urbanisation of this part of Klein Dassenberg. K.D. Opitz, as reflected in the attendance registers of all 3 community meetings, was party to discussions and proposals tabled which led to this proposal being endorsed by residents. It is noted that Portion 14 is located adjacent, but outside the proposed business strip.	(i) None.
4.2 A.J. Thiar (recent purchaser of Portion 14 of Farm 21). Letter dated 26 June 2002.	(i) Opposition to business strip proposals abutting MR215 (old Mamre Road, from Vogelvllei to Atlantis (i.e. in the vicinity of Witsand).	(i) As a new owner, A.J. Thiar was not identified as an I&AP during the participatory process. However, the then owner of the land K.D. Opitz had attended the public meetings at which draft proposals were formulated and tabled for comment in April/May 2001 (refer 4.1).	(i) None.
	(ii) Opposes development of rural area (e.g. introduction of water, sewerage, solid waste removal, etc.).	(ii) Retention of the rural area landscape and character is a primary objective of the study. However, the introduction of essential services, removal of alien vegetation are often legal requirements emanating from outside the scope of this study.	(i) None
4.3 B. Heyburgh (co-owner of recent purchase of Portion 14 of Farm 21 – refer 4.2). Letter dated 28 June 2002.	(i) Opposition to business strip proposals abutting MR215 (old Mamre Road, from Vogelvllei to Atlantis (i.e. in the vicinity of Witsand).	(i) As a new owner, B Heyburgh was not identified as an I&AP during the participatory process. However, the then owner of the land K.D. Opitz had attended the public meetings at which draft proposals were formulated and tabled for comment in April/May 2001 (refer 4.1).	(i) None
	(ii) Opposition to proposed alignment of MR221.	(ii) This route represents a possible future metropolitan road. If and when constructed, its final routing would be subject to an EIA including public participation. As a metropolitan route, its alignment does not originate from the development framework.	(i) None
4.4 Rondeberg Property Owners Association. Letter dated 24 June 2002.	(i) Concern that issues highlighted during consideration of the Draft Proposals (May 2001) have not been addressed, taken up or read.	(i) All input received from the Association was thoroughly scrutinised. However (refer 3.6), given that such issues had either been addressed in the proposals or were outside the scope of the study, no amendments to the proposals were made.	(i) None