



MAMRE

LOCAL SPATIAL DEVELOPMENT FRAMEWORK

URBAN PLANNING AND DESIGN

Volume 2: Approved by Council on 26 April 2023



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1 INTRODUCTION

The issues and opportunities emerging from the public consultation sessions and the baseline analysis have been highlighted in the sections below. These have been considered to derive spatial implications which will be used as an informant of the conceptual plans. Aligned with the city's spatial strategies and a set of guiding development principles the concepts will then inform the proposals for the area.

2 KEY ISSUES AND OPPORTUNITIES

2.1 Public input

A public meeting was held on 25 November 2019 where the community was provided with information on the process to be followed with the drafting of the LSDF. The focus of the working session was to obtain local knowledge from the community members on what their major concerns are and also what they regard as opportunities and ideas for the future development of the town. The section below is a summary of the main issues that was raised in the four break-away groups.

- LAND**
 - CPA ownership
 - Zoning not correct for housing
 - Heritage zone
 - Dumping site
- TRANSPORT**
 - MyCiTi bus stops within walking distance
- BUSINESS**
 - Sites for entrepreneurs and youth
 - Information centre
 - Office space

- HOUSING**
 - Typologies (GAP,Site & service)
 - Larger plot sizes
 - CPA land
- PUBLIC FACILITIES**
 - Cemetery – only for Moravian church members
 - No High school
 - Sport facility (upgrade/new)
 - No Police station
 - Bigger library
 - Training facility for agriculture



The idea for a skateboard park was also highlighted at the meeting.

A further session was held with the leadership of Mamre on 27 February 2020. The summary of the inputs received during the above mentioned community meeting was presented and the following points were re-iterated by the leadership:

- a. Commitment**
 - There was agreement that it remains the responsibility of the community to own the process and to work together in order to reach the common goal.
 - There was a plea that the City should not make promises that they would not be able to fulfil.
 - The importance of the commitment to the process and future project implementation of all relevant departments involved was highlighted.
 - A proposal was made for embarking on a survey in respect of statistical data collection on the demographic profile, income, skills levels as a high priority
 - Identification of challenges and how to overcome these.
- b. Realistic plans**
 - Implementation plan should be a realistic implementation plan with timelines and deliverables to be outlined.
 - A proposal was made for smaller working groups that would then be tasked to ensure that proper communication and feedback are provided to the community.

c. Land ownership issues

- i. There was a discussion around the extent of the area that will be included in the LSDF and that there is still some land (land restitution community) that need to be transferred to the community.
- ii. Agreement that the LSDF will look at the broader area around the town and would not deal with ownership issues but with proposals for future land uses.
- iii. It was re-iterated that the commonage vs township land should receive careful consideration especially in relation to the implications of development for rates etc.

d. Housing

- i. A concern was raised that many beneficiaries on the housing list that already received properties have disposed (sold) of their properties. However, their names still reflect on the housing list.
- ii. Further to this many people do not know whether their names are registered on the housing list.
- iii. It was noted that caution must be exercised not to create expectations that all people registered on the housing database will be beneficiaries through the various housing and land tenure schemes as it is subjected to a scrutiny process to ensure compliance with certain legislative and policy provisions and criteria.
- iv. An appeal and marketing initiative must be embarked upon for Mamre community members to be encouraged to register on the City of Cape Town housing database.

2.2 Summary of key issues

The section below summarises the key issues emanating from the base information and community's input. It should be noted that some of the issues are non-spatial and could not be addressed through the spatial development framework. However, these would be highlighted and further actions required will be listed in an Annexure/Implementation plan.

2.2.1 NATURAL ENVIRONMENT

- a. Protection/conservation of the critically endangered vegetation/floral diversity and the river corridor;
- b. Environmental conservation versus the need for urban development;
- c. The commonage area is not being managed and is the subject of alien vegetation, grazing and agriculture that is happening on an ad-hoc basis.

2.2.2 AGRICULTURE

- a. Allotment gardens:
 - i. Mostly subsistence farming – thus no income generated;
 - ii. No coordinated planning of irrigation and fencing;
- b. Commonage area outside urban development edge:
 - i. Variety of types of agricultural products and input costs for it to be economically viable;
 - ii. Small grain production is directly linked to an expensive upgrade of the control infrastructure required for stormwater runoff management, thus a breakeven point will only be reached after several years of production.
- c. The impact of the pig farming on the surrounding area especially in terms of smell due to its proximity to a residential area as well the pollution of the Modder River, which flows downstream into the town.

2.2.3 HERITAGE, CULTURE AND TOURISM

- a. Limited exposure to the Mamre Mission Station church *werf*, also known as *Die Werf/Mission Werf*, a Provincial Heritage Site (PHS);
- b. Inappropriate densification in the sensitive historical core and loss of historical fabric;
- c. Inappropriate built form, layout, pattern and grain

- d. Loss of intact streetscapes;
- e. Illegal tree cutting along the historical Eucalyptus (Blue gum) tree lane along R304;
- f. Minimal marketing of Mamre as a tourist/cultural destination place.

2.2.4 BUILT ENVIRONMENT

- a. Loss of character within the streetscapes of the gateway precincts into Mamre and leading to the historical core;
- b. There is a need for available land for housing and public facilities;
- c. No high school;
- d. Future use of the quarry is uncertain.

2.2.5 EMPLOYMENT CREATION

- a. Limited economic opportunities;
- b. No take up of industrial properties in south-eastern part of town;
- c. Mostly subsistence home based activities as income generators;
- d. No available space for young entrepreneurs.

2.2.6 NON-SPATIAL ISSUES

a. Land Ownership

- i. *Unresolved land reform/restitution issues;*
- ii. *Commonage in CPA ownership – need clear management plan;*
- iii. *Lack of tenure security hampers investment on allotment gardens;*
- iv. *Formal transfer of Section 2 land in terms of TRANCRAA to the City of Cape Town.*

b. Developmental & Social Programmes

- i. Training facilities – operation and management of these need to be considered;
- ii. Educational programmes;
- iii. Marketing of destination place;
- iv. Operation and management of MCPA land.

2.3 Development potential and Opportunities

2.3.1 NATURAL ENVIRONMENT

- a. Identification of areas for hiking/biking trails
- b. Tourism:
 - i. Mission Werf, Water Mill, Hartbeeshuisies
 - ii. Mamre Nature garden: Tea garden
 - iii. Tractor tours / Donkey trail
- c. Tourist accommodation
- d. Land use plan for commonage

2.3.2 AGRICULTURE

- a. Training facility is needed for subsistence and commercial agriculture
- b. Allotment gardens:
 - i. Vegetable production (community gardens can be used for commercial gain) – increasing viability and yields as well as creating passive recreation spaces.
- c. Commonage area opportunities as per MCA 2003 report
 - ii. North western part of commonage for grazing;
 - iii. North east the land can accommodate wildlife;
 - iv. The highest potential soils in the northern and north eastern portions are regarded as most suitable for wine grape production (68 ha identified);
 - v. Further investigation regarding wheat production on the non-sandy areas;
 - vi. Indigenous flower production and seed collection;
 - vii. Investigate feasibility for the production of honeybush tea;
 - viii. Investigate the extent and impact of the pig farming and identify a suitable location accompanied by proper environmental control and associated management interventions.

2.3.3 HERITAGE, CULTURE AND TOURISM

- a. Enhancement and promotion of heritage qualities of Mamre, including the main approach roads (historically tree-lined);
- b. Promote and enhance living heritage such as a heritage tourism and indigenous skills training opportunities;

- c. Encourage the rehabilitation of heritage buildings which have been inappropriately altered;
- d. Encourage traditional building methods, materials and crafts including projects that would advance traditional knowledge systems;
- e. Local experiences including local food/produce, hiking/cycling trails/tracks, tractor tours /horse carriage tours;
- f. Eco-village, arts and crafts, concerts and festivals (Mamre Wild Flower show);
- g. Tourist accommodation/resort;
- h. Mission Werf development: various activities such as restaurant, accommodation, shops, Cemetery Hill footpath and picnic area, linkages of Mission Werf with Mamre Garden;

- c. Developmental programmes including: Environmental and Heritage education, Outreach and alien vegetation clearing;
- d. Marketing as a destination place for arts, crafts, heritage and adventure;
- e. Provide opportunities for representation of the First Nations heritage in the area, and
- f. Develop a West Coast Khoi museum.

2.3.4 BUILT ENVIRONMENT

- a. Identification of land for future expansion and land uses related thereto;
- b. Rehabilitation of the quarry - for recreational use (potential major regional facility along the west coast); through municipal owned facility or tender for private sector to be run on long term lease bases; Initiate an urban design, landscaping and feasibility study to explore the proposal for a regional recreational facility.

2.3.5 EMPLOYMENT CREATION

- a. Identify areas for local economic activities such as but not limited to a bakery, garage, hardware shops, agri-business etcetera;
- b. Identification of land/building for use of youth development/skills training purposes;
- c. Wind energy project:
 - i. Economic boost for the community;
 - ii. Assist with the current energy crisis in the country;
 - iii. Income to be used for other initiatives within the community.

2.3.6 LAND OWNERSHIP

- a. Spatial vision for future use of commonage would inform MCPA actions.

2.3.7 NON SPATIAL

- a. Process for transfer of Section 2 land to be initiated;
- b. MCPA to finalise management and operational plan for tenure security/options and future uses of the MCPA land;

3 THE SPATIAL OBJECTIVES AND VISION

3.1 The spatial strategies and objectives

The three spatial strategies from the City's Integrated Development Plan(IDP) that provide the spatial direction to achieve sustainable, equitable and managed growth are highlighted below. These spatial strategies, in turn, each structure and inform a set of key spatial interventions per district and its related sub-district.

Spatial Strategy 1: Plan for economic growth and improve access to economic opportunities

- a. Identify strategically located areas for local economic development opportunities to stimulate employment creation;
- b. Identify potential linkages with the Atlantis Special Economic Zone(ASEZ) and how it could contribute to strengthening the local economy;
- c. Identify areas for informal trading spaces in close proximity to public transport interchanges and along public transport routes;
- d. Encourage the development of a NMT system that would create linkages between the tourist attractions and business areas through the sufficient provision of space for sidewalks and cycling lanes with appropriate landscaping and street furniture to increase passive surveillance;
- e. Support small scale subsistence farming and identify areas for further investigation for commercial farming opportunities;
- f. Identify a potential location for the proposed wind energy project that would serve as an income generator for the community and could create other employment initiatives.

Spatial Strategy 2: Manage urban growth and create a balance between urban development, food security and environmental protection.

- a. Identify vacant and underutilised land inside the urban development edge that could be used for urban development;
- b. Identify appropriate locations for different residential typologies and densities that would create an urban form that would not detract from the rural character of the area;
- c. Identify key public places/spaces that create opportunities for optimising the use thereof to improve the functionality thereof and enhance the efficiency of the civic cluster.

Spatial Strategy 3: Build an inclusive, integrated, vibrant and healthy city.

- a. Identify the gateways into Mamre where locally appropriate (entrepreneurial) opportunities can be created that would celebrate the cultural and heritage resources and create a sense of arrival at a destination place of significance;
- b. Identify potential development opportunities for tourist facilities, agriculture, conservation inclusive of skills development and training related to these uses;
- c. Ensure that development on the settlement edges are sensitive and maintain the urban-natural interface with the surrounding commonage and natural environment;
- d. Identify and maintain a green network /open space system linking the settlement with the surrounding natural environment.

3.2 Blaauwberg District vision

The spatial objectives for the Mamre area are informed by the spatial vision for the Blaauwberg District as indicated in the vision statement below:

'A district that is defined by its natural amenity and public realm, providing relief from the intense urban environment. The district accommodates substantial urban growth in the city, and is a leader in sustainable development practises. Urban development is characterised by integrated, mixed-use development linked to public transit. This reduces urban sprawl, limits commuting times and conserves the varying urban, rural coastal and agricultural landscapes. Residents have improved access to community facilities, recreation places, work and a range of housing opportunities, thereby reducing the district's dependence on the City Centre and encouraging a self-sustaining urban environment.'

3.3 Mamre's vision

The overall spatial vision for the Mamre study area takes its cue from the Blaauwberg District's spatial vision and responds to the more uniquely specific informants within the study area. It has been informed by a number of vision elements and principles which are a result of the consultation process related to the formulation of the Local SDF.

The vision statement for Mamre is:

The rural village of Mamre provides an opportunity to strengthen it as a northern gateway into the City of Cape Town. The opportunity exists to enhance the sense of place through making it a tourist friendly destination. The rich culture and heritage resulting from the unique setting of the historic Moravian mission werf and allotment gardens along the riverine corridor should be celebrated. The quality of the settlement can be further enhanced through building a resilient community that is integrated with its surrounding environment consisting of a variety of natural assets in ownership of the community.

3.4 Role of Mamre

Acknowledging the role of this settlement within the Blaauwberg district and broader West Coast area the identification of regional planning objectives is vital. In terms of the vision the role of Mamre is to focus primarily on the following:

- a. Development of contextually appropriate new housing opportunities on spatially targeted land parcels;
- b. Promote the settlement as a destination place through celebration of its rich cultural and heritage resources and strengthen the linkage with surrounding rural villages such as Pella and Darling;
- c. Facilitate the development and expansion of local employment opportunities, and
- d. Encourage the use of the commonage for land uses that would benefit the community and become a flagship for the Blaauwberg Sustainable District vision.

3.5 Spatial Planning Principles

The Development Framework applies the concept in space and builds on the relevant opportunities as highlighted in Section 1.3 above. Mamre is currently faced with a range of challenges which limits the development opportunities of the settlement to its full potential as part of a cultural landscape with significant heritage values and assets. It is important that the future development vision and outcomes for the area are informed and driven by a set of principles that would be holistic, integrated and sustainable for current and future residents of Mamre and the surrounding areas.

The key focus of the LSDF would be to identify the key spatial elements with a contextually appropriate response towards. The proposals will be unpacked through an Implementation Plan which will focus on identification of projects, priority areas, stakeholders, budget implications and any related actions required towards realisation the implementation of the development vision for the area.

The eight development principles that embody the vision and inform the proposals are highlighted in the figure below.

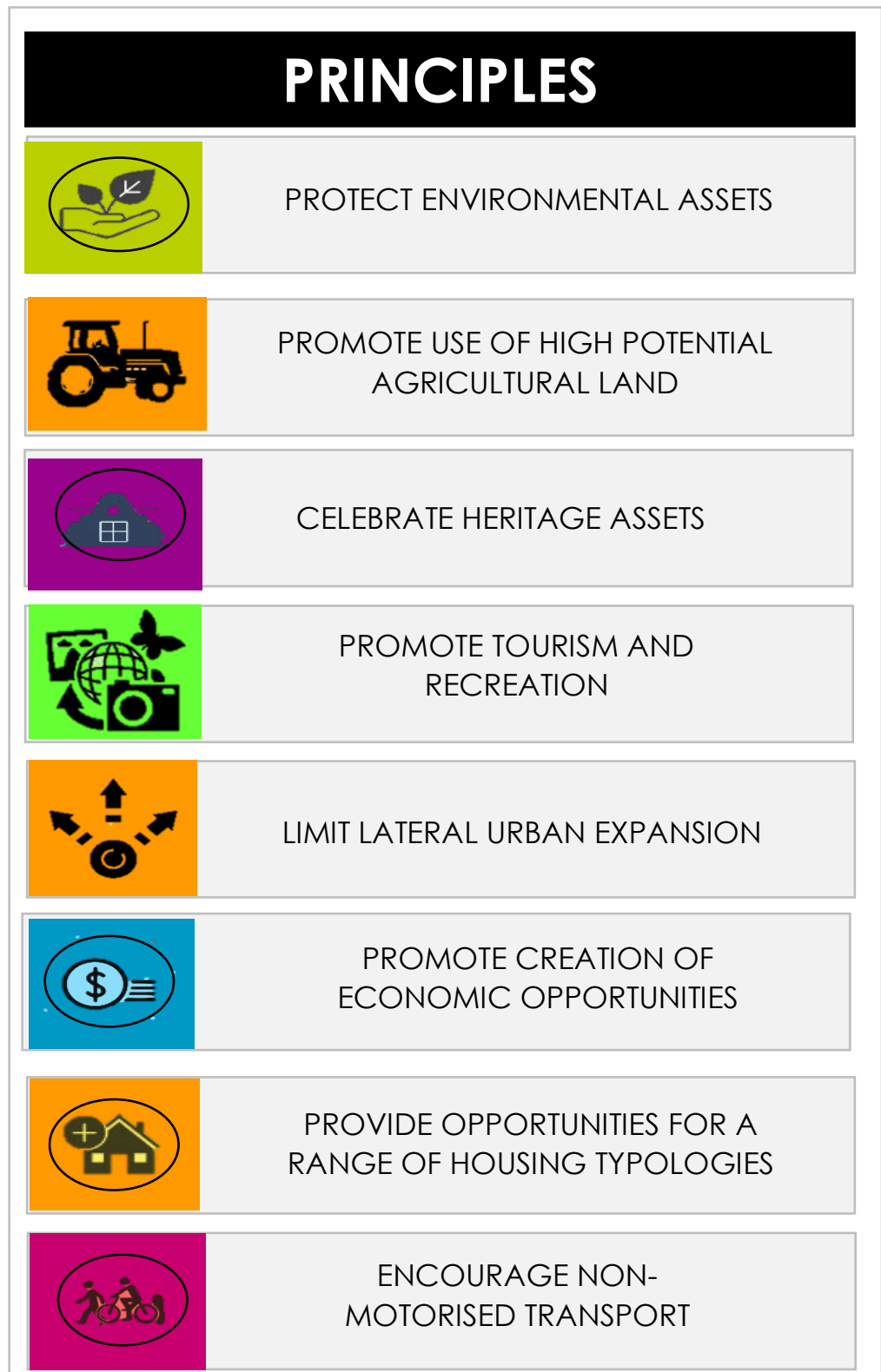


Figure 1: Principles to underpin development proposals

4 THE SPATIAL CONCEPT

4.1 Main spatial ideas

The section below will highlight the key structuring elements based on the analysis and the community input as detailed in Section 1. Five main themes emerge from the analysis and shapes the proposals for the growth and development structure for the area. These themes are also associated with some key interventions as highlighted in the figures below which informs the development guidelines. The main concepts are described in the section below:

4.1.1 Gateways

Mamre is located on the northern boundary of the City of Cape Town and links to rural settlement of Darling to its north. The town has two “entrances” that serves as the main entry points into the town’s urban area. The potential of the gateways and main entrances into the settlement from the scenic Dassenberg Road(R307) linking Mamre to Atlantis and Darling should be strengthened.

The northern gateway of the settlement is formed by the traffic circle located at Main Road/Frans Street with the provincial heritage site site to the west. The latter Moravian Mission Station Werf has significant cultural and heritage value and creates an opportunity to provide visitors with a sense of arrival. This entrance provides an opportunity to strengthen the entrance into the town when approaching from Darling. Various heritage and cultural activities could be accommodated on the Mission Werf.

The gateway to the south is located at the intersection of Main Road and Dassenberg Road. The latter has been identified as a scenic route. This entrance into the town should be celebrated as a focal point as it connects the primary movement axes through the historic town centre with the Mission Werf in the north. The large portion of vacant land to the north of Main Road at this intersection create an opportunity for appropriate signage with passive recreation areas and/or tourism related activities.

4.1.2 Movement

Main Road is the primary accessibility spine through the town which dissects the town in the older northern portion and a more modernised southern section. The busses and taxis that provide public transport services in town, runs along Main, Enon, Paradise and Silverstream Roads. It is noteworthy to mention that Main Road has particularly broad sidewalks which creates an opportunity for NMT along this route. Proposals for appropriate landscaping coupled with identified areas for informal trading should be investigated to increase ease of pedestrian movement as well as local economic opportunities.

The secondary movement route is along Main Road – Enon Road - Paradise Lane. This links up with Silverstream Road in the south that connects Mamre to the West Coast Road. The scenic route R307/Dassenberg road also plays an important role with regional linkages between Mamre and Atlantis/Pella to the south and Darling to the north.

4.1.3 Economic opportunities

The historic town centre is located along Main Road and functions as the economic heart of the town where most of the formal businesses are concentrated. Existing businesses include uses such as supermarket, butchery, ATMs, informal trading. An application for a fuel station has also been approved but have not been acted upon yet.

The central business district area are also characterised by a concentration of public facilities including the clinic, library and community hall. Opportunities can be investigated for intensifying the mix of land uses already existing in this nodal area including the vacant land parcel(Erf 220) located off Main Road.

In addition to the above, opportunities exist for a secondary nodal area within the publicly assisted housing development on the western side of the town. The area along Paradise Lane consist of various vacant land parcels that could serve as a mixed use intensification area that could cater for a range of land uses such as amongst others community, retail (including business hives for entrepreneurs), training and recreation facilities.

4.1.4 Urban growth and residential infill

The urban form of Mamre was structured around the moravian mission station and along the banks of the river. The town developed in a very orderly manner towards the south. Opportunities

for urban expansion are mainly located on the southern side of the town adjacent to the existing urban footprint.

There is a need for the identification of available land for providing housing opportunities as well as the supporting civic infrastructure including land for churches in order to accommodate future growth of the town. Any proposed land parcels for development should be done in a sensitive manner and be cognisant of the environmental sensitivity of the surrounding area. The role of the civic cluster should be strengthened and opportunities identified for optimisation.

4.1.5 Natural and Cultural Environment

River corridor

The Modder river runs in an east-west direction and is bordered by the allotment garden plots along its banks. This provides a green lung through the older part of the town. Historically this has been used for gardening and mostly subsistence farming. The river corridor should be protected and land uses adjacent to this green lung should promote agriculture and passive recreation.

Commonage

The commonage forms the outer boundary around the town's urban footprint. Various critically endangered flora species are found here and creates opportunities for conservation as well as agriculture. Tourist related land uses and activities should be investigated.

Heritage/Cultural Environment

Mamre is a unique heritage resource and cultural landscape within the City of Cape Town. The recognition, conservation, enhancement and promotion of Mamre as a unique living cultural landscape and Mission Station in Cape Town, for present and future generations should be promoted. Careful consideration should be given to the need for finding a balance between conserving the natural/cultural environment and the need for urban growth.

4.2 Spatial reflection of structuring elements

The figures below highlight the key structuring elements and informants that shaped the spatial concept and subsequent proposals and related development guidelines.

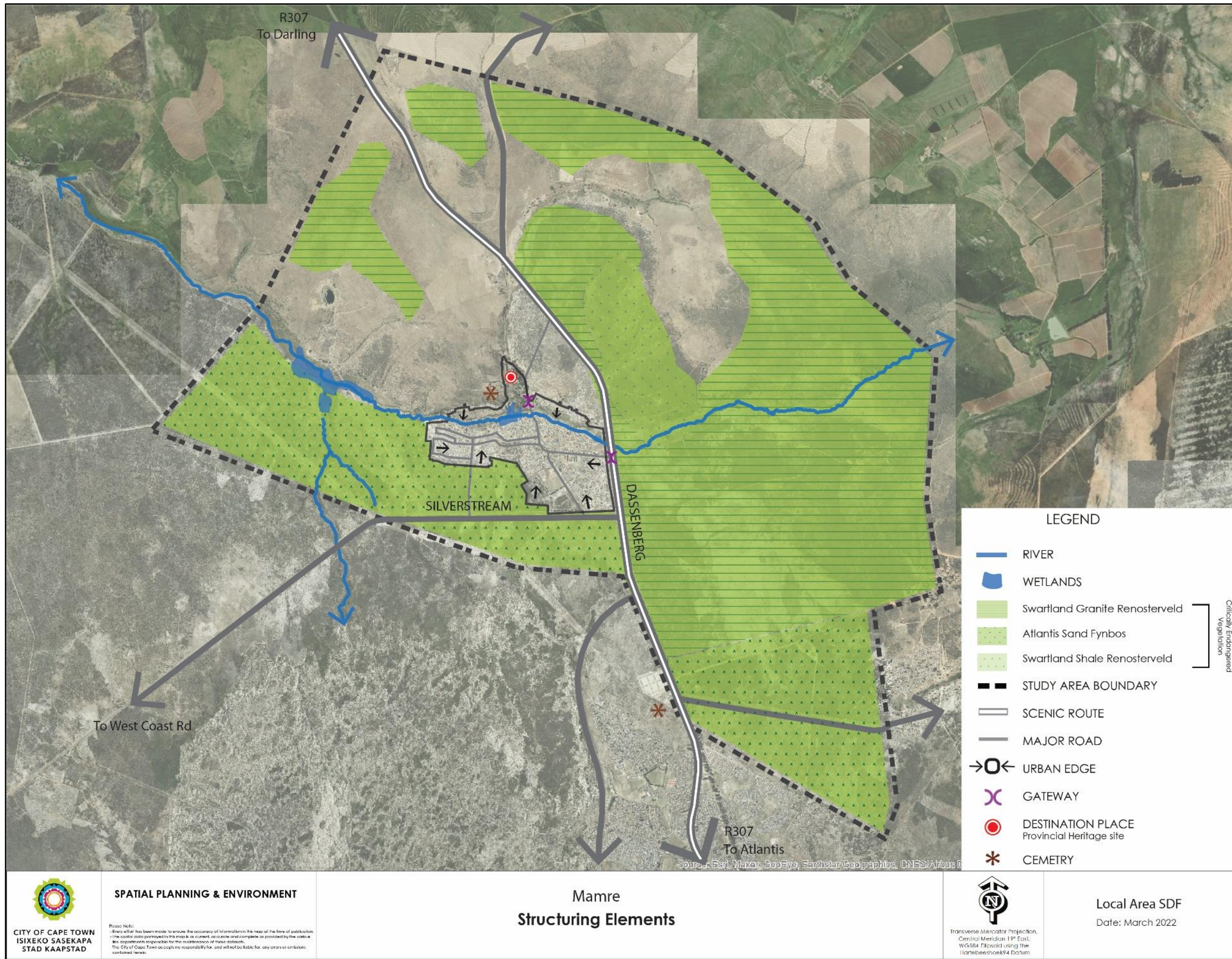


Figure 2: Natural environment informants around the town

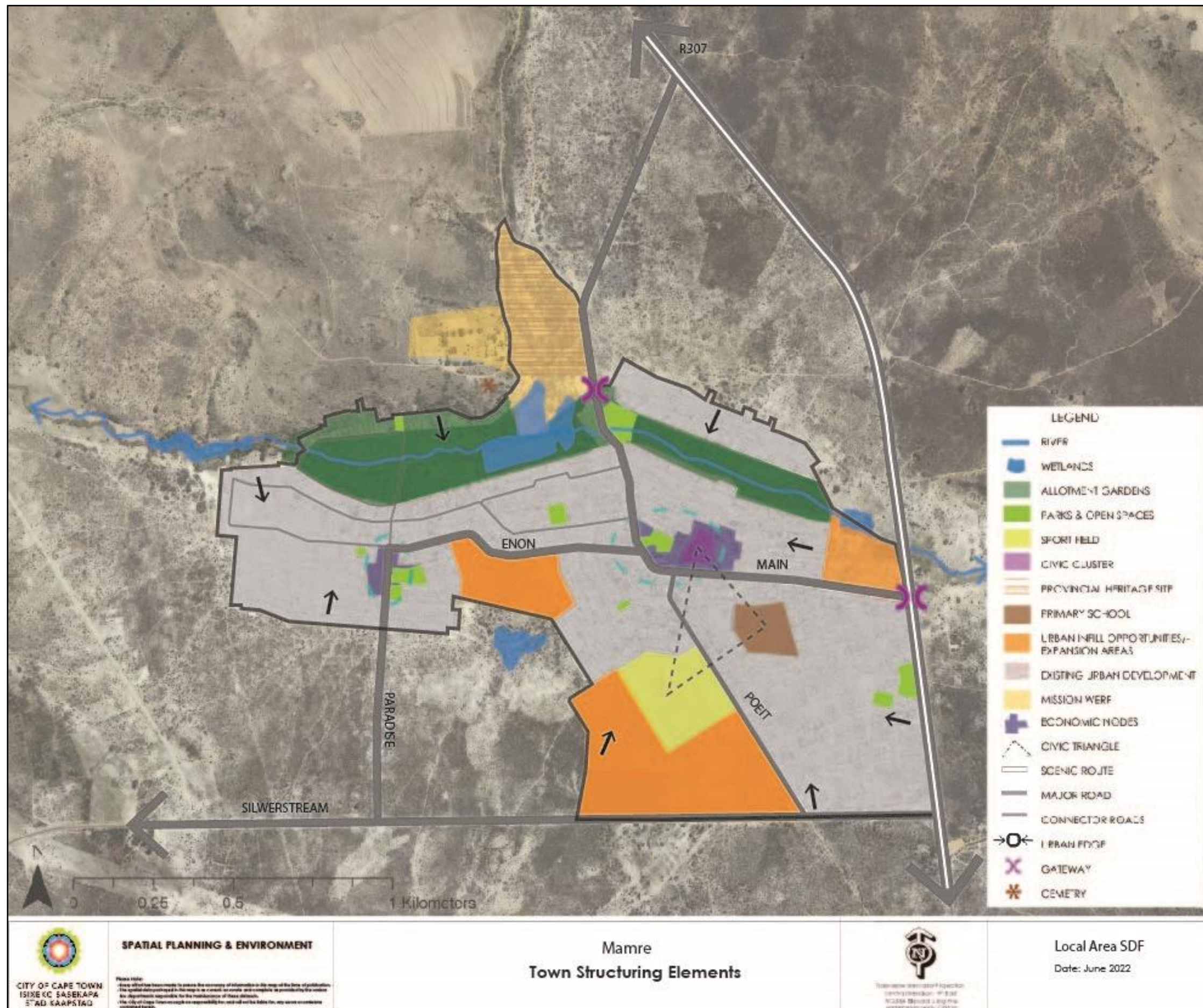


Figure 3: Structuring elements in Mamre town

5 SPATIAL DEVELOPMENT FRAMEWORK AND DEVELOPMENT GUIDELINES

Six distinct precincts emerged from the structuring elements based on their urban form/character, land use, accessibility and function within the broader cultural/urban landscape. For each of these precincts specific development guidelines are formulated that would set the scene to ensure development in the local context is done in an appropriate manner. The six precincts are:

- A. Mission Werf
- B. Allotment gardens and river corridor
- C. Existing urban development
- D. Economic area
- E. Urban expansion areas which include:
 - a. Housing infill sites;
 - b. Social facilities, and
 - c. Recreation
- F. Commonage and surrounds which includes:
 - a. Environmental protection areas, and
 - b. Agricultural potential areas

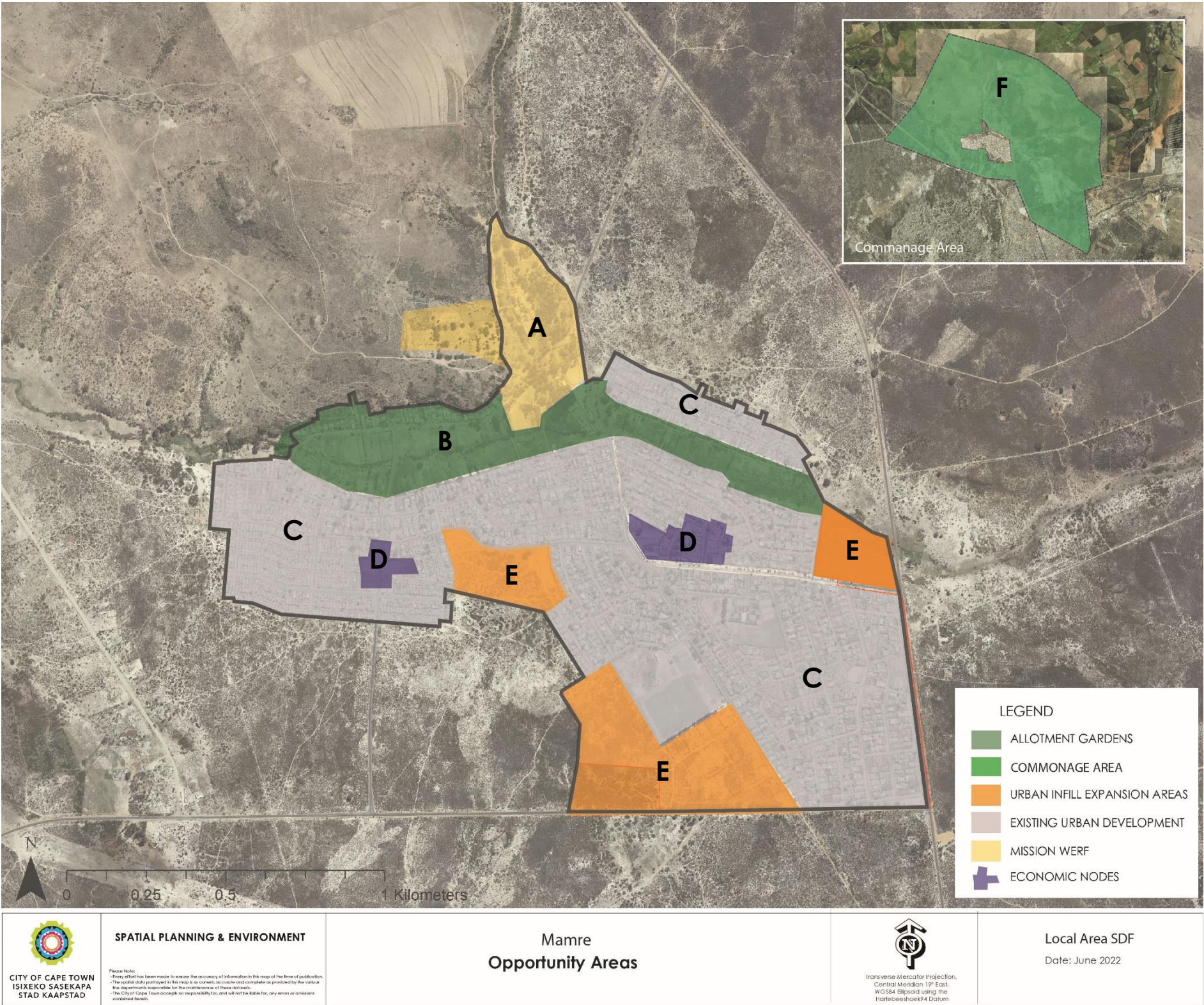


Figure 4: Precinct areas identified through structuring elements

The diagram below provides an overview of how to navigate the sections to follow. It briefly describes the elements that will be found within each on the precinct sub-sections and how it relates to the overall concept.

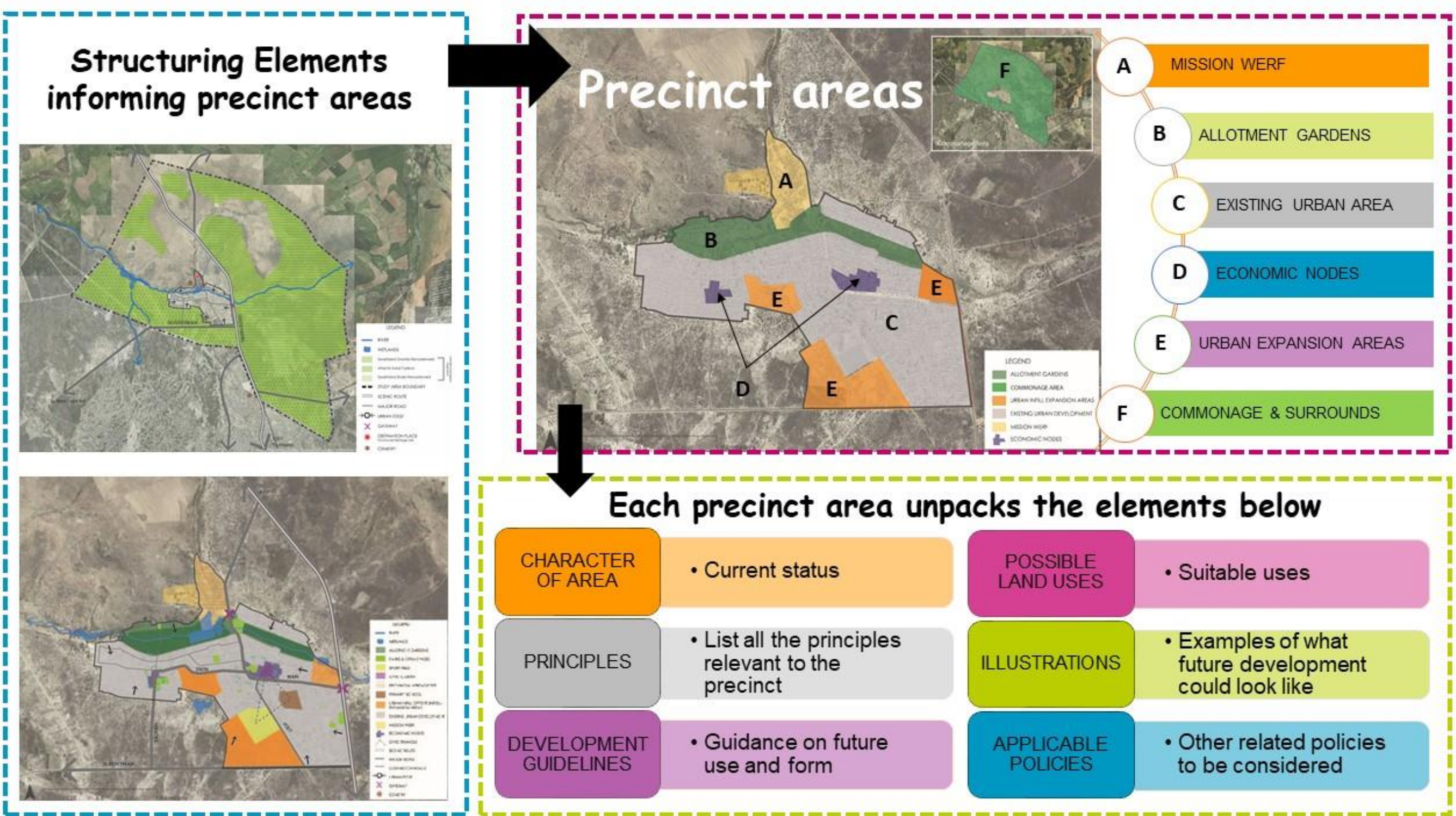


Figure 5: How to navigate through Section 5

A. MISSION WERF

CHARACTER OF AREA The area represents the heritage conserve (die Mission Werf), with iconic structures such as the Moravian Church (1818), Die Bakhuisie (1700), Kupper House (1770) and the Watermill (1840) and is the 2nd oldest mission station in South Africa. On the western boundary of this area the Moravian cemetery is located. The site has the potential to draw tourism into to the town of Mamre, due to its history and architectural beauty. In addition, the site also includes historical remnants of the leiwater channels and water mill. The traffic circle giving access from the north provides views to the east and west over the allotment gardens.



Map of Precinct



PRINCIPLES

	CELEBRATE HERITAGE ASSETS
	PROMOTE TOURISM AND RECREATION
	LIMIT LATERAL URBAN EXPANSION
	PROMOTE CREATION OF ECONOMIC OPPORTUNITIES
	PROTECT ENVIRONMENTAL ASSETS

Development Guidelines

1. Enhance the town entrances (north and south) by adding appropriate information boards to orientate visitors (at the Dassenberg/R307 and Main Road intersections and the northern traffic circle).
2. Protect views and visibilities from the R304 scenic route.
3. Promote the establishment of NMT routes through the town especially along Main Road, through the allotment gardens and through the Mission Werf in order to create linkages with appropriate signage, street furniture and landscaping between squares, open spaces and tourist attractions. Small kiosks/coffee shops should be encouraged.
4. Encourage the retention and rehabilitation of original and historical fabric of existing buildings.
5. Ensure that all additions/new structures on the heritage site complements the cultural landscape qualities and complies with the provisions of the HPOZ(once approved) as well as the detailed guidelines for building work in Mamre (see related policies/strategies).

Possible land uses

- Restaurant/coffee shop
- Amphi-theatre
- Tourist accommodation
- Arts, crafts and locally produced merchandise shops
- Educational tours and link to Mamre Wild Flower show at Mamre Garden
- Cemetery Hill – footpath and picnic area
- Education facilities

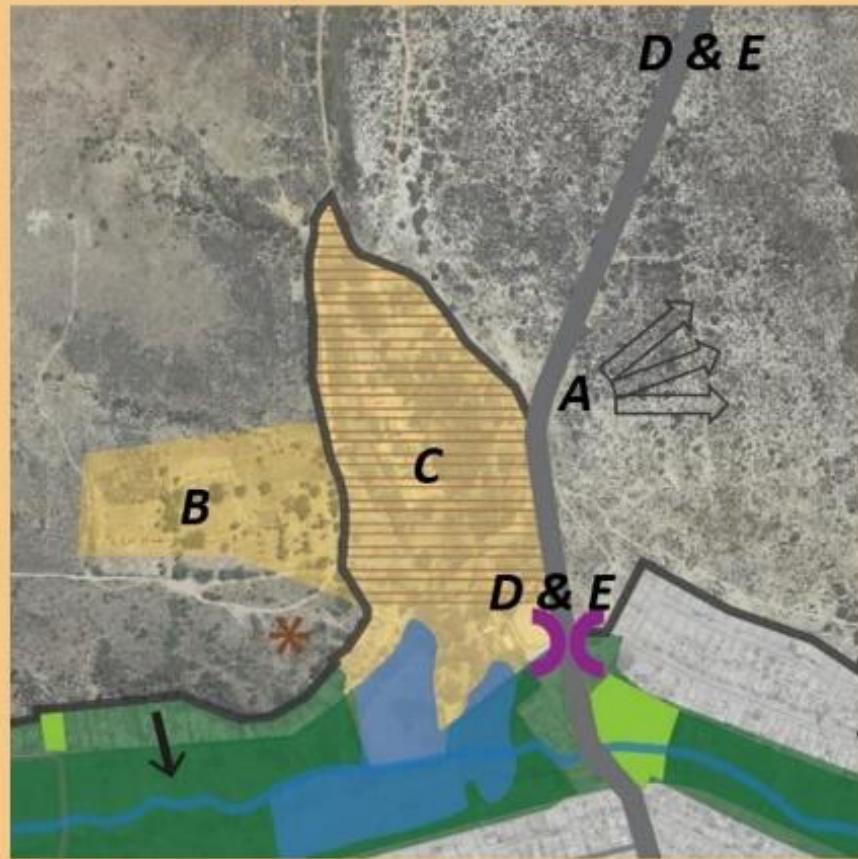
Related policies to consider

- Tourism Development Framework, 2024
- Cultural Heritage Tourism Strategy and Action Plan
- Heritage Advice Pamphlet No. 15
- Outdoor signage policy

MISSION WERF

Examples of images in relation to proposed vision and guidelines

Map of Precinct



A & E. Retain the scenic view sheds and establish a defined entrance into Mamre



Source: <https://www.westcoastway.co.za>

D. Attract visitors through appropriate signage and visual linkages



Source: Piketberg Precinct Plan 2021

Source : Google Earth image



A. Retain scenic view sheds

Source : <https://www.roxannereid.co.za>



B. Respect and maintain existing graveyard

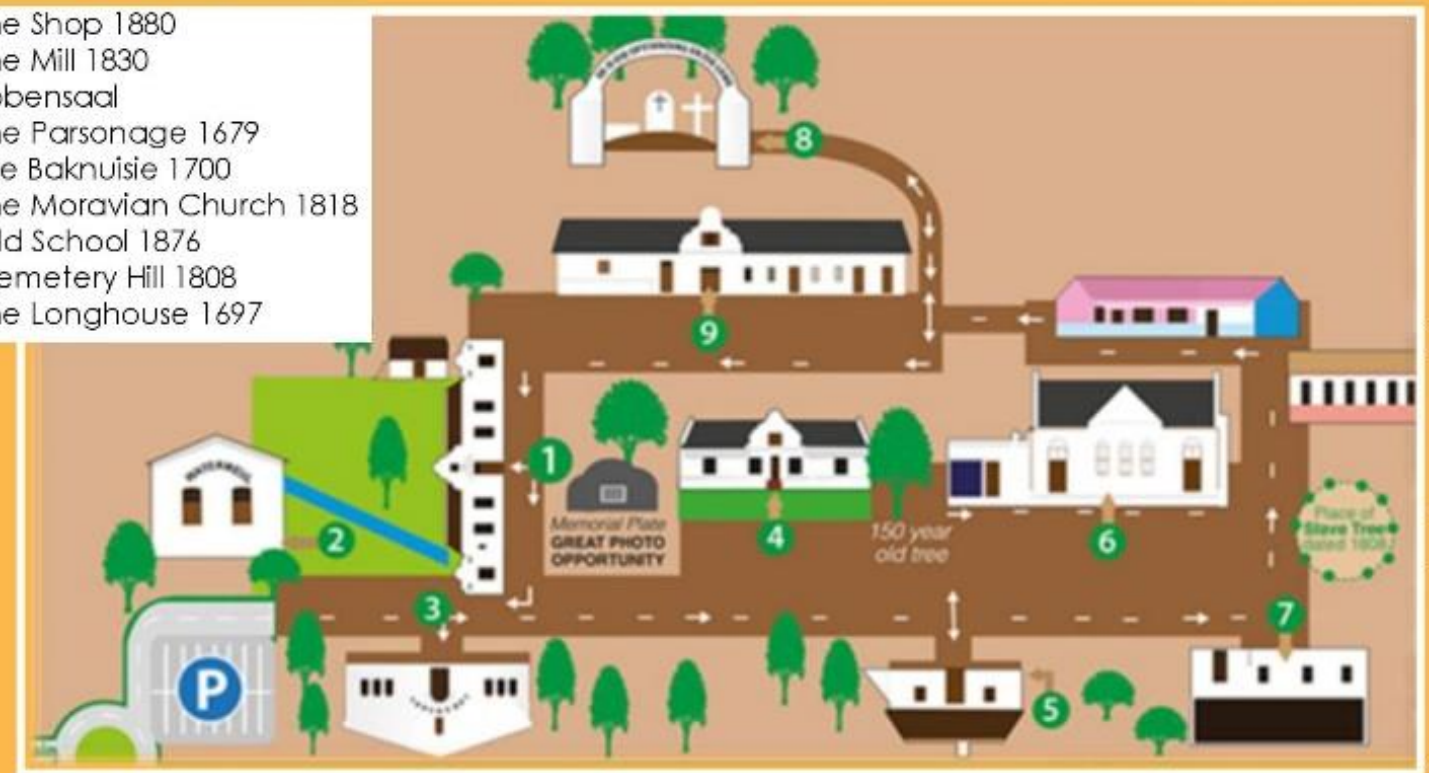
Source : <https://insideguide.co.za/cape->



C. Promote tourism related activities on the church werf e.g. Franschhoek market above and heritage walk below, etc

1. The Shop 1880
2. The Mill 1830
3. Lobensaal
4. The Parsonage 1679
5. Die Bakhuisie 1700
6. The Moravian Church 1818
7. Old School 1876
8. Cemetery Hill 1808
9. The Longhouse 1697

Source : Google Earth image



Source : www.westcoastway.co.za/markets



E. Establish a clearly defined entrance into Mamre

B. ALLOTMENT GARDENS

CHARACTER OF AREA The area is rich in culture and history, with the Modder River running in an east-west direction through the centre/ core of this area. Abutting the Modder River are iconic garden properties laid out on the embankments, with the large properties mostly being used for the cultivation of crops. The area accommodates high potential agricultural land, allowing a variety of crops and plants to be grown by the residents of allotment gardens. Due to the unique character and historical existence of these garden properties, the area has the potential to attract tourists to the area, while simultaneously providing a node for subsistence farming.

PRINCIPLES



PROTECT
ENVIRONMENTAL
ASSETS



PROMOTE USE OF HIGH
POTENTIAL
AGRICULTURAL LAND



PROMOTE TOURISM
AND RECREATION

RIGHT(A): Example of trails that could be introduced within the natural environment e.g. Newlands Forest



BELOW & RIGHT(B&C): Examples of fencing that is sensitive towards surrounding area and character



ABOVE(D): Example of street furniture in keeping with the character of the area

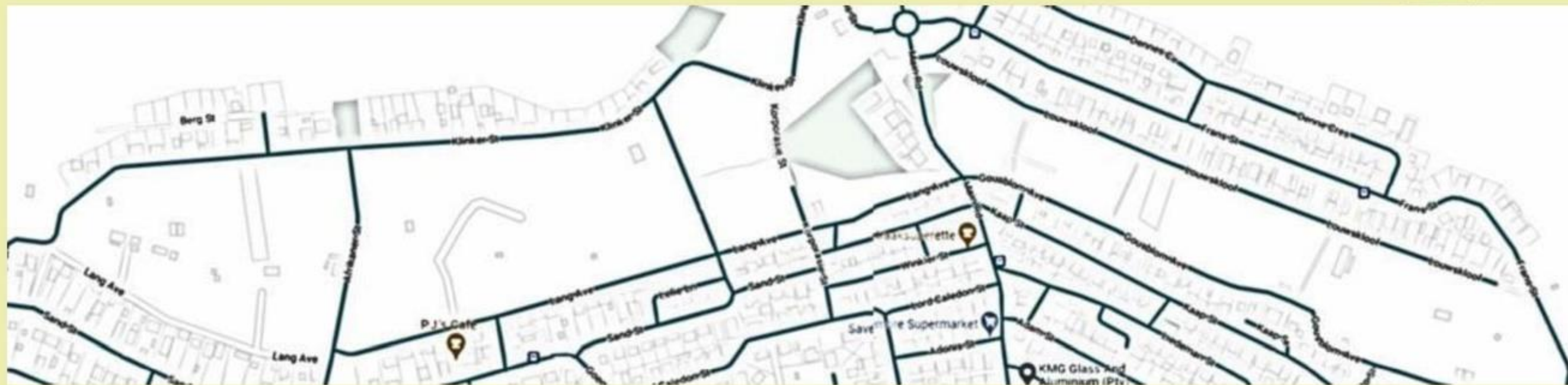


Image sources :
A. <https://insideguide.co.za/cape-town/things-to-do/newlands-forest/>
B & C: <https://www.pinterest.com>
D. Mamre Revitalisation Project, 2008

ALLOTMENT GARDENS

Possible land uses

- Urban agriculture
- Walking/Running trails
- Training facility for urban agriculture

Related policies to consider

- Blaauwberg DSDF, 2022
- Heritage Advice Pamphlet No. 15
- Mamre Land Reform Process Report – Land Use Opportunities and Options, November 2003



Extract from the proposals made for the Mamre Revitalisation Project

Development Guidelines

1. Promote the use of the allotment gardens for food gardens that would serve the community and non-profit organisations within the settlement.
2. Encourage the use of allotment gardens for fruit, vegetable and flower crops and discourage animal farming due to the associated high ecoli impact it can have on water quality of the river downstream.
3. Investigate the utilisation of a portion of Remainder Farm 971/0, north-east of traffic circle (Main Road/ Frans Street) as a community garden or local training facility.
4. Encourage the incorporation of stormwater polishing facilities to avoid poor stormwater quality downstream of the Modder river.
5. Ensure that any fencing between the allotment gardens and abutting properties/streets are done in a sensitive manner to ensure an appropriate interface with the surrounding area and enhancing the streetscape.
6. Encourage the development of pedestrian footpaths along the river corridor to promote uninterrupted public access, where possible.



Example of materials that could be used for trails to in keeping with Mamre's character



Existing view of garden plots (south to north)



Example (Moira Church Community Project) of a food garden started that serve the needy within



Example of how a green corridor could be established along a river

Source : Mamre Revitalisation Project, 2008

Source : Google Earth

Source : Veiddrif- Laoplek Precinct

Source : <https://www.lalcoza.co.za/cooperatives/news/community-food-gardens-increase-job-opportunities-and-food-security>

C. EXISTING URBAN AREA

CHARACTER OF AREA The area consist of the existing urban footprint(built up) area making up the town of Mamre. From the urban fabric it is evident that the town originated in the north with the more historic, and in most instances heritage worthy, buildings being found at the Moravian church and along the banks of the river. The southern portion of the town is characterised by more modern architectural styles as well as a subsidised housing project in the south-western portion. The existing urban footprint provides the urban structure to the town. The vast pieces of vacant land located between existing urban development areas create an opportunity for new development to be integrated seamlessly and contextually appropriately into the urban footprint without detracting from the character of the town.



Example of images showing the building form of houses currently

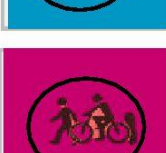
Source : <https://earth.google.com/web>

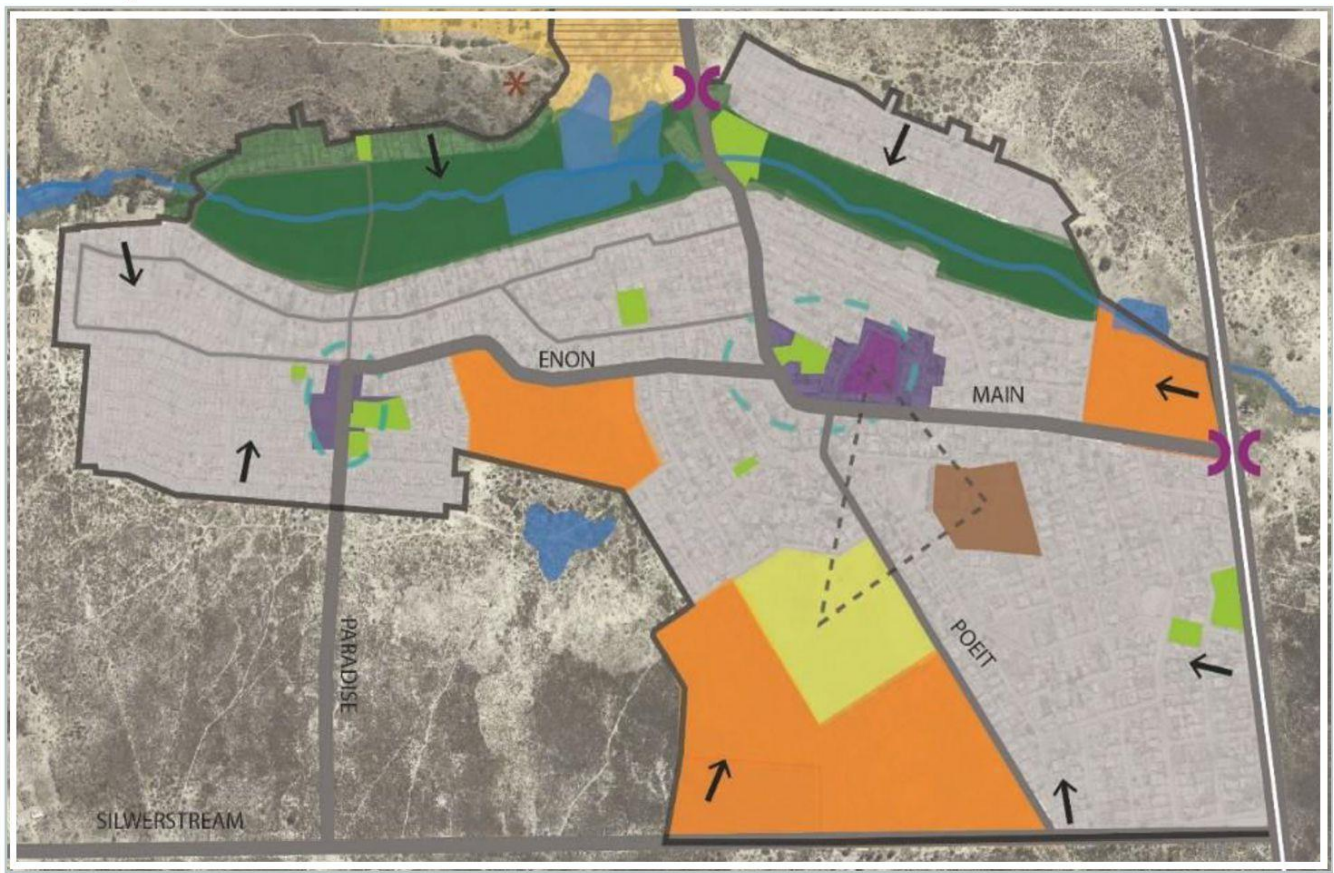
Example of images showing the building form of houses historically



Source : Mamre revitalization Project

PRINCIPLES

-  CELEBRATE HERITAGE ASSETS
-  PROMOTE TOURISM AND RECREATION
-  LIMIT LATERAL URBAN EXPANSION
-  PROMOTE CREATION OF ECONOMIC OPPORTUNITIES
-  ENCOURAGE NON-MOTORISED TRANSPORT
-  PROVIDE OPPORTUNITIES FOR A RANGE OF HOUSING TYPOLOGIES

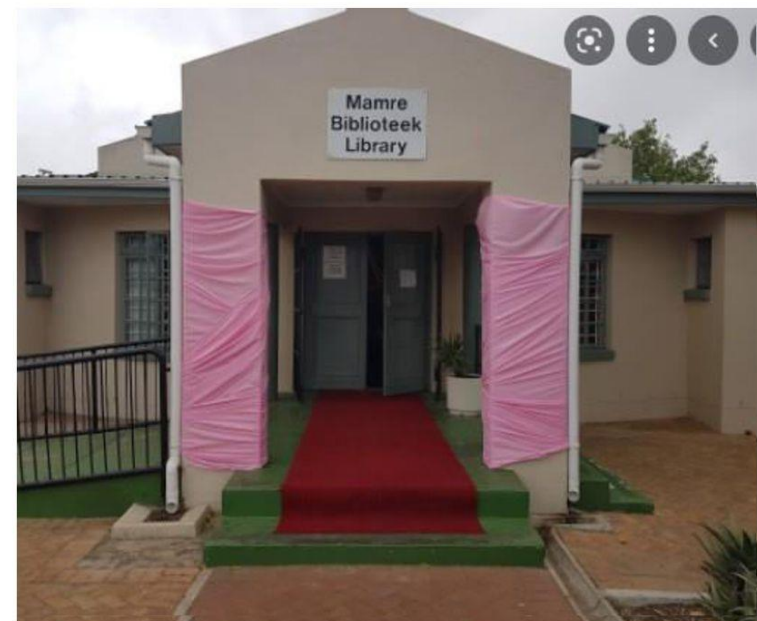


Possible land uses

- Urban development including residential, retail, offices and public facilities
- Recreation : parks, NMT routes
- Intensification (mix of uses) in nodal areas
- Small scale businesses e.g. Home enterprises

Related policies to consider

- Blaauwberg DSDP, 2022
- Heritage Advice Pamphlet No. 15
- Tourism Development Framework, 2024
- Cultural Heritage Tourism Strategy and Action Plan
- Outdoor signage policy



Community facilities: Town Hall & Library in Main Road and Sport field in Poiet Road



Source :<https://earth.google.com/web>



Source :<https://earth.google.com/web>

Primary school resembles similar architectural style as the buildings on the Werf indicating a sense of retaining the character of the town

Development Guidelines

1. Support new development within existing built up areas through considering the heritage values of the existing settlement and encourage integration that is complimentary to the historical building patterns i.e. erf sizes, building form & height, fencing etc.
2. Interfaces created between natural environment and urban development should be treated sensitively e.g. properties overlooking parks, avoiding high blank concrete walling, create multi-functional spaces to increase surveillance.
3. Support the development of pedestrian footpaths/ cycling lanes with appropriate street furniture such as lighting, pause areas and treed avenues especially along main routes and associated transit stops in order to ease movement between the town centre, sport ground/parks and civic facilities. These should be done in a manner that would increase surveillance that would create a safe environment for the broader community.

Source : Veldrifi- Laipilek Precinct Plan 2014



Example of street furniture to create pause areas along NMT routes



Example of street furniture to create pause areas along NMT routes

BEFORE



AFTER



Example of how additional landscaping along Main Road can change the streetscape

Source : Pikelberg Precinct Plan 2021

CHARACTER OF AREA The area stretches along the major transport and activity routes of Mamre namely Main Road and Enon Street. The area represents a strong rural character, as informal trading occurs in various locations within the area. The local shop, library, nightclub, taxi rank, hardware store are all located within this core area, therefore comprising the majority of economic activity in Mamre.

PRINCIPLES



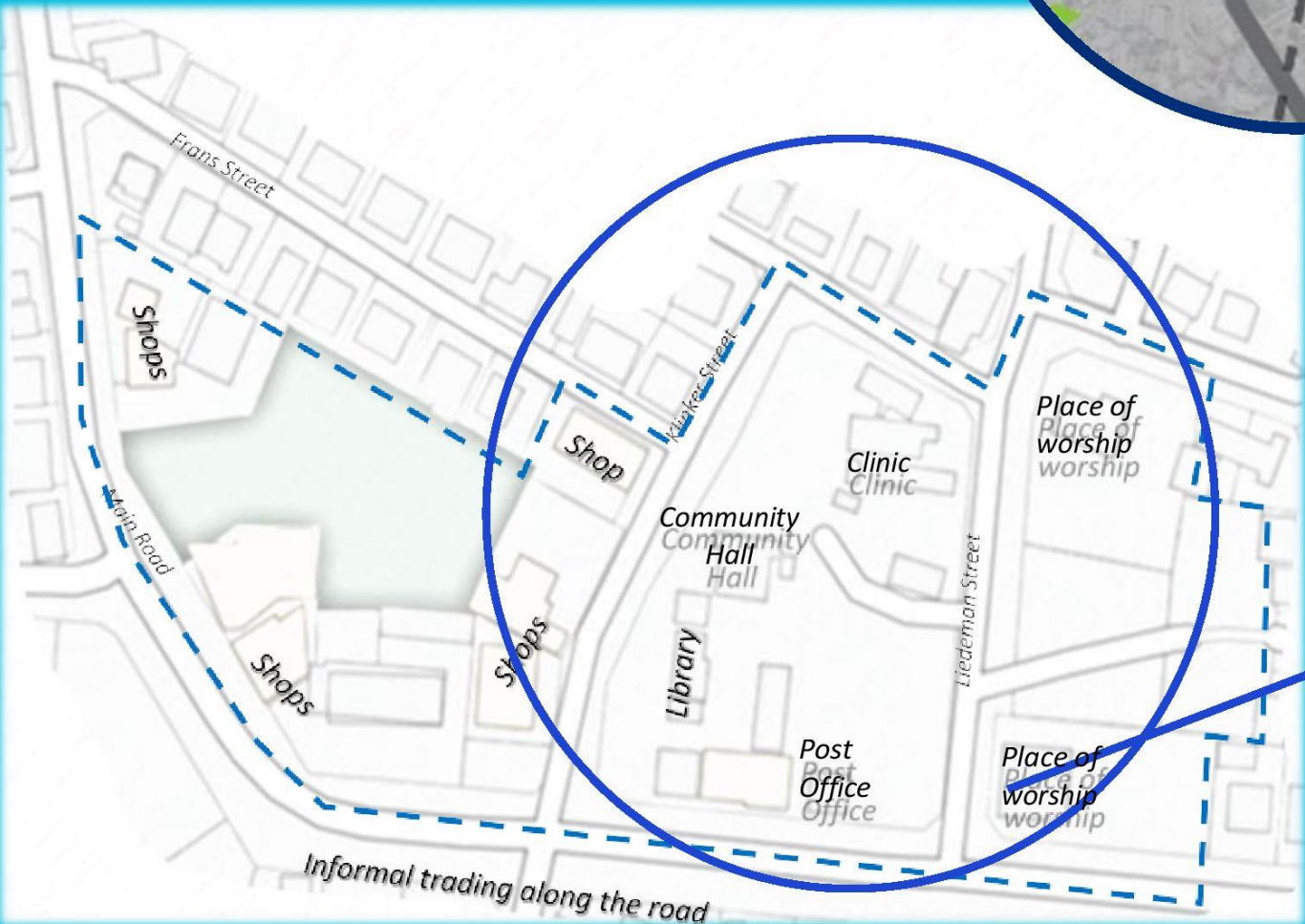
PROMOTE CREATION OF ECONOMIC OPPORTUNITIES



ENCOURAGE NON-MOTORISED TRANSPORT

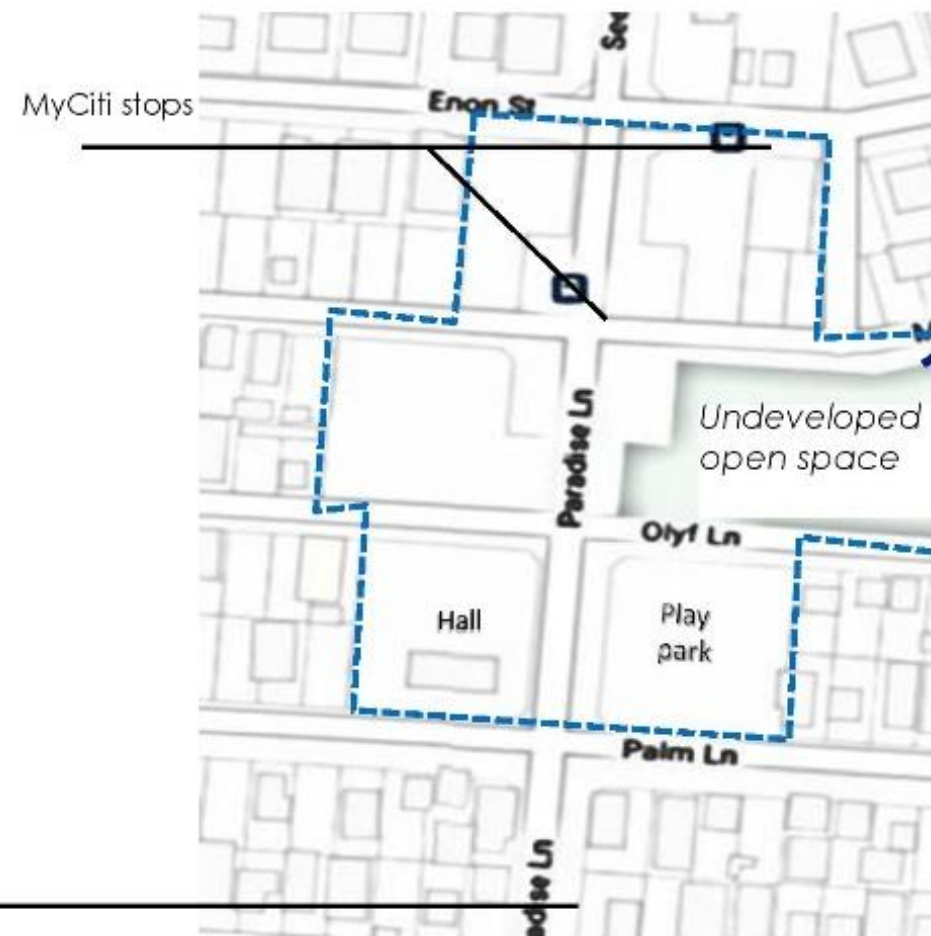
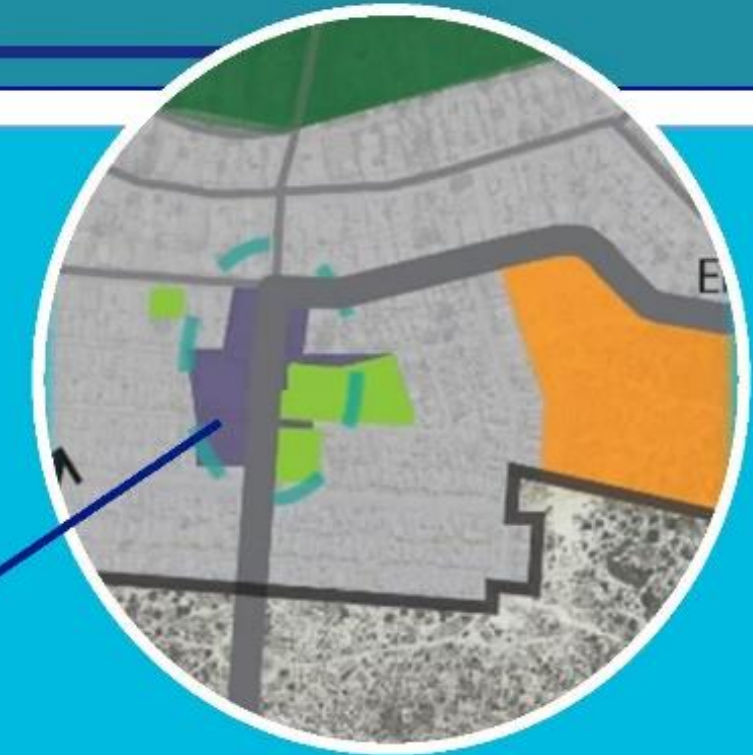


PROMOTE TOURISM AND RECREATION



Existing public facilities – create a civic cluster and improve linkage with school and sport field; Encourage intensification through low impact mixed uses

CHARACTER OF AREA The area stretches along the major transport and activity routes of Mamre namely Main Road and Enon Street. The area represents a strong rural character, as informal trading occurs in various locations within the area. The local shop, library, nightclub, taxi rank, hardware store are all located within this core area, therefore comprising the majority of economic activity in Mamre.



Example of how landscaping along Paradise Lane can change the streetscape

Before



After



Source : Pikelberg Precinct Plan 2021

PRINCIPLES



PROMOTE CREATION OF ECONOMIC OPPORTUNITIES



ENCOURAGE NON-MOTORISED TRANSPORT



PROMOTE TOURISM AND RECREATION

The area is activated by pedestrians throughout most of the day in addition to being the bus and taxi route. The Main Road is characterised by a wide road reserve which creates opportunities for complimenting land uses.

Although further development opportunities are limited several urban upgrade interventions are required to establish the role of the economic spines and nodal areas.

Example of how street edges should be activated through linking commercial enterprises with landscaping and pedestrian friendly areas



Source : Velddrif- Laipalek Precinct Plan 2014



Source : Velddrif- Laipalek Precinct Plan 2014



Source : <https://www.pinterest.com/mzameerh/cityplan>

Examples of how landscaping and street furniture can enhance the character of NMT routes for pedestrians and cyclists

Development Guidelines

1. Encourage local business development in the nodal areas located in the town centre and along Paradise Street.
2. Support the development of spaces for informal trading in public spaces in association with other retail activities and transit stops. This should not hamper pedestrian movement and the type and form of shelter should compliment the character (urban form) of Mamre.
3. Encourage local business development in the form of home occupations such as medical services, hair salons, home bakeries, seamstresses and florists etc. along Main Road, Enon and Paradise Streets.
4. Alterations to houses to be used for home occupations should comply with the MPBL.
5. Windows to houses shall not be extended for retail purposes and no shop fronts will be permitted.
6. Where the use of a dwelling changes from residential to any other use, or where the primary use is no longer residential, street interfaces should be treated sensitively in order to remain complimentary to the residential environment and Mamre's character.
7. Encourage the development of Main Road as a NMT route through appropriate landscaping and street furniture that promote pause spaces and shelter for pedestrians along the length of the street.
8. Promote the optimization of existing public facilities/ spaces including the community all, mini-bus taxi rank and open space(Erf 220) to become multi-functional. These spaces can be used to showcase art works such as sculptures, murals, fountains, play areas etcetera.

Possible land uses

- Formal business
- Informal trading
- Home occupations
- Pedestrian walkways
- Cycle routes
- Passive recreation

Related policies to consider

- Blaauwberg DSDF, 2022
- Heritage Advice Pamphlet No. 15
- Outdoor signage policy

E. URBAN EXPANSION AREAS

CHARACTER OF AREA The identified areas are largely vacant, thus it presents opportunity for urban expansion. The area is situated within the urban edge and is well located in terms of its proximity to other recreation, commercial and agricultural opportunities. The northern part of this area is straddled by existing single dwelling erven, while the southern parts of the area is located directly adjacent to the municipal depot yard. Silverstream and Poiet Streets make up the south-eastern corner of this area, providing great accessibility to any future development in the area.

PRINCIPLES



LIMIT LATERAL URBAN EXPANSION



PROMOTE CREATION OF ECONOMIC OPPORTUNITIES

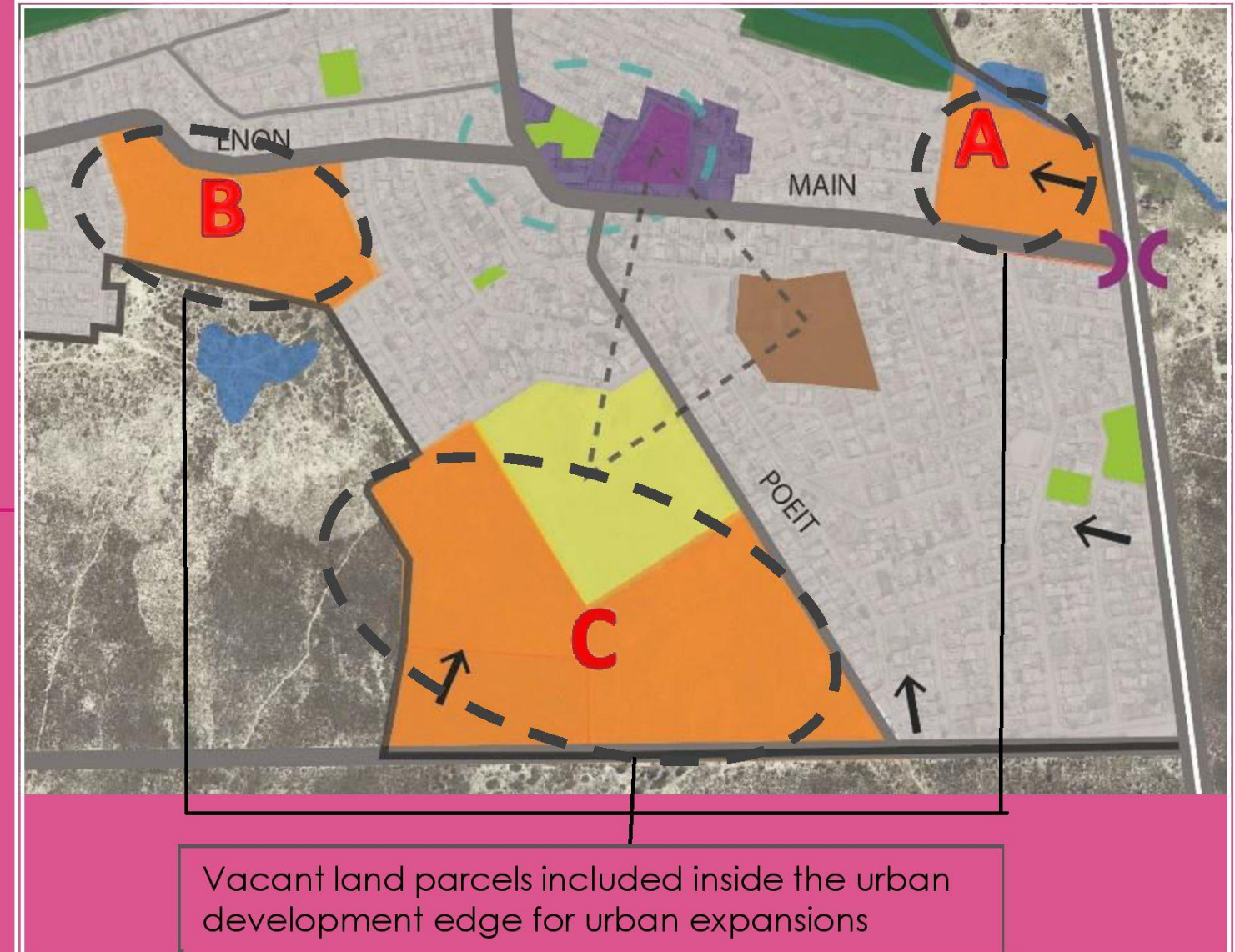


PROVIDE OPPORTUNITIES FOR A RANGE OF HOUSING TYPOLOGIES



ENCOURAGE NON-MOTORISED TRANSPORT

Refer to pages to follow for more detail relating to A, B and C on the map below



Artist's impression of new urban development on a vacant site overlooking open spaces and natural environment interface in the background of the image



Source : Google Earth image



Source : Velddrif- Laaplek Precinct Plan 2014

Illustration of how sensitive interfaces between rural/natural environment and urban development interfaces could be established

URBAN EXPANSION AREAS

Possible land uses

- Residential(mixed market)
- Formal business
- Informal trading spaces
- Home enterprises
- Community facilities
- Recreation

Related policies to consider

- Blaauwberg DSD, 2022
- Heritage Advice Pamphlet No. 15: Guideline for building work in Mamre Heritage Area
- Urban Design Policy

Development Guidelines

1. Support the development of residential infill on the identified erven 2487Re, 483 (unregistered), 1528 (unregistered) and 1352.
2. Encourage mixed market residential typologies on the infill sites inclusive of BNG and GAP market. Consideration should be given to the current erf sizes and infill development should create continuity and seamless integration with the existing urban fabric.
3. Ensure integration with the surrounding character through innovative tenure blind design alternatives.
4. Ensure that an appropriate interface is created between the infill sites and adjacent natural environmental asset to the south-west and the existing residential area.
5. Maintain and promote the green network linking existing urban development areas with new development and the natural environment through appropriate landscaping and design.
6. Promote the development of multi-functional public facilities where possible in order to optimise use of space and enhance safety and management thereof.
7. Unregistered erven 1064, 1069 and 1070 provides an opportunity for further investigation to be utilised for a multi-purpose uses that could accommodate amongst others youth development programmes, space for young entrepreneurs, community facilities as well as offices.



Source : Velddrif- Laaplek Precinct Plan 2014

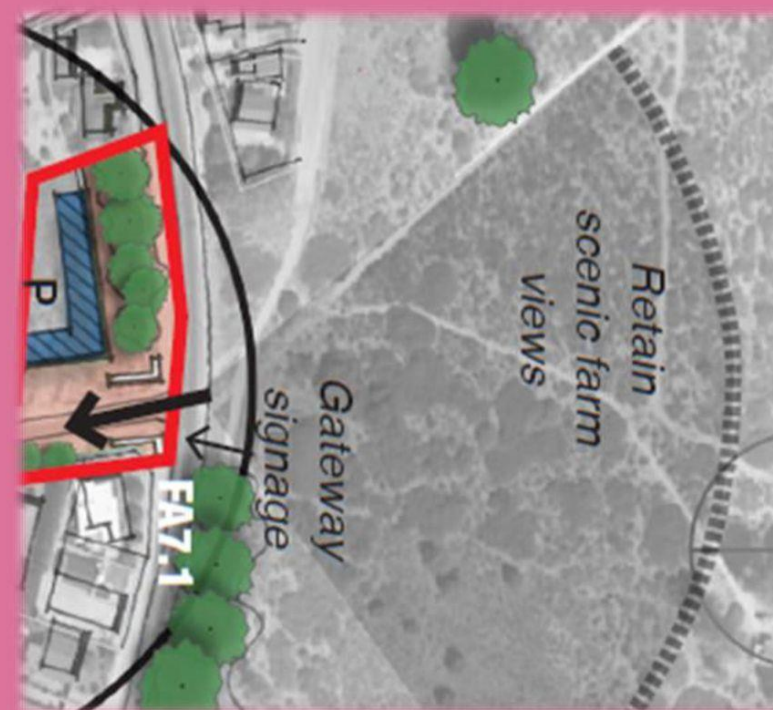
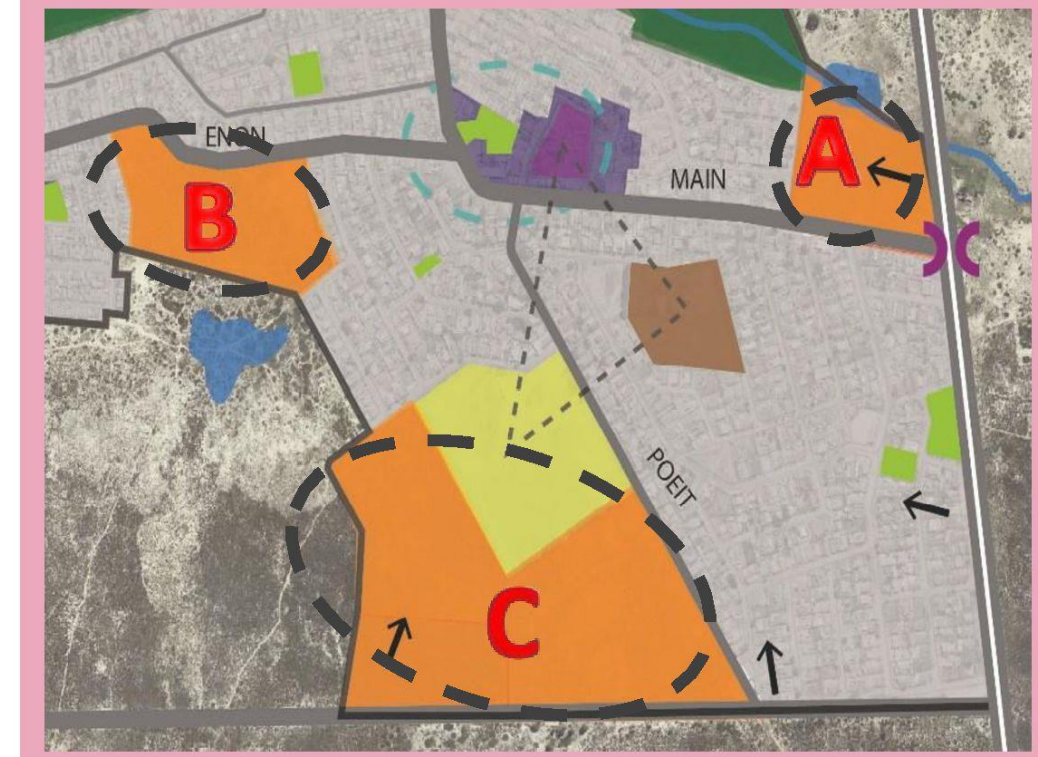
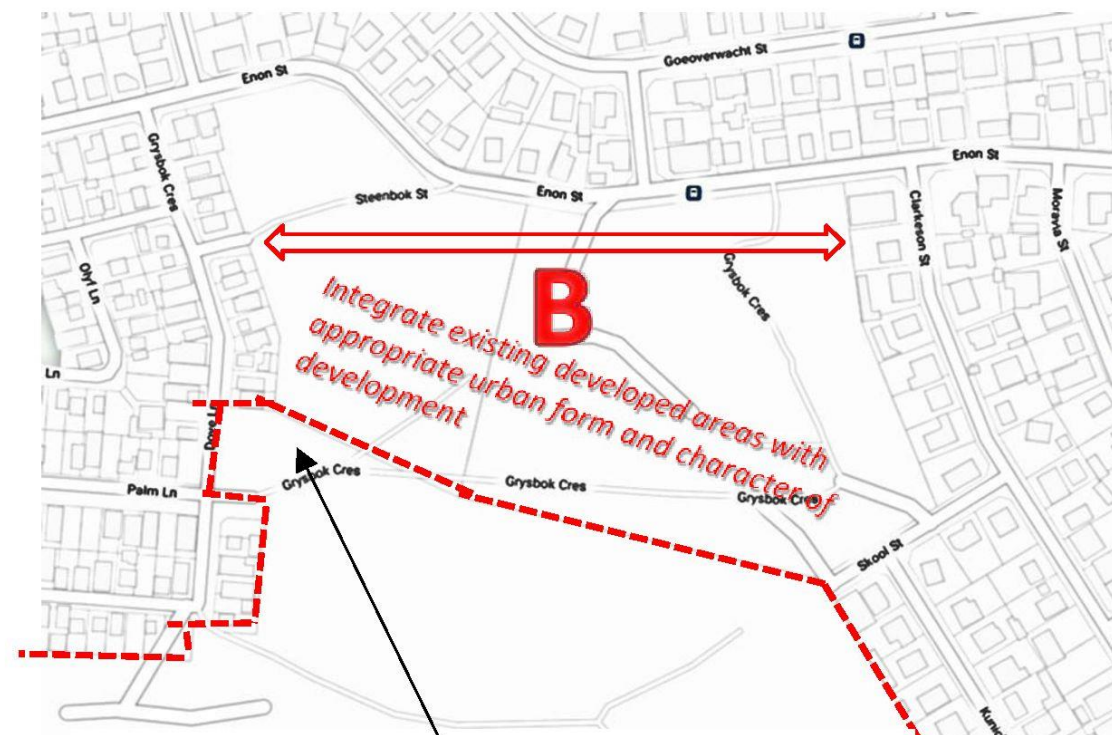


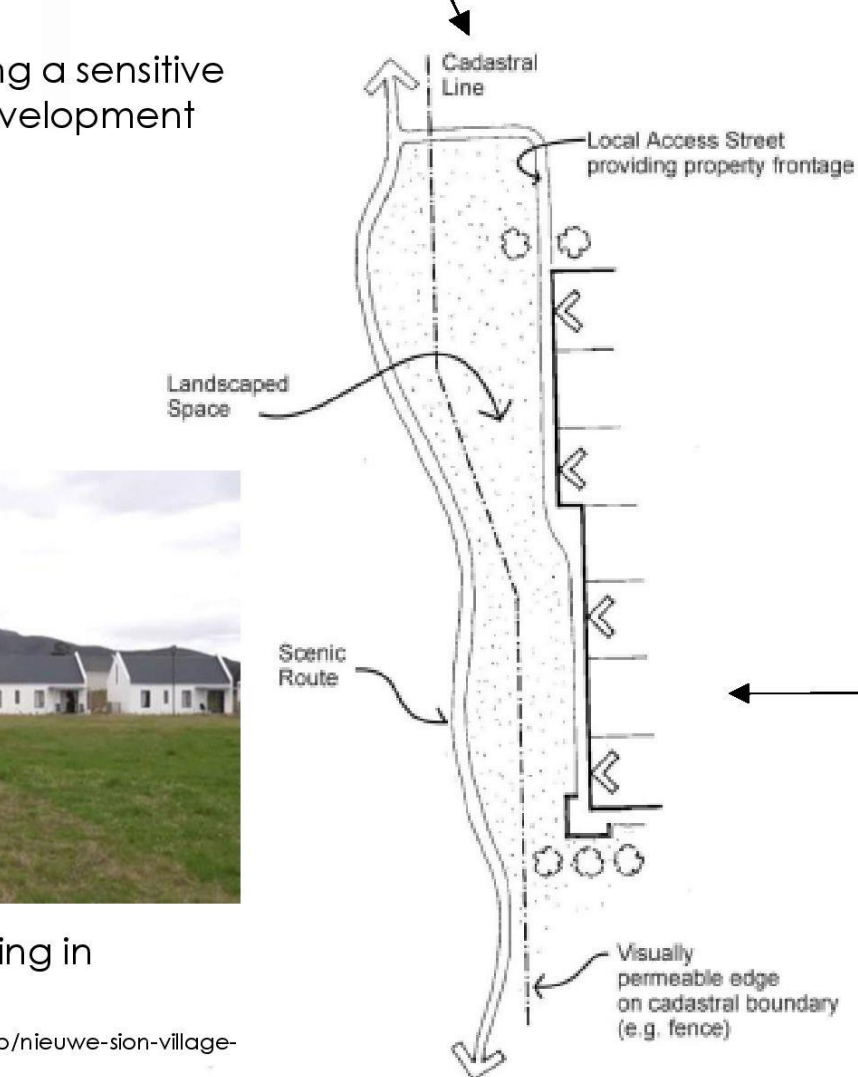
Illustration of creating a gateway and sense of arrival into the town;
Scale appropriate mixed land uses along the Main Road

URBAN EXPANSION AREAS



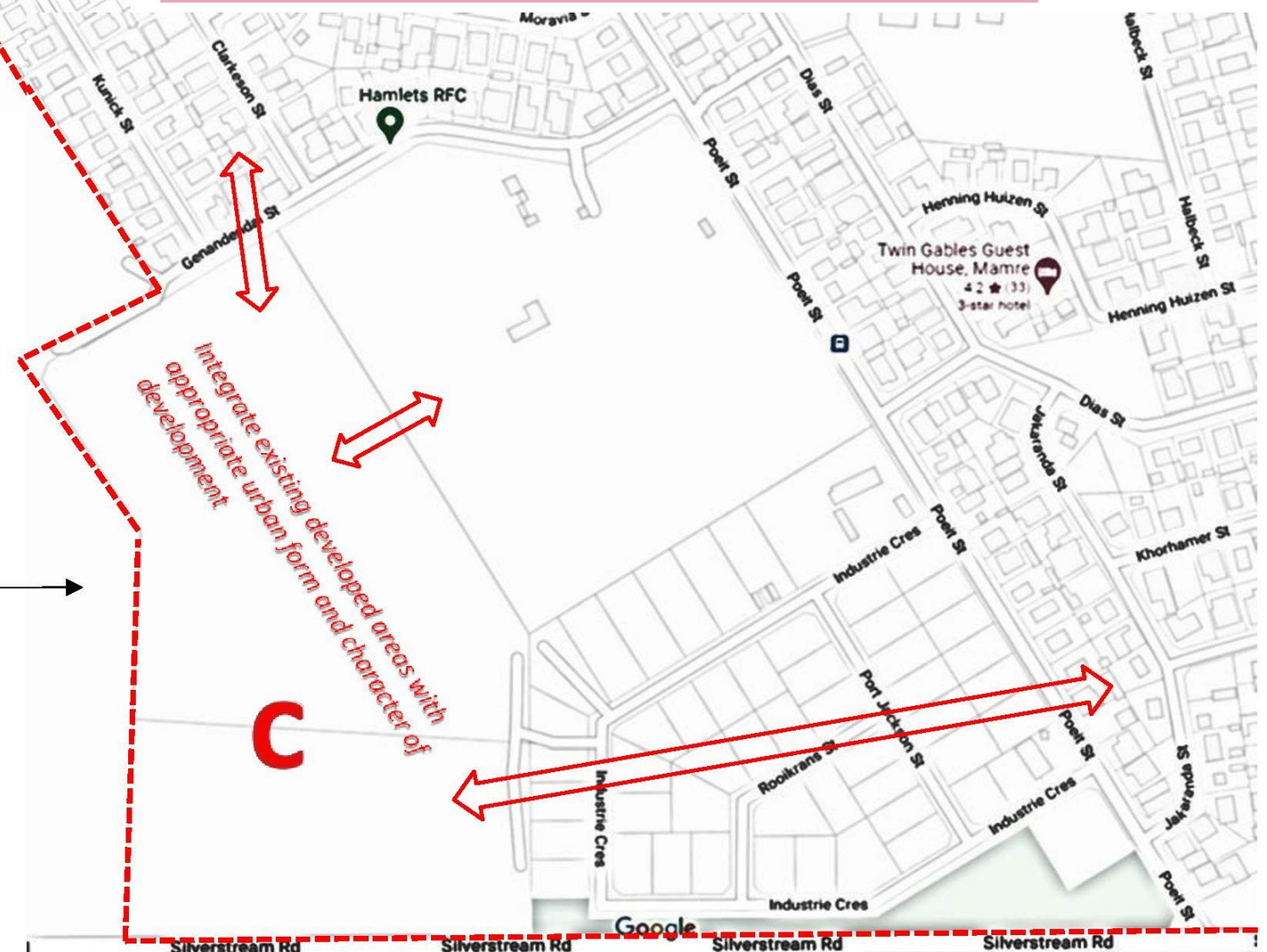
Illustrative example of creating a sensitive interface between urban development and natural/rural areas

Source : Velddrif- Laaplek Precinct Plan 2014



Example of farm worker housing in agricultural area

Source : <https://www.thesouthafrican.com/video/nieuwe-sion-village-cape-winelands-video/>



F. COMMONAGE & SURROUNDS Page 27 of 27

CHARACTER OF AREA The area comprises of mainly of large areas of high potential agricultural land, as well as large areas of conservation worthy biodiversity. A large portion of land has been transferred to the community of Mamre through the land reform process and is known as the Commonage. There is a number of vegetable and pig farmers in this area, mostly situated to the east of Dassenberg Road. The outlying areas of the Commonage are predominantly used by individuals for livestock grazing (cattle and horses); however, much of the land is fallow.



View towards the East from
Dassenberg Road(scenic route)

Source : Google Earth image

PRINCIPLES



PROTECT
ENVIRONMENTAL
ASSETS



PROMOTE USE OF HIGH
POTENTIAL
AGRICULTURAL LAND



CELEBRATE HERITAGE
ASSETS



PROMOTE TOURISM
AND RECREATION



Commonage Area

Development Guidelines

1. Support the development of tourist facilities in appropriate locations.
2. Promote the protection and conservation of the critically endangered Atlantis Sand Fynbos, Swartland Shale Renosterveld and Swartland Granite Renosterveld.
3. Develop a detailed development framework indicating areas for conservation, agriculture and tourist related land uses for the commonage area outside the urban development edge.
4. Relocate the current mushroom farming on Erf 1294 to a more sustainable premises for agriculture located outside the urban development edge.
5. Support the rehabilitation of the quarry for recreational purposes that could serve the wider west coast area and be an income generator for the community.

Possible land uses

- Agriculture
- Conservation
- Recreation : Trails
- Tourist facilities
- Environmental education
- Wind energy farming

Related policies to consider

- Blaauwberg DSDF, 2022
- MPBL, 2015
- Draft HPOZ
- Mamre Land Reform Process Report – Land Use Opportunities and Options, November 2003