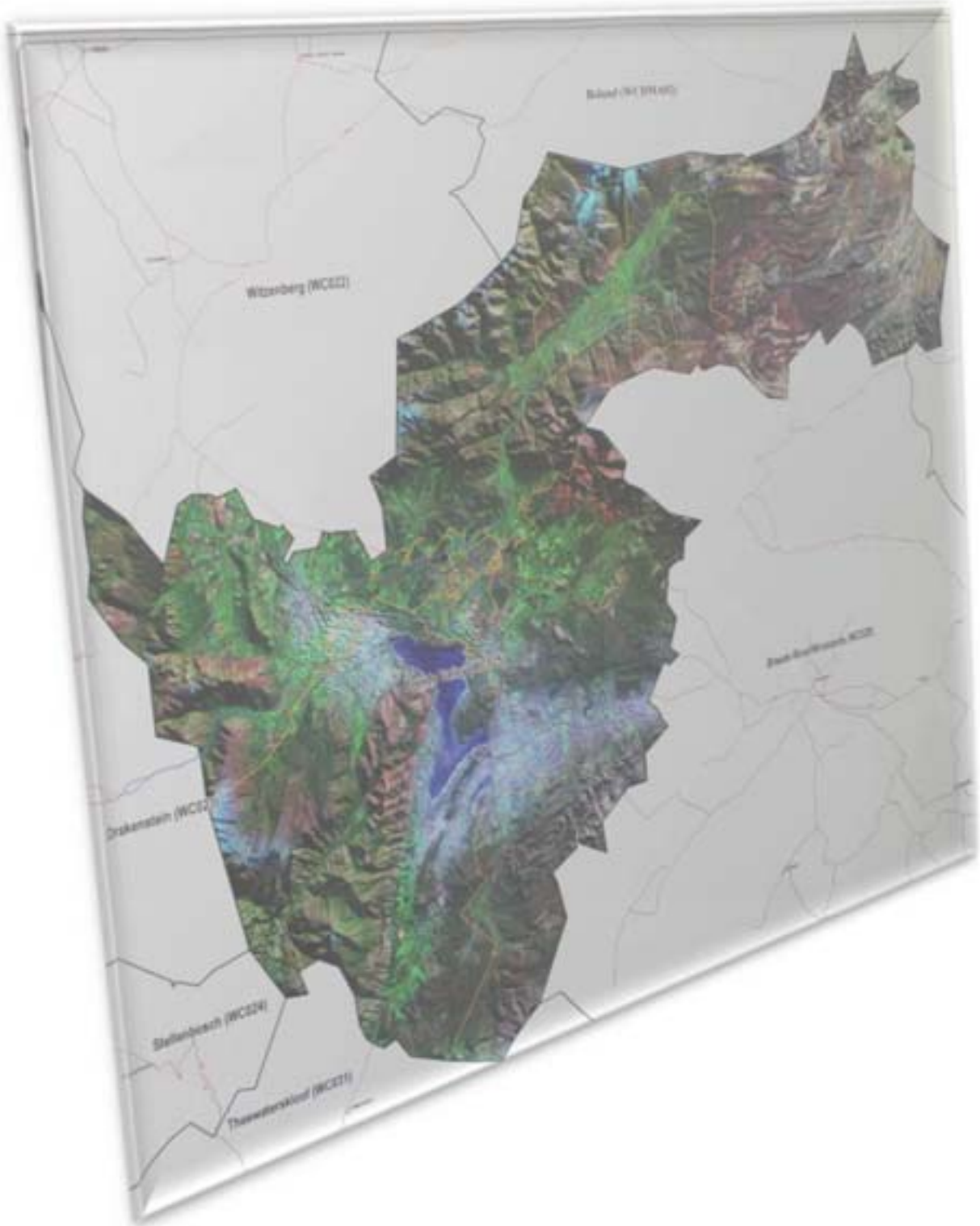


SPATIAL DEVELOPMENT FRAMEWORK



SPATIAL DEVELOPMENT FRAMEWORK

3.0 SPATIAL DEVELOPMENT FRAMEWORK

<h3>3.1 BACKGROUND</h3>	
<p>The Breede Valley Municipality IDP was compiled by municipal officials and was coupled with an intensive public participation process that included representatives from organisations of the various towns and the rural areas that make up the municipality.</p>	
<p>The Spatial development Framework for the Breede Valley Municipality will, when completed, consist of four component parts:</p> <ul style="list-style-type: none"> ➤ Maps; ➤ A Status Quo Report (completed); ➤ An overarching planning document and ➤ A series of documents that address the spatial details of each component of the Breede Valley Municipality as determined in the Status Quo Report: <ul style="list-style-type: none"> ➤ Rawsonville-Goudini-Slanghoek Planning Unit; ➤ Worcester-Overhex-Moordkuil Planning Unit; ➤ Hex Valley-De Doorns Planning Unit; ➤ Touwsrivier – Klein Karoo Planning Unit; 	
<p>Spatial details relating to the various urban centers in the municipal area will be addressed as part of this series of documents. These urban centers include:</p> <ul style="list-style-type: none"> ➤ Worcester and Zwelethemba; ➤ Rawsonville; ➤ De Doorns; and ➤ Touwsrivier <p>The two overarching biodiversity programs that are applicable to the Breede Valley, viz. SKEP (Succulent Karoo Ecosystem Plan) and CAPE (Cape Action Plan for the Environment) have also been included in the SDF by including the principles derived from these two programs through policy statements.</p> <p>Following is a summary of the Breede Valley Municipality SDF dated September 2004 and which is included in the accompanying IDP CD that contains all the detailed documentation.</p>	

3.2 A BROAD-BRUSH OVERALL FRAMEWORK

3.2.1 HIGHER ORDER PLANNING FRAMEWORK

The only higher order plan of relevance at this stage is the Spatial Development Framework being prepared for the Cape Winelands District Municipality (CWDM) for its area of jurisdiction. The CWDM SDF approach is to prepare a Phased SDF that will focus on the main elements (principles) of an SDF, as Phase 1 and to proceed with a more comprehensive and detailed SDF as Phase 2 after adoption of the principles.

The Phase 1 SDF provides no spatial guidelines to the Category B municipalities, therefore, as long as the principles are adhered to, the Breede Valley SDF will not conflict with the CWDM SDF. It should also be noted that the focus the CWDM SDF would be on the issues that have a district wide impact. The Category B Municipalities, in terms of the agreement with the CWDM District Municipality, should address local planning issues.

3.2.2 BIOREGIONAL PLANNING FRAMEWORK FOR THE WESTERN CAPE PROVINCE

The overarching Breede Valley SDF is based on the principles of bioregional planning contained in the Bioregional Planning Framework for the Western Cape Province, which is a useful model for land management, with the emphasis on sustainable development. The Framework introduces the concept of biosphere reserves nominated by national government and fulfilling three complementary functions:

- A developmental role promoting economic and human development that is socio-culturally and ecologically sustainable;
- A logistical role that includes networking on a world-wide scale for research, environmental education and training and monitoring; and
- A conservation role to conserve biodiversity, ecosystems and genetic material (Dennis Moss Partnership Inc, October 2000).

The concept is based on a structure of interrelated zones covering the entire planning area with land uses and conservation status assigned to each zone. The Framework puts forward a model biosphere reserve as containing three elements:

- A core area with statutory protection for conservation and allowing only "non-disruptive, non-consumptive" land uses such as outdoor recreation and environmental education (definition: a defined natural area of conservation importance);
- A buffer zone surrounding the core area protecting it against consumptive human activity. This area is used for "co-operative non-consumptive activities" including eco-tourism and research (definition: a defined natural area surrounding the core area); and
- A transition area that includes a variety of activities such as agriculture, settlement development and other disruptive land uses

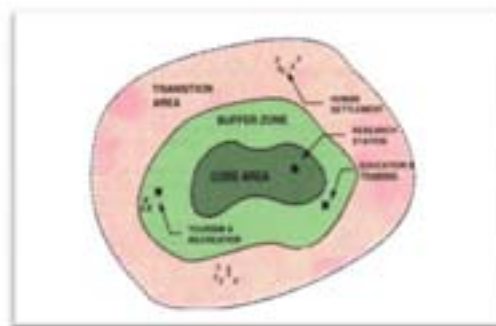


FIGURE 41: STRUCTURE OF A MODEL BIOSPHERE RESERVE: SOURCE DENNIS MOSS PARTNERSHIP INC, NOVEMBER 2000

(definition: defined zones surrounding the buffer zone, representing the development areas) (Dennis Moss Partnership Inc, October 2000) – See Figure 41.

3.2.2.1 PROPOSED BIOREGIONAL DELIMITATION FOR THE WESTERN CAPE

A total of 29 bioregions for the Western Cape is proposed based on the identification of five “bioregional components” in a hierarchical relationship with each other “requiring a planning management approach ranging from the broad scale to the detail” (Dennis Moss Partnership Inc, October 2000).

These five bioregional components are:

- Macro biogeographical regions;
- Biomes;
- Catchments;
- Human settlement patterns; and
- Land subdivision.

Three macro biogeographical regions are identified for the Western Cape. These regions are:

- Karoo;
- Mountain Valleys, covering some 18% of the province, is home to more than 3 million people (83% of the Western Cape’s population) (Dennis Moss Partnership Inc, October 2000) and includes the area of jurisdiction of the Breede Valley Municipality; and
- Coastal Plains.

The various biomes, collectively forming the Cape Floral Kingdom are the next component of the hierarchy. “The inherent characteristics of the various biomes provide for broad divergent land-use classes, which substantially influence settlement patterns, social structures and the local economy”¹³. Large portions of the Breede Valley Municipal Area falls within the Succulent Karoo Biome as indicated on the Map shown in Figure 42.



FIGURE 42: BIOMES OF THE CAPE FLORAL KINGDOM: SOURCE DENNIS MOSS PARTNERSHIP INC, NOVEMBER 2000

¹³ Bioregional Planning Framework for the Western Cape Province, Dennis Moss Partnership Inc, October 2000

A proposal for the delimitation of bioregions within the Western Cape is put forward as part of the Framework, the specific purpose of which is to provide local authorities with a framework for the preparation of their IDF's and lower sphere planning, such as Spatial Development Plans and other sectoral plans. The delimitation exercise completed as part of the Bioregional Planning Framework for the Western Cape Province locates the Breede Valley Municipal Area as forming part of the Breede River Valley Bioregion (refer Figure 43).

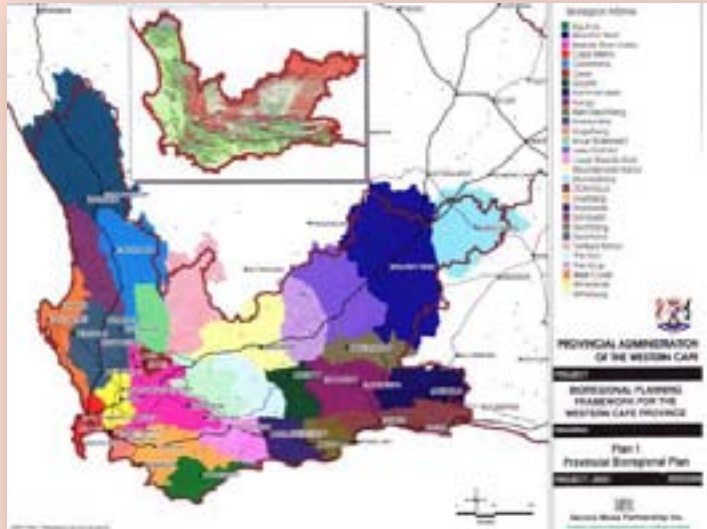


FIGURE 43: PROVINCIAL BIOREGIONAL PLAN: SOURCE DENNIS MOSS PARTNERSHIP INC, NOVEMBER 2000

3.2.2.2 A BROAD-BRUSH OVERALL SPATIAL FRAMEWORK

Application of the Spatial Planning Categories (SPC's) in the Breede Valley Municipality is indicated on Figure 44 with Figure 45 indicating broad land use categories. It is important, however, to note that the categories have been allocated in a "broad-brush" manner in accordance with the predominant land uses and that pockets within each specified category may be delineated, after detailed study, as of a higher or lower order category. As is evident from the Status Quo Report the largest proportion of land in the municipality is categories under the higher order SPC's of Category A (Core area incorporating Wilderness areas and other statutory conservation areas), Category B (Buffer area, incorporating public and private conservation areas, ecological corridors/areas and rehabilitation areas) and Category C (Transition area, incorporating intensive and extensive agricultural areas).

It is important for the Breede Valley Municipality to manage the impact and development pressure on its unique natural resource base. Specific measures must be taken to protect, enhance and rehabilitate (where required) key natural resource areas. These include, but are not limited to:

- The Matroosberg, Hawequas and Riviersonderend Mountain Catchment Areas.
- The Slanghoek/Goudini Valley.
- The Breede River Corridor.
- The Brandvlei and Kwaggaskloof Dam area.
- The Hexriver Valley agricultural area.
- The various rivers, streams and waterbodies (including those within the urban areas)

It is important for the Breede Valley Municipality to manage the impact and development pressure on its unique natural resource base.

Detailed definition of spatial planning zones are required in these areas that will balance the need for conservation with that of the need for development and ensure ease of access to by especially disadvantaged communities for whom access to these areas has, historically, been difficult.

The urban areas are all demarcated as Category D (urban-related) areas with Worcester, as the administrative center, categorized as Db (main local town) and Rawsonville, De Doorns and Touwsrivier as Dc (local town). The major settlements of rural communities across the municipal area are categorized as Dd (rural settlement) or Df (on-farm settlements). The current hierarchy of centers must be maintained. Worcester as the administrative and municipal headquarters should be developed in a manner that will accommodate the social and economic needs of its residents whilst also continuing to supply higher order administrative and social support to the towns of Rawsonville, De Doorns and Touwsrivier. Development in these smaller towns should not be aimed at competing with the economic and administrative capacity of Worcester, but rather to address the socio-economic requirements of their inhabitants and those of the surrounding farmlands.

Detailed definition of spatial planning zones are required in these areas that will balance the need for conservation with that of the need for development and ensure ease of access to by especially disadvantaged communities for whom access to these areas has, historically, been difficult.



3.3 THE BREEDE VALLEY SDF AND THE IDP

3.3.1 THE BREEDE VALLEY MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK (SDF)

Segregation of communities and the discrepancies in the levels of development of these communities are central characteristics of the historic development pattern of the Breede Valley Municipality. This pattern is evident spatial location of communities relative to urban opportunities and resources, the nature and form of development in the various towns and suburbs and the varying levels of social and economic deprivation. The need to reverse this pattern and contribute to the creation of an integrated municipality where people will have more equitable access to the benefits offered by living in the municipality is a major focus area of the Breede Valley Municipal Integrated Development Plan (BVM IDP).

The vast expanse of rural land within the boundaries of the municipality associated with low levels of access to social services, health and educational facilities and basic infrastructure provides additional challenges to the municipality in exercising its local authority role. The overriding response to these challenges to date has been reactive and has in most cases simply reinforced historic development and investment patterns. This response coupled with instances of rapid urbanization experienced by most of the urban centres has increased this inaccessibility to urban benefits for the majority of people.

In facing these challenges the primary focus of the Breede Valley Municipality through this Spatial Development Framework (SDF) should be geared towards:

- Allowing a large majority of the population access to existing services and opportunities;
- Locating new services and opportunities in a manner that will make them accessible to more people than just the immediately surrounding communities;
- Improving the quality of life of its inhabitants;
- Integration of historically segregated areas;
- Stimulating economic development and redistribution of resources.

This SDF aims to give strategic direction to achieving the above on a spatial level and will not attempt to be comprehensive. It is not intended, nor should it be intended, to provide "quick fixes" or solutions to the numerous challenges within the Breede Valley Municipality, but rather to guide municipal decisions with regard to the use of space and its relation to the general well-being of the population.

The Breede Valley Municipal Spatial Development Framework, as an integral part of the Breede Valley Municipal Integrated Development Plan (BVM IDP) aims to:

- Give spatial definition to the vision and mission of the municipality as contained in its Integrated Development Plan;

<ul style="list-style-type: none"> ➤ Identify areas for priority public investment and incentives; ➤ Assist decision-makers to deal with development initiatives, opportunities and issues; ➤ Give direction to private sector initiatives as opposed to reacting to these; and ➤ Give direction to lower levels of planning. 	
<p>3.3.2 STRATEGIES</p> <p>This SDF, as part of the Breede Valley Integrated Development Plan, has to address the spatial requirements of the issues raised by the various communities during the participative IDP process. In addition to these, strategies need to be developed to address the spatial restructuring of the municipality over time to achieve equity, integration and the sustainable use of available resources. These issues can generally be categorized under the following headings:</p> <ul style="list-style-type: none"> ➤ Housing; ➤ Economic development; ➤ Health, social and extra-mural facilities and infrastructure; ➤ Extramural facilities; ➤ Security; ➤ Rural settlement; ➤ Conservation; ➤ Open Space; and ➤ Movement 	
<p>3.3.2.1 HOUSING</p> <p>The process of urbanization is about people settling in an urban environment. To successfully manage the process of urbanization, the challenge lies with the implementation of policies and strategies that strive to create urban centers where the quality of life of all inhabitants is enhanced. To achieve this, all inhabitants should be afforded choices to live, work and socialize in a comfortable, safe and dynamic environment, free of health and social problems.</p> <p>As a result of the high levels of poverty prevalent in the rural areas of the Western Cape, large numbers of people within the Breede Valley Municipality are unable to participate in the market-driven housing delivery system. The extent to which the poor is excluded is evident in the sprawling informal settlements in especially Worcester and De Doorns, the appalling living conditions of a large number of farm workers, backyard structures in low-income housing areas across the municipality and the overcrowded conditions in the public housing schemes. The various towns within the municipal area are experiencing increasing demand for residential development, particularly for low-income households, as a result of, amongst others:</p>	<p><i>The extent to which the poor is excluded is evident in the sprawling informal settlements in especially Worcester and De Doorns...</i></p>

<ul style="list-style-type: none"> ➤ A steady flow of in-migration from areas outside of the Breede Valley Municipality; ➤ Uncertainties related to tenure rights for farmworkers in the non-urban areas within the municipality. 	
<p>3.3.2.1.1 Obstacles to the provision of low-income housing for the poor</p> <ul style="list-style-type: none"> ➤ Lack of a clear coherent delivery strategy. ➤ The cost of well-located land. ➤ Environmental constraints (flood plains, etc). ➤ The pace of urbanization. ➤ Financial constraints. ➤ Administrative capacity <p>The Council of the Breede Valley Municipality has realized the urgent need for the provision of housing opportunities to low-income families within its area of jurisdiction and a Housing Delivery Study was commissioned as an extension of the brief for the completion of this Spatial Development Framework. The Integrated Settlement Plan is reflected in Chapter 9.0.</p>	<p><i>A low-income housing delivery strategy for the Breede Valley Municipality can therefore not be complete if it does not address the housing needs of the rural population within its area of jurisdiction.</i></p>
<p>3.3.2.2 ECONOMIC DEVELOPMENT</p> <p>One of the biggest challenges facing the Breede Valley Municipality is the creation of sustainable income-generating opportunities for its inhabitants. With the rural component making up just under one third of the total populace dependent on seasonal employment in the agricultural sector and Touwsrivier recording an unemployment figure of more than 50%, decisive intervention from the public sector is required.</p> <p>The creation of economic infrastructure that will support small business initiatives in manufacture and trade as well as the tourism industry has the potential to kick-start income-generating opportunities at the lower end of the economic spectrum. Ironically, it is also in the lack of low-income housing that opportunities exist for local economic development. Apart from the short-term jobs created during the construction phase, the provision of housing for especially unemployed farm workers presents an opportunity to inspire a new brand of micro scale farmers. Available land, especially commonage, must be used creatively to establish agri-villages or suburbs that allow for urban farming opportunities either on an individual or collective basis. This must be complemented with markets for fresh produce and informal trading opportunities at accessible locations.</p> <p>Urban regeneration opportunities in neglected historic precincts and cultural activities and practices in the historically disadvantaged communities (Parkersdam, Worcester for example) should be explored as potential niche markets in an otherwise white-dominated tourism industry. Small scale manufacturing hives for the manufacture of protective clothing for farm workers, furniture and storage and packaging items for the agricultural sector at accessible locations and low rentals are important to turn trades people into budding entrepreneurs.</p> <p>Sites for high intensity mixed use development must be identified at strategic locations, especially in the historically disadvantaged areas to</p>	<p><i>With the rural component making up just under one third of the total populace dependent on seasonal employment in the agricultural sector and Touwsrivier recording an unemployment figure of more than 50%, decisive intervention from the public sector is required.</i></p>

<p>bring a mix of economic, social and leisure opportunities closer to those who can least afford the cost of traveling. Locations for the development of such mixed use nodes have been identified for each of the four urban centres.</p>	
<p>The scale and intensity of economic development in the dominant settlements of Rawsonville, Worcester, De Doorns and Touwsrivier will be determined by the current as well as the desired future role that each of these settlements will play in the space economy of the municipality:</p> <p>Rawsonville – a <i>predominantly agriculture-related</i> economic base with potential to increase its share of the tourism industry due to its quaint setting and laid-back atmosphere and proximity to and links with the Breede Valley Wine Route, Slanghoek/Goudini Valley and the Brandvlei Dam;</p>	
<p>Worcester – the <i>commercial, industrial, services and administrative hub</i> of the municipality with potential to reinforce existing employment areas and the creation of new mixed use nodes in accessible locations to the historically disadvantaged areas;</p> <p>De Doorns – has a strong <i>agricultural economic base</i> with its location in the heart of the Hexriver Valley. Opportunities exist for the creation of new and the extension of existing agriculture-related industries and small-scale manufacturing (protective clothing for farmworkers, farm implements, furniture, etc). Informal trading activities in agricultural activities must be incorporated into the existing and future tourism trade (linked to the N1 and a future Touwsriver-De Doorns steam train route);</p> <p>Touwsrivier – currently struggling economically and should explore the potential economic benefits of developing into a <i>rural tourist destination</i> linked to a steam train route between the town and De Doorns and beyond and harnessing the eco-tourism opportunities associated with the Aquilla Game Reserve and Municipal Nature Reserve.</p> <p>The scale and location of economic opportunities must be managed in a manner so as not to negate the viability of existing areas of intense economic activity such as the Central Business Districts of the various towns. The creation of new nodes of economic activity will compete against the established CBD's even though the eventual scale and character of these areas will be different. Public and private investment programs should therefore be sensitive to reinforcing existing areas of economic activity rather than allowing funds to be dissipated through a number of nodal developments that are counter-productive to the viability of existing centers.</p>	<p>The scale and location of economic opportunities must be managed in a manner so as not to negate the viability of existing areas of intense economic activity such as the Central Business Districts of the various towns.</p>
<p>3.3.2.3 HEALTH, SOCIAL AND EXTRA-MURAL FACILITIES</p>	
<p>The provision of social facilities must be seen in their broader context as contributing to the creation of community cohesion and a sense of place. Existing facilities are more often than not embedded within local areas making them relatively inaccessible to everyone except those in their immediate vicinity.</p> <p>Constraints such as the availability of suitable land, public resources and building costs dictate a move away from local area orientated facilities to shared facilities. To facilitate sharing such facilities should, however, be located so as to be accessible to the greatest possible amount of users. Locations along important public transportation routes and at areas promoting clustering of similar facilities present ideal opportunities for maximum exposure of facilities of this nature. Serious consideration must also be given to the multi-functionality of facilities to reduce public expenditure as well as increase the</p>	

potential usage and promote a sense of ownership by the entire community.

The concept of "safe nodes" catering for a wide range of social services aimed at reducing crime and providing support for the victims of crime and violence must be promoted. Such nodes, when fully developed, provide a comprehensive range of social and municipal services as well as commercial, banking and trading opportunities in a secure environment within walking distance of the target community. A "safe node" functions as a small urban sub-center mainly catering for residents living within easy walking distance. The node can be arranged around an open space, like a village square. This "place" would very soon become a social center, and will be used for example for open-air public meetings and popular music rallies.



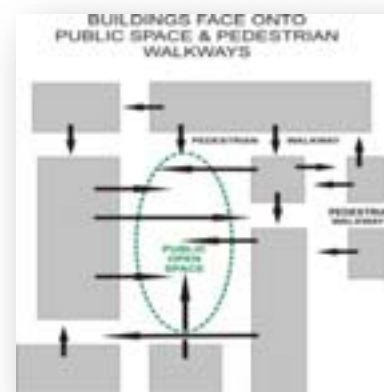
The number, type and quality of social facilities available to them affect the quality of life of local communities. This is especially true for the rural areas within the municipality where access to schools, libraries, clinics, etc is virtually non-existent. The provision of such facilities for each and every farming community is not financially viable and consideration must be given to the clustering of social facilities coupled with a rural public transportation system so as to maximize accessibility and provide exposure to the widest possible number of beneficiaries. Specific locations can therefore only be determined as part of an integrated rural public transportation study, but the following areas should be considered as rural public transport stations with a social facility cluster:

- Kwaggaskloof;
- Matroosberg
- The Orchards;
- Chavonnes Station;
- Aan-De-Doorns;
- Goudini/Slanghoek.

3.3.2.4 SECURITY

The creation of secure, safe and healthy living environments is central to the role of local government. Decisions regarding economic development, housing and social facilities provision must all be guided by this central aim of promoting a crime-free, safe and healthy society.

Crime Prevention through Environmental Design (CPTED) focuses on the relationship between the physical design of neighbourhoods, their layouts and built environments and the levels of crime and fear within these neighborhoods. Various studies have been completed on an international level to investigate this relationship and countries such as the Netherlands, the United States of America and Canada has recognized the importance of urban planning in crime prevention strategies. The Council for Scientific and Industrial Research (CSIR) of South Africa has developed a "Manual for Crime Prevention through Planning



and Design” aimed at promoting “cooperation between the police, local government and other role players to improve local-level crime prevention through the design of safer environments”¹⁴.

3.3.2.5 RURAL SETTLEMENT

There are eight rural settlements of varying sizes and levels of services infrastructure located within the Breede Valley Municipal area. These are:

- De Wet;
- Kwaggaskloof;
- Orchard;
- Osplaas;
- Sandhills;
- Brandvlei;
- Aan De Doorns; and
- Matroosberg.

Security of tenure and permanency of settlement remains one of the most pressing issues affecting the lives of farm workers in these rural settlements.

Security of tenure and permanency of settlement remains one of the most pressing issues affecting the lives of farm workers in these rural settlements. The Western Cape Provincial Government in its Policy for the Settlement of farm workers, 2000 (PN No 414, dated 01 September 2000) expresses its vision that “all farm workers must be able to settle permanently” and through this policy creates various settlement options to “allow Western Cape farm workers and their dependents to fully benefit from the various tenure, housing and subsidy benefits and rights which are available to them”¹⁵. The policy, which makes provision for a range of “on the farm” and “off the farm” settlement options.

A housing project, initiated by the Breede Valley Municipality and implemented with funding provided by the Department of Land Affairs through its LRAD Program, is currently being planned at Orchard near De Doorns. The project makes provision for the development of 186 residential units and associated facilities as a first phase to accommodate the needs of the existing community. A second phase development is envisaged to address the future needs of the community with an eventual total of approximately 323 housing units provided for on land acquired by the municipality. This development can only be sustainable in the long term if strong infrastructural and developmental linkages are established with the nearby De Doorns. It is especially important that these linkages occur to ensure that the community has easy access to higher order community, social and commercial facilities and opportunities.

3.3.2.6 CONSERVATION

Due to the increasing development pressure within the Breede Valley municipal area it is important that specific guidelines be set to ensure that both the natural and built environment is protected against indiscriminate development through:

- The containment of urban sprawl by delineating urban edges for the

¹⁴ Designing Safer Places: A Manual for Crime Prevention through Planning and Design, CSIR, 2001

¹⁵ Province of the Western Cape: Policy for the settlement of farm workers, PN No 414, 01 September 2000

various towns.

- The establishment of appropriate urban design guidelines for historic precincts within the urban areas.
- The identification and management of conservation-worthy natural areas.
- Appropriate land use management guidelines to protect valuable agricultural land and resources.

Whilst an urban edge for Worcester has been established through the Worcester Urban Edge Study, no similar studies have been commissioned for the urban areas of Rawsonville, De Doorns and Touwsrivier. The SDF give an indication of how urban development should be contained within these three towns, but it is recommended that detailed urban edge studies be completed for all three areas to determine a fixed edge beyond which no development of an urban nature should be allowed.

3.3.2.7 OPEN SPACE

Open space provision in the urban areas throughout the Breede River Municipality is characterized by a fragmented pattern, a general state of neglect and a sense of left-over, "unusable" space. The "green theme" of the municipality's rich natural resource base – its rivers, landscape features, cultivated areas – is not carried through in its urban areas. Where urban development meets the green system (eg. Worcester Dam, Smalblaarriver at Rawsonville, Touwsrivier) integration of the two is poor. In historically disadvantaged areas, in particular, undeveloped and neglected open space has become dumping grounds and eyesores.

The major rivers – the Breede, Hex, Smalblaar, Touws – are key components of the municipality's open space structure and should be treated as such. The growing need for urban-related development, and more so low-income residential development, places great strain on the natural system and the 1:50 year floodplain areas are under constant threat. The formulation of management plans for the 1:50 year floodplains must be given serious consideration. In addition, the implications of development

proposals in relation to the sustainability of natural systems, especially rivers and water bodies must be carefully assessed. It is therefore strongly recommended that the Breede Valley Municipality consider, in conjunction with the Department of water Affairs and Forestry, the development of management



plans for, amongst others, the Breede River, the Hex River, the Smalblaar River and Touws River.

One of the obvious problems regarding open space in the low-income areas, is the lack of appropriate management or supervision of these spaces. This has resulted in a neglected state of open space in these areas and their eventually becoming the domain of criminals and undesirable elements. New developments must take cognizance of this and ensure an appropriate interface between open space and development, perhaps in the form of new, higher density housing. At the same time, appropriate recreational facilities, of which there is a dire shortage in most of the historically disadvantaged areas, should be developed within these spaces to allow for a more efficient use of space.

3.3.2.8 MOVEMENT

Movement within the Breede Valley Municipality is dominated by road-based transportation along the high mobility routes. In this respect the N1 running north-south creates a mobility spine along the entire length of the municipal area providing connectivity between the various urban areas. Connection between these towns and other urban areas outside of the municipal area is provided via:

- The R60 to Robertson, Montague and beyond;
- The R43 to Villiersdorp (south) and Ceres (north); and
- The R46 to Ceres and beyond.
- The propose new Worcester Eastern By-pass



The proposed upgrading of the N1 freeway as part of the N1/N2 Winelands Toll Highway Project will have a significant impact on the movement patterns within the municipal area. Current proposals will result in the closure of the following existing at-grade intersections on the N1 at Worcester:

- The High Street Intersection;
- The Roux/ Riebeeck Street Intersection; and
- The Rabie Street Intersection.

These three intersections will be replaced by two grade-separated interchanges one on the eastern and another on the western side of the town. Whilst the proposals are expected to reduce the amount of heavy through traffic that passes through Central Worcester, a number of concerns must be noted:

- The effect of no direct access between the N1 and the Worcester CBD (High Street) on business ventures in the CBD;
- The possible negative impact on tourism should tour operators prefer the Eastern By-pass "escape route" to the R60 (Route 62) rather than allowing tourists to pass through Central Worcester; and
- The socio-economic effects of introducing a toll system on the poor and rural communities should this result in increased taxi fares, etc.

3.3.3 PLANNING PROPOSAL

The issues identified through the Integrated Development Plan (IDP) process were discussed with representatives of community organizations during the public participation process. Mapping exercises were used to solicit the communities' views on probable solutions to these and other issues identified during this SDF process. The detail of these discussions and the outcome can be viewed in the main SDF document.

3.3.3.1 SUMMARY OF ISSUES IDENTIFIED

In summary, the major issues to be considered are:

3.3.3.1.1 Land development objectives

- Access to and the standard of services for land development, including public transport and water and health.
- Urban and rural growth and form in the relevant areas.
- The integration of areas settled by low-income communities into the area as a whole.
- The planning of transportation facilities.
- The provision of bulk infrastructure for the purpose of land development.
- The overall density of settlements.
- Land-use management and control.
- The optimum utilisation of natural resources.
- The number of housing units, sites or other facilities to be planned for.
- The need for *in situ* upgrading, land development or re-development.

3.3.3.1.2 Conservation objectives

- Bioregional planning principles.
- The preservation of agricultural resources.
- Identification and protection of heritage resources.

3.3.3.1.3 Socio-economic objectives

- Promotion of development to increase job opportunities, especially in the tourism sector.
- Access to opportunities for land reform and security of tenure.
- Improvement of living conditions.
- Alleviation of poverty.
- Social and economic integration of the various communities within the sub-centers.