

	<ul style="list-style-type: none"> <li>• Pans</li> <li>• 'Spruits'</li> </ul> <p>High value landscapes, often with a higher 'sense of place' structure and character. Areas which serve as places of active social amenity – passive recreation, needs to be distinguished from landscapes which are purely ecologically functional.</p>
Landscape Value	<ul style="list-style-type: none"> <li>• Often scenic diverse areas</li> <li>• Social amenity structure</li> <li>• Natural ecological areas (functional)</li> </ul>
Landscape Capacity	Low ability to accommodate development change, due to the exposed nature of the landscape.
Positive Key Characteristics	<ul style="list-style-type: none"> <li>• Areas which serve as places of active social amenity – passive and active recreation, require protection,</li> <li>• Scenic and visually sensitive environmental features require protection,</li> <li>• Ecological and amenity functionality – landscape linkages to be protected,</li> <li>• Strong visual sense of place to be protected.</li> </ul>
Landscape Value	2

Landscape Character	<b>Natural Landscape</b>
Local Character Area	<b>High Coastal and Inland Dunes</b>
Description	One of the most significant landscapes in the study area. Unfortunately in certain areas one of the most impacted upon landscapes due to its commanding position and views towards the ocean. The high coastal dunes predominantly have a vegetative covering of fynbos. Development occurring on the dunes are therefore visually exposed. Most development have occurred on the crest of the dunes towards, and facing, the ocean. It is a landscape of high scenic, visual and sense of place character, and very high landscape quality.
Landscape Value	<ul style="list-style-type: none"> <li>• Topographically scenic area</li> <li>• High social amenity structure</li> <li>• Well defined sense of place</li> <li>• Natural ecological area (functional)</li> </ul>
Landscape Capacity	Low ability to accommodate development change, due to the exposed nature of the landscape.
Positive Key Characteristics	<ul style="list-style-type: none"> <li>• Provincially and nationally important landscape</li> <li>• Area serves as a landscape of active social amenity – passive and active recreation, requiring protection,</li> <li>• Scenic and visually sensitive environmental feature requiring protection,</li> <li>• Ecological and amenity functionality – landscape linkages to be protected,</li> <li>• Strong visual sense of place to be protected</li> </ul>
Landscape Value	2

Landscape Character	<b>Natural Landscape</b>
Local Character Area	<b>Protected Areas</b>
Description	Landscapes and identifiable areas which are designated nature reserves and National Parks, including: <ul style="list-style-type: none"> <li>• Provincial nature reserves</li> <li>• Designated conservation areas</li> </ul>

	<ul style="list-style-type: none"> <li>• Conservancies</li> <li>• Designated landscapes</li> <li>• Designated cultural and heritage sites</li> <li>• Proclaimed National Parks</li> </ul> <p>Landscape of high social and ecological importance and qualitative value. Usually proclaimed by National Legislation or Provincial Ordinances. What makes the Garden Route unique is the mosaic of protected areas intertwined in the urban landscape. This provides are different type of access and use to the resources, promoting leisure and recreational use as well as purely conservation and active ecotourism use. What increases the value of this resource is the subjectivity that it not only is a scenically diverse landscape, but that due to the land use and statutory designation of this landscape it will not change. Offering the landscape user the assurance of visual stability and continuity over time.</p>
Landscape Value	<ul style="list-style-type: none"> <li>• Statutory designated landscape areas</li> <li>• Usually topographically scenic area</li> <li>• High social amenity structure</li> <li>• Well defined sense of place</li> <li>• • Natural ecological area (functional)</li> </ul>
Landscape Capacity	Very low capacity and ability to absorb development change due to the perceived sense of place and social requirements.
Positive Key Characteristics	<ul style="list-style-type: none"> <li>• Provincially and nationally important landscape</li> <li>• Area serves as a landscape of active social amenity – passive and active recreation, requiring protection,</li> <li>• Scenic and visually sensitive environmental feature requiring protection,</li> <li>• Ecological and amenity functionality – landscape linkages to be protected,</li> <li>• Strong visual sense of place to be protected</li> </ul>
Landscape Value	2

Landscape Character	<b>Natural Landscape</b>
Local Character Area	<b>Rocky Shores</b>
Description	A limited landscape within the study area, but one of the most prominent which includes the Knysna Heads. Visually very exposed and pronounced. The eastern Heads have been developed and the sense of place has largely been transformed. The western heads have been retained and incorporated into a private nature reserve, retaining its unique sense of place. Gericke's Point is another example of rocky shores and promontories, being protected by SANParks, associated with areas of high scenic and landscape quality. Occurs interspersed in the study area, and never in significant densities.
Landscape Value	<ul style="list-style-type: none"> <li>• Topographically scenic diverse areas</li> <li>• Strongly defined sense of place</li> <li>• Natural ecological areas (functional)</li> </ul>
Landscape Capacity	Very low ability to accommodate any kind of development change due to the exposed nature of this visual resource.
Positive Key Characteristics	<ul style="list-style-type: none"> <li>• Scenic and visually sensitive environmental features require protection,</li> <li>• Ecological and amenity functionality – landscape linkages to be protected,</li> <li>• Strong visual sense of place to be protected,</li> <li>• Protected environment status</li> </ul>
Landscape Value	2

Landscape Character	<b>Natural Landscape</b>
Local Character Area	<b>Exotic Forestry Plantation</b>
Description	A lot of subjectivity especially from a visual perspective is associated with exotic plantations and forestry landscapes. For the purist the landscape is considered offensive due purely to the exotic nature of the vegetative cover associated with this landscape. To the general visitor and uninformed the landscape is generally not offensive, and in fact contributes significantly to the Garden Route Genus Loci in establishing a backdrop of 'green' dense foliage associated with this region. A medium visual quality is associated with this landscape. Well defined sense of place.
Landscape Value	<ul style="list-style-type: none"> <li>• Medium landscape visual and scenic quality.</li> <li>• Visually well defined</li> </ul>
Landscape Capacity	Medium ability to accommodate change.
Positive Key Characteristics	<ul style="list-style-type: none"> <li>• Generally large capacity for landscape improvement</li> <li>• Medium ability to absorb reasonable negative change</li> </ul>
Landscape Value	1

Landscape Character	<b>Natural Landscape</b>
Local Character Area	<b>Fynbos Landscapes</b>
Description	One of the landscape types in the study area which is under the most development pressure due to its association with landscapes close to the coast. The general visual quality to the undiscerning visitor is not as high as that experienced by the forest and topographically diverse landscapes. Although the landscape vegetatively is significantly high, visually the value is medium. Supports ecological and plant diversity. Medium value landscapes, with a medium 'sense of place' structure and character.
Landscape Value	<ul style="list-style-type: none"> <li>• Often associated with scenic diverse areas, such as high mountains and coastal dunes</li> <li>• Natural ecological areas (functional)</li> </ul>
Landscape Capacity	Low ability to accommodate development change, due to the exposed nature of the landscape.
Positive Key Characteristics	<ul style="list-style-type: none"> <li>• Scenic and visually sensitive environmental features require protection,</li> <li>• Ecological and amenity functionality – landscape linkages to be protected,</li> <li>• Medium visual sense of place to be protected.</li> </ul>
Landscape Value	1

#### 4.2.5 Issues requiring further attention, planning and priority funding

The rezoning of the visually sensitive areas along the scenic drives to a **Scenic Drive Overlay Zone** should be considered and approved as soon as possible. The area to be considered for the Scenic Drive Overlay Zone is that area visible from the N2 national road, The Serpentine Road, Wilderness Heights Road and the seven Passes Road.



## **4.3 Agricultural area:**

### **4.3.1 Strategic Perspective**

The strategic perspective on agricultural areas is derived from the Western Cape Government's approach as it is contained in the Draft Rural Land Use Planning & Management Guidelines (Rural Guidelines). As base of the rural economy the approach towards agricultural land is to:

- Promote consolidation of farming landscapes and prevent their fragmentation;
- Provide for land and agrarian reform;
- Improve the viability of farming by diversification of the farm economy;
- Promote sustainable farming practices.
- Promote protection of indigenous vegetation on agricultural land in the study area.
- Promote conservancies, and particularly identify and protect significant natural corridors (fauna and flora).
- Be mindful of the effects of farming practices on the protected lakes area (drainage and water pollution).

### **4.3.2 Background and Analysis**

In the study area, the majority of the agricultural areas are found on the plateau above the lakes area, and consist of three main categories:

- Irrigated crop cultivation (annual and perennial);
- Dry land crop cultivation, including tillage of non-irrigated crops (annual and perennial);
- Timber Plantations

The area designated for agriculture includes all land not earmarked for any of the other land use categories (i.e. protected area, Residential and Urban as well as Small Holdings). This does not mean that every portion of these properties could be used for agricultural purposes. Like any of the other land use categories agricultural land also includes areas with fynbos, remnants of forest and water bodies that is protected in terms of other legislation or guidelines. The agricultural land use category is the most suited for this area however. All land that is currently irrigated or cultivated however should be regarded as "intensive agriculture" and should be protected from development as provided for in the PSDF.

### **4.3.3 Proposals and Policy guidelines**

In addition to the PSDF and the GSDF, the following policies regarding agricultural areas are adopted:

- Agriculture must be protected as the dominant land use in the rural landscape;
- Restrict further fragmentation of agricultural landscapes and promote their consolidation;
- Maintain viable agricultural units and encourage sustainable farming practices;
- Provide for small scale farming and facilitate land and agrarian reform;
- Sensibly accommodate nuisance and space extensive agricultural enterprises and ancillary on-farm activities (e.g. sand mines, feedlots, sawmills, etc.);
- Improve the economic viability of farms through intensification, diversification and “value adding” of land use on farms.
- Careful management of water courses to avoid contamination of Lakes system.
- Protection of sensitive vegetation and removal of alien vegetation on farmland.

#### **4.3.4 Guidelines for Development Applications on Agricultural Land**

##### *a) Subdivision of Agricultural Land*

The guidelines for farm subdivisions of the Department of Agriculture: Western Cape should be applied. (“*Guidelines for the Subdivision of Agricultural Land in the Western Cape*”) The guidelines stipulate optimum unit sizes, water requirements and livestock carrying capacity. The subdivision of farms into units smaller than the recommended optimum unit sizes are undesirable and should be discouraged. No further small holdings should be created outside of areas indicated for this purpose (Refer to par. 4.4.3).

##### *b) Additional Dwelling Units*

Additional dwelling units for short term rental in terms of the Zoning Scheme Regulations allowing 1 additional dwelling unit per 10 ha to a maximum of five additional units, is retained. However, as the farms in the Garden Route are generally small, the proliferation of these structures along major tourist routes should be prevented. The consent of the George Municipality for additional dwellings on farms should be granted with due consideration of the following aspects:

- The placement of the units should be controlled carefully and in this regard cognizance should be given to the landscape characteristics and guidelines to protect it. In this regard it is important that applications for additional dwelling units on farms in the study area indicate exactly where units will be located. The George Municipality must ensure that, in approving the additional units, cognizance was given to the placing of the units in terms of this structure plan.

- The footprint size of the additional units should not be more than 175m<sup>2</sup> and only single storey dwellings should be allowed with a maximum height of 6m.
- The design and colour of the buildings should be sympathetic to the surrounding landscape and no bright colour themes for walls or roofs should be allowed.

c) *Ancillary On-farm Activities*

Whilst the policy encourages diversification and intensification of land use on agricultural land units in order to improve economic viability, these ancillary activities should not detract from the functionality, and integrity of farming landscapes. The following activities and land uses are considered appropriate on agricultural properties, in addition to activities and uses directly related to the primary agricultural enterprise:

- Small scale rural holiday accommodation (e.g. farmstay, B&B, guesthouse, boutique hotel);
- Restaurant;
- Rural lifestyle retail;
- Function venue facility;
- Farm store and farm stall;
- Home occupation (farm product processing )
- Local product processing (e.g. winery, dairy and olive pressing)
- Rural recreational facilities (e.g. riding school)

When considering applications for the above-mentioned activities, it should be ensured that these activities are of appropriate scale so as not to detract from farming production, that it diversifies farm income and add value to locally produced products.

## 4.4 Smallholdings:

### 4.4.1 Strategic Perspective

The study area is characterized by several small holding precincts which primarily serve as places of residence for people seeking a rural lifestyle and also for limited agricultural use. These small holding precincts play a major role in defining the character of the study area; **it is probably one of the main form giving elements in the area** together with the lakes, mountain backdrops and the ocean. Precincts are located in Wilderness Lakes area, Wilderness Heights, Hoekwil, Langvlei Dunes, Duiwerivier, Rondevlei and Diep River.

The main goal of the structure plan as far as existing small holding precincts are concerned is to ensure that the character and ambience of these areas are protected and to ensure that the overall landscape character of the study area is retained and improved through appropriate measures.

Secondly the approach is to prevent further development of smallholdings or extensive residential lifestyle properties in the rural landscape.

#### **4.4.2 Background and Analysis**

The need to include this category of land use arise from the existing smallholdings in the area. The following areas have developed, namely:

- Wilderness Heights
- Hoekwil
- Langvlei Dunes
- Duiwerivier
- Rondevlei
- Diep River (although only a few properties can be classified as Small Holdings)

#### **4.4.3 Proposals and Policy guidelines**

- a) No further extensions to the demarcated smallholding areas should be considered.
- b) No land outside of the smallholding outer boundaries may be subdivided to form new smallholdings or agricultural portions that are smaller than the minimum viable agricultural units prescribed by Department of Agriculture, Western Cape.
- c) Subdivision of small holdings inside the demarcated small holding areas should not be granted automatically; it is also subject to the overarching guidelines that protect the special landscape character of Wilderness and should be refused if it does not comply with these guidelines. (Refer to par. 4.2)

#### **4.4.4 Guidelines for Development Applications for Smallholdings**

- a) *Smallholding Outer Boundary*  
To ensure that these rural smallholdings do not expand into the neighbouring areas, the smallholding areas are defined by a smallholding outer boundary.
- b) *New smallholdings and Subdivisions*

Within the smallholding outer boundaries, smallholdings may be subdivided but may not be smaller than 3 ha, provided that if the newly created small holdings will have a detrimental effect on the landscape character of the study area as described in section 4.2, the further subdivision of the small holdings should not be permitted, even if it complies with the minimum size of 3 ha. If for instance the subdivision of a property will result in new structures in the visually sensitive areas along any of the tourism routes, the application should be refused or mitigation measures should be considered to ensure that structures, including associated infrastructure such as roads and electricity lines, comply with the provisions of paragraph 4.2.3(b).

**Explanatory note on 3 ha minimum requirement for Small Holdings:**

During the public participation process for this WSP, many inputs were received regarding the proposal to retain the minimum of 3 ha for small holdings. There were many inputs requesting that the minimum size be reduced to 1 ha. The main reasons given for this proposal included financial difficulties to maintain large properties particularly from infestation by invader plant species. By far the main reason provided for the request for smaller properties is the financial gain to alienate portions of land.

Input was also received from interested and affected parties who insisted that the 3 ha minimum small holding size be retained. The reasons provided included the fact that many families invested in this area specifically due to the character of this area as a low density small holding area.

The George Municipality considered the input from all concerned and decided to retain the status quo as far as this aspect is concerned. The decision is based on the following considerations:

- The Special Character of Wilderness is to a large degree due to the rural nature of Wilderness Heights in particular and to a lesser extent also Hoekwil and Langvlei Dunes. If this is changed to a more densely populated area, the character of the entire area may change.
- Wilderness is a very important tourist destination in the George municipal area, some may argue it is the only true tourist destination. From a municipal point of view it would be irresponsible to destroy this character particularly if considered that many residents, not only in Wilderness itself, but across the entire area are dependent on these tourists.
- The municipality considered the same aspects in the drafting of the previous structure plans and came to the same conclusions more than ten years ago. This created a specific character which the municipality maintained for longer than ten years now. This guideline allowed residents to invest in this area with the knowledge that this special character will be maintained for the foreseeable future.
- The rights of the residents who invested in an area with a specific character is just as strong as people who claim to have lived here for two and even more generations and now wish to change this character for financial reasons.
- The municipality must take a longer view, and consider not only the short term wishes of current residents, but consider a sustainable approach that would see this area serve also future generations.
- The 3 ha small holdings provide opportunities for a rural lifestyle for its current owners and allows sufficient opportunities for an income from the land. The size of small holdings is such that *bona fide* agricultural activities may not necessarily provide sufficient income, but certain allowances have been made that creates other livelihoods on these properties.
- With the above-mentioned economic opportunities it is even more important that sufficient space is available between residences and any activities on neighbouring properties to

- ensure that the lifestyle and rural atmosphere is retained.
- The Municipality has taken all input in consideration and has not unilaterally brushed the wishes of its residents aside in this approach. Careful consideration was given to all aspects pertaining to this sensitive issue and a responsible and sustainable approach was adopted.
  - This aspect can of course again be revisited in the future and possibly next generations may have different approaches to the issue. Our responsibility is to ensure that they do get the opportunity to consider and decide a future for their children. We have to leave the place at the very least in the same way that we received it. As far as Wilderness is concerned, this means retaining the status quo as far as small holdings is concerned.
  - The George Municipality is considering the adoption of this approach for all the areas within its municipal area where small holdings are located.

c) *Rural Clusters*

In the event that the topography, vegetation or visual sensitivity of the property prevents a conventional subdivision, as an alternative, the same number of units that would have been allowed in terms of the conventional subdivision option, can be allowed on the property without subdividing it, referred to as Rural Clusters, subject to the following conditions:

- i. The units must be grouped together in one or more clusters;
- ii. In calculating the maximum number of units allowed, the practical subdivision of the land in conventional smallholding cadastral units should be used as basis for the calculation, and not the theoretical potential based on the size of property. This means that if the majority of the land is undevelopable due to its topography, the Rural Cluster option mentioned here cannot be used to retain the theoretical potential number of units and therefore build more units. This furthermore means that an applicant must show in the application how many units are possible conventionally, and on that basis apply for the alternative grouped or Rural Cluster option.
- iii. The theoretical maximum density on a portion of land may be allowed if there is a community benefit or biodiversity offset offered by the applicant.
- iv. Council's discretion in deciding on whether an application constitutes a community benefit or biodiversity offset will have to include the following considerations but is not limited to these:
  - Slope: To protect a very steep area is not a biodiversity offset if the slope of the land is steeper than 1 – in – 4, as it already enjoys this protection due to other measures in legislation. If on the other hand the slope faces a tourism corridor which could have negative impacts on the view shed along such corridor, a biodiversity offset

could be established if the Rural Cluster can be positioned in such a way that it minimises this impact.

- View shed: This would be a community benefit and biodiversity offset under normal circumstances, but if the area is already protected in a tourism overlay zone or conservation buffer zone on a national park boundary that prevents the development of the area in any event, this is similarly not an offset. By including the area into a stewardship agreement on the other hand, may be regarded as an offset if it ensures greater environmental linkages.
- Vegetation: if an area is covered by indigenous forest which prevents the use of the area to its maximum density and the applicant is willing to make the forested area available as public open space or allow a pedestrian path through it for use and access to other land owners in the area, it could be considered as a community benefit of biodiversity offset. By offering to rezone the property to a conservation zone is not a community benefit or biodiversity offset as indigenous forest already enjoys appropriate protection in terms of other legislation.
- River setbacks and wetlands: Like forested areas, rivers and wetlands enjoys legislated protection and should a property include such areas, these protected areas and setbacks cannot be used in motivation for more units in the Rural Clusters.

#### d) *Proposed Land Use*

The following land uses are considered to be appropriate on smallholdings as a primary right: *small scale agriculture, dwelling house, home occupation.*

The smallholdings are not only places of residence and small scale agriculture, it is also an area where certain business activities should be considered to allow owners and occupants to earn an income from the land. These activities however, should be sensitive to the unique character of the smallholding area. Not all ancillary land uses in the agricultural areas are suitable for smallholdings due to noise and odours. The following uses are considered desirable for smallholdings subject to the overarching principles contained in section 4.2: *riding school, plant nursery, commercial kennel, intensive animal farming, intensive horticulture*

In addition to the primary rights the smallholding area should also cater for certain tourist facilities such as *second dwelling units, guest houses, bed and breakfast establishment, tourist facilities.*

#### e) *Design Guidelines*

Refer to Architectural Guidelines prepared by the Department of Planning and Housing. In addition to the existing architectural guidelines special attention should be given to light pollution. Due to the high visibility of the escarpment and the relative small properties of the small holdings, light pollution may become a real threat to the character of this area. Building plans should be scrutinized very carefully and every effort should be made to ensure that this problem is not exacerbated. Conditions should be introduced in subdivisions and rezoning to control this aspect even prior to building plans being submitted.

#### **4.4.5 Issues requiring further attention, planning and priority funding**

The proposed new George Integrated Zoning Scheme Regulations should make provision for the Rural Clusters as a consent use in the Rural Zone 1 with appropriate development parameters and definitions. The zonings of all small holdings should be changed from Agriculture 1 to the appropriate Rural Zone 1 in the new regulations. The reasoning behind this proposal is to bring all small holdings under the control of the appropriate zoning which is more restrictive than scale “full” agricultural land.

## **4.5 Residential Areas**

### **4.5.1 Strategic Perspective**

Wilderness and the Lakes area, due to its special character and function as a tourism destination, are not earmarked for substantial growth or residential expansion. It is also not an area earmarked for densification. There are however limited opportunities available for additional residential erven and dwellings but these opportunities should be developed with extreme care to not detract in any way from the character of the area and the natural environment.

### **4.5.2 Background and Analysis**

The residential areas of Wilderness consists of attractive low-density housing areas around the lagoon and stretched out for some 10km on both sides of the N2 National Road from the Wilderness Village in the west to Kleinkrantz in the East. The main concentrations are:

- Wilderness East – situated on the coastal dunes on either side of the N2 national road; and
- The Wilderness – situated on either side of the Tow River Lagoon;
- Kleinkrantz – situated to the far east of the built-up area.
- Towsranten – situated to the north of Island Lake on the plateau

Not all the residential erven have been developed. The following table provides an estimate of the current situation for single residential opportunities in June 2010.

Area	Total erven No.	Developed No	Vacant No.	Vacant %
The Wilderness	500	404	96	19.2%
Wilderness East	504	354	150	29.8%
Kleinkrantz	471	224	247	52.4%
Towsranten	881	881	0*	0%
<b>Total</b>	<b>1475</b>	<b>982</b>	<b>493</b>	<b>33.4%</b>

(\* At the time of preparing the WSP 395 erven were still vacant – but a project to build houses on all the vacant erven has already commenced. All the erven has also been allocated to beneficiaries. For all intents and purposes therefore no vacant erven in Towsranten was available at the time of preparing the structure plan)

Even though Wilderness is not regarded as an area where housing need should be addressed by means of infill development, expansion or densification, the fact that such a high percentage of erven is still undeveloped is further motivation not to consider any further single residential development in this area.

#### 4.5.3 Proposals and Policy guidelines

- Except for Hoekwil and Towsranten, no expansion of existing residential areas are proposed.
- The urban edge indicate the extent of urban and residential development for the study area;
- Only two areas are earmarked for residential development beyond the existing urban area, namely: a new node at Hoekwil and further expansion of Towsranten to accommodate growth in Towsranten itself as well as the need for housing in other areas of the study area such as Kleinkrantz and Wilderness Heights.
- The development of infill opportunities within the approved urban edge should be managed within the general principles contained in this WSP (Refer to chapter four) to ensure that the sensitive environment and unique character of the study area is not adversely affected.
- The two informal residential areas in Kleinkrantz and Wilderness Heights should not be formalized. The proposal is to entice or encourage these families to relocate to Towsranten where community facilities can be provided. No forcible relocation should be considered, but any housing assistance should be provided where the other services can also be provided.

#### 4.5.4 Guidelines For Development Applications In Residential Areas

##### a) Urban Edge

The urban edge around the residential areas indicate the extent of the urban areas in Wilderness and no extension of this urban edge is foreseen over the structure plan horizon of ten years. The only possible exceptions are Towsranten and Hoekwil should the residential opportunities made available be taken up within the structure planning horizon.

*b) Hoekwil*

A core area in Hoekwil was already identified in the previous structure plan for smaller smallholdings but mainly as a service centre. Not much has developed however due possibly to the relatively small number of residents in the area. This as well as the need for additional residential erven in the study area has resulted in Hoekwil being earmarked for conventional urban development within a defined urban edge.

*c) Towsranten*

Towsranten will have to expand again in the near future to accommodate internal growth and housing need already identified. Even though Towsranten is the primary residential area in the study area, it does not have all the municipal functions it requires. The Municipality should definitely not focus their spending of scarce resources in this area therefore and should still encourage residents to rather establish in the larger sentra such as George, Thembaletu and Pacaltsdorp. There is no doubt however that this are will grow in the future and will become a fully serviced residential area of George. The direction of expansion is indicated on the structure plan map. The land identified for the expansion is in private ownership currently and it is recommended that negotiations with the land owner commences immediately to secure the required land and to commence with the required environmental, planning, agricultural, and heritage applications. It is critically important that all required approvals are in place and that the George Municipality is in a position to act immediately when the need arises and funding is made available.

Although Towsranten is identified as the area in Wilderness where subsidized housing opportunities should be made available, the principles in the PSDF regarding the allocation of scarce resources where it can have the best impact should still be considered when additional phases to the town is planned. People should preferably be accommodated in established urban areas in and around George where the full range of facilities and amenities are available and where it is sensible to spend scarce resources. Should housing opportunities be available in an around George, the pressure on Towsranten will also be less.

It is recognized however that Towsranten is an established residential area in Wilderness and should housing be required, the principle is to make sure that it is provided for. As noted earlier housing opportunities should also be developed in Towsranten for the destitute families living in Kleinkrants as well as Wilderness

Heights. Families should not be forced to relocate but rather enticed to a better quality of life in an environment where the full spectrum of services will be made available.

*d) Higher Density Residential Opportunities*

There are still opportunities available for additional residential erven within the existing urban edge in the form of group- or town housing and resorts and these should be allowed to develop if desirable and complies with the other guidelines in this document. Some of the opportunities are listed hereunder.

*e) Land uses appropriate for residential areas*

i. Guest house

Guest Houses, Bed and Breakfast establishments, Self Catering Accommodation and even lodging are all compatible uses on single residential properties and are encouraged in general to accommodate more tourists in our area. These facilities should not detract however in any way from the amenity and character of the residential area of Wilderness. The following guidelines are applicable to these land uses:

- The development parameters pertaining to normal single residential properties should **under no circumstances** be relaxed to accommodate *Guest Houses, Bed and Breakfast Establishments, Self Catering Accommodation and Accommodation of Lodgers* on a property. This includes building lines, coverage, maximum height restriction, parking requirements.
- Advertising signs should conform to the Council's advertising and hoarding policy guidelines. It is strongly recommended that in addition to the guidelines, a uniform design be adopted for Wilderness. This will enhance the aesthetic appearance of the area and ensure that all participants comply with the standards.

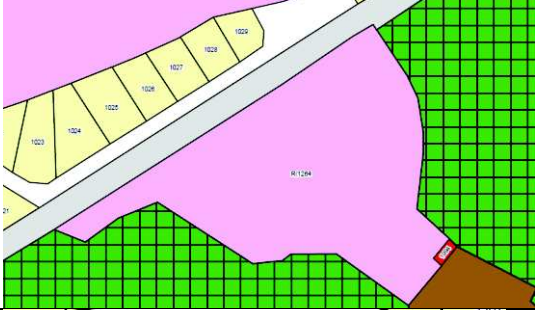

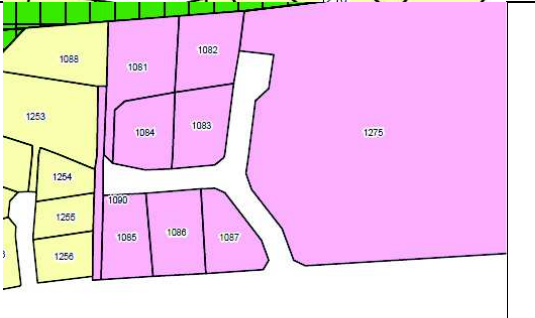
ii. Home Occupation

The same guidelines applicable to guest houses and second dwelling units are applicable to home occupation practices

*f) Second dwelling units, double dwellings and duets*

Whilst these mechanisms for additional dwelling units on single residential properties are desirable in an urban environment, it could lead to unwanted and undesirable outcomes in a coastal town such as Wilderness, if not controlled properly. Holiday homes that traditionally accommodated only one family are increasingly converted into multi-unit dwellings to accommodate two, three and



<p><u>Erf 1264 Dumbleton Road</u> The 1997 structure plan proposed group housing for this property but it has since not materialized. The proposal is still considered desirable and is therefore included in this structure plan as well.</p>	
<p><u>Erf 1204 Cedric Avenue:</u> Has been proposed for group housing although it has current zoning for worship purposes. The property is still vacant currently and the proposal is still deemed desirable.</p>	
<p><u>Erf 1275</u> Currently zoned Undetermined, but the 1997 structure plan recommended that limited group housing could be accommodated on the eastern portion. The land is still vacant and the proposal is retained. The proposed special conditions should be adhered to.</p>	

#### 4.5.5 Issues Requiring Further Attention, Planning And Priority Funding

- Towsranten expansion area – identify suitable land and commence with planning to ensure that backlogs are not created due to poor or lack of planning action.
- Negotiate, secure, purchase land for Towsranten Expansion;
- Commence with planning, EIA, Heritage and Agricultural approvals for Towsranten expansion area.
- Design guidelines for architecture, densities and character as well as engineering infrastructure for the proposed new node at Hoekwil.
- Advertisement policy for tourism facilities and guest houses
- Advertising Policy and uniform advertising board design;

## **4.6 Business**

### **4.6.1 Strategic Perspective**

Whilst the structure plan aims to encourage the development of tourism infrastructure in Wilderness, it also has to be very careful not to destroy the character of the area, which is the reason people visit Wilderness in the first place. Certain limited opportunities (such as guest houses and tourism facilities on farms) are spread out throughout the area, but the bona fide business uses should be limited to the few nodes identified on the plan. The Village has historically been the main node in this area and should be strengthened as the main tourism destination. In this regard the municipality should play a much more pro-active role, even funding certain necessary infrastructure and developments.

There are also other nodes in the area that should be considered. The rationale is to create more opportunities in the Wilderness / Hoekwill area without destroying the rural character. The principle is to direct as much as possible of future growth into the existing nodes and to retain the rural character as far as possible as unchanged as possible.

### **4.6.2 Background and Analysis**

Whilst The Village has historically accommodated the main business functions in the area, other smaller business areas have developed over the years mainly due to the very fragmented and elongated structure of the built-up areas of Wilderness. The so-called Holiday-Inn site has developed over the years in a secondary business node with hotel accommodation, petrol filling station and the South African Police Service. Recently a new hotel and restaurant was added to this area and there is also provision for a primary school and land for further development.

The school will probably never materialize in this vicinity and this land could also be made available for development of this node in the future. The character of this area has slowly changed over the years and it is currently an established business and tourism node in the Garden Route. There are therefore further opportunities for expansion and strengthening of this node. The character, use and extent of this node should be considered carefully though due to its high visibility and location on the main tourist route.

Hoekwil is also slowly establishing itself as a secondary service node with the school, shop, church, retirement village and fire protection services already established. The structure plan proposes that this node be strengthened as well. The establishment of a rural hamlet with tourist facilities, residential and business uses should be considered on a small core area of Hoekwil. The non-residential uses have already been introduced by the Structure Plan for Hoekwil and Towsranten more than ten years ago, but virtually

no development was implemented since. The development of more residential properties should encourage more tourist developments as well and the strengthening of the node. This will also relieve the pressure from further subdivisions of the surrounding rural areas.

Kleinkrantz does not make provision for business erven and the need for daily necessities are provided for from house shops and informal businesses. As a holiday town as well as the fact that there are so few permanent residents, the area did not require businesses initially. However, there are more permanent residents currently and also people that do not have the means to travel to other business nodes. The recommendation in this structure plan is to prevent the growth of the informal settlement and not to provide permanent housing for poor households in this area. (refer to paragraph 2.1.1). The need for business erven and other community facilities will therefore not be necessary in the future. However should the George Municipality allow this area to develop uncontrollably, as it is doing currently, this community will have to be supported with the necessary and required businesses and community facilities.

Towsranten is growing into a large built-up area and will require the full spectrum of business and community facilities, particularly as many of the residents in this area do not have the means to travel in and out of George for daily necessities.

#### **4.6.3 Proposals and Policy guidelines**

- d) Four Business Nodes are proposed for the study area, i.e.:
- a) The Village in Wilderness itself is the primary business node and also the tourism destination of choice.
  - b) The Dunes Node is a secondary node with limited potential for expansion to incorporate more facilities for passing tourists, accommodation and local businesses. The growth of this node to the north of the N2 is not supported currently.
  - c) The Hoekwil node has already been established for service industries and shops. It is proposed that this node be expanded by the inclusion of opportunities for conventional residential development as well as business use.
  - d) Towsranten requires the full spectrum of business and community facilities.
- e) The Village should be allowed and encouraged to develop further tourism facilities and attractions to become the premier tourism destination in the area. The core business area of the node is indicated on the structure plan map, but consideration should be given to proposals for tourism facilities outside and in close proximity to this area if it builds onto the tourism industry and does not affect the surrounding residential or natural areas.

#### 4.6.4 Guidelines For Development Applications In Business Areas

##### *a) The Village*

The Village has a special and specific character that should be retained and enhanced when new developments or the redevelopment of existing buildings is concerned. The ambience and current success of The Village is due to this character and the reason so many tourists and local residents visit the place right through the week. In designing and evaluating new development projects in this area cognizance should be given to retaining and enhancing this character. The following are just some of the aspects that provides this character and which should be considered when projects are designed or evaluated for approval:

- i. Scale – The Village is a small place and buildings that are too high or cover large tracts of land can easily destroy the character of the place. The consolidation of properties to accommodate large buildings such as the hotel should be discouraged therefore. Buildings higher than two storeys should also not be allowed. The fragmented nature of the street scenes where pedestrians are encouraged to wander through the area where restaurants serve meals on outside decks should be encouraged. Smaller developments would also ensure that more trees are retained or planted, which is a further characteristic of the area.
- ii. Architecture – Although The Village reflects a mixture of old and modern building styles and therefore does not have a specific style, new buildings should be sympathetic to existing styles in the area that reflect a certain era or history. The older buildings such as the old Post Office building is the main form giving element in The Village and should inform new additions.
- iii. Land Use – preference should be given to tourism facilities such as restaurants, accommodation establishments and shops showcasing and selling local arts and crafts. It is anticipated however that as the area develop over time, the need for a larger shopping centre will emerge. The location and design of such a facility would probably be the greatest challenge for designers and the authorities to ensure that it does not destroy the village character.
- iv. Parking – As the area grows and more restaurants and facilities are added to The Village, parking is increasingly becoming a problem, particularly for buses, taxi's. The George Municipality should investigate opportunities to solve this problem as it has the potential to detract from the amenity and ambience of the area.

##### *b) The Dunes Node*

Although the school site should be considered in the future for alternative land use (possibly business opportunities), there is no need currently to expand this node to the north of the N2. There is still vacant areas available within the current business

node to be utilized and only once that is fully developed should the northward expansion be considered.

*c) Hoekwil*

Hoekwil has the potential to develop a special character of its own in the form of a hamlet, that could be very successful in attracting tourists. The proposal is to allow only a very small area of Hoekwil to develop into a node and to monitor its growth very carefully before further expansion is considered. The relationship with Towsranten is also very important as these two nodes are relatively close to each other. It is envisaged that conventional shops and day-to-day necessities should be encouraged to locate in Towsranten where it is needed, but that tourist attractions such as art galleries, restaurants, resorts and boutique hotels be encouraged to develop in the new Hoekwil node.

There is an opportunity to plan this node properly and to ensure that the development is implemented in terms of predetermined guidelines. The George Municipality should ensure that appropriate guidelines are prepared before the first phases of this development is allowed. The guidelines should at least address the following aspects:

- i. Appropriate Land Uses
- ii. Density and scale of development
- iii. Architectural styles and colour themes
- iv. Etc.

*d) Towsranten*

There is not sufficient land available for a business node in Towsranten. The George Municipality should consider planning and implementing a longer term planning project to ensure that the area is properly catered for in terms of land at least. Other community facilities should also be catered for in a “Central Business District” for Towsranten. Like Hoekwil, Towsranten also requires a long term structure plan of its own to ensure that land is earmarked for business and community facilities as the town grows. In an attempt to encourage businesses to establish in this area, the municipality should consider including land in Towsranten in their Incentive Package that currently only incorporates areas in the CBD, the industrial areas and Hans Moes Kraal.

One of the most important issues to address is the traffic that currently runs through the village. As the development will “jump” over the road with the current project, this situation will worsen even further. Large trucks and traffic from the agricultural and forestry areas to the north travel at speed through this area. The speeds will have to be reduced significantly; consideration should even be given to stop the traffic completely at an intersection in the town. The previous structure plan proposed a new road that by-pass Towsranten, but this proposal is not considered necessary.

#### **4.6.5 Issues requiring further attention, planning and priority funding**

- a) The George Municipality itself should invest into the tourism industry by developing and maintaining tourism facilities in The Village such as:
  - a. top quality ablution facilities,
  - b. parking areas and pedestrian walkways to the beach and through the village;
  - c. Interpretive signage;
  - d. Information office
  
- b) A convenient taxi rank should be developed in The Village as this is also a converging area for the taxis that provide transport to and from Towsrante, the informal area on Wilderness Heights and to Kleinkrantz. The current situation where taxis park in front of the shops and the restaurants is not satisfactory and threatens the very nature and character of The Village itself.
  
- c) A local structure plan for both Hoekwil and Towsrante should be prepared and approved. This plan contains a very rudimentary “start” to this process in preliminary concept plans that have been included on the structure plan map. A thorough and detailed planning exercise is required for both though.
  
- d) Discussions regarding traffic calming through Towsrante or even a proper intersection should commence immediately as the current situation is very dangerous.
  
- e) In an attempt to encourage businesses to establish in Towsrante, the municipality should consider including land in Towsrante in their Incentive Package that currently only incorporates areas in the CBD, the industrial areas and Hans Moes Kraal

## **4.7 Natural Environment:**

### **4.7.1 Strategic Perspective**

The natural environment in the study area is one of the most important factors in categorizing this area as such as a valuable landscape and giving it such a high status (Refer to Section 4.2). As already mentioned the natural environment is also the main reason why the capacity of this area for land use change is so low. All land use changes in the study area therefore, should be viewed very cautiously but in the natural areas in particular, it should be resisted as far as possible.

The natural environment is protected by a range of mechanisms such as:

- National parks, reserves and other statutory protected areas;
- Legislative restrictions on certain environments and activities such as the National Forest Act, Coastal Zone Management Act, Lakes Area Act, etc.;
- Procedural mechanisms that control land use changes such as the various EIA processes, Outeniqua Sensitive Coastal Area Regulations and the Land Use Planning Ordinance.

The structure plan does not therefore aim to summarize, duplicate or replace any of these mechanisms that protect the natural environment. The structure plan will provide guidance on planning responses to these protected areas, statutory processes and regulations.

#### **4.7.2 Background and Analysis**

The natural environment can be categorized into various areas, each with appropriate guidelines and legislation. The structure plan map only identifies the statutory protected areas. It is important to note however that in all land use categories, there are natural areas that requires appropriate protection.

Recent attempts to co-ordinate the various acts, regulations and guidelines into user friendly guidelines that can assist developers and decision takers, have been marginally successful with documents such as the Garden Route Initiative Biodiversity Handbook as well as the Garden Route Environmental Management Framework, which should lead applicants and decision takers to take informed decisions. In future these documents and mechanisms will undoubtedly improve, providing better guidance based on more detailed information.

Currently guidance from some of these sources are based on information that is too vague or to a scale that does not provide sufficient assistance to various role players in the planning and development fields. It is still required therefore to verify the information on the ground with appropriate detailed analysis. The guidelines and information provided in the above-mentioned documents do however identify the majority of the protected and sensitive environments in the study area.

#### **4.7.3 Proposals and Policy guidelines**

The natural environment in Wilderness is one of the most important factors in categorizing this area as such as a valuable landscape and giving it such an important status. The protection of these natural areas from undesirable developments is one of the fundamental points of departure of the structure plan as stipulated in the overarching guidelines in section 4.2.

##### **Explanatory note on Nature Areas:**

As explained in the paragraphs herein-above this structure plan did not attempt to map any natural or

conservation worthy area within the study area. It only indicates statutory or protected areas. The reason for this approach is that there are so many overlapping and contradicting sets of information, that the structure plan will almost immediately be out of date, the day after its approval. The natural environment and sensitive areas are constantly mapped in better ways, on finer scales and is updated regularly. To map these areas in a document that will be applicable for ten years is not effective and will not serve the environment in the best possible way.

The approach of the Wilderness Structure Plan therefore is to bring the most relevant and up to date information that is available at the time of evaluating any application into the evaluation process. We know and acknowledge in this document that all land use categories in this study area include natural areas that should be protected. In the evaluation of applications the most reliable information should be utilized by the officials to indicate whether areas should be protected or not. The structure plan already makes it clear that these areas should be protected. Currently the most reliable and useful information is the GRI Handbook, which mapped the critical biodiversity areas (so called CBA's). For the foreseeable future this information should be sufficient to raise red flags in the evaluation of applications. Of course the information in these documents should also be verified on the ground. It may also be that in a few years there may be better information available than the GRI Handbook and then the Structure Plan will encourage its use in collaboration with this document. The GRI Handbook will be made available to interested and affected parties until such time as a better document becomes available.

#### **4.7.4 Guidelines For Development Applications affecting the Natural Environment**

The natural environment is protected by a range of mechanisms and the responsibility on the planning process and planners in general is to ensure:

- a) That the proposed activity is not restricted or managed in terms of legislated procedures (so-called listed activities) such as the National Environmental Management Act, National Heritage Act, National Environmental Waste Act, etc, and to initiate the appropriate procedures; or
- b) The affected environment (either geographically or the type of environment) is not protected in terms of legislated restrictions such as the Coastal Management Act, National Forest Act, Lakes Area Act; etc.;
- c) The affected area is not identified as a sensitive area in terms of national, provincial or local guidelines, information documents, and maps such as Spatial Development Plans, sectoral plans, the GRI Handbook, EMF's, etc.;
- d) Finally, the relevant planning official, consultant, council or decision taker should ensure that in addition to any of the above identified activities and environments, whether legislated or not, due consideration should be given to any other sensitive natural environment and to initiate appropriate procedures to ensure that the natural environment is not adversely affected.

#### **4.7.5 Issues requiring further attention, planning and priority funding**

Legislation and applicable guidelines affecting the natural environment in particular has become extremely confusing and developers and planners are not always certain whether actions or affected environments trigger or initiate legislated processes or not.

It is proposed that the George Municipality prepare an information document that should be made available to the public, prospective developers, planning and environmental consultants as a tool to assist in this regard. The information document should be updated regularly and be available through a Council website, compact disc or in book form in appropriate public places. This will ensure that the public is more knowledgeable when public participation is called for and developers and planners have a good understanding of the latest guidelines, legislation and procedures. Information that could be made available in such an information document could include the following:

- **Legislation** - such as the Land Use Planning Ordinance, National Environmental Management Act, etc.;
- **Regulations** – Appropriate Zoning Scheme Regulations, Nema Regulations, etc.;
- **By-laws** – Any municipal by-laws that control or affect land use and environmental matters, e.g. keeping of animals and poultry, noise by-laws;
- **Summary of applicable other legislation** – a checklist of other requirements in terms of legislation that relate to the environment or area such as the Subdivision of Agricultural Areas Act, National Forest Act, National Roads Act etc.; The intention here is to only list these and to make the public aware of them rather than to attach everything.
- **Guidelines** – appropriate guideline documents such as structure plans, sdf's, and provincial policy documents, GRI Handbook and Garden Route EMF, Policy on Rural Developments, Urban Edge Guidelines, etc.
- **Council Policy** – any other Council Policy regarding the use of land in the municipal area.
- **Application Forms** – the various application forms with Councils fees

## **4.8 Infrastructure**

### **4.8.1 Strategic Perspective**

The sensitive and special character of Wilderness can be severely threatened by large scale infrastructure such as new roads, power lines, and water treatment facilities and towers. Yet it is vitally important that the various communities of the area are supplied with appropriate basic services and infrastructure.

It is important to ensure however that when new infrastructure is proposed that special attention is given to the landscape characteristics of the area and within reasonable financial considerations, consider alternatives that do not affect or impact negatively on the landscape character described in section 4.2.

### **4.8.2 Background and Analysis**

The main concern in Wilderness has always been the proposed construction of the new and alternative route of the N2 National Road. There is no doubt that this road would have a major negative and even devastating effect on the special landscape character of Wilderness. Although this project is earmarked for the longer term, it is important that the possible impacts of such a road is identified and highlighted at this stage to enable the public and all concerned parties to participate meaningfully when the project is launched officially. A detailed Environmental Impact Assessment will have to be carried out for the proposed road and not only will the bio-physical impact on the sensitive lakes area be a major concern, the very character of this landscape will be severely threatened.

Another infrastructure element that could have devastating consequences in the area is the proposed new high voltage power lines between Knysna and George that bisects the agricultural areas. It appears that the route for the power lines are mostly on existing power lines routes and that the impact would not be a new visual element in the landscape. An EIA was also carried out for the project and where new routes have to be followed it is trusted that the impacts on the environment would be kept at the minimum.

Other major infrastructure projects planned for the next 5 years for the area include:

- Upgrading of the existing sewerage treatment plant east of Kleinkrantz
- New sewerage pump stations and infrastructure required if Hoekwil node is accepted.
- Gradual extension of sewerage and water reticulation networks through existing built-up area.

### **4.8.3 Proposals and Policy guidelines**

Large scale infrastructure projects should take cognizance of the special landscape character of the study area and every effort should be made to ensure that negative impacts as a result of new infrastructure are avoided as far as possible. To this end specific reference is made to the proposed re-alignment and construction of the new N2 national road. The municipality is particularly concerned about the proposed crossing of the lakes and wetland areas to the east of Wilderness as well as the new alignment down the green escarpment. The information available currently points to devastating environmental impacts and very negative visual impacts. The structure plan on behalf of the George Municipality therefore voices its deepest concern regarding this project. The municipality will however take active part in the planning and environmental processes of this proposal when it is implemented. The policy as stipulated in paragraph 4.2.3 is applicable to infrastructure projects as well.

### **4.8.4 Issues requiring further attention, planning and priority funding**

- a) A one-way traffic system should be investigated for the lower reaches of Whites Road. The tarring of the road should also be considered.
- b) The desalination plant proposed at the Kleinkrantz Sewerage treatment plant has been placed on hold currently but the possibility to invest in this facility should remain on the long term planning of the municipality.
- c) Traffic calming measures, possibly even a four way stop in Towsrante should be investigated. This road is the responsibility of the District Roads Engineer, but the George Municipality should engage with the relevant authorities and facilitate this proposal as this is a very dangerous road. Once the development east of the road is implemented this situation will be exacerbated even further.
- d) Upgrading and surfacing of Saasveld Road should be investigated.

## **SECTION 5** IMPLEMENTATION

### **5.1 Land Use Management**

The structure plan is designed to be very harsh and inflexible towards any activity that effects the landscape character of the study area in a negative way. Yet, it is flexible enough to accommodate applications and proposals that takes the landscape into consideration in planning, design and other mitigation measures. In evaluating an application in the study area the following procedure is proposed.

#### **5.1.1 Step One: Primary Rights**

The structure plan map distinguishes four basic land use categories which indicates the land uses considered appropriate for the area concerned. The land uses correspond with zonings in the relevant zoning schemes that provide certain basic and primary land use rights in these zones. Whilst irresponsible and unsustainable practices within these primary rights should be avoided as far as possible, these primary rights are the starting point in the evaluation of applications. These are the land uses that are ordinarily allowed on the land units concerned.

#### **5.1.2 Step Two: Landscape Character Assessment**

The next step in the evaluation of an application is the consideration of the effect of the application on the landscape character of the area as stipulated in Section 4.2 of the structure plan. Applications that impact negatively on the landscape character of the study area should not be allowed and referred back to the applicant to suggest mitigation measures which could render the application desirable and sustainable. If the mitigation measures do not satisfactorily remove or negate the negative impacts on the landscape, the development should not be allowed.

The assessment of the impact on the landscape character is compulsory for all land use change applications, including rezoning, subdivision, departure, special consent as well as building plans. In terms of building plans, even though these may be primary rights, the municipality should insist on adherence to these principles through legal mechanisms at their disposal (i.e. National Building Regulations and Osca Permits).

#### **5.1.3 Step Three : Other Planning Guidelines**

Only once the landscape character test is successful should any further planning guidelines be considered. Section 4 contains additional planning policy and guidelines for individual land uses that should be considered.

## 5.2 Issues requiring further attention, planning and priority funding

Several issues have been identified through the structure planning process that requires further attention, planning or priority funding. These issues and projects should be incorporated into the municipal IDP and budgetary process to ensure that the required attention, political commitment and also funding are forthcoming. The following table provides a short summary of the various issues identified:

Description of Issue	Document Ref.
<b>Landscape Character:</b>	4.2
<ul style="list-style-type: none"> <li>• The rezoning of the visually sensitive areas along the scenic drives to a Scenic Drive Overlay Zone</li> </ul>	4.2.4
<b>Small Holdings:</b>	4.4
<ul style="list-style-type: none"> <li>• The proposed new George Integrated Zoning Scheme Regulations should make provision for the Rural Clusters as a consent use in the Rural Zone 1 with appropriate development parameters and definitions.</li> <li>• The zonings of all small holdings should be changed from Agriculture 1 to the appropriate Rural Zone 1 in the new regulations.</li> </ul>	4.4.4
<b>Residential Areas:</b>	4.5
<ul style="list-style-type: none"> <li>• Towsrante expansion area – identify suitable land and commence with planning to ensure that backlogs are not created due to poor or lack of planning action.</li> <li>• Negotiate, secure, purchase land for Towsrante Expansion;</li> <li>• Commence with planning, EIA, Heritage and Agricultural approvals for Towsrante expansion area.</li> <li>• Design guidelines for architecture, densities and character as well as engineering infrastructure for the proposed new node at Hoekwil.</li> <li>• Advertisement policy for tourism facilities and guest houses</li> <li>• Advertising Policy and uniform advertising board design;</li> </ul>	4.5.4
<b>Business Areas:</b>	4.6
<ul style="list-style-type: none"> <li>• The George Municipality itself should invest into the tourism industry by developing and maintaining tourism facilities in The Village such as:               <ol style="list-style-type: none"> <li>a) top quality ablution facilities,</li> <li>b) parking areas and pedestrian walkways to the beach and through the village;</li> <li>c) Interpretive signage;</li> <li>d) Information office</li> </ol> </li> <li>• A convenient taxi rank should be developed in The Village as this is also a converging area for the taxis that provide transport to and from Towsrante, the informal area on Wilderness Heights and to Kleinkrantz. The current situation where taxis park in front of the shops and the restaurants is not satisfactory and threatens the very nature and character of The Village itself.</li> <li>• A local structure plan for both Hoekwil and Towsrante should be prepared</li> </ul>	4.6.4

<p>and approved. This plan contains a very rudimentary “start” to this process in preliminary concept plans that have been included on the structure plan map. A thorough and detailed planning exercise is required for both though.</p> <ul style="list-style-type: none"> <li>• In an attempt to encourage businesses to establish in Towsrante, the municipality should consider including land in Towsrante in their Incentive Package that currently only incorporates areas in the CBD, the industrial areas and Hans Moes Kraal</li> <li>•</li> </ul>	
<b>Natural Environment:</b>	4.7
<ul style="list-style-type: none"> <li>• It is proposed that the George Municipality prepare an information document that should be made available to the public, prospective developers, planning and environmental consultants as a tool to assist in this regard.</li> </ul>	4.7.4
<b>Infrastructure:</b>	4.8
<ul style="list-style-type: none"> <li>• A one-way traffic system should be investigated for the lower reaches of Whites Road. The tarring of the road should also be considered.</li> <li>• The desalination plant proposed at the Kleinkrantz Sewerage treatment plant has been placed on hold currently but the possibility to invest in this facility should remain on the long term planning of the municipality.</li> <li>• Traffic calming measures, possibly even a four way stop in Towsrante should be investigated. This road is the responsibility of the District Roads Engineer, but the George Municipality should engage with the relevant authorities and facilitate this proposal as this is a very dangerous road. Once the development east of the road is implemented this situation will be exacerbated even further.</li> <li>• Upgrading and surfacing of Saasveld Road should be investigated.</li> </ul>	4.8.4