

TERMS OF REFERENCE: RHEENENDAL STRUCTURE PLAN

1. Background

Currently the Knysna SDF (2008) does not provide any clear guidance with regard to future land uses for the Rheenendal Area. The two documents that did indeed provide some guidance with regard to future land uses (Knysna Wilderness Plettenberg Bay Guide Plan and the Southern Cape Sub Regional Structure Plan) have recently been withdrawn by the Provincial Government of the Western Cape.

There are various planning initiatives from various government institutions for the rural areas (Provincial Rural Land use management guidelines, Garden Route Fine scale mapping; Provincial SDF, etc.), but none of these guidelines provide place specific guidelines for the Rheenendal area.

Various challenges are experienced in the Rheenendal area. These being:

- Historical industrial zoning rights for area surrounding sawmill;
- Need for additional land for human settlement;
- Need for educational facilities;
- Various tourism initiatives;
- Decline in agricultural activities;
- Socio-economic decline of existing settlements;
- Urban and socio-economic integration of settlements;
- Environmental Conservation

The Knysna Council agreed that there is a pressing need to develop spatial planning guidelines for the Rheenendal area to guide future development to ensure sustainability.

2. Study Area

The attached plan shows the proposed study area for the Rheenendal structure plan. The following physical informants were used to demarcate the study area: the Knysna River to the east, the Homitini and Goukamma Rivers to the West, the forest on the north, the Phantom pass road and the valley open/green corridor to the south.

3. Goal

The over-arching goal of a strategic planning framework that takes all these factors into account would be to introduce predictability and, trustfully, more stability to decisions about development in the Rheenendal Area. It would aim to do so by guiding sustainable trade-offs between appropriate development and maintaining environmental integrity in an area recognised and valued for its natural beauty, sense of place and biodiversity.

The project will demonstrate how strategic environmental and sustainable development planning can be used to compliment municipal spatial planning in support of sustainability objectives in a region of pronounced biodiversity value and significant socio-economic needs.

4. “Credible” Structure Plans

The new LUPA provides clear guidelines on the compilation of SDF’s / structure plans.

Amongst these guidelines is the establishment of an intergovernmental steering committee. This committee will consist of municipal officials, provincial officials and officials from the relevant district municipality. This committee will oversee the structure plan compilation process and will ensure that the structure plan / development framework is aligned with the relevant policies and guidelines of the respective governments. The purpose of the involvement of the intergovernmental steering committee is to ensure that the end product will be a “credible” structure plan / development framework.

Aspects to be addressed in a “credible” structure plan / development framework will typically be:

- Biodiversity
- Social needs
- Cultural heritage resources
- Agricultural resources
- Economic potential of the area (tourism and conservation potential)
- Identify economically sustainable development areas

5. Objective

This brief defines terms of reference in support of detailed spatial planning for the Rheenendal area.

The main outcomes are:

- Verification of the Critical Biodiversity Area Map for the Rheenendal area;
- Identification of settlement nodes and buffer areas;
- Guidelines for development beyond the settlement nodes.

The objective of this initiative is to provide reliable information that draws on existing policies and guidelines in support of informed, environmentally defensible development planning in the Rheenendal area.

6. Applicable Policies and Guidelines

- The National Environmental Management Act 107 of 1998 as amended;
- The Municipal Systems Act 32 of 2000;
- The Knysna Municipal Spatial Development Framework (2008);
- The Western Cape Spatial Development Framework (2009);
- The Draft Western Cape Rural Land-use Planning and Management Guidelines (2009);
- The Biodiversity Sector Plan for the Knysna Municipality (2010);
- The 2010 NEMA EIA Regulations;
- The National Heritage Resources Act 25 of 1999;

- National Environmental Management: Protected Areas Act (57/2003): Regulations for the Proper Administration of the Knysna Protected Environment; and
- Growth Potential Study for towns in the Western Cape (2012)

7. Key deliverables

7.1. Legal and policy context for spatial and development planning

- (i) A summary must be prepared of the key legal and policy documents that apply to planning and planning-related decisions that may affect the study area.
- (ii) The implications of each legal and policy document for spatial planning and decision making must be explained.

7.2. Socio Economic Investigation (maps and documentation)

- (i) compile a synoptic socio-economic analysis and perspective of the study area
- (ii) The socio-economic profile should address:
 - a. Population size and distribution;
 - b. Population growth patterns
 - c. Household income patterns
 - d. Demographic patterns (education, sex, age)
 - e. Level of household services
 - f. Household expenditure Levels
 - g. Level of economic activity and GDP
 - h. Employment levels
 - i. Sector analysis
- (iii) Interpret Socio-economic Profile in terms of:
 - a. Population size and growth characteristics (demography)
 - b. Socio-economic profiles including income and economic sector distribution
 - c. Identification of trends and growth patterns

7.3. Urban settlements for the study area (maps and documentation)

- (i) Identify existing settlement patterns;
- (ii) Develop strategies and proposals to achieve the following Provincial Goals:
 - a. Urban integration;
 - b. Settlement restructuring
- (iii) Identify areas to address the settlement need for the Rheenendal area;
- (iv) Identify health and education facilities
- (v) Define outward limits to lateral expansion or densification of urban areas;
- (vi) Development and architectural guidelines for development within identified settlements.

7.4. Services Capacity and Roads (maps and documentation)

- (i) Investigate existing services capacity of the study area;

- (ii) Identify transportation networks and options

7.5. Rural Land uses (maps and documentation)

- (i) Develop guidelines for development beyond the urban settlements in the study area;
- (ii) Identify tourism resources

7.6. Biodiversity conservation and ecological priorities (maps and documentation)

- (i) Verification of the CBA Map for the Knysna area: to ensure that the settlements within the study area are located within a broader ecological context and that planning is informed by the functional requirements of biodiversity at the supra-settlement scale.
- (ii) A report must be compiled that records the results of a process to verify land cover and other features depicted by the CBA Map for the study area with particular reference to verifying:
 - The location and configuration of Critical Biodiversity Areas, Ecological Support Areas and Special Habitats;
 - The identity and distribution of mapped vegetation types
 - Land cover;
 - The criteria that informed the selection of the CBAs and other mapped biodiversity features.
- (iii) Discrepancies between, for example, mapped and actual land cover must be recorded, as well as the correct designation. Similarly, the mapped distribution of vegetation types must be critically reviewed. Discrepancies between mapped and actual distribution of vegetation types must be recorded, and the correct designation provided.
- (iv) Identify statutory nature conservation areas

7.7. Record areas or features of heritage importance (maps and documentation)

- (i) An interpreted GIS map must be produced that depict areas of potential heritage significance and where future development planning would need to be informed by specialist heritage inputs;
- (ii) Identify scenic routes

7.8. Agricultural potential

- (i) An interpreted GIS map must be produced that depict areas of high and low potential agricultural areas.