

EXTRACTS from the BREDASDORP SPATIAL DEVELOPMENT PLAN 2012

4.4.3.3 Arniston-Waenhuiskrans (approx 1500)

This town has been known by three names over the years: Arniston – after the ship HMS Arniston that was wrecked here in 1815; Kassiesbaai – after the “kassies” (cases) that surfaced after the HMS Arniston stranded; and Waenhuiskrans – the wagon house sized cave that can be reached at low tide and in which a wagon can be turned around. (Hay-Whitton ed, 2005) This is the only town in South Africa with two official names: Arniston and Waenhuiskrans.

This town is approximately 20kms from Bredasdorp, hosts a fishing community and is a famous holiday town along the south coast.

The town has evolved from a fishing harbour into a small town. The old houses and harbour are important components of the historical character of the town. The historical fisherman's cottages precinct in Kassiesbaai is a National Heritage Site. (Hay-Whitton ed, 2005)

The main structuring elements of the town coastline the main road that provides access via the R316 to Bredasdorp and the coastline. The town structure is comparable to a “T” shape in the centre of town with the top arm of this figure being the R316 connecting to Bredasdorp and the lower arm of the figure connecting south towards the coast.

The town is laid out on an irregular grid pattern with the southern, more central section comprising bigger plot sizes than the more recent northwestern section.

The majority of the residential erven, 57%, are large with an erf size ranging between 500m² and 1000m² (Urban Dynamics, 2004).

Arniston has a clearly demarcated central business district area or any industrial sites.

Arniston consists of the following community facilities: Clinic, two Churches, primary school, sportfields, open space, library and graveyard. It is serviced by a satellite post office.

The future security of tenure and long term economic livelihood of the Kassiesbay fishing community is a major developmental concern.

There are approximately 53 vacant erven and Council decided that only 80 new erven can still be developed due to the limited water resources.

(Urban Dynamics, 2004) There is no capacity for expansion of the town or for densification.

The urban Edge was determined as part of the

Waenhuiskrans SDF.

Sites for the development of subsidy, medium income and high income housing have been identified. (Urban Dynamics, 2004)

The main role of Arniston is that of a retirement, holiday and fishermen's village. The harbour, little more than a slipway, is inadequate for fishing boats and most fishers have to travel to Struisbaai.

This future of this town is mainly dependant on satisfying tourism demand as well as that of the local fishing community. This town has a unique potential for seaside holiday tourism in that it has the sea, historical value and natural vegetation value. In addition, the tourism function and economic contribution to the area can be supplemented by commercial fishing, marine processing and industry. (Urban Dynamics, 2004)

Photo 4.4.3.3 Arniston-Waenhuiskrans

(source: The Overberg Inland from the Tip of Africa - Melanie Cleary, Karena

PAGE 163 MAP OF ARNISTON



PAGE 165 : PREVIOUS SPATIAL DEVELOPMENT PLAN



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FRAMEWORK
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4.4.3.3.1 Previous SDF (2005), see Figure 4.4.3.3.1

The current SDF attempts to deal with a number of the spatial issues facing Arniston including:

- The need to link Kassiesbaai to the remainder of the town by proposing a road linkage between the two with a low density (up market) and medium density (middle income) housing development on it;

- Kassiesbaai is indicated as a national heritage area, and the older part of Arniston, now freehold, settlement on the point is indicated as a conservation area;
- Three historic areas are indicated, Kassiesbaai including some property to its north, the hotel buildings and the conservation area on the point;
- Land for low income housing is indicated north of the current community hall. This can be considered an appropriate location given the overall proximity of the various parts of the settlement to each other;
- A location for a special development area north of Kassiesbaai is indicated to take advantage of the excellent views and position offered by this site. The extent to which the community is able to benefit from this project and the precise nature that such benefits should take will require careful consideration;
- A circular access route is proposed using Main Road and Patrys Road but this will require reprioritising the R316 Main Road intersection which currently functions as a minor residential street. This is likely to encounter resistance from residents in this vicinity.
- A more direct link between Kassiesbaai and Arniston that will pass the new shopping centre and terminate at the hotel without using Patrys Road or Main Road should be investigated;
- Low density (upmarket housing) is proposed in the area south of the R316 including a resort on the current camp site as well as abutting the inland boundary of the Harbour Road section;

- The boundary of this area is indicated with a short term Urban Edge and so is envisaged for future expansion.
- No outward expansion is envisaged around the remaining perimeter of the settlement.

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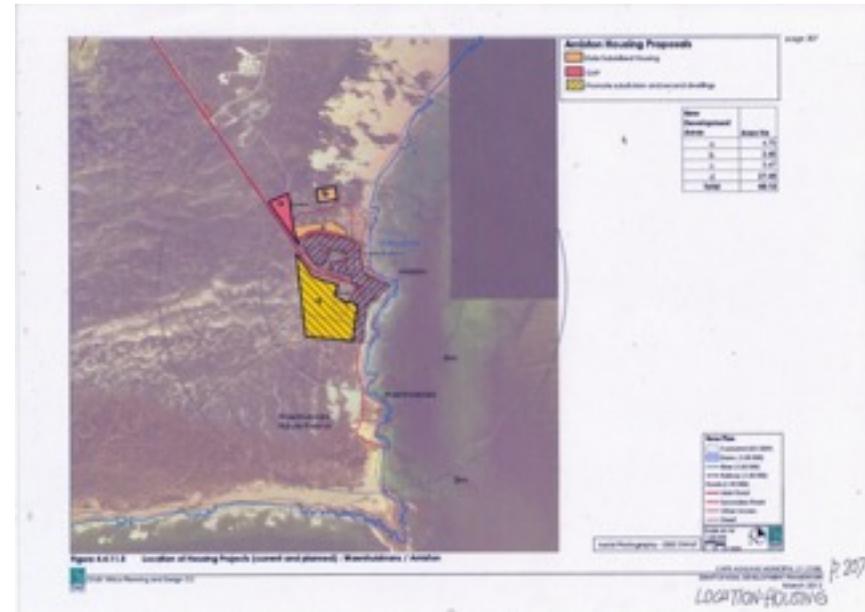
4.4.6 WATER / INFRASTRUCTURE

The water requirements and capacities of the various towns are discussed below:

Arniston / Waenhuiskrans is dependant on interim and oral agreements for additional water supply during peak summer months when the demand is the highest. The Water Services Development Plan (2003) indicated that the solution would be the construction of a 10,6km x 200mm diameter pipeline between Bredasdorp and Perdekamp. By 2004 only 0,4km was

built with CMIP funds and the further 10,2km still has to be built. It was estimated that this pipeline would pay itself off over an 18-20 year period. Struisbaai also experiences about 80% of its delivery of the pump capacity during the peak summer months. It was anticipated that the additional pumps at one or more of the boreholes would help the additional supply problem. These were meant to have been constructed during the 2004/5 book year. It was estimated that additional storage capacity would be required at the reservoir by 2008 – 2010. The quality of the water provision at Agulhas is a problem. This is mainly due to the fact that the chloride content of the water sources is not at the appropriate level. The additional reservoir (to be constructed during 2004/5) at the cemetery site in Napier would have provided an additional 750kl capacity. However, the final water pump station would have had to be upgraded by 2006/7 to allow for peak demands during the summer months. Few water conservation and rainwater harvesting, if any, policies are implemented in the Municipality. It should be noted that these measures can help to improve the availability of water especially in the coastal towns.

PAGE 207 : ARNISTON HOUSING DISTRIBUTION MAP



PAGE 314 THIS IS THE TEXT RELATING to the CURRENT SDF

8.4 ARNISTON

8.4.1 ANALYSIS, see Figure 8.4.1.1

8.4.1.1 Background

The distant past is most noticeable at Arniston where not only are there strandloper middens dating back to the stone age but there are also well preserved stone fish traps in the intertidal zone dating from the middle of the last millennium. Arniston’s modern history begins approximately 150 years ago with a small informal settlement and later with the introduction of very small fishing boats, “bakkies” which could be launched from the beach. This area was later formalised as a large slip way, although still too small to launch large fishing boats, longer than 10 metres from. At the same time it would appear that dwellings began to be formalised into fisherman’s cottages, similar to the “lang huise” found in the Western Cape as well as the peasant crofts found in Europe and Britain. These thick walled buildings could be built out of whatever local building materials were at hand, their narrow floor plan was short enough for the

span of most available timber for trusses and roofing materials were provided by local thatching reed or grass species. These cottages were informally laid out, generally facing north but with sneak views of the sea on which the community depended for a living.

At Arniston the fishing village became known as Kassiesbaai and thrived, in the sense that the community was self-sufficient in catering for its modest needs up until the 1970s. Then the community faced two challenges: Firstly, a threat of forced removal such as happened to Skipskop, another small fishing village on the coast to the east to make way for the missile testing range. After much struggle the community managed to retain its right to remain. During this time some formal freehold plots were developed inland from Kassiesbaai but the main part of the village remained intact.

The second threat, and one from which the fishers in the community have not really recovered, has been the gradual removal of fishing rights due to quota allocation procedures which appear to have generally favoured large fishing enterprises, particularly corporates, over small subsistence fishers. For instance, only boats longer than 10 metres could obtain permits. As a consequence of these measures, changes in the location of the fishing resource and, judging by the diminishing catches notwithstanding the withdrawing of rights from small fishermen, over fishing from corporate fishers as well as poaching, Kassiesbaai original economic reason for existence has considerably diminished.

The site of the village, conveniently situated close to the slip way and affording fishers a view of the sea to check on conditions, is also a prime holiday housing location.

There was no freehold title in this part of the settlement although immediately south a formal township was first laid out in the late 1800s which has become the very upmarket holiday village of Arniston. This part of the settlement largely comprises freehold holiday homes which demand a considerable premium due to their prime location and the brand image that the village has developed.

There is also an internationally renowned 64 bedroom four star hotel occupying a prime position on the beach near the slip way at the centre of the village.

8.4.1.2 Natural Systems

• Topography

Arniston is located at the junction of a rocky headland, Struispunt, to the south, and a long beach and vegetated primary dune system, Dollas

Downs, stretching westwards towards De Hoop and Infanta. Inland the settlement is surrounded by a series of low vegetated undulating dune fields.

• Rivers and water

As with most settlements that began as fishing, and not agricultural, villages access to water supplies beyond that necessary for personal use was unnecessary. This means that today, with the additional residents during the holiday season peaks water supplies and sewage treatment capacity is severely stretched.

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• Vegetation and land cover

This largely comprises dune grasses and fynbos with coastal thicket inland. The vegetation and topography is conserved in De Mond nature reserve abutting the village's southern boundary including Struispunt and the beginning of the 24 km beach stretching towards Struisbaai to the south.

8.4.1.3 Socio-economic trends

Arniston has a permanent population of only approximately 1 500 people (Census 2001 and projections) most of whom comprise Kassiesbaai residents and employees in the few businesses in town including the hotel. This population increases three to fourfold in peak holiday seasons. There is a primary school and there appears to be 2 or 3 clinics but there are no doctors or dentists or other medical specialists.

Employment is largely confined to personal services, mainly government, tourism and domestic work. Increasingly fishers have to travel to Struisbaai because the larger boats that can obtain permits can only operate from here.

It is clear that unless the considerable efforts are being put into negotiations with the Department of Marine and Coastal Management to create some benefits for the small scale fishing industry Arniston's original economic reason for being will become completely redundant.

8.4.1.4 Layout, functionality and built form

• Layout

Arniston is an ad-hoc mix of townships laid out at different times and designed to different principles ranging from the organic:

- unsubdivided layout of Kassiesbaai;
- formalised informal layout of existing houses on the point; to the:
- 1960s/1970s large lot curvilinear plots behind the hotel
- Irregular cul-de-sac layout near the community hall and library

for which it is famous.

To the south and east the settlement is bounded by De Punt Nature Reserve.

There is one large privately owned property to the west which forms part of the Dollas Downs dune system that becomes part of De Hoop nature reserve to the west.

- **Functionality**

Probably mainly due to its small size Arniston has managed to remain fairly compact, within a 1 kilometre radius and pedestrian access is convenient. The location of the new business centre, notwithstanding detailed architectural and urban design concerns, is well located to continue reinforcing the compact nature of the settlement.

However, the apartheid inspired separation of the two communities is still evident with the open buffer of land between Kassiesbaai and Arniston bridged only by the historic Kassiesbaai village.

Some community facilities, such as the library and hall, are located on the northern periphery of the settlement, not easily accessible to those members of the community living in the south although still within walking distance.

The town's infrastructure is unable to cope with demand during the peak holiday seasons. It is surprising that rain water harvesting, grey water recycling and solar water heating is not compulsory on new buildings. Aesthetic issues will have to be addressed regarding the retrofitting of this technology on the historic buildings in Kassiesbaai. Possibly these buildings can be exempt if these technologies are retrofitted on all the other existing buildings in Arniston and made compulsory on all new ones.

- **Built form and sense of place**

Sometimes an historic development process manages to achieve an overall unity and theme that strengthens and enhances a settlement's

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sense of place. Quite the opposite has happened with Arniston. The sense of arrival is anti-climatic as the main access road passes the government housing projects to the west of Kassiesbaai from which it is separated by a vacant 200m buffer strip, skirts around the back of the 1960s – 70s holiday housing whose designs offer little to the regional architecture of the Overberg and then peters out into a series of little streets whose scale is too intimate for a main thoroughfare.

Even this uninspiring entry to the village appears in danger of being undermined unless there is an inspired architectural and urban design

resolution to the partially constructed shopping centre abutting the final approach.

It is only when one descends towards the public space in front of the hotel that Arniston begins to reveal the qualities that make it a highly desirable upmarket holiday destination.

8.4.1.5 Urban Development Trends

Arniston is subject to a number of conflicting developmental trends: First: the Kassiesbaai community is currently in a precarious position. Many of its buildings are run down as residents are unable to maintain buildings, of concern to those who appreciate the settlement for its aesthetic value. There is also a considerable out migration of the economically active either seasonally or permanently. Some local jobs have become available in tourism but many of these are seasonal. Furthermore, in terms of conventional financing options the lack of freehold in Kassiesbaai means that there is no collateral value on the buildings because they are under the communal control of the Fishermen's Trust.

A number of powerful conflicting forces need to be reconciled here. First, the demand for freehold will mobilise capital for the residents but will likely lead to the demise of the current community within two generations judging by anecdotal experience elsewhere in similarly geographically and economically located communities, for example, Churchhaven on the West Coast. Secondly, if the community is to remain viable in its current form then access to sustainable livelihoods for the large majority of the residents, i.e. a 90% solution and not a 10% solution (e.g. some part time jobs in an environmental centre), will be necessary. This will require addressing macro-economic policy issues particularly relating to fishing rights and quotas.

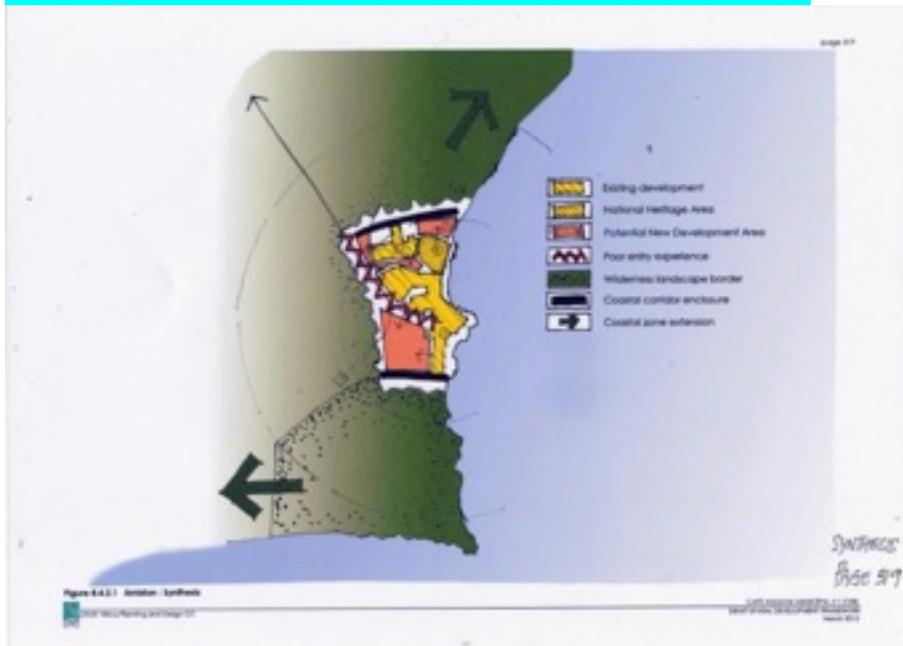
Second; the expansion of the hotel. The hotel is an internationally renowned venue and as such, providing standards and marketing levels are maintained, has the potential to be sustainable into the long term. There is no other similar facility on the Cape L'Agulhas coastline although there is arguably potential for more, for instance in Struisbaai-L'Agulhas-Suiderstrand, but the barriers to entry are considerable. However, the expansion of the hotel is leading to a number of local problems including access to the public space in front of it, the need for parking and overlooking and overshadowing surrounding neighbours.

Third; the pressure to release more coastal land for holiday housing. While the market may currently be in the doldrums the demand for high quality leisure opportunities is on a long term growth curve and these pressures are likely to resume in future years. Both De Mond nature reserve and the

western section of the Dollas Downs abutting Kassiesbaai are under pressure in this regard notwithstanding their bio-physical conservation importance. This will lead to linear coastal development which around the world is being resisted because of its negative impacts on coastal protection provided by the primary barrier dunes, sea level rise and visual pollution of wilderness areas. These concerns have to be weighed against any long term sustainable economic and employment benefits that may be possible.

Fourth; commercial development in the centre of the village. While there is always a need for small scale convenience services and, if done properly, these can both enhance the attractiveness of a settlement and provide long term sustainable livelihoods, care must be taken that they do not detract from the attractions that created the initial demand. Too many South African small towns have their ambience undermined by the insensitive design, appearance and functioning of convenience stores and filling stations.

PAGE 319 : SYNTHESIS FIG.8.4.2.1 (sketch summary of draft SDP)



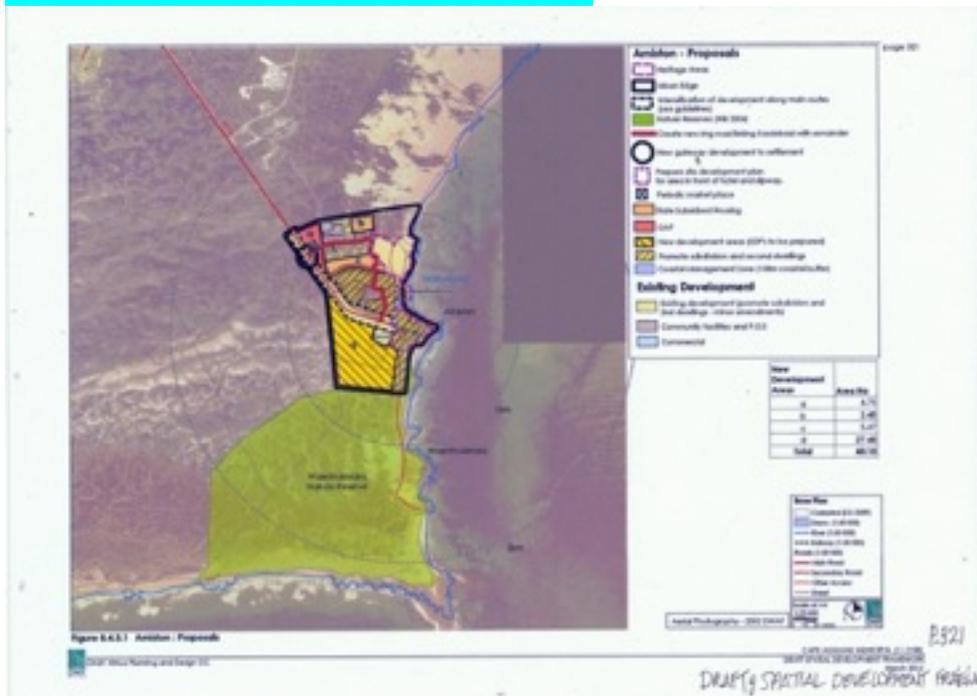
8.4.2 SYNTHESIS, see Figure 8.4.2.1

- At the macro level Arniston is a compact settlement with the entire village fitting within a 1kilometre radius. Thus, the various components of the village are conveniently accessible within walking distance;
- However, at the micro-level Arniston is beset with many of the same problems, particularly those relating to apartheid settlement layout, faced by much large settlements;
- There are also detailed problems of an internal road circulation system that requires resolution and a sense of arrival along the R316 that makes a poor first impression;
- There are also some unique features in the Kassiesbaai component whose communal tenure, organic layout and house construction, and to a very limited extent, traditional livelihood, have managed to survive. However, this component is not thriving and is endanger of collapse if effective remedies that address 90% and not 10% of the problems, are not found;
- In addition to the social and urban interest arising from Kassiesbaai, Arniston also owes much of its attractiveness to its appeal as a seaside holiday destination with its scenic beaches and headlands. This appeal is enhanced by Arniston's sense of wilderness enhanced by its approach across the L'Agulhas plain and its lateral boundaries of De Mond Nature Reserve to the south and the Dollas Downs dune and beach system stretching all the way to De Hoop Nature Reserve to the north;
- However, within a fairly compact perimeter there are a number of vacant parcels of land, totalling approx. 30 has. These have very different characteristics and could provide the basis for the redevelopment of Arniston without detracting from its main assets and could help to remedy some of its current problems. This could assist its transition from an extremely seasonal holiday economy to a year round economy providing more sustained livelihoods;
- The Kassiesbaai community could continue to become part of this more sustainable tourism economy through skills training and greater participation. Revitalising its original economic base, fishing, is dependent on the success of national level negotiations to restore the rights of line and rock fishers;
- There are a number of areas for urban expansion whose development will not detract from the current compact pattern of

the village;

- With the exception of the opportunity north of Kassiesbaai these areas do not face the sea and so could be developed for less expensive accommodation;
- The Kassiesbaai north area represents a prime opportunity for the sensitive development of potentially one of the most prime opportunities on the South African coast. Careful consideration will be required as to how the capital surplus from such a development could be turned into a sustainable community income stream.

PAGE 321 : draft SPATIAL DEVELOPMENT PLAN fig. 8.4.3.1



8.4.3 PROPOSALS, see Figure 8.4.3.1

8.4.3.1 Existing Development

- Permit 2nd dwellings and subdivisions according to heritage, architectural and urban design guidelines as appropriate.

8.4.3.2 Coastal lines/Riversides/ Ecological Corridors and Biodiversity

- Promote new and intensification of existing coastal development north taking into account views from properties behind, flooding and sea-level rise, coastal set back lines, and heritage, architectural and urban design guidelines.
- No development to be permitted on coastal dune without the due impact assessments completed.
- Any new development in biodiversity sensitive areas should be subject to an impact assessment. Fine-scale planning maps of CapeNature should be consulted in this regard.

8.4.3.3 Main streets

- Intensify development along Main Street !!!!! taking into account architectural and urban design guidelines and ensure that buildings face and do not turn their backs onto the Main Street;
- Create access landmark and appropriate development around Kampstraat / R316 intersection. A traffic circle at this position could help to create such a transition between a highway and urban road and to create a sense of arrival;
- Given that R316 is a PMR, investigate the possibility of deproclaiming this Main Road to stimulate natural intergration and mixed use development along side it.
- Construct a link road from Kampstraat, along western boundary of Kassiesbaai Conservation area, along Randstraat intersecting with R316, thereby helping to integrate Kassiesbaai and Arniston.

8.4.3.4 Special challenges

- Portions of area (a) and (d) could be used for appropriate low nuisance light industry, e.g. perlemoen farming;
- Pursue measures to improve sustainable livelihood of Kassiesbaai community including fishing rights for "bakkies in MPAs";
- Carefully investigate institutional options for Kassiesbaai taking into account all implications;
- Prioritise strongly promoting sustainable servicing technologies in these settlements – new build and retrofit including rainwater

harvesting, grey water recycling, solar hot water heating, PV Cell generation.

- Kassiesbaai Land tenure issues that need to be resolved through consultation with the relevant stakeholder.
- Investigate a landswop of the apex of the Kassiesbaai Triangle and Struisbaai north between the Municipality and the Kassiesbaai community to ensure the sensible development of area (d).

8.4.3.5 New Development Areas

- area along R316, new gateway to Arniston (3.3ha). The development of this site should be subject to a botanical assessment due to the possible sensitive nature of the biodiversity.
- Land acquisition from Denel to be investigated as an interface project, see Section 7.3.5 for principles for GAP and BNG housing only, not site and service;
- sensitively develop area in Kassiesbaai north, subject to HIA and possibly EIA requirements (9.8ha);
- area between Kassiesbaai North and Arniston, use buffer strip to integrate the settlement (5.7ha);
- area west of R316 Harbour Road (18.1ha). Infill opportunity inside Urban Edge subject to the environmental sensitivity of the site.

8.4.3.6 Urban Edge

- See Figure 8.4.3.1.

8.4.3.7 Heritage Areas

- Support existing heritage areas.
- Identify and protect other existing heritage areas.
- Development close to historical monuments e.g. Kassiesbaai should be sensitively developed giving due regard to aspects such as character and views.

8.4.3.8 Economic linkage areas

- Include periodic market at Kampstraat and line shops along proposed upgraded R316. !!!!!!!

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- During the holiday period informal markets can be created as "special areas/ events" at Roman Beach, close to the harbour hotel and on the Main Road next to the camp site.

8.4.3.9 Services

- Shortages to be addressed for the development of new areas.

8.4.3.10 Transport

- Promote pedestrian and cycling facilities along main routes.

8.4.3.11 Future lateral growth direction

- No northwards or southwards expansion should be entertained.

GENERAL NOTES ON PUBLIC OPEN SPACE

PAGE 89 3.12 AVOID "TOWN –CRAMMING"

It important that densification happens according to an overall framework that seeks to optimize public transportation and access to business and community facilities and is not "willy-nilly" directed at any piece of open space wherever it may be located in an ad-hoc and opportunistic fashion, see Figure 3.12.1. This kind of approach is likely to have an unnecessarily negative impact on people's perceptions of property values and create needless resistance to densification;

PAGE 89 3.13 PRESERVE WELL-LOCATED OPEN SPACES

In fact, well located open spaces become more precious when there are more people in an area. In many instances, although it may be more complex, it may often be preferable to encourage the demolition and redevelopment of properties abutting the open space rather than developing the open space itself, see Figure 3.13.1.