

The Saldanha Guide Plan

At a well-attended public meeting in Saldanha on the 5th of June the Guide Plan for the Greater Saldanha-Vredenburg area was released. His Honour the Minister for Planning and the Environment and several spokesmen, inter alia, for the Department of Planning and the Environment, the Department of Water Affairs, the Department of Posts and Telegraphs and the Provincial Administration, described some of the salient features of the plan and the development programme.

Briefly, the following information was gleaned from the report:*

1. The Physical Factors

The soils within the area are generally of a poor quality. The only soils with a relatively high potential for agriculture lie in the area north of Vredenburg, but these apparently offer no serious competition with urban uses. The soils are generally derived from sand dunes and in parts the sands are underlain by either granite or limestone with some clays in the south-east.

2. The Services

The road connections to the east and the south are relatively good but will shortly be supplemented by a new coastal free-way and a new railway line to the south.

Water is already in good supply from the purification works at Berg River. A new scheme at Misverstand has already been approved and should be in use by 1977.

3. The Plan

Development is to be phased into five stages: the initial stage is the present one of preparation for the export of iron ore; in the second stage the processing of ore into semis and the production of steel products will commence. Stages 3, 4 and 5 are to be introduced when the population sizes reach 100 000, 500 000 and 1 000 000 respectively.

Employment opportunities and space for housing and other requirements have been estimated for each phase of the development.

The map on the front cover shows in broad outline the land use pattern as envisaged for the final phase. The following are the main features of the plan:

(a) The White Residential Area

The high-lying land between Saldanha and Vredenburg has been reserved for whites with a hinterland towards the west on land which is first to be surface-mined for phosphates. Residential development will probably also proceed at Langebaan and the other municipalities.

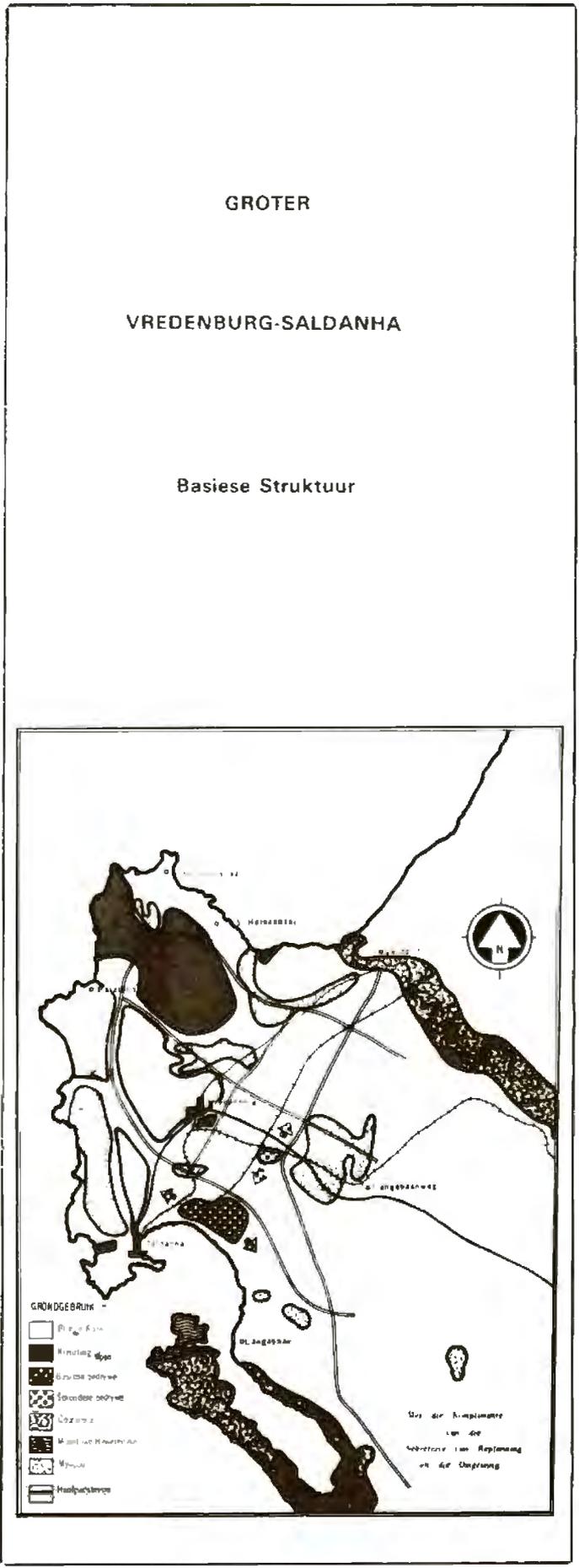
No mention is made of green belts but apparently buffer zones will be reserved between the various metropolitan components.

(b) Coloured Residential Areas

The high-lying area to the north of Vredenburg and up to the coastline between Cape St. Martin and east of Paternoster has been set aside for Coloureds. The Kleinberg area to the north of Langebaan Road is also available for Coloureds while the existing townships at Vredenburg, St. Helena Bay and Saldanha will be retained.

(c) The Central Business District

Although no site has been selected for a central business district it is envisaged that such an area will be provided when the need for it emerges. For the present the existing shopping areas of Vredenburg and Saldanha will meet the requirements.



*Riglyne vir Toekomstige Ontwikkeling — Vredenburg-Saldanha en Omgewing. Departement van Beplanning en die Omgewing.

(d) *The Industrial Zone*

The area adjoining the harbour has been reserved for those activities most intimately associated with the harbour. The smelting-works and the cement factory will be located here. Manufacturing generally has been zoned in the low-lying area to the east of Vredenburg and north of the smelting-works and cement factory.

(e) *The Commercial Harbour*

From a preliminary evaluation of the future needs it seems that a harbour may be required in 15 to 20 years' time. It may be necessary to provide this harbour in the vicinity of Donkergat. The fishing industry may for the future be restricted to the St. Helena Bay-Stompneus area.

(f) *The Langebaan Lagoon*

Considerable research has been carried out and is still proceeding by a capable team of naturalists to observe the effects of the development on the fauna and flora.

The southern portion of the lagoon is to be very strictly protected against any form of encroachment. It is considered, however, that open-air recreation would be quite compatible with nature conservation. Consequently a limited amount of recreation will be permitted.

4. *General Impressions*

A considerable amount of study has gone into the preparation of the plan and an empirical approach is also apparent from the caution with which certain land use reservations have been handled. It seems that although the broad outline has been firmly rationalized, considerable adaptation of detail might ensue with time.

The Department of Planning and the Environment is to be congratulated with this firm approach to systematically planned growth as opposed to the ad hoc development of the past from which we have inherited most of our present headaches of over-congestion and inadequate communications in our metropolitan centres.

D.P.

News from our Regional Development Associations

The Border Regional Development Association held a very successful annual congress and planning symposium at East London on Friday the 11th of April.

Several planning personalities attended the proceedings including the Honourable Mr Loots, Minister of Planning and the Environment, with Dr Rautenbach, Mr August Katzenburg and Mr Marius de Waal.

Papers were presented by Professors J F Potgieter, P C Fourie and D Page and by Messrs W J Davies and B G Philips.
