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# PLANSCAPE cc

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## **KNOR VARKIE CAMPING AND CARAVAN SITE AND ASSOCIATED RESORT FACILITIES ON PORTION 8 OF FARM KLIPHOEK NR 59, VELDDRIF**

The purpose of this report is to assess compliance with, and justification for the Knor Varkie Resort in relation to the Bergrivier Municipality's Integrated Development Plan and Spatial Development Framework.

### **1. BERGRIVIER REVIEW INTEGRATED DEVELOPMENT PLAN 2022 – 2027 (REVIEW 2025/26)**

The Integrated Development Plan (IDP) serves as a single, inclusive, and strategic plan for the development of the municipality.

The IDP's primary aims are to:

- Identify and prioritize community needs (and therefore municipal needs).
- Integrate these needs into a singular local-level plan that indicates how municipal resources will be allocated to address them over the five-year cycle of the IDP.
- Identify critical development needs falling within the functional mandates of other spheres of government, and their public entities, indicating how these will be addressed in the short, medium, and long term and how they align with municipal planning.

The IDP is thus primarily a public sector planning tool designed to address community needs and municipal service delivery. While it supports private development, its primary purpose is not to directly manage or control private investment but to create conditions that enable it.

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One of the strategic goals of the Bergrivier Municipality's IDP (Strategic Goal 4) is to *"facilitate an enabling environment for a diversified economy and growth to alleviate poverty."*

This goal includes specific objectives that directly support private sector development and investment:

- Improving the regulatory environment for ease of doing business: The IDP aims to streamline processes to make it easier for private businesses to operate, which can encourage investment.
- Promoting tourism: By fostering tourism, the IDP supports private sector initiatives in hospitality, recreation, and related industries.
- Attracting investment through catalytic infrastructure: The IDP identifies infrastructure projects that can act as catalysts for private investment, such as roads, utilities, or other public facilities that make the area more attractive for businesses.
- Alleviating poverty through job creation in municipal-driven projects: While these are public initiatives, they often involve partnerships with private entities, creating opportunities for private sector involvement.

The Knor Varkie resort supports and contribute to the IDP's Strategic Goal 4 (Facilitate an Enabling Environment for a Diversified Economy and Growth to Alleviate Poverty) and specifically the objective to "promote tourism" by providing recreational facilities and holiday accommodation and employment opportunities.

## **2. BERGRIVIER MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK 2024-2029**

The Bergrivier Municipal Spatial Development Framework (MSDF) is the planning and development policy which creates the framework for development on the application property.

The purpose of the Bergrivier Municipal Spatial Development Framework is to serve as a core component of the Bergrivier Integrated Development Plan (IDP).

It aims to guide growth and development in the Bergrivier municipal area in a sustainable manner over the next five-year and 20-year development cycles, aligning with the municipal Capital Expenditure Framework.

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The MSDF adopts the municipal vision - "*Bergrivier as a prosperous community where all want to live, work, learn and play in a dignified manner*" - as its spatial vision, focusing on protecting conservation-worthy agricultural and natural landscapes, and fostering economically thriving, liveable settlements.

The MSDF primarily concentrates on urban settlements and does not include any specific proposals concerning the application site or property.

The application site is located in municipal ward 7, which includes Veldrift / Laaiplek and the Berg River estuary. The tourism policy for Ward 7 prioritizes Velddrif/Laaiplek as a tourism hub, leveraging the Berg River Estuary and coastal assets to drive sustainable economic growth.

The MSDF identifies the Berg River as a key natural asset, particularly its estuary, which supports biodiversity, recreation, and economic activities. Tourism facilities along the Berg River can be justified through the MSDF's focus on agritourism and ecotourism.

By promoting ecotourism and agritourism, while ensuring environmental protection and infrastructure support, the MSDF supports the development of tourism facilities and recreational activities that enhance the region's appeal, create jobs, and preserve its natural and cultural heritage.

The MSDF implementation plan for ward 7 specifically states that agritourism on farms should be promoted and new tourism routes and destinations should be established.

The Knor Varkie resort aligns with and support the municipal vision to create a sustainable, inclusive, and economically vibrant tourism sector that leverages the region's natural assets (notably the Berg River and its estuary), cultural heritage, and strategic connectivity to attract visitors, create jobs, and enhance community well-being.

Yours faithfully,



M Langenhoven