

//ARE-MA//EIS KOUGA GREAT PLACE,

TOURIST CULTURAL VILLAGE, AGRICULTURAL SOCIALIST LIVING, NATURE RESERVE AND BIODIVERSITY CENTRE



DEVELOPMENT PLAN FOR SUSTAINABLE AND ECO-DEVELOPMENT

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DEVELOPMENT PLAN

1. BACKGROUND

In order to understand the cultural significance of this application; and in order to bridge or mend the historical injustices created by Colonialism and Apartheid, it just seems fair to explain our ancestral history and significance of us as a people. The //Are-ma//eis originates from the praise name of one of our earliest Kings dating back further than the first arrival of the first Settlers; named Kai //Areb. Kai //Areb was a sharp shooter, with bow and arrow, who was left handed and was praised for that, hence the name “Left Standing Kingdom or //Are-ma//eis”. //Are-ma khwena (Left Standing People) are the descendants of Kai //Areb, resulting in the name //Are-ma//eis which are part of the !Ora/ona a.k.a. Korana Nation. The Links Royal House in Kouga a.k.a. Xammiqua is a clan which is part of a National Korana Kingdom spread over most parts of South Africa, Lesotho, Namibia, Botswana, Zimbabwe and Mozambique. The Links Royal House in Kouga consists of branches in Humansdorp, Jeffreys Bay, St Francis Bay, Oyster Bay, Kabeljous, Hankey, Patensie, Loerie, Thornhill, Longmore and all outer boundaries of Kouga Municipal Area. The application serves to establish a centralized venue to not only act as a “Great Place” but also as a community hub for us, which will serve as a one stop to not only practice our Culture, but also exhibit and educate society and tourists on our cultural practices in an environmentally protected environment.

The purpose of the application is not only to restore the landlessness of us as a people, nor the establishment of a “Great Place” where the descendants of !Ora can practice our ancient traditional customs, but also to ensure that we enjoy the freedoms as depicted in the prescripts of the Traditional and Khoi-San Leadership Act 3 of 2019 free from discrimination. Having said this, the application and its approval will provide to ensure food security, economic development, tourist opportunity, sustainable preservation of nature, biodiversity education and many more opportunities that must be welcomed and appreciated by the Government and society as a whole. We, !Ora/ona (Korana Nation) has always been one with nature and always understood the importance of protecting our natural resources and nature as a whole, including fauna, flora and minerals. The proposed development of **//Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre** is based on a design of *Permaculture for sustainability and eco living* in a historic cultural setting where we can freely practice and express all our cultural traditions. In the life of the !Ora/ona (Korana Nation) there are different cultural rituals that needs to be performed called !Nau, which include teaching or children to hunt (boys initiation called Dorob) to preserve nature (one of the principles is never to harm nature) and to raise livestock.

The project is aimed to unfold as a working demonstration model teaching other nations, other cultures, agricultural schools, academic school pupils, university students, local communities as well as interested adults and teachers from the broader community of South Africa on the preservation of nature, where one can still create sustainability living in an agricultural environment. The emphasis is both on the rural poor and urban dwellers; teaching individuals the relevant steps and the knowledge required for sustainable living in today's harsh economic climate. This business plan is a comprehensive document that not only focuses on cultural practices, agricultural farming for sustainable living or commercial trade, economic development, cultural tourism, but also focuses on having all these sectors addressed while still ensuring preservation of our natural resources and is split into various sections. This programme will cross economic and social borders and spread the importance of permaculture (food, water, soil, shelter, solar, alternate energy sources) awareness amongst individuals and into the communities. Self-empowerment and economic freedom is attained through the independent acquisition of food and water via implementing permaculture techniques, rainwater harvesting and harnessing of natural energy. These practical techniques will be taught at our training facility at **//Are-ma//eis Kouga Great Place, Nature Reserve and Biodiversity Centre**, Papiessfontein, Jeffreys Bay, Eastern Cape, South Africa. The focus is on skills training which will be taken back into the community. This development plan serves to motivate the establishment of this Biodiversity Centre situated in a proposed Nature Reserve with special consensual use of the old fallow farmland for a Permaculture and an Eco-village Development Programme.

The model that the **//Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre** is developed and is inspired by Sepp Holzer (Austrian born, International consultant for Natural Agriculture) and Bill Mollison (Tasmanian born, founder of the Permaculture Institute in Tasmania), both permaculture experts. We have followed Bill Mollison's Permaculture Design Course and are influenced by the works of Steiner and Masanobu Fukuoka. We are greatly inspired by Sepp's thirty years' experience in creating a successful micro-climate by mimicking nature, presenting sustainability in a Biosphere at its optimum. In South Africa, the use of Indigenous knowledge (which is our ancient way of living) and modern technology offers us the information that we need to combine and adapt the effective tools we require for finding solutions for individual and community survival.

In accordance with the Government's policy of encouraging and establishing effective land use and rehabilitation, **//Are-ma//eis Kouga Great Place, Nature Reserve and Biodiversity Centre** has already begun implementing this process by researching techniques that does not conflict with our ancient traditional and indigenous methods of farming and living. Our first objective would be to

implement livestock infrastructure, then clearing all the “Alien” trees from the water courses and lastly implement a programme for the “Reforestation” of Indigenous trees reconstructed wetlands, water security, as well as a Medicinal and Edible plant Nursery/fields as part of our Indigenous Knowledge Systems. The preservation of unique flora and fauna will be demonstrated with the sensitivity of the development of the Biosphere and the attention given to careful planning and designing of different permaculture Zones for living(housing), permaculture-agriculture (food and water harvesting) and protection of wildlife. The focus of our model is to ensure the creation of a Biosphere model to ensure environmental and economic sustainability. This will be a learning site for communities, students and lecturers who will be continually working on solutions that can translate into Global principles of sustainable development.

2. PROJECT SUMMARY

The requested land for the **//Are-ma//eis Kouga Great Place, Nature Reserve and Biodiversity Centre** is situated just outside Jeffreys Bay, adjacent to the Kabeljous River and composed of approximately 525 Hectares of which 40 Hectares is arable land and the remaining hectares pristine Fynbos vegetation and Riverine thicket. It is situated on farm Papiessfontein on the Jeffreys Bay Road. (R102 passage to the back entrance into the Gamtoos Valley). It is one hour’s drive from Port Elizabeth, one and a half hour’s drive from Plettenberg Bay and only 25 min drive from St Francis Bay. Its central location makes it easy and affordable to reach in both time and money. The terrain is composed of diverse **Biomes** making it ideal for a variety of foods, fruit trees and medicinal plants, edible plants and herbs. The land has 1 flowing river with estuaries, good soil and an all year rainfall.

The land on which the //Are-ma//eis Kouga Great Place, Nature Reserve and Biodiversity Centre will be developed will acquire the rights for re-zoning from agriculture to a statutory nature reserve and the land will be a Biodiversity Stewardship site under the Eastern Cape Biodiversity Stewardship Programme. It is situated next to the Kabeljous River Nature Reserve planning domain and is an important link to this protected area.

2.1 Vision

Our vision is to create one of a series of significant conservation stepping stone sites along the newly promulgated **Khoi and San Heritage Routes** along the Coastline by incorporating a sustainable organic and permaculture enterprise and an indigenous knowledge site within a protected area; where we can freely practice our ancient ways of living and culture. And to create a self replicating, sustainable and integrated community in harmony with nature with a high standard of living, in service of the world.

2.2 Mission

To sustainably manage the property chiefly for its biodiversity and ecological values, including the preservation of indigenous knowledge and, in a balanced manner, to create and manage a modern, self-sustaining permaculture village. To bring together the breadth of South African diversity to consciously create and develop a holistic community that, like any natural system creates surplus energy in the form of human values, skills, products and people, that can be exported and shared with the surrounding communities, the country as a whole and eventually the whole world.

3. PROPERTY ZONING

It will have 3 Zones:

Zone 1: Conservation

Zone 2: Cultural

Zone 3: Development

3.1 ZONE 1: CONSERVATION

(As on the Farm Development Plan)

3.1.1 Biodiversity and Indigenous Knowledge

The land of **Papiesfontein 319 of Humansdorp RD Portion 5 and 321 Portion 23** has a high level of Bio-diversity that has been recognized by **ECPTA**. Ancestral bones and artefacts (dated thousands of years) used by our //Are-ma//eis as part of the Khoi ancestors have been found at various places at Papiesfontein. The ecology, pristine vegetation, cultural history and archaeology of this land dictates its need for environmental protection. Establishing a Biosphere will achieve a balance between the sustainable use of this environmentally sensitive environment and the preservation of its ecology.

3.1.2 Stewardship Contract and Protected Area Management Agreement

A **Stewardship Contract and Protected Area Management Agreement**, must also be entered into with **ECPTA**, to assign the management authority to the land owner for the administration and management of the //Are-ma//eis **Kouga Great Place, Nature Reserve and Biodiversity Centre**.

3.1.3 ZONE 2: CULTURAL

(As indicated on Development Plan)

3.1.4 Permaculture Cluster Village

- It is proposed that as part of the //Are-ma//eis **Kouga Great Place, Nature Reserve and Biodiversity Centre** a community village will be set up based on the permaculture principles of shared work, organic gardening for food source, natural building and harnessing and sharing of appropriate alternate energy. This village will house the persons involved in the cultural community “upliftment” work and run the proposed **Eco lodge** and **Multicultural Centre** and will also become part of the permanent residency for the “Great Place”.

3.1.5 Tourism

- //Are-ma//eis **Great Place, Nature Reserve and Biodiversity Centre’s** close proximity to neighbouring towns, Jeffreys Bay, Humansdorp, St Francis, Oyster Bay, only one hour from Port Elizabeth and one and a half hours from Plettenberg makes it an easy destination. It also makes the ideal stop over en route to the Sarah Baartman Centre of Remembrance, the Thyspunt Fish Traps or even the Baviaans Kloof Mega Reserve or as a half day stop at the scenic coastal Kouga Areas.
- The easy access makes it viable for visitors and tourists alike to benefit
- from the Biodiversity and the experience that //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre will have to offer. We will have organic food produce and therapeutic oils to sell and foresee the spa, yoga facility and land Art as being a huge draw card generating a spin off for further development.
- The Proposed Multicultural Centre, Eco Lodge and permaculture cluster village will also be a living, working model that will enable visitors to experience the benefits of permaculture practice.

3.1.6 Eco School Education

- It is proposed that the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre will have a **Youth Education Camp** coinciding with our annual **idi Dorob** (boys initiation in Korana Culture) to set up school camps and teaching scholars with understanding of nature preservation and/or conservation. We would like to see the development of an “Ecological conscious” programme for school camps, reaching children of all races, dealing with social issues and taboos. We want to ignite a sense of empowerment and independence through the knowledge and skills taught at these camps.

- Natural building techniques such as; Cobb building/adobe/rammed earth technique, Post and beam, Earth ship–passive solar homes, permaculture gardening, harnessing of Natural energy, water harvesting and seed collecting) as well as the importance of “rite of passage” which will enable the child to return to his or her family with information that will inspire and hope to improve his or her life with practical application, learnt at grass roots level, promoting entrepreneurship and breaking the cycle of poverty.
- In conjunction with the **ECPTA** the land owner is looking at setting up the running of a Wildlife and Environmental initiative. We would like to facilitate both primary and senior school learners, emphasising the importance of the symbiotic relationship between Man and Nature.
- The vision is to eventually set up a primary based Eco school which grows into a high school.
- **Educational camps** held at our proposed **idi Dorob Huts and Bush Camp** will be an activity available for all schools, education centres, as well as for private groups. This facility will be a platform for facilitators to teach individuals about environmental matters creating awareness and offering practical solutions in everyday living.

3.1.7 Cultural Centre

- It is proposed that the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre build and establish a Cultural Centre for both the purpose of Education and Tourism. This Centre would be a teaching museum and a platform for showcasing stories aimed at both the South African youth and visitors, providing an opportunity for individuals to reconnect with their ancestral heritage and begin or further a Spiritual quest. A site has already been earmarked for sacred purposes embracing diversity of Spiritual belief.

3.1.8 Yoga Centre

- The Yoga Centre is to be an active Centre where weekend workshops and Yoga courses are to be held.
- The Centre will be hired out to create its own revenue which will pay for the running costs and the maintenance of such a facility including the accommodation required for teachers and students.
- This space will provide a venue for other courses relating to the Healing of Body and Mind.

3.1.9 Land Art

- //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre will promote local South African Artists by holding Annual Land Art exhibitions inviting International artists and guests.
- The accommodation at the Yoga Centre as well as the proposed Lodge will house participants and visitors.

3.2 ZONE 3: DEVELOPMENT

(The figure A, B, C, D, E, F, G, b, c, d, e, f, g, T, U, V, W, X, Y on the Farm Development Plan)

3.2.1 Eco Education Facility

- It is proposed that the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre establish an adult **Education facility** which will enable teaching of Natural, appropriate Alternative Building techniques and correct use of local resources from the surrounding land. We foresee the development of a National and International Natural Building and Permaculture Teaching Centre which will showcase Environmentally Sustainable Practices demonstrating the viability of these proven techniques.

3.2.2 Permaculture Organic Gardens

- The Permaculture workshops and courses will be teaching both the principles of Permaculture, Organic gardening and Seed collecting . The workshops will be aimed towards skills development for both the individual and the “upliftment” of local communities.
- It is proposed that the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre set up a Medicinal Nursery for the exploration of Indigenous medicine and the first phase of this project has already been initiated with the support of ECPTA. We have also begun the Reforestation program with the commencement of planting of endemic trees to the environment.

3.2.3 Training and Labour

- Jobs will be created at the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre during the development phase as well as on going with the evolvment and growth of the proposed Eco village, privately owned homes and all other facilities proposed for the //Are-ma//eis

Biodiversity Project.

3.2.4 Revenue Resources

It is proposed that the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre will:

- establish a revenue stream from various farming projects including Cannabis Hemp and Cannabis Oil extractions.
- Run workshops at the Yoga Centre.
- Offer treatments and products at the Spa and Healing facility (wellbeing and medicinal).
- Run PDC Permaculture Courses
- Run EDE courses (eco village design)
- Internships and certified appropriate technology courses
- Run Permaculture Gardening courses

4. //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre

4.1 Aims:

The aim of the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre is primarily to provide a “hands on” practical training programme in an indigenous cultural setting to achieve the following:

- To develop a practical working permaculture environment to serve as a training centre for all scholars, students, lecturers and private individuals.
- To demonstrate how appropriate technologies can be applied in the fields of building, re-use of waste water and sanitation.
- To provide effective training and skills development in the area of Permaculture, Natural and Alternative Building, Alternative Energy, Medicinal Indigenous Plants and Seed Collecting.
- To develop products such as Medicinal and aromatic oils.
- To develop entrepreneurial skills and revenue from training, eco-tourism and value added products.

4.2 Objectives

The overall objective of the //Are-ma//eis Biodiversity project is to develop the Centre as a model that best practices and develops Alternative Technology, Permaculture Gardening and training.

Special objectives include:

- To develop a local and International self-sustaining model for development that showcases effective use of Indigenous knowledge and cost effective alternative technology

- To establish a teaching facility that promotes awareness and produces skilled and self-empowered individuals
- To contribute to rural and urban 'upliftment' through integrating effective environmental management.
- To design and construct environmentally sensitive and compatible dwellings utilising Natural methods and materials, harnessing natural energy and re-use of water.
- To identify viable business opportunities for locals that could create jobs and uplift community
- To foster human development where it is socio-culturally and ecologically sensitive.
- To provide low cost alternatives to energy and cleaner technology-electricity, water, sewage and handling of waste products.

4.3 Ownership and Management of //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre

4.3.1 Ownership

Papiesfontein Farm 319 ptn 5 and Farm 321 ptn 23, Jeffreys Bay is currently in the ownership of the "Suid Afrikaanse Behuisingsraad", meaning in the ownership of the State and National Public Works to be precise. The intention of the application is to transfer Papiesfontein Farm 319 ptn 5 and Farm 321 ptn 23, Jeffreys Bay into a Trust which will be the **//Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre Trust**.

4.3.2 Management

The Stewardship Contract and Protected Area Management Agreement which land owner must be entered into with ECPTA which assigns the management authority to the land owner for the management of the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre. The management authority is empowered in terms of the Protected Areas Act to make administrative and management decisions on the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre within the framework of the Act and the Biodiversity Stewardship agreement. The ECPTA will support the management of the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre.

4.3.3 Community Development Trust

A Community Development Trust will be established and it will lease land from the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre Trust in order to establish residences and enterprises.

4.4 How the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre will operate

The project is comprised of a number of interdependent functions that together will form a sustainable and implementable model and serve as a catalyst for sustainable development. It will be a working Permaculture environment with private homesteads as well as houses built in a village setting, with the design layout based on Permaculture principles. The Teaching Centre will be Organic in nature, powered by the elements (use of natural energy and built from the lands own materials). It will be a venue or environmental awareness and skills development.

The terrain is made up of indigenous fynbos and a fairly flat topography, gentle slopes that are suitable for creating swales and dams for harvesting of rain water (following the Keyline concept). There are perennial rivers that will be used for “ram” pumping and gravity feeding water to various points on the land. The Permaculture Design Layout of the different Zones has been drawn up. The design layout for the dams and swales are being mapped and the reforestation of Indigenous trees and planting of endemic and other Medicinal plants is in process. This Centre will create opportunities for new inventions, transfer of knowledge and skills, provide inspiration and develop ideas for use of cost effective technology solutions for comfortable low cost building.

4.4.1 Capital

Pioneer stage requires earth moving equipment for creating dams and swales for water catchment. The run-off water will provide water for the Permaculture food gardens, medicinal plants and trees which in turn can generate natural capital (takes 3 years). Potential sale of sites within the //Are-ma//eis Reserve which borders the Kabeljous Nature Reserve will provide capital of which a portion is to be used for infra-structure and development of the Permaculture Eco Village. Further capital for individual projects will be funded externally through private or public enterprise.

4.4.2 Food and Medicine

In the short term there will be food security and natural medicine for those residing on the land. Jobs provided in this phase will already teach those involved basic Permaculture gardening which can be implemented in their homesteads or communities. Workshops will be run during this phase to educate students on site (forming part of the labour force). A one year training programme will be implemented which will offer the students certificates in Permaculture Food security and Indigenous Medicinal

training. These graduates will then be able to return to their communities and create community food gardens for local production and market gardens for retail. Nurseries can be established to propagate trees and plants to be used for sustainable medicine plant harvesting. This knowledge will cover Food Security, Healthcare, Natural Building, Appropriate alternate technology and Environmental education.

5. DESIGN SPECIFICATIONS

Masterplan

Natural structures sensitively designed with minimal impact on the protected environment. All aspects of the design to be in accordance with the Permaculture Ethos utilizing alternate technology, waste water systems, harnessing of natural energy and protection of wild space.

All designs to be overseen and approved by Gaokx'aob Xammi a.k.a. Chief Wayne Petersen, the sole member of **WP Design (Pty)Ltd** and **Chief of //Are-ma//eis Kouga (an indiginous Khoi and San Community)**, or, failing him, by a trustee of the **//Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre Trust** who has been appointed to do so.

5.1 Primary Infrastructure

High quality, appropriate technology is to be utilized. Use of ancient techniques that have been hybridised with modern technology for efficiency;

- Ram pumps and gravity feeding water to sites. Water catchment dams with swales for servicing food gardens and trees.
- Borehole if necessary
- Clean renewable energy with ease of supply, operation and maintenance
- Re-use of waste water
- Accessible roads
- Walking and cycling possible

5.2 Neighbourhood Design

All designs to be approved by Gaokx'aob Xammi (Chief Wayne Petersen), Sustainable Designer, sole member of **WP Design (Pty)Ltd** and **Chief of //Are-ma//eis Kouga**, or, failing him, by a trustee of the **//Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre Trust**, who has been appointed to do so. Homes will be individually designed taking into account the individuals personal needs and taste. All structures to be built from any choice of natural materials; stone, wood, reed, clay, rammed earth, cobb, sand bag and various other hybrid forms of natural building but keeping the character of

indigenous Khoi architecture/designs. The finishes have to be compliant with “Green standards” eg. non-toxic paints, plasters and tiles. Where permitted, landscaping is to be sensitive to the environment and to enhance the relationship with nature. Planting of indigenous and endemic plants outside of food gardens. All vehicles require cover parking and screening. All lighting fitted to be LED lighting. NO visible outside lighting. Only use of low path solar lighting will be permitted. NO lights burning through the night.

5.2.1 Private Homes in Pristine Vegetation

(The figure A, B, C, D, a, X on the Farm Development Plan)

These properties will be allocated an allotment in the old arable lands for food security

- Design sensitive to the environment and //Are-ma//eis eco specs,
- Only house structure and carport footprint,
- No landscaping or disturbance of pristine vegetation,
- Natural plunge pool allowed only if part of structural footprint,
- Carport with screen.

5.2.2 Private Homes in Permaculture village

(The figure a, E, F, G, b, c, d, e, f, g, h, T, U, V, W on the Farm Development Plan)

These owners will also have the opportunity to lease further arable land in order to pursue larger scale organic farming interests.

- Design sensitive to the environment,
- Sensitive landscaping in accordance with Permaculture principles (see principles),
- Natural pools in accordance with the Bio pool principle-natural filtration with use of plants,
- Sharing of energy, water source.....
- Carport with screen.

5.3 Eco Village Cluster Living

- Passive Solar Homes, “Earth ship” design homes with living roofs,
- Communal food garden and planting of trees in accordance with Permaculture principles,
- Food forests
- Organic and Biodynamic farming methods
- Communal swimming dam,
- Communal energy source, water source,
- Carports with screens.

5.4 PETS

- Pets will be permitted within a fenced off area of the owner's site which will be demarcated on the site development plan of the site
- Walking of pets will be allowed only in the development zone and pets will need to be under control of the owner and if need be on a leash
- Dogs cannot at any time be unaccompanied in the development zone.

5.5 Access Roads

Access roads to //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre will be fed from the Main Road R102. Maintaining the existing internal farm tracks will be the responsibility of the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre. The roads within the boundaries of the different sites will be the responsibility of the home owner .

5.6 THE //ARE-MA//EIS GREAT PLACE, NATURE RESERVE AND BIODIVERSITY CENTRE TRUST

Papiesfontein Farm 319 ptn 5 and Farm 321 ptn 23, Jeffreys Bay, on which the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre is being developed, is currently owned by National Department of Public Works.

The intention of the application is to set up a **//Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre Trust** and to transfer Papiesfontein Farm 319 ptn 5 and Farm 321 ptn 23, Jeffreys Bay into the name of such trust.

5.7 Building and Landscape Design Guidelines

The //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre Trust will continuously update building and landscape design guidelines, which will include:

- Sensitivity to the Papiesfontein landscape and the intelligence within nature;
- Building to a modest scale with a low ecological footprint,
- defined by sustainability indicators;
- Permaculture gardening;
- Rainwater collection and storage;
- Natural systems for treating sewage and recycling of water and nutrients to the land;
- Maximising the effective use of electricity from Honeyville Wind, , Micro Hydro, Passive Solar homes;

- Incorporating passive solar design and high insulation standards;
- Building facilities in the cluster development, such as laundries, for common use to reduce individual house footprints and costs.
- Building to high aesthetic standards with integration between gardens and buildings where appropriate;
- Adopting a high standard for ecological and healthy building materials,
- Keeping the land as car-free as appropriate with encouragement of the use of bicycles.
- Creating walking and cycling trails
- Re introduction of Endemic Game to the Reserve

5.8 The objectives of the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre Trust might include:

The Trust will develop land for the common good of the whole collective. 50% of the nett proceeds, or such other percentage of the nett proceeds of the sale of sites as may be decided by the trustees from time to time, will be redirected into the development within the reserve.

The Trust will set up a Community Development Trust which will lease land from the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre Trust.

The Trust will apply for grants for Sustainability practice and Research and Development such as an Environmental Education Centre.

The Trust will adopt a strong social and environmental ethic. .

The Trust will strive to be a centre of excellence in land stewardship and ecologically sensitive housing development, pioneering new approaches to community-based sustainable development.

The Trust will have trustees which will be representing the broad interests of the //Are-ma//eis Great Place, Nature Reserve and Biodiversity Centre, which will be responsible to the beneficiaries for sound management in the interests of sentient beings.