



**Request for comment: Proposed Amendment of the Langeberg
Spatial Development Framework**

Notice is hereby given in terms of section 28(3) and 29 of the Municipal Systems Act, 2000 (Act 32 of 2000), section 20 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013), section 11 of the Western Cape Land Use Planning Act, 2014 (Act 13 of 2014) and section 3(2)(a) of the Langeberg Municipality: Land Use Planning By-Law, 2015 that Langeberg Municipality intends to amend its Municipal Spatial Development Framework (MSDF).

A MSDF is a long-term forward planning document which spatially indicates the long-term growth and development path of a municipality. It co-ordinates the spatial implications of all strategic sector plans (engineering, transport, economic, housing, community services etc.) of a municipality. A MSDF is also one of the core components of a municipal IDP and gives physical effect to the vision, goals and objectives of the municipal IDP. Once completed, the MSDF will be approved in terms of the Municipal Systems Act, 2000 (Act 32 of 2000) and will serve as a guide to decision making in development and land use planning.

In terms of section 11(b) of the Land Use Planning Act, 2014 (Act 3 of 2014), the Municipality has opted not to establish an Intergovernmental Steering Committee. Therefore, a Project Committee, responsible for the amendment of the MSDF, will be established in terms of section 4 of the Langeberg Municipality: Land Use Planning By-Law, 2015. This committee must adhere to the procedural requirements outlined in section 13 of LUPA and section 7 of the Langeberg Municipality: Land Use Planning By-Law, the core emphasis of which is the allowance of 60 days (22 January 2019 until 25 March 2019) for all stakeholders to comment on the document. A copy of the SDF proposals is available at all Municipal Offices and libraries or website www.langeberg.gov.za. (The document can be downloaded at the following link <http://langeberg.gov.za/municipal-documents/sdf>)

Should you have any additional questions regarding the process and/or proposed amendments, please do not hesitate to contact Mr Kobus Brand at Langeberg Municipality (023 614 8000) or kbrand@langeberg.gov.za.

SA Mokweni
Municipal Manager
Private Bag X2
Ashton
6715

**Versoek om kommentaar: Voorgestelde Wysigings van die
Langeberg Ruimtelike Ontwikkelingsraamwerk**

Kennis geskied hiermee ingevolge Artikels 28(3) en 29 van die Wet op Munisipale Stelsels, 2000 (Wet 32 van 2000), Artikel 20 van die Wet op Ruimtelike Beplanning en Grondgebruikbestuur, 2013 (Wet 16 van 2013), Artikel 11 van die Wes-Kaapse Wet op Grondgebruikbeplanning, 2014 (Wet 13 van 2014) en Artikel 3 (2)(a) Langeberg Munisipaliteit: Grondgebruikbeplanning Verordening, 2015, dat Langeberg Munisipaliteit van voornemens is om hul Munisipale Ruimtelike Ontwikkelingsraamwerk (ROR) te wysig.

Die Langeberg ROR is 'n langertermyn vooruitbeplanningsdokument wat die langtermyn groei- en ontwikkelingsdoelwitte van die munisipaliteit ruimtelik aandui. Dit koördineer die ruimtelike implikasies van alle strategiese sektorplanne (ingenieursdienste, vervoer, ekonomie, behuising, gemeenskapsdienste, ens.) van die munisipaliteit. Die Langeberg ROR is die ruimtelike komponent van die Langeberg Geïntegreerde Ontwikkelingsplan (GOP) en verskaf fisiese effek aan die visie asook doelwitte van die munisipale GOP. Indien gefinaliseer, sal die GOP goedgekeur word in terme van die Wet op Munisipale Stelsels, 2000 (Wet 32 van 2000) en sal dien as 'n gids vir besluitneming ten opsigte van Ontwikkeling asook Grondgebruikbeplanning.

In terme van Artikel 11(b) van die Wet op Grondgebruikbeplanning, 2014 (Wet 3 van 2014) het die Munisipaliteit besluit om nie 'n Interregerings Loodskomitee te vestig. 'n Projek Komitee wat verantwoordelik gaan wees vir die Voorgestelde Wysigings van die ROR, sal ingestel word in terme van Artikel 4 van die Langeberg Munisipaliteit: Grondgebruik Beplanning Verordening, 2015. Hierdie komitee moet gehoor gee aan die vereistes soos gestipuleer in Artikel 13 van die Wet op Grondgebruikbeplanning asook Artikel 7 van die Langeberg Munisipaliteit: Grondgebruikbeplanning Verordening, 2015. Die kern hiervan sal wees die kommentaartydperk van 60 dae (22 Januarie 2019 tot 25 Maart 2019) vir alle belanghebbendes om kommentaar te lewer op hierdie dokument. 'n Afskrif van die ROR voorstelle is beskikbaar by alle Munisipale kantore, Biblioteke asook Webblad www.langeberg.gov.za. (Hierdie dokument kan ook afgelaai word by die volgende skakel <http://langeberg.gov.za/municipal-documents/sdf>)

Indien u enige verdere addisionele inligting nodig rakende die proses of voorgestelde wysigings kan u gerus vir Mnr Kobus Brand by die Langeberg Munisipaliteit skakel (023 614 8000) of 'n e-pos stuur aan kbrand@langeberg.gov.za.

SA Mokweni

Munisipale Bestuurder

Privaatsak X2

Ashton

6715

ASHTON / ZOLANI

Proposed amendments to the urban edge: Ashton/Zolani

- It is proposed to amend the edge to include a ±18.49ha of land (erf 17/158) adjacent to the R60 and Zolani (Annexure A). The owner of the property, Zandvliet Wine Estate, (in conjunction with their neighbour Ashton Canning), approached the Municipality and declared his willingness to offer this land in exchange that some of his workers can be accommodated in a future housing project. Zandvliet is willing to donate and transfer the land to the Municipality free of charge for plots for Zandvliet and Ashton Canning workers. A meeting was held with Langeberg Municipality (18 October 2018) as well as with several officials from the Western Cape Government.

The ultimate purpose of this amendment is to make provision for a future housing project (to be included in the housing pipeline) as well as other related uses.

Erf 17/158 falls outside the approved Urban Edge. It is, however, suitably located in terms of the existing sewerage plant, electricity and bulk water supply.

- It is further proposed also to include the Remainder of Farm 71/158 in the urban edge to establish a node that will link Zolani with Ashton. (Annexure B) This is seen as the prime instrument for promoting integration between the town and Zolani of the urban settlement.

It is situated between the overall municipal solid waste site and the waste water treatment works. The latter's 500m exclusion zone cuts off Zolani from the remainder of the town and makes it difficult to achieve urban integration. There is only a direct pedestrian link. The northern boundary of this pedestrian link is lined with a large vineyard.

The opportunities created by exposure to passing trade for SMME businesses including periodic informal markets in well-designed facilities should be extended to the frontages of Kogmanskloof and Zolani along the R60. There is sufficient space in front of these settlements to install a single sided service road providing direct access without interfering with the access management requirements of regional through traffic along the R60.

Ashton is the only town, other than Robertson that is on the increasingly important R60 route between the N1 at Worcester and N2 at Swellendam. Strong efforts should be made to integrate Zolani and Ashton so that it is better able to take advantage of this through traffic.

One of the principles regarding Settlement Guidelines that is also outlined in the SDF is to "*define a single uniting structure of intensification corridors, nodes and linkages between town and township*" as well as to "*encourage supporting densification pattern and infrastructure provision*".

The overall objective is to set guidelines which can be used by the Council to proactively direct and manage growth through the implementation of urban densification and related measures.

Annexure A



Layers Query Results Legend

Basemap

Surveyor-General

- ☐ Administrative Regions
- ☐ Towns
- ☐ Public Place
- ☐ Parent Farms
- ☐ Farm Portions
- ☐ Erf
- ☐ Servitude Area
- ☐ Street Parcels

Demarcation

Resource Layers

Custom Layers

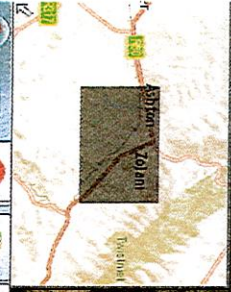
Location Information

Lat: -33.848885 | Lon: 20.088626

SG Farm Portion Info

Select | Focus

| | |
|-----------------|-----------------------------------|
| Name: | n/a |
| Farm Nr: | 17/158 |
| Area (ha): | 18.49 |
| SG Code: | C05000000000015600017 |
| SG Region: | MONTAGU |
| Legal Status: | Registered |
| Working Status: | Current |
| SG Diagrams: | Click to download |



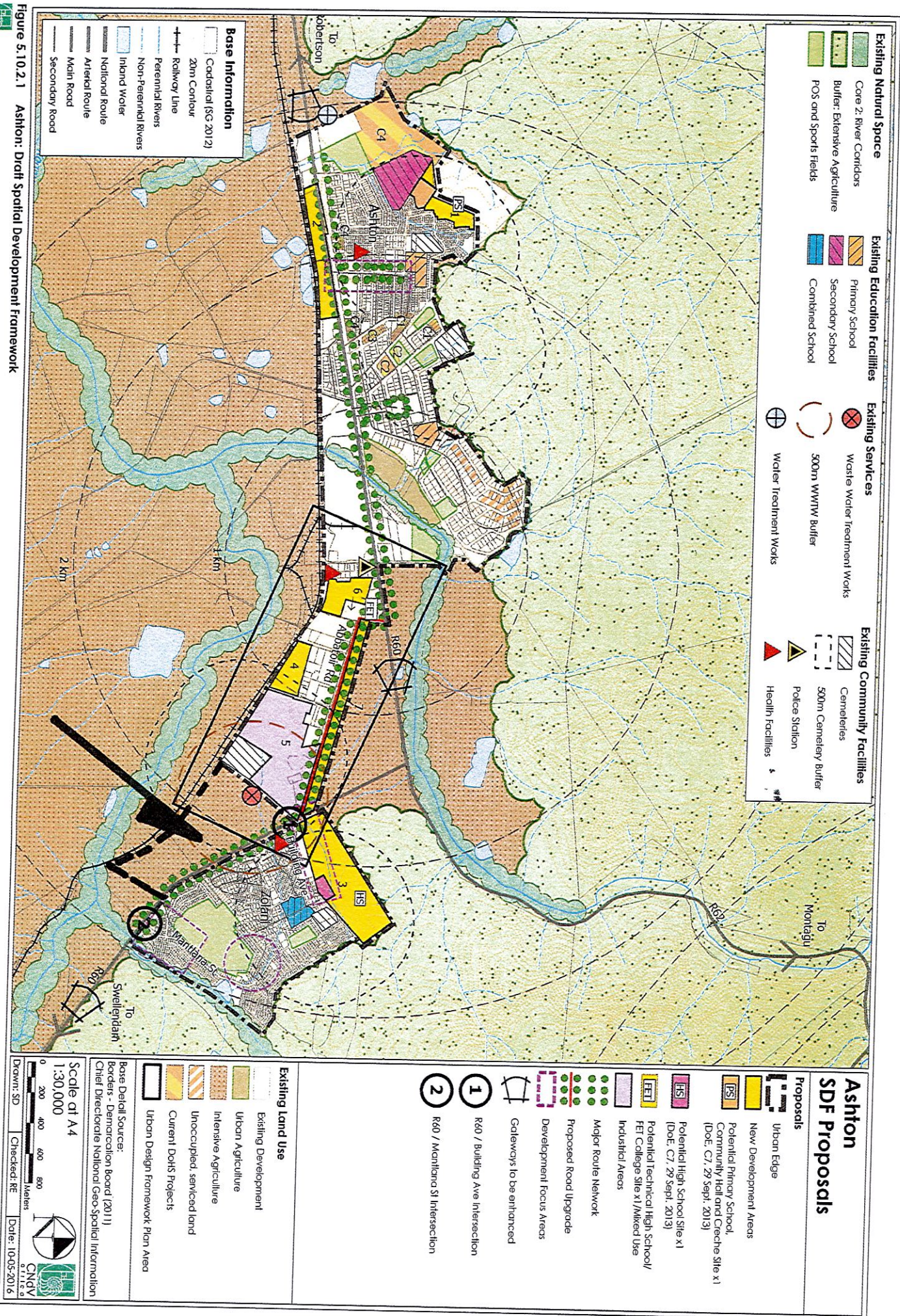


Figure 5.10.2.1 Ashton: Draft Spatial Development Framework

Annexure B

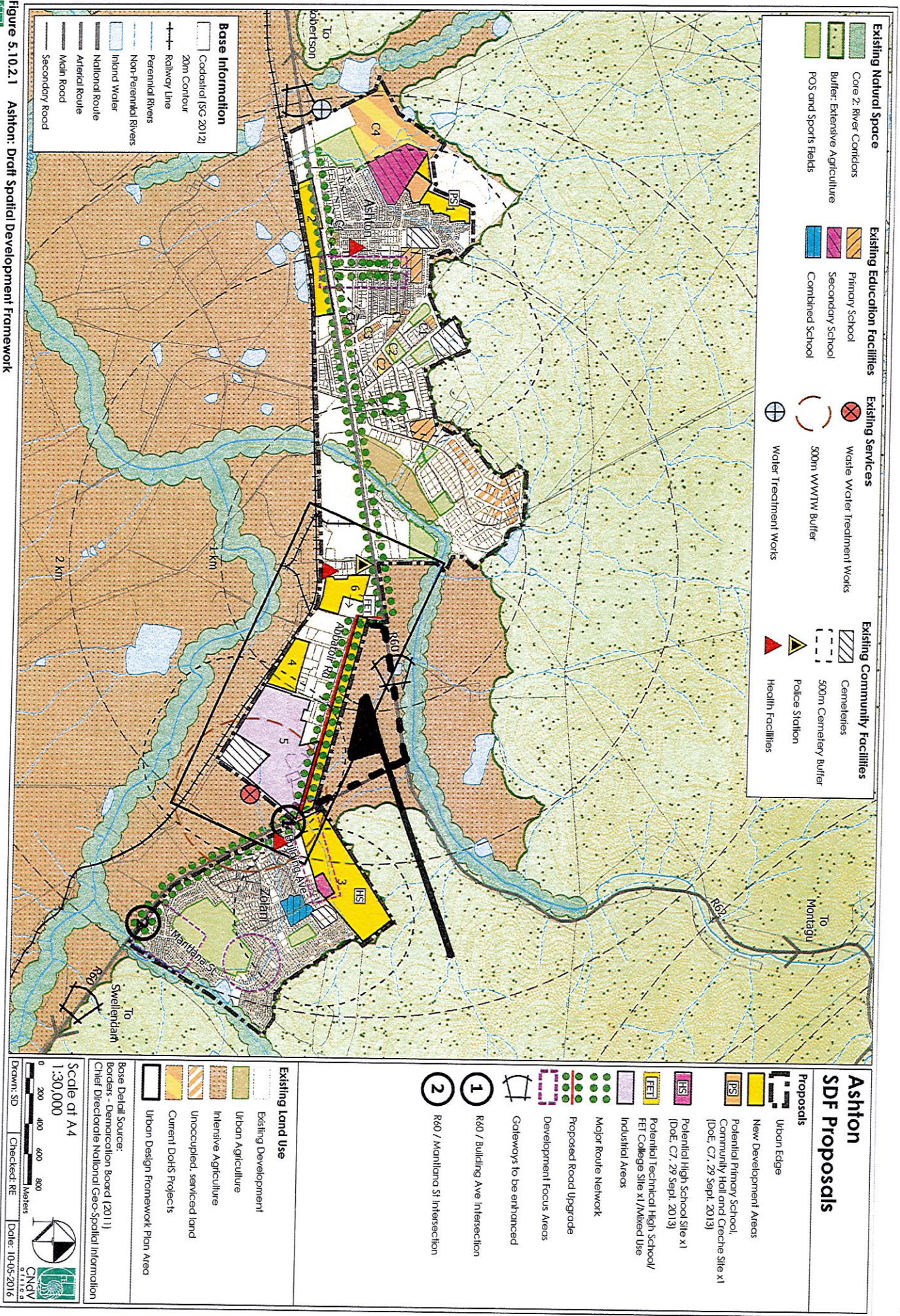


Figure 5.10.2.1 Ashton: Draft Spatial Development Framework

MONTAGU

Proposed establishment of a "Special Planning Area" for development of a contemporary rural village, outside the Montagu urban edge

A request to amend the SDF was received from CMAI Architects for a "Special Planning Area". This request entails a proposed new contemporary rural development (Village) on

- 1) Remainder of the Farm Des Hauts de Montagu (Galenia 235);
- 2) Portion 1 of the Farm no. 152 (Little Bean) and
- 3) Portion 7 of the Farm Derde Heuvel no 149 (Goudmyn) (attached to this report).

The aim of contemporary rural villages are inter alia where residents live in balance with nature, live close to fertile agricultural land and a maximum of open green space to enjoy for recreation and well-being.

The proposal is to develop low impact small hamlets on the farms on land that, according to the owners, has marginal agricultural potential and low or no conservation importance. The proposal is to provide a range of housing opportunities, from GAP to High end residential housing. Attached (Annexure A) please find additional information.

Annexure A



Layers Query Results Legend

Basemap

Surveyor-General

- Administrative Regions
- Towns
- Public Place
- Parent Farms
- Farm Portions
- Ed
- Service Area
- Street Parcels

Donation

Resource Layers

Custom Layers



Date: 20140926 GSD 0.5m ERI South Africa, ERI HERE Gamin [Digital] Surveyor-General WC Department



GALENIA, LITTLE BEAN & GOUDMYN

MONTAGU, WESTERN CAPE

DEVELOPMENT PROPOSAL FOR
LANGEBERG MUNICIPALITY

2018 | 08 | 17



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INTRODUCTION

CMAI Architects Incorporated was appointed by Galenia Estate and Goudmyn Farm to do a full analysis of these two properties with the intention to do a Master Plan towards the development of a new Integrated Agri-Village outside the town of Montagu.

CMAI's approach to such developments are based on creating Enduring:

- Economic;
- Socio-Cultural;
- Environmental and
- Sensory Value

This we do in support of various national strategic priorities:

- Food Security
- Job Creation
- Training
- Poverty Alleviation
- Rural Development
- Environmental, Conservation and Climate Management

In order to create such an enduring development, with hardly any service burden on the Local Langeberg Municipality, we strongly motivate for the declaration of Galenia, Little Bean and Goudmyn Farms as a **Special Planning Area** for the development of a **Contemporary Agri-Village**, outside the Montagu Urban Edge, in the Langeberg SDF.

Based on our well researched and illustrated land analysis, we have come to the conclusion that there is an excellent opportunity to establish a new Contemporary Rural/Agri-Village which will contribute significantly to enhance the broad strategic and development objectives of the Langeberg Municipality.

This proposed development will have as its core objectives:

- The expansion of existing agriculture on the farms
- A complete turnkey solution of the failed land reform project – Goudmyn Farm
- Facilitate additional economic and small enterprise opportunities in the Tourism, Agri-Tourism, Agri-Processing and Public Transport Sectors
- An integrated Rural Development Human Settlement for all income groups
- Conservation Rehabilitation and expansion of existing formalized conservation status of the farms.

This proposed development will be privately funded and will ensure that no capital investment is required from the Langeberg Municipality and no services (sewer, water and power) are required from the Municipality.

All of these services will be privately designed, built and managed and administered by a future Home Owners Association, with strict management regulations. These services will be designed by registered private consultants and approved by the Local Municipal Authorities. CMAI has many examples where they have implemented this model successfully.

A NEW CONTEMPORARY RURAL/AGRI-VILLAGE

Continued urbanization increases extreme financial and social burdens on our society. These include over-population, pollution, lack of infrastructure services and over-utilization of natural resources and escalating property prices and costs of living.

The World Economic Forum acknowledges and

supports the growing trend and imperative to “de-urbanize” to combat the negative impacts of urbanization:

See: <https://www.weforum.org/agenda/2017/10/end-of-cities-urbanization-housebuying>.

A solution to address the negative impacts of urbanization, is the establishment of contemporary rural villages. These are integrated, sustainable rural villages where residents live a life in balance with nature, minimizing consumption and maximizing the resources available for the best and healthiest lifestyle possible. This solution is the revival of an age-old concept where communities live close to fertile agricultural land for the daily need of the freshest food possible, and a maximum of open, green spaces to enjoy for recreation and wellbeing.

To re-enforce an earlier point, the establishment of a contemporary rural village is based on five

(5) principles:

- Agricultural production & Food Security;
- Rural Development;
- Poverty Alleviation, Job Creation and Economic Development;
- Integrated Sustainable Human Settlement; and
- Biodiversity Conservation.

Thus, here is a unique opportunity for Langeberg Municipality to address the various concerns and challenges that were identified in the Langeberg IDP and SDF.

There are three (3) farms, directly east of the former Montagu Municipal Boundary. These include:

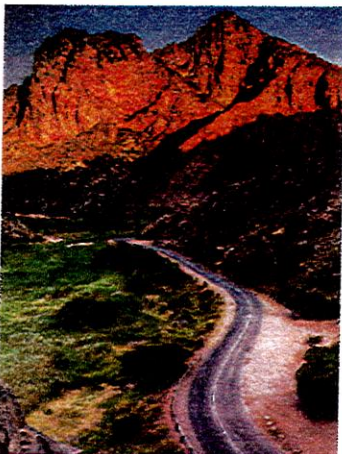
- **Goudmyn:** Portion 7 of the Farm Derde Heuwel No 149
- **Galenia:** Remainder of the Farm Les Hauts De Montagu No 235
- **Little Bean:** Portion 1 of the Farm No 152

LOCATION & CONTEXT



Travelling distances from larger towns & major cities:

| | |
|-----------------------------------|-------|
| Cape Town to Galenia via N1 & R60 | 190km |
| Worcester to Galenia via R60 | 78km |
| George to Galenia via N2 | 260km |
| Beaufort West to Galenia via N1 | 384km |



LEGEND

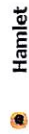


Urban Edge
(and footprint of settlement)

Beyond Urban Edge as currently defined in
Langeberg Municipal SDF (December 2015):



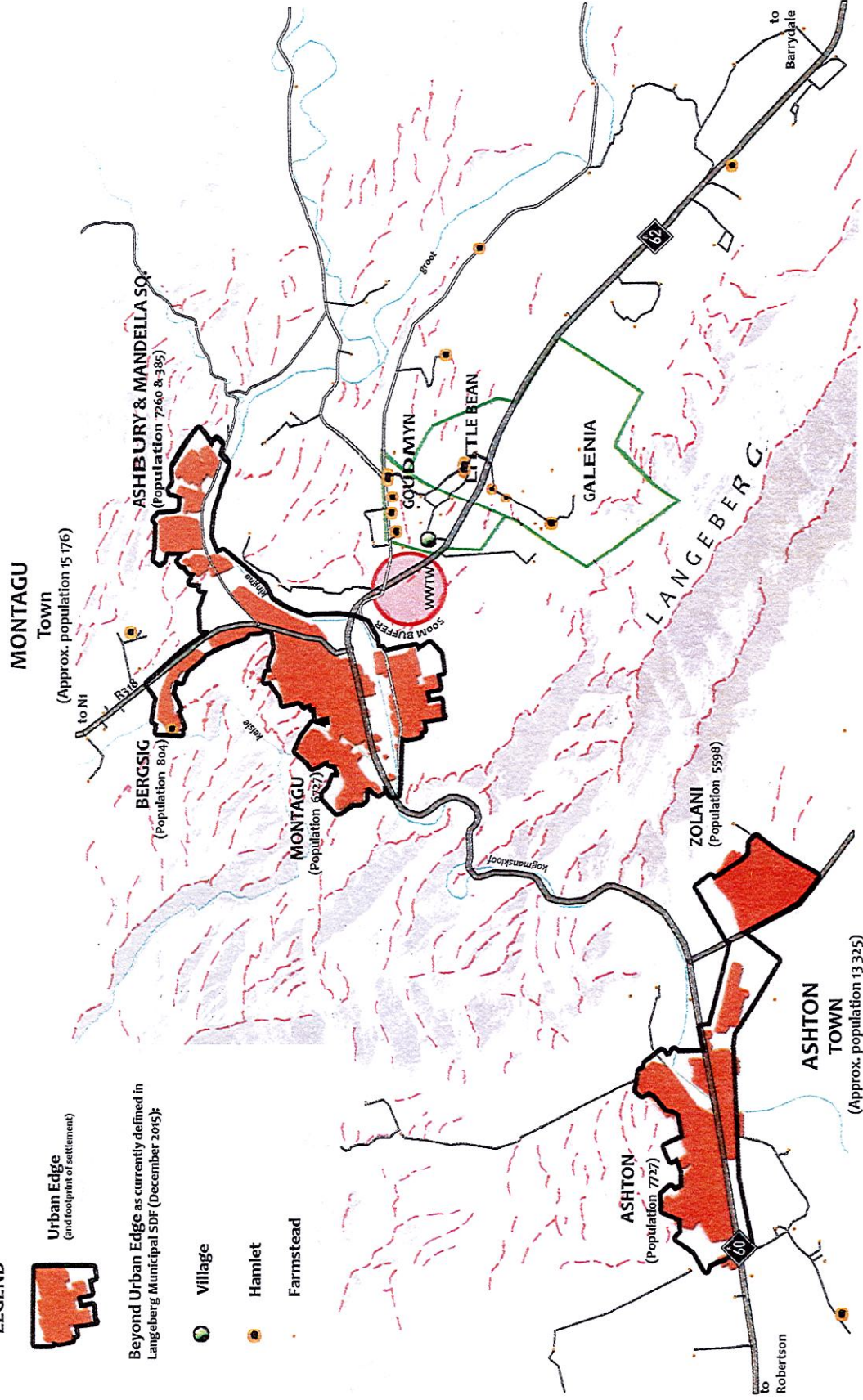
Village



Hamlet



Farmstead



MONTAGU-ASHTON NEIGHBOURHOOD NODE DIAGRAM
PROPOSED
NTS 10 Apr 2016

Ashton & Montagu Proposed Rural Settlement



Legend

Allotment Township

Farm Portions

Erf

Scale: 1:36 112

Date created: April 9, 2018



Western Cape
Government

Agriculture

GALENIA, LITTLE BEAN & GOUDMYN REGIONAL PLAN DIAGRAM

2018.08.17

