

Executive Summary

November
2024

LANGEBERG MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK -DRAFT 3- 2024-2029



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& PARTNERS

Langeberg Municipal Spatial Development Framework 2024-2029 Executive Summary

Status of the Langeberg MSDF 2024-2029

The Langeberg Municipal Spatial Development Framework (MSDF) 2024–2029 will be adopted as a core component of the fifth-generation Langeberg Integrated Development Plan (IDP) cycle, which concludes in 2027, in accordance with Section 26(e) of the Municipal Systems Act. The updated MSDF includes a review of projects for the upcoming five-year cycle and the 20-year development plan, ensuring alignment with the Capital Expenditure Framework (CEF) of Langeberg Municipality. This rewrite forms an integral part of the broader five-year development cycle of the Langeberg IDP.

Purpose and Vision

The Langeberg Municipal Spatial Development Framework (MSDF) aims to provide strategic direction for sustainable growth and development within the Langeberg municipal area. Hence, future growth, development and land use planning will embrace the spatial vision and principles to protect and develop integrated, sustainable settlements and liveable environments and enable economic and social prosperity.

The spatial vision for Langeberg is therefore:

“Langeberg is a prosperous region of economically well-connected, sustainable, liveable, inclusive and resilient settlements and rural areas, enabling residents to enjoy and responsibly utilise the region’s abundant resources.”

To prudently manage this vision in the spatial realm, five goals will assist in achieving it:

- **Goal A:** To promote and protect ecological infrastructure integrity and the natural environment through the conservation of the Gouritz Cluster Biosphere, Riviersonderend Mountain Catchment Area, Langeberg West Mountain Catchment Area (including Dassieshoek, Montagu Mountain Reserve and Twistniet Nature Reserve), Matroosberg Mountain Catchment Area and Provincial Nature Reserves (Anysberg Nature Reserve and Vrolijkheid Nature Reserve) and Private Nature Reserves including Goedemoed, Skuilkrans and Mont Eco Nature Reserve;
- **Goal B:** To protect agricultural integrity and enhance and intensify agriculture and agricultural value chain activities specifically in the Breede, Keisie and Koo Valleys.
- **Goal C:** To strengthen the sense of place, the heritage conservation, cultural integrity and role of settlements, rural areas and scenic routes in the Langeberg municipal area and promote orderly, compact and walkable settlements which enable the Municipality to deliver on its primary mandate of efficient service delivery and provide a supportive environment for private development.
- **Goal D:** To facilitate and promote economic growth and prosperity through the provision of well-located industrial and business land and the development of new schools and training facilities focused on skills development and the robust promotion of early childhood development activities.
- **Goal E:** To promote tourism and the post-covid WC tourism recovery plan to grow economic prosperity.

The Langeberg MSDF Vision is in support of Langeberg IDP vision:

“To create a safe and healthy environment for delivering sustainable quality services” (IDP, 2023).

Spatial Elements and Structural Tools

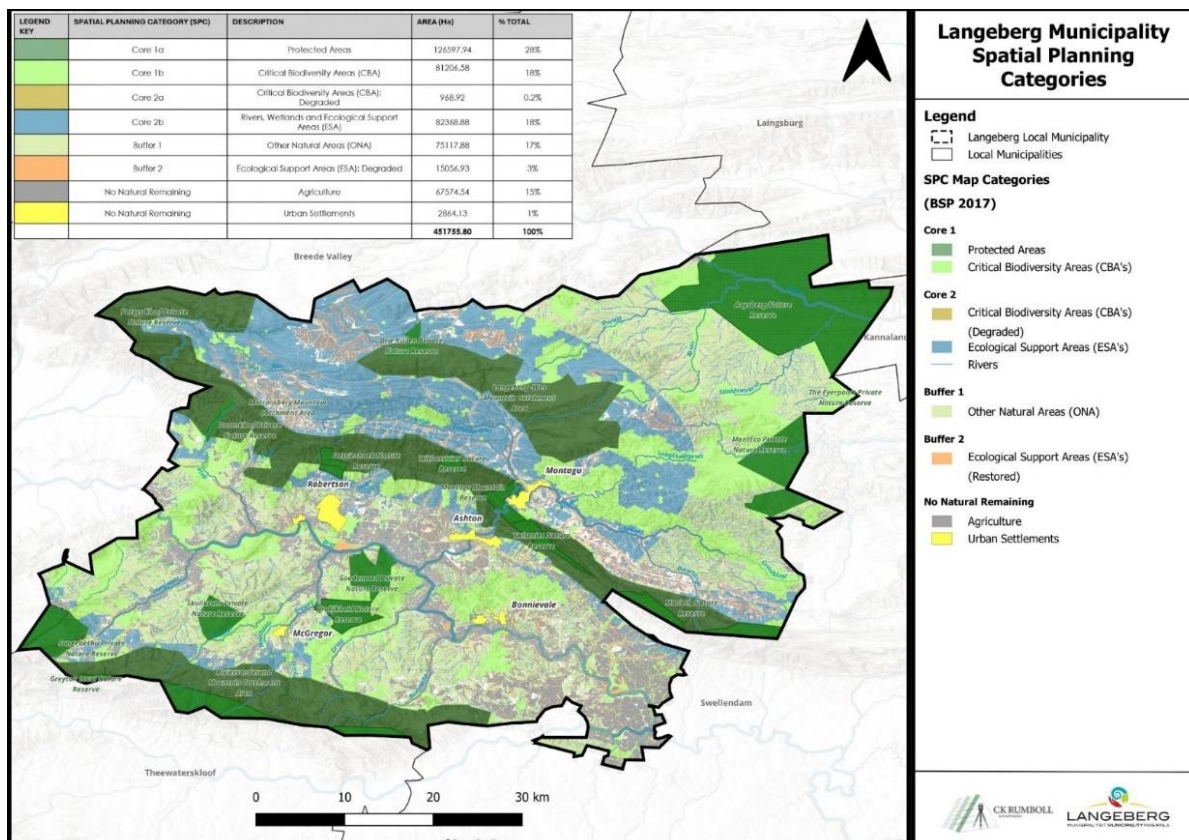
The spatial elements of regions are topography (form), cultivation and landscape and man-made elements that include road networks and settlements. Settlements demonstrating desirable spatial element qualities are scaled for pedestrians (neither pedestrians nor vehicles dominate); are compact (with higher building densities); are integrated and composite parts reinforce each other; have a strong spatial feel with well-defined public spaces and have complex spatial structures offering choices in terms of intensity of interaction, privacy of living conditions, lifestyles, housing options and movement systems.

The application of four spatial measures is central to the use of space to create positive settlements: definition, scale, flexibility and intensity. Each spatial measure consists of two opposite measures or structural tools as per the matrix below: Density vs Sparsity, Continuity vs Discontinuity, Externalisation vs Localisation, and Same vs Different.



Structural Tool: Bioregional Spatial Planning Categories

Bioregional Spatial Planning Categories (SPCs) and resultant Bioregions can occur across municipal boundaries to provide meaningful geographical areas with common interest. SPCs serve to organise space and provide structure and the implementation of these categories guides development to the most appropriate areas and supports conservation and integration of natural areas, e.g., nature reserves and biospheres. The map below illustrates Langeberg Municipality's Spatial Planning Categories.



Land Requirements and Supply

For each urban area, the need and demand for land within the short-term (5 years) and long-term (15-20 years) timeframes, must be considered in the spatial proposals. The need for housing equals the population projections as 5-year intervals over the 20-year period. The demand for housing equals the municipal waiting list with the pipeline as the list of priorities.

The demand for affordable, GAP and social housing is the highest in Robertson, Montagu and Ashton with 1 059 opportunities for GAP on the waiting list (April 2023). There is a demand for weekend and medium (6 on waiting list) and higher income housing and housing for retirees in Montagu and McGregor which are popular destinations for weekends.

The table below indicates the Langeberg Municipality's housing waiting list as well as the total extent of land is required to provide for tenure of households on the waiting list.

Settlement	Ashton	Bonnievale	McGregor	Montagu	Robertson	Total
Land (gross ha) HSP, 2014	48	53.8	19.2	17.8	86.33	225.13
2014 waiting list (minus assisted, 2023)	3 901 2 599 (Ashton) 1 302 (Zolani)	2 432	17	1 168	3 998 3 083 (Robertson) 915 (Nkqubela)	11 516
Land Required (net ha) per 2014 waiting list – assisted by 2023	82.3	52	0.4	27.3	93.55	269
Informal Settlement Households	512	448	280	248	908	2 396
Informal Settlement area (2023)	9.2	8.1	5.0	4.5	16.3	43.1
Total net hectare land required	91.5	38.6	5.4	31.8	109.85	312.1

5-year household projections per taxable category and nett land requirements

The below table indicates the 5-year household projections per category Subsidised (Sub) or Taxable (Tax) and netto land requirements to provide tenure for these households, excluding the total land required for amenities.

Year	2023		2027				Additional 20-Year Total			
Additional Households & Land (ha)	Wait List		Households		Net Land (ha)		Households		Total Net Land (ha) / settlement excl. Waiting list	
Settlement	Pop	Ha	Sub	Tax	Sub	Tax	Sub	Tax	Sub	Tax
Ashton	2 599	61	112	101	2	5	463	420	7	19
Zolani	1 302	31	123	32	2	1	508	132	8	6
Bonnievale	2 432	57	139	111	2	5	577	461	9	21
McGregor	17	0.4	41	45	1	2	170	187	3	8
Montagu	1 168	27	221	198	3	9	914	819	14	37
Robertson	3 083	72	259	345	4	16	1 075	1 429	16	64
Nkqubela	915	21	133	27	2	1	550	113	8	5
Total Urban	11 516	270	1 027	859	16	39	4 256	3 562	65	160
Langeberg NU			489	317	7	14	2 029	1 316	30	59
Total	9 493*	270	1 516	1 177	23	53	62 85	4 877	95	219

Land Required for amenities

In terms of land required for amenities a total of 885ha land consisting of 583ha residential, 203ha industrial, 41ha business and 58ha community use zoned land is required. The below table indicates amenities and associated land requirements:

	Langeberg Population 2023	35 081	37 077	19 209	16 867	11 508	3 956
Life Balance	Amenity Type	Robertson	Farms	Montagu	Ashton	Bonnievale	McGregor
Education	Secondary School	2,6	7,8	2,6	0	0	0
	Primary School	0	8,4	0	0	2,8	0
	ABET (A) /Skills Training (S)	0	0	0,1	0	0,1	0,1
	Special Education	2,6	0	0	2,6	0	0
	Grade R Class at Primary School	2,72	2,96	1,36	1,2	0,8	0,24
	Crèche / Early Childhood Development	0	0,96	0	0	0	0
	ECD Resource Hub & Care Centre	0,1	0,1	0,1	0	0	0
Recreation Facilities	Local/Neighbourhood Park (includes play equipment for children)	0	1,5	0,5	0,5	0	0
	Urban Gym (outside gym)	0,7	0	0,7	0,7	0,35	0
	Grassed Surface (2 football fields equivalent) with or without sets	1	2	0	0	0	0
	Athletics/Cricket Stadium (grassed field/ athletics track, stand 3000+ seats)	0	0	1,4	0	0	0
	Combi-court surface (x2; x4) / Level surface playing field	2	2	2	1	1	0
Cultural	Library, Local (L), Mobile (M), Special categories i.e. disabled (MS)	0	0,2	0	0	0,1	0
Total		11,72	25,92	8,76	6	5,15	0,34
Nk = not known, Req = require, NR = not required							

Status of the Bulk Infrastructure Capacity

The availability of bulk infrastructure and services is critical to the economy and future development in settlements within the Langeberg Municipality. The following table provides an overview of the status of the Bulk Infrastructure Capacity:

Service Aspects	Robertson	Nkqubela	Bonnievale	McGregor	Ashton	Zolani	Montagu	Ashbury
E-Capacity EMP2017 (EMP/A 2022)	42.2 MVA (2017) 54.9 MVA (2022)		21.2 MVA (2017) 23.045 MVA (2022)	7.4 MVA (2017) 9.822 MVA (2022)	26.0 MVA (2017) 26.730 MVA (2022)		33.256 MVA (2017) 28.266 MVA (2022)	
E-Demand 2012	32.1 MVA		8.9 MVA	2.5 MVA	10.7 MVA		8.265 MVA	
E-Demand Estimated 2023 (WMP, 2012)	43.625 MVA & 28.839 MVA (Excl.)		11.546 MVA	3.454 MVA	11.275 MVA		11.042 MVA	
E-Demand Estimated 2028 (WMP, 2012)	47.281 MVA (Incl.) 31.052 MVA (Excl.)		13.385 MVA	4.133 MVA	11.882 MVA		Of 12.764 MVA	
E-Distribution (EMP/A 2022)	3x 15 MVA 66/11 kV transformer. Conductors within capacity.		1x 20 MVA 66/11 kV transformer. Conductors to be upgraded.	1x 10 MVA 66/ 11kV Conductors have additional capacity.	2 x 20 MVA 66/11 kV & 5 MVA 66/11 kVA transformers. Distributors to be upgraded.		1x 20 MVA 66/11 kV transformer. 1x 5MVA 66/11 kV Transformer on standby. Conductors have additional capacity.	
W-storage			2 960 kℓ	10 700 kℓ	6 700 kℓ	3 475 kℓ	11 700 kℓ	
W-storage WMP, 2012	11.70Mℓ (5 reservoirs)		3.475Mℓ (3 reservoirs)	2.960Mℓ (2 reservoirs)	8.900 Mℓ (4 Reservoirs)		10.70Mℓ (11 reservoirs)	
Additional W-storage Capacity	3,0 Mℓ (Add to Res 3), 2,5 Mℓ (Add to Res 4), 5,0 Mℓ (new Res 5).			Additional W- storage Capacity	3,0 Mℓ (Add to Res 3), 2,5 Mℓ (Add to Res 4), 5,0 Mℓ (new Res 5).			
W-volume required			4,0 Mℓ New Res					
W-purification Capacity WMP, 2012	10.140 Mℓ/d		5.000 Mℓ/d	0.600 Mℓ/d	11.910 Mℓ/d		5.180 Mℓ/d	
W-purification capacity required	14.545 Mℓ/d (78.4% AeDF/Mℓ/d cap%)		9.211 Mℓ/d (123% AeDF/Mℓ/d cap%)	1.350 Mℓ/d (96.7% AeDF/Mℓ/d cap%)	10.352 Mℓ/d (47.5% AeDF/Mℓ/d cap%)		6.497 Mℓ/d (68.6% AeDF/Mℓ/d cap%)	
W-distribution WMP, 2012	Insufficient capacity for future water demands.		Insufficient capacity for future demand.	Insufficient capacity for future demands.	Insufficient capacity for future water demands.		Insufficient capacity for future demands.	
W-main feeder WMP, 2012	Upgrade one of two 250 mm Ø (Res 1 to Town Centre). Upgrade 75 mm Ø (Res 1 to Nkqubela booster pump).		Utilise 200 mm Ø as additional supply. New 315 mm Ø (Old Res to New Res).	No Upgrades required.	Upgrade 200 mm Ø to a 315 mm Ø main. (WTP to Langeberg factory).		Upgrade 200 mm Ø (WTP – Ash Reservoir). New 160 mm Ø (main to Badshoogte Res).	
S-capacity Actual SMP, 2012'	4.300 Mℓ/d		1.800 Mℓ/d	0.300 Mℓ/d	2.450 Mℓ/d		3.500 Mℓ/d	
S-capacity AADD potential SMP, 2012	8 252 kℓ/d		4 810 kℓ/d	1 048 kℓ/d	6 596 kℓ/d		5 746 kℓ/d	
S- distribution	Inadequate		Adequate	Adequate	Inadequate		Adequate	

	Goudmyn	Le Chasseur	Noree
E-Capacity	18.382 MVA	9.226 MVA	11.081 MVA
E-Demand	8.8 MVA	3.8 MVA	5.278 MVA
	10.272 MVA	4.632 MVA	6.855 MVA
	11.843 MVA	5.115 MVA	7.813 MVA
E-Distribution	2x 10 MVA 66/11 kV transformers; Conductors within Capacity.	2x 5 MVA transformers; Conductors have additional capacity.	1x 10 MVA 66/11 kV transformer. Conductors have additional capacity.

Settlement Development Proposals

To limit the extent of land required, the following guidelines relate to Connectors, Settlement Densities, Settlement Form, and Function (Liveability and Mobility):

- **Roads and Streets:**

- Support and concentrate higher order development and mixed-uses along activity corridors.
- Provide supporting infrastructure (street furniture and LTC hubs) to improve mobility of community and tourists.
- Create a clear and connected movement system integrating existing amenities and new residential developments.

- **Gateways:**

- Sensitively and naturally landscape gateways to announce settlement entrances. Encourage tree lanes and landscaping along activity streets.

- **Activity Streets & Corridors:**

- Concentrate higher order social amenities and mixed-use development along activity streets.
- Promote intensification (mixed-use and densification).
- Support safe pedestrian routes along activity streets to improve connectivity in town.

- **Rail:**

- Promote the use of rail as alternative transport for freight. (agriculture and mining)
- Support the renewal and upgrading of existing railway stations and siding buildings including grain silos and water storage facilities.

- **Pedestrian & Cycling:**

- Provide safe NMT routes throughout settlement.
- Provide cycle routes along activity corridors.

The following proposals guide specific development per settlement:

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Development Type	Robertson	Bonnievale	McGregor	Montagu	Ashton
Commercial and Business Development	Promote neighbourhood business node in Droëheuwel.	Promote affordable & integrated commercial development.	Sensitively maintain vibrancy in commercial precinct along Voortrekker Street. Allow mixed-uses.	Intensify neighbourhood business node.	Support intensification and extension of neighbourhood business node.
	Intensify CBD in accordance with heritage character.	Promote secondary business node.	Sensitively maintain vibrancy in secondary business node.	Intensify neighbourhood business node.	Support intensification of neighbourhood business node.
	Promote a secondary business/office park node at Bullida Gronde and keep a corridor of natural vegetation and extent or plant a new tree lane.	Enhance intensification of Central Business District.	Promote a marketplace to celebrate McGregor as a unified and integrated community.	Intensify CBD in accordance with heritage character.	Promote informal trading and establish a marketplace on the open space, corner of Dudumashe Avenue and Tshoto Street
	Promote neighbourhood business node opposite Thusong centre.		Promote secondary business node and early childhood development facility. ECD alternative Erf 1432.		Promote the development a unifying community square at the rear of the church in Hoog, Skool, Fullard and De Villiers streets.
Residential Developments	Promote infill development	Promote GAP residential development.	Promote infill residential development.	Promote subsidised residential development as per housing pipeline.	Upgrading of informal development located below the reservoir service line. Ensure 32m buffer is kept from the water course. Secure offsets for CBAs impacted on by proposed development.
	Promote GAP and FLISP residential development.	Promote subsidised and UISP residential development. Secure offsets for affected CBAs.	Promote subsidised residential development.	Promote subsidised residential development on former Ashbury cricket field (long term, 5 years +).	Upgrading of informal development located below the reservoir service line. Ensure 32m buffer is kept from the water course. Secure offsets for CBAs impacted on by proposed development.

Education and Amenities	Promote a school in Môreson. Regularly meet with WCED to ensure building of school is part of development on Erf 1206.	Secure education facilities (crèche). Secure offsets for affected CBAs.	Promote skills development in agritourism and viticulture at Mouton's House or at proposed high school.	Promote a high school adjoining Montagu Industrial area.	Promote development of a new primary school in Zolani.
	Promote the development of an ECD facility on Erven 1789 and 1783.	Promote development of a community facility.	Secure a satellite library.	Promote a multi-purpose community facility.	Promote development of a community and educational facility.
	Promote a school at Nkqubela. Regularly meet with WCED to ensure building of school.	Promote Bonnievale as an educational destination being home to the Jakes Gerwel school of skills, Hennie Coetzee crèche and a FAS centre.	Support a high school (despite not meeting the threshold) on land immediately east of primary school.	Provide for a centralised taxi/bus stop with an all-weather shelter and related infrastructure in CBD either at Erf 416 or at historic open space at Cross and Bath Streets' intersection.	Expand existing cemetery.
	Establish a school in Droëheuwel.			Investigate options for place of safety for those who are homeless.	
Tourism, Sports and recreation	Maintain and promote Voortrekker Street interface as a tourist attraction.	Improve visual character of higher density residential, and in particular subsidised housing developments, though planting of trees along streets & developing functional open space areas.	Heritage Overlay Zone to uphold proposals in "desktop heritage survey for the Langeberg Municipality SDF (August 2013)".	Make provision for a recreational field in Ashbury (replacing former cricket field)	Develop an agritourism support, logistics, transport and tourism strategy for Ashton as connector (R60, R62, N1 and N2).
	Lobby for prolonged Blue Train layover and local tourism train trips at Robertson.	Celebrate the strengths of the settlement	Promote the establishment of high-quality tourist accommodation and allow residences to be used as holiday accommodation and short-term stays.	Promote commercial development in Long Street as supportive to tourism	Commission architectural guidelines to promote an improvement in the town's appearance and presentation to travelers, visitors, and residents.
	Support the expansion and upgrading of sports grounds in Zone B (Môreson) and F (Nkqubela).		Protect cultivation and natural areas along Langverwagten Road, (connecting Robertson to McGregor) as main activity route serving surrounding farms.	Encourage information boards along NMT routes and hiking trails (promoting heritage and education).	Support and improve tourism infrastructure e.g. local tourism information office, signage and standard of tourism facilities.

Rural and Regional Proposals:

Rural development proposals guiding development are:

Hydrology:

- Promote open space networks and restore, rehabilitate, maintain and enhance various river corridors including:
In rural areas: Kingna, Keisie; Keisers (McGregor).
In settlements, Kingna River (Montagu); Keisie and Koo Rivers (Keisie and Koo valleys); Breede River (Bonnievale); Klaas Voogds River (Klaas Voogds).
- Implement River Maintenance Management Plans for Willem-Nels, Hoops and Drooge (Robertson and surroundings), the Kingna (Montagu) and the Keisers Rivers (McGregor) and prepare River Maintenance and Management Plans for:
 - Montagu: Keisie from Springs to Cogmanskloof.
 - Cogmans River from Ashton to Breede River.
 - Breede River from Rooibrug to Kambati.
 - Boekenhoutskloof River.

Agriculture:

- Support development of an Intensive Rural Development Corridor (Production and agri-industry) along prominent transport links and at intersections:
 - Along the R60 from Rooiberg west of Robertson to Ashton.
 - Along the R317 from the R60 circle to Bonnievale.
 - Along main road Bonnievale and road connecting main road and R317 (past Lactalis).
 - Including agricultural industries and big box agricultural buildings (to scale within agricultural context).
 - Including tourist facilities and farm stalls.
 - Including the heritage areas in the rural areas.
- Delineate intensive and extensive agricultural land to protect sensitive natural and agricultural environments as agriculture is the biggest GDP and employment contributor and an important economic, environmental and cultural resource.
- Promote the production of niche products on farms (value adding) and investigate the production of new agricultural related and complimentary products.

Landfill Sites:

- Investigate and provide for drop off locations for waste in rural areas along major routes and at large farming operations.
- Provide for establishing an additional cell in Ashton and include budget in CEF (Severely limited available landfill airspace: Ashton landfill permitted for closure and rehabilitation in 1998, yet still in operation).

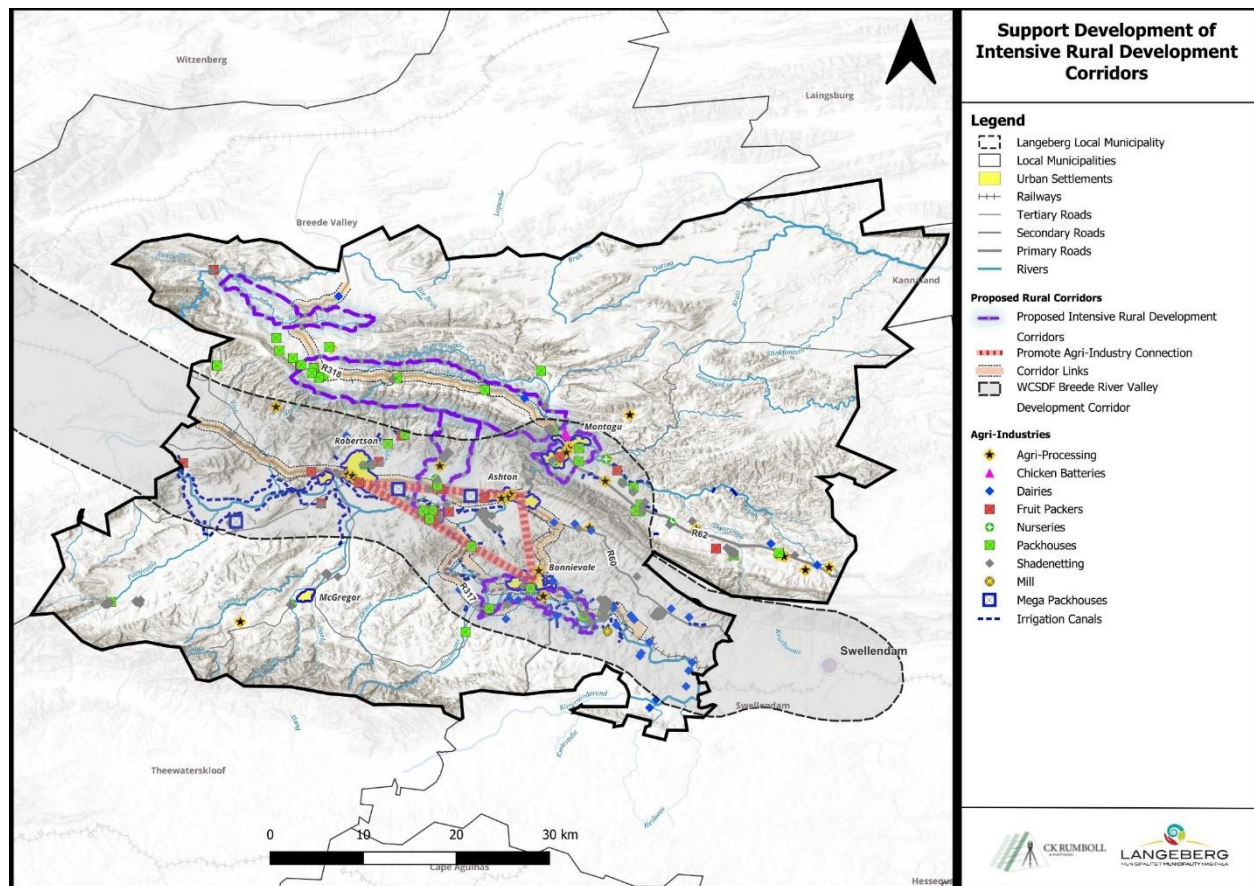
Agri-Tourism:

- Support Langeberg cultivation routes (wine, stone fruit and grain/ lucerne and pastures) and the development of related infrastructure, facilities and accommodation.
- Support the renewal and upgrading of existing railway stations and siding buildings including grain silos and water storage facilities, specifically in Robertson, Ashton and Bonnievale.

Mining:

- Exercise caution with mining activities which are not viable (all types, but sand mining specifically) and/or are conflicting with and counterproductive to the character and value of the natural environment.

Map: Proposal: Intensive Rural Development Corridors



Conservation:

- Promote the establishment of cross border initiatives (important conservation corridors) such as the Langeberg and the Riviersonderend Mountains and Gouritz Cluster Biosphere (including linking the natural environment to the larger network of reserves and conservation areas in the Langeberg Municipal area).
- Protect natural landscapes and establish development lines around mountains and koppies. Ensure preservation of marshes, water sponges, and floodplains.

Social amenities:

- Promote access for agri-workers and rural dwellers to education and development programmes.

Alternative energy generation:

Promote alternative energy generation facilities (wind, solar and hydrogen) in viable zones only:

- Promote solar energy overall for Langeberg.
- Provide for solar facilities to cater for future urban expansion. Generate alternative energy: Robertson, McGregor, Bonnievale, Ashton and Montagu.
 - Within close proximity to substations and other electrical infrastructure in all wards.
- Wind Energy: Consider avoidance of slopes and between McGregor and below Bonnievale.

Connectors:

- Promote establishing of Tourism and Freight nodes along R60, R62, N12, R318 and R318.

SDF 2024 PLANS:
RURAL PROPOSALS
&
PROPOSALS PER SETTLEMENT

Langeberg Municipality Spatial Development Framework Composite Proposals

Legend

- Langeberg Local Municipality
- Local Municipalities
- Urban Settlements
- Railways
- Tertiary Roads
- Secondary Roads
- Primary Roads
- Rivers

Urban Functions

- Agri Industry & Transport hub
- Agri Industry & Tourism
- Agri Tourism

Protected Areas

- Nature Reserve
- Mountain Catchment Area
- CapeNature Stewardship Sites and Conservancies

Proposed Rural Corridors

- Proposed Intensive Rural Development Corridors
- Corridor Links
- Promote Agri-Industry Connection
- Support Agricultural Areas
- WCSPF Breede River Valley Development Corridor

Scenic Routes and Connections

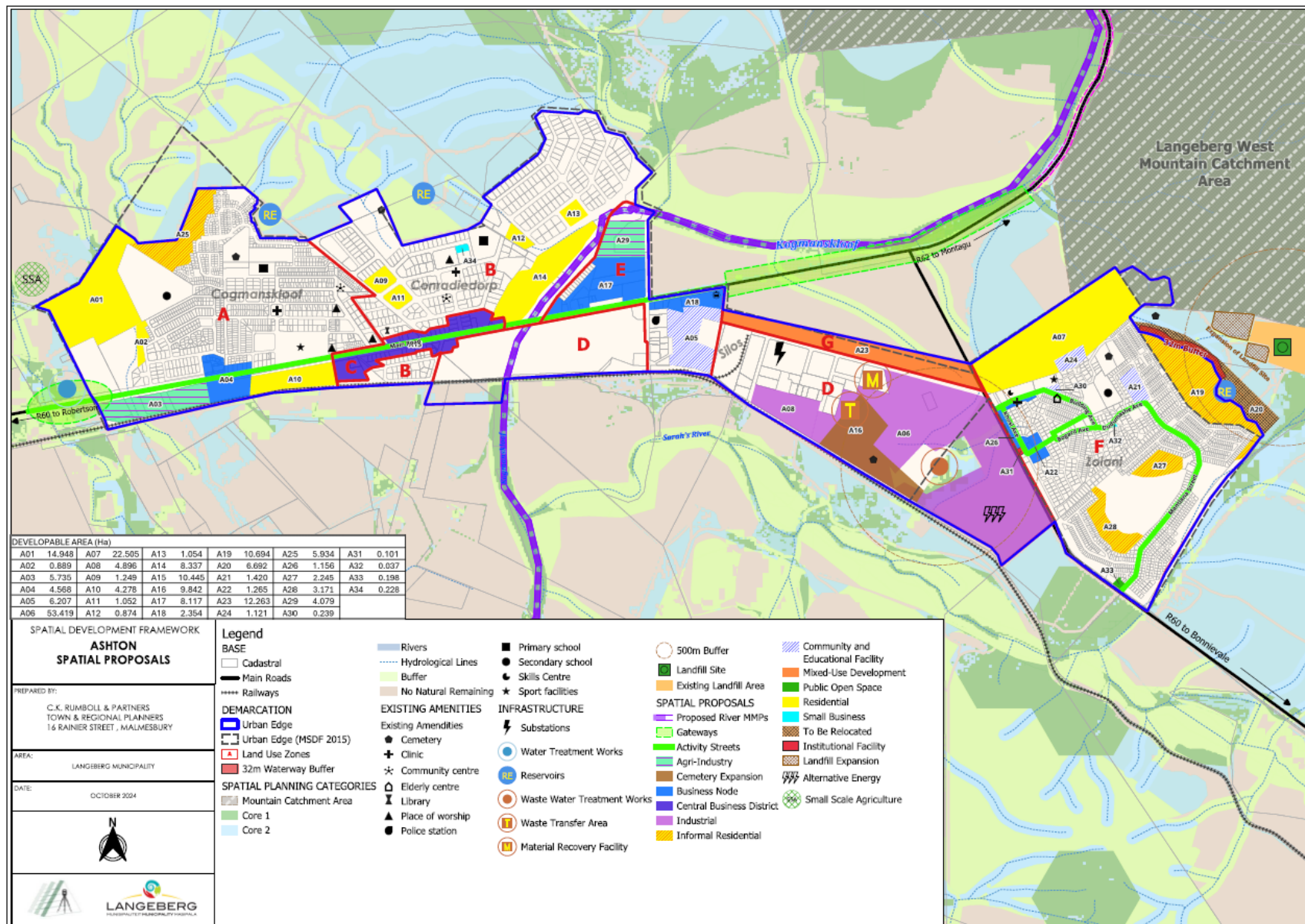
- Bonnievale Scenic Route
- R318 Fruit Route
- R60 Wine Route
- R62 Conservation Route
- Cogmanskloof Pass (R62)
- Scenic Route

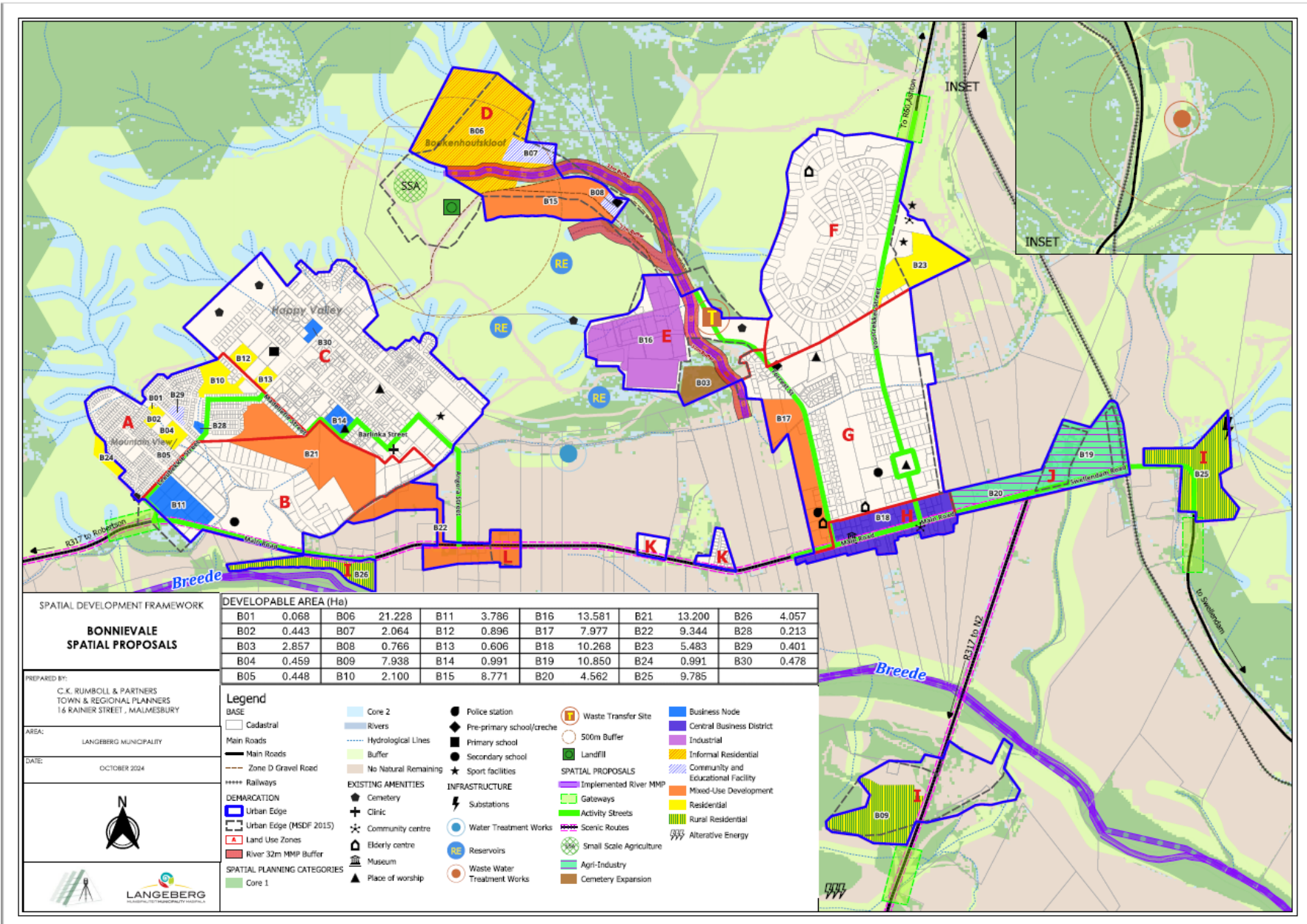
River Maintenance Management

- River Corridors
- Existing RMMPs
- Proposed RMMPs

Proposed RMMP Rivers

- Willem Nels (Robertson)
- Hoops (Robertson)
- Droog (Robertson)
- Kaisie to Cogmanskloof (Montagu)
- Cogmanskloof (Ashton)
- Breede River eastern expansion (Bonnievale)
- Hoeks (McGregor)





Langeberg Spatial Development Framework 2024-2029

