

National Treasury: NDP Unit

# Langeberg Municipality NDP Grant

Township Renewal Strategy (TRS)



**national treasury**

Department:  
National Treasury  
REPUBLIC OF SOUTH AFRICA

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# 1. Introduction

## 1.1 Background to the Langeberg TRS

The Langeberg Municipality applied for and was awarded a grant from National Treasury's Neighbourhood Development Programme Unit. These grants are awarded to projects that can clearly illustrate initiatives to stimulate and accelerate investment in poor, underserved residential neighbourhoods. The NDPG (Neighbourhood Development Partnership Grant) is driven by the notion that public investment and funding can be used creatively to attract private and community investment to unlock the social and economic potential within neglected townships and neighbourhoods.

Through the evaluation of the current programmes, documentation and municipal capacity (see also the Status Quo Report), it was made evident that an encompassing strategy, that incorporates existing plans, policies and spatial frameworks, is necessary to direct and guide future development within the townships of the Langeberg area. The purpose of this document is to provide a meaningful, sustainable and economically viable vision for the development of all the townships within the Langeberg area and to develop a long-term strategy which will guide the municipality in achieving these goals.

UDS Africa was awarded this appointment through a tender process and in close consultation with the relevant departments within the Langeberg Municipality, has developed a Township Regeneration Strategy (TRS) to guide the process of upgrading the townships within the municipal area.

## 1.2 Role & Scope of the TRS

The TRS is a document that provides a long-term development strategy for all the townships in the municipal area and includes the following components:

- Status Quo Assessment
- Vision
- Broad strategic Master Plans for nodal development in all the townships
- Project Identification and prioritisation for long-term planning
- Management Strategy
- Exit and Review Report

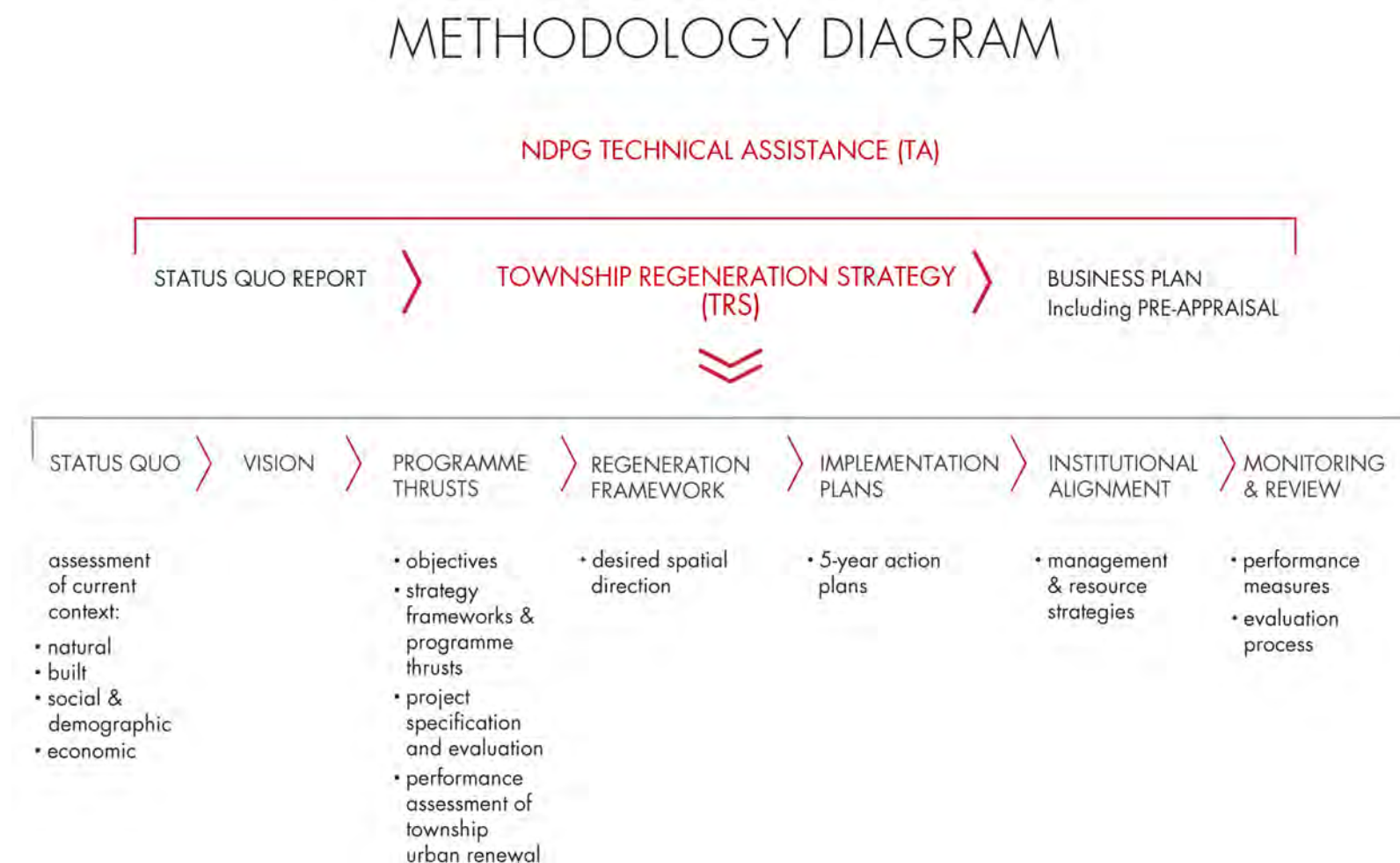
This document aims to combine the relevant existing information from the current spatial, planning and policy documents as well as to assess and interpret existing and new data in order to compile a coherent dynamic vision for future development in the township areas.

Programme Thrusts and Areas of Intervention are identified and supported by an overall regeneration strategy and manageable five-year Implementation Plans.

### **1.3 Methodology**

The diagram in Figure 1 illustrates the position and role of the TRS within the Technical Report stage of the NDPG. It also highlights the content of the TRS Report and the logical flow of sequences that are followed in developing this document.

Figure 1: Methodology Diagram



## 2. Context

### 2.1 Spatial Context

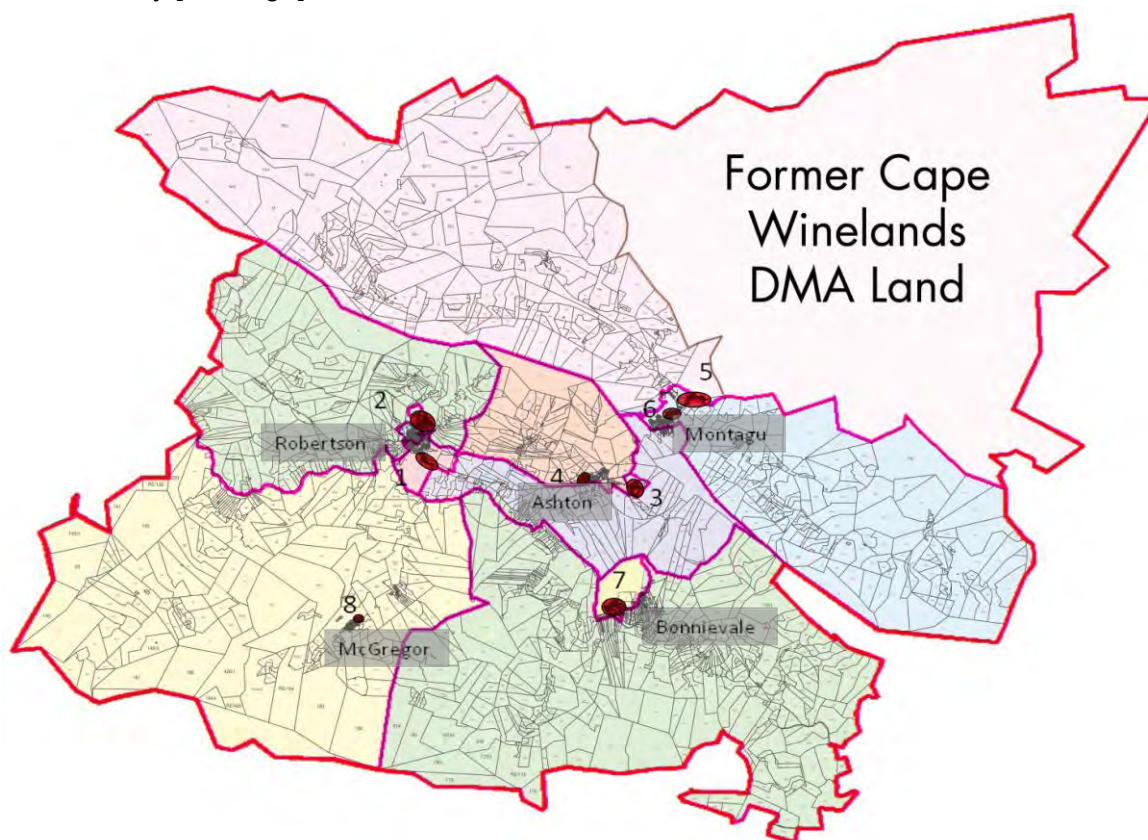
Langeberg is a Local Municipality within the Cape Winelands District Municipality (which in total covers an approximate area of 22 309 km<sup>2</sup>)

Langeberg Municipality covers a total area of approximately 4 517.4 km<sup>2</sup> (which now includes 1184.54km<sup>2</sup> of former Cape Winelands DMA land - consisting mostly of extensive farming, natural veld and very large game farms). Langeberg includes the towns of Ashton, Bonnievale, McGregor, Montagu and Robertson as well as the rural areas adjacent to and between these towns.

The Township Renewal Strategy is focused around the 8 Townships and low-income neighbourhoods within the Langeberg Municipality.

Figure 2: Langeberg Municipal Area

- |                                |                                             |
|--------------------------------|---------------------------------------------|
| 1. Nkqubela [Robertson]        | 6. Freshair [Montagu]                       |
| 2. Robertson North [Robertson] | 7. Happy Valley & Mountainview [Bonnievale] |
| 3. Zolani [Ashton]             | 8. McGregor NDPG Focus Area                 |
| 4. Cogmanskloof [Ashton]       |                                             |
| 5. Ashbury [Montagu]           |                                             |





### **2.1.1 Natural Resources**

The region is famous for its spectacular scenery, which includes picturesque mountains and valleys as well as wine and fruit estates, which attract both local and foreign tourists. The district lies within the Cape Floral Kingdom which is of high global botanical importance (CSIR, 2007). The area also hosts one of the most prominent river systems in the Western Cape, the Breede River, as well as a very dominant mountain range, the Langeberg Mountains.

The combination of the physical characteristics of the Langeberg Area, including topography, geology, soils, climate, hydrology and indigenous vegetation, has a significant effect on the settlement patterns in the area as well as economic activity (particularly agriculture and related activities) and tourism. See Map in Figure 3.

### **2.1.2 Built Environment**

The Langeberg area is strategically located, with the R60-south, linking with the N1, the R317 with the Overberg and the R60-north with Worcester (as well as the N1) and the northern areas of the District. In addition, Montagu provides the links to the R62, which is the main tourism route through the Klein Karoo, including Oudtshoorn and other Eden destinations.

The R62 from the N1 southwards serves as a major tourism route as well as a link road with the N2 national road in the Overberg District. Most of the towns within the region are also joined by a rail network, although this offers only limited freight and passenger transport and is not considered to play a major role in regional growth and development (Rode Plan, 2009).

The area is characterised by relatively far distances between the main towns due to natural barriers, traditional rural land uses and historic settlement patterns. Robertson, Bonnievale, Montagu, Ashton and McGregor are the main towns in the Langeberg Area. These five towns, linked to each other by the major distance routes, provide a valuable range of tourist attractions for both short distance/short visit tourists and for longer distance visitors and foreign tourists. What is more, each of these towns has a particular “mix” of agriculture, tourism and retirement settlements as well as small town history and culture, strengthening their respective attractions and increasing the uniqueness of the area.

Each of these towns are associated with townships and low income neighbourhoods which were planned during the apartheid era and now require a new level of strategic planning to rectify, upgrade and develop quality environments which in turn will draw confidence and pride from the local community as well as external investors.

Higher crime levels in these townships/ neighbourhoods currently deter investment and erode social capital. It is important that planning should take cognisance of the relevance of security and justice in building liveable communities.

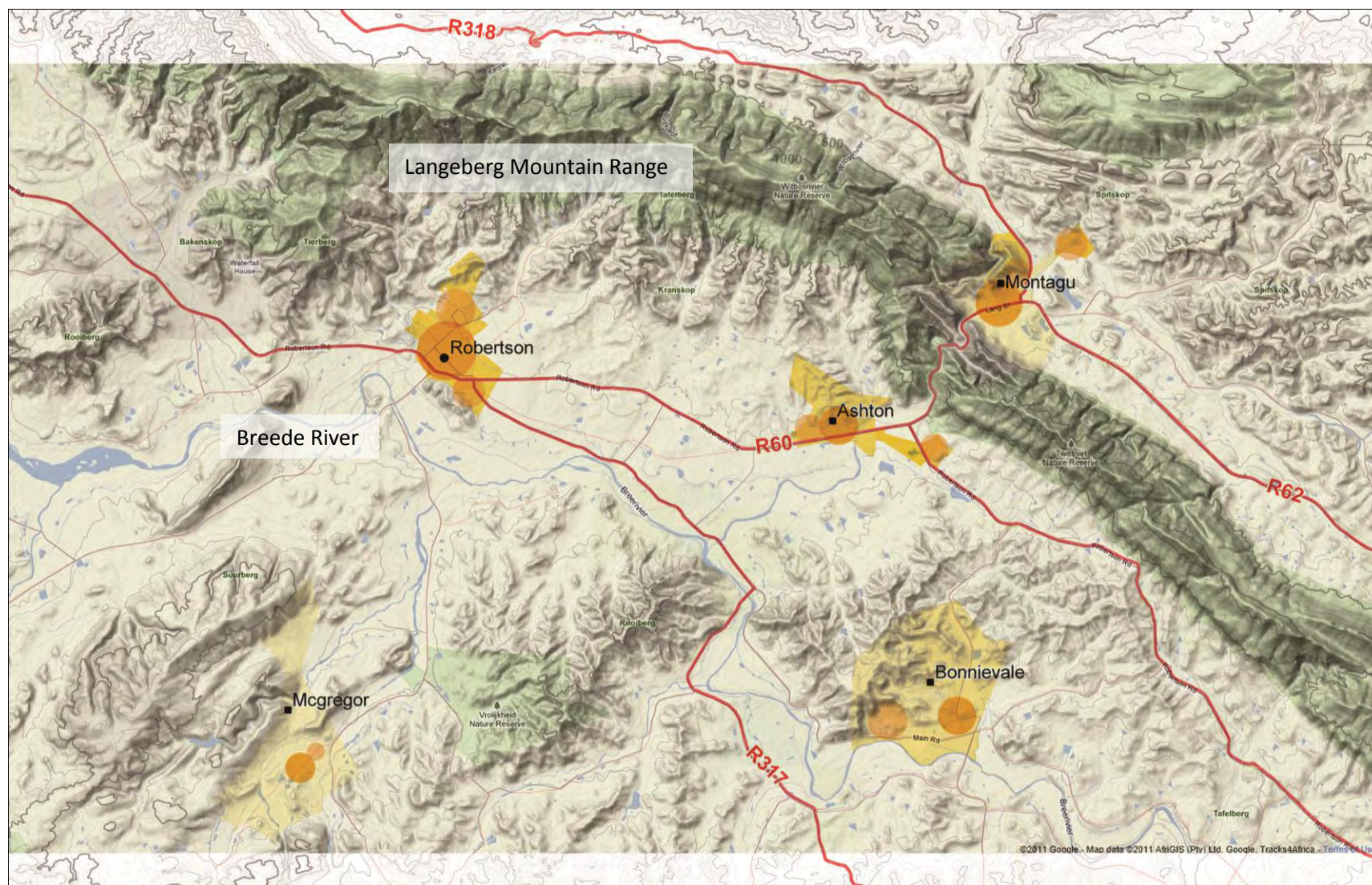


Figure 3: Langeberg settlement patterns within the natural environment.

## **2.2 Socio-Economic and Demographic Profile**

### **2.2.1 Aligning the study area and available statistics**

The approach adopted for the preparation of the socio-economic and demographic profile of communities for the TRS entailed the specification of concentric circles representing communities in each of the five towns in the Langeberg Municipal area that are located within 2km and 5km from the centre point of the town. This approach was used due to the need to ascertain the relative proximity of communities and settlements to the CBD of the town in order to understand the geographical impact of the location on residents in the study area.

The assessment includes the towns and sub-places of McGregor, Robertson (including Nkqubela), Bonnievale (including Happy Valley/ Mountainview), Ashton (including Zolani) and Montagu (including Ashbury and Freshair). The townships Nkqubela, Happy Valley/ Mountainview, Zolani, Ashbury and to some extent Freshair are located within a radius of 5 km from the respective town centres, whereas the other sub-places are all located within 2 km. Nkqubela and Zolani are predominantly African Black settlements, whereas Ashbury, Freshair and Happy Valley are home to mostly Coloured Residents.

The statistics for the different zones are based on a combination of the sub-places and enumeration areas as defined by Statistics South Africa in the 2001 Population Census Survey. Figure 4 is an accurate indication of the different concentric zones as applied to the municipal area with an exact indication of the proposed location for the development.

### **2.2.2 Limitation of the demographic analysis**

We identified three limitations that curtailed the analysis, i.e. (1) discrepancies in the 2001 population data for the area were uncovered and corrected were possible; and (2) a comparison between the population figures for 2001 (Census) and 2007 (Community Survey) is not possible due to the limited sample size used for the Community Survey. It should be noted that the approach adopted for the assessment offers a relatively accurate indication of the socio-economic and demographic profile of the population residing in the specified zones although the data is outdated. The latter statement should therefore also be considered in the context of the nature and scope of the data used for the analysis.

The population of the study area was estimated at 5 458 in 2001 (Statistics South Africa, 2003). As indicated, the enumeration areas used in the 1996 and 2001 Census survey do not correspond and the data can therefore not be used to estimate the rate of population growth. The largest number of residents were recorded for Robertson, namely 18 345 residents - representing 45.48% of the total population within 2 km and 34.86% of the population residing within 5 km of the town centres.



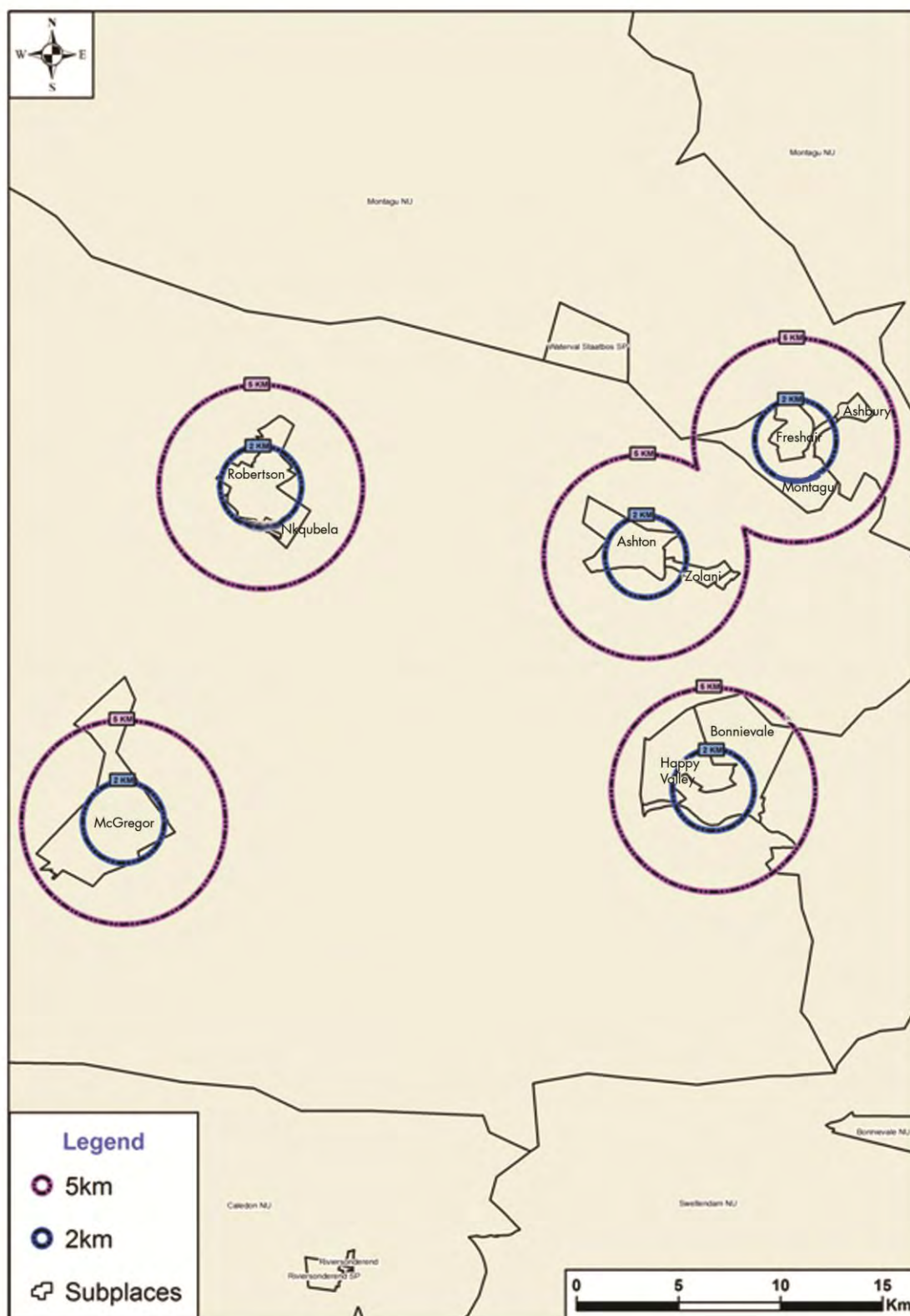


Figure 4: Concentric circles indicating the relative location of the Langeberg communities in relation to each town

Source: Prepared from GIS data provided by Statistics South Africa, (2011)

## 2.2.3 Socio-demographic profile of the study area population

The following socio-demographic profile of the study area is based on data from the 2001 National Population Census Survey (Statistics South Africa, 2003). A summarised socio-demographic profile is presented in Table 1 for the 2001 census year.

Table 1: A socio-demographic profile of the population within 2km of the CBD of each town in the Langeberg area based on the 2001 Census Survey

|                            |               | Langeberg Municipality (within 2km of the town centre) |                |              |                |             |                |             |                |                    |                |
|----------------------------|---------------|--------------------------------------------------------|----------------|--------------|----------------|-------------|----------------|-------------|----------------|--------------------|----------------|
|                            |               | McGregor                                               |                | Robertson    |                | Bonnievale  |                | Ashton      |                | Montagu & Freshair |                |
| <b>Population:</b>         | Black African | 60                                                     | 2.53%          | 1239         | 6.75%          | 257         | 5.08%          | 1429        | 17.85%         | 106                | 1.62%          |
|                            | Coloured      | 1961                                                   | 82.81%         | 13334        | 72.69%         | 3654        | 72.26%         | 5793        | 72.35%         | 4177               | 63.71%         |
|                            | Asian         | -                                                      | 0.00%          | 36           | 0.20%          | 12          | 0.24%          |             | 0.00%          |                    | 0.00%          |
|                            | White         | 347                                                    | 14.65%         | 3735         | 20.36%         | 1134        | 22.42%         | 785         | 9.80%          | 2273               | 34.67%         |
|                            | <b>Total</b>  | <b>2368</b>                                            | <b>100.00%</b> | <b>18344</b> | <b>100.00%</b> | <b>5057</b> | <b>100.00%</b> | <b>8007</b> | <b>100.00%</b> | <b>6556</b>        | <b>100.00%</b> |
| <b>Gender:</b>             | Male          | 1090                                                   | 46.03%         | 8852         | 48.25%         | 2406        | 47.59%         | 3769        | 47.07%         | 3030               | 46.09%         |
|                            | Female        | 1278                                                   | 53.97%         | 9493         | 51.75%         | 2650        | 52.41%         | 4238        | 52.93%         | 3544               | 53.91%         |
|                            | <b>Total</b>  | <b>2368</b>                                            | <b>100.00%</b> | <b>18345</b> | <b>100.00%</b> | <b>5056</b> | <b>100.00%</b> | <b>8007</b> | <b>100.00%</b> | <b>6574</b>        | <b>100.00%</b> |
| <b>Age classification:</b> | 0-18          | 930                                                    | 39.29%         | 6828         | 37.22%         | 1872        | 37.02%         | 3294        | 41.13%         | 2186               | 33.25%         |
|                            | 19-30         | 433                                                    | 18.29%         | 3522         | 19.20%         | 869         | 17.18%         | 1696        | 21.18%         | 901                | 13.71%         |
|                            | 31-40         | 326                                                    | 13.77%         | 2727         | 14.87%         | 741         | 14.65%         | 1349        | 16.85%         | 1005               | 15.29%         |
|                            | 41-50         | 255                                                    | 10.77%         | 2022         | 11.02%         | 543         | 10.74%         | 798         | 9.97%          | 800                | 12.17%         |
|                            | 51-65         | 273                                                    | 11.53%         | 1909         | 10.41%         | 634         | 12.54%         | 591         | 7.38%          | 926                | 14.09%         |
|                            | Over 65       | 150                                                    | 6.34%          | 1337         | 7.29%          | 398         | 7.87%          | 280         | 3.50%          | 756                | 11.50%         |
|                            | <b>Total</b>  | <b>2367</b>                                            | <b>100.00%</b> | <b>18345</b> | <b>100.00%</b> | <b>5057</b> | <b>100.00%</b> | <b>8008</b> | <b>100.00%</b> | <b>6574</b>        | <b>100.00%</b> |

Note: The sub-place of Freshair (Montagu) falls within the 2km radius and is included as part of the Montagu sub-place to reflect the population of Montagu within 2km of the central business area

An analysis based on the specified concentric zones suggests that the majority (63.71% to 82.81%) of the total population residing within 2 km of the town centres are Coloured, with White residents fluctuating between 9.80% (Ashton) and 34.67% (Montagu and Freshair). In Ashton, Black African residents represent 17.85% of the population within 2 km of the town centre, with lower than 7% representation in the other towns.

The key socio-economic and –demographic characteristics of the population within 5km of the central business area are provided in Table 2.

Table 2: A socio-demographic profile of the population within 5km of the Central Business District of each town based on the 2001 Census Survey data

| Langeberg Municipality (within 5km of the town centre) |          |          |         |           |         |          |         |            |         |                               |         |        |         |        |         |         |         |          |         |         |         |
|--------------------------------------------------------|----------|----------|---------|-----------|---------|----------|---------|------------|---------|-------------------------------|---------|--------|---------|--------|---------|---------|---------|----------|---------|---------|---------|
|                                                        |          | McGregor |         | Robertson |         | Nkqubela |         | Bonnievale |         | Happy Valley/<br>Mountainview |         | Ashton |         | Zolani |         | Ashbury |         | Freshair |         | Montagu |         |
| Population:                                            | Black    | 60       | 2.53%   | 1239      | 6.75%   | 2823     | 86.67%  | 257        | 5.08%   | 171                           | 10.09%  | 1429   | 17.85%  | 3471   | 95.38%  | 93      | 2.52%   | 79       | 1.47%   | 27      | 2.23%   |
|                                                        | Coloured | 1961     | 82.81%  | 13334     | 72.69%  | 431      | 13.23%  | 3654       | 72.26%  | 1452                          | 85.66%  | 5793   | 72.35%  | 129    | 3.54%   | 3590    | 97.40%  | 4063     | 75.76%  | 114     | 9.41%   |
|                                                        | Asian    |          | 0.00%   | 36        | 0.20%   |          | 0.00%   | 12         | 0.24%   |                               | 0.00%   |        | 0.00%   |        | 0.00%   | 3       | 0.08%   | 18       | 0.34%   |         | 0.00%   |
|                                                        | White    | 347      | 14.65%  | 3735      | 20.36%  | 3        | 0.09%   | 1134       | 22.42%  | 72                            | 4.25%   | 785    | 9.80%   | 39     | 1.07%   |         | 0.00%   | 1203     | 22.43%  | 1070    | 88.36%  |
|                                                        | Total    | 2368     | 100.00% | 18344     | 100.00% | 3257     | 100.00% | 5057       | 100.00% | 1695                          | 100.00% | 8007   | 100.00% | 3639   | 100.00% | 3686    | 100.00% | 5363     | 100.00% | 1211    | 100.00% |
| Gender:                                                |          |          |         |           |         |          |         |            |         |                               |         |        |         |        |         |         |         |          |         |         |         |
|                                                        | Male     | 1090     | 46.03%  | 8852      | 48.25%  | 1547     | 47.50%  | 2406       | 47.59%  | 787                           | 46.43%  | 3769   | 47.07%  | 1662   | 45.67%  | 1674    | 45.40%  | 2438     | 45.46%  | 592     | 48.89%  |
|                                                        | Female   | 1278     | 53.97%  | 9493      | 51.75%  | 1710     | 52.50%  | 2650       | 52.41%  | 908                           | 53.57%  | 4238   | 52.93%  | 1977   | 54.33%  | 2013    | 54.60%  | 2925     | 54.54%  | 619     | 51.11%  |
|                                                        | Total    | 2368     | 100.00% | 18345     | 100.00% | 3257     | 100.00% | 5056       | 100.00% | 1695                          | 100.00% | 8007   | 100.00% | 3639   | 100.00% | 3687    | 100.00% | 5363     | 100.00% | 1211    | 100.00% |
| Age<br>classification                                  |          |          |         |           |         |          |         |            |         |                               |         |        |         |        |         |         |         |          |         |         |         |
|                                                        | 0-18     | 930      | 39.29%  | 6828      | 37.22%  | 1238     | 38.00%  | 1872       | 37.02%  | 738                           | 43.54%  | 3294   | 41.13%  | 1488   | 40.89%  | 1591    | 43.15%  | 1887     | 35.18%  | 299     | 24.71%  |
|                                                        | 19-30    | 433      | 18.29%  | 3522      | 19.20%  | 888      | 27.26%  | 869        | 17.18%  | 343                           | 20.24%  | 1696   | 21.18%  | 859    | 23.61%  | 734     | 19.91%  | 810      | 15.10%  | 91      | 7.52%   |
|                                                        | 31-40    | 326      | 13.77%  | 2727      | 14.87%  | 513      | 15.75%  | 741        | 14.65%  | 268                           | 15.81%  | 1349   | 16.85%  | 498    | 13.69%  | 563     | 15.27%  | 838      | 15.62%  | 167     | 13.80%  |
|                                                        | 41-50    | 255      | 10.77%  | 2022      | 11.02%  | 307      | 9.42%   | 543        | 10.74%  | 166                           | 9.79%   | 798    | 9.97%   | 375    | 10.31%  | 391     | 10.60%  | 631      | 11.76%  | 169     | 13.97%  |
|                                                        | 51-65    | 273      | 11.53%  | 1909      | 10.41%  | 209      | 6.41%   | 634        | 12.54%  | 138                           | 8.14%   | 591    | 7.38%   | 279    | 7.67%   | 291     | 7.89%   | 643      | 11.99%  | 283     | 23.39%  |
|                                                        | Over 65  | 150      | 6.34%   | 1337      | 7.29%   | 103      | 3.16%   | 398        | 7.87%   | 42                            | 2.48%   | 280    | 3.50%   | 140    | 3.85%   | 117     | 3.17%   | 555      | 10.35%  | 201     | 16.61%  |
|                                                        | Total    | 2367     | 100.00% | 18345     | 100.00% | 3258     | 100.00% | 5057       | 100.00% | 1695                          | 100.00% | 8008   | 100.00% | 3639   | 100.00% | 3687    | 100.00% | 5364     | 100.00% | 1210    | 100.00% |

Source: Adapted from Statistics South Africa, 2003

When communities within the 5 km radii were included in the assessment, the Coloured representation varied between 3.54% (Zolani) to 97.40% in Ashbury. As expected, Zolani and Nkqubela were dominated by African Black residents with 95.38% and 86.67%, respectively. White residents only dominated in the town of Montagu (88.36%). The Indian/Asian population comprises less than 0.4% of the total population residing within 5 km of the town centres and therefore are not assessed as extensively as the other population groups.

Female residents dominated in all the communities included in the assessment, varying between 51.11% (Montagu) to 54.60% (Ashbury). Furthermore, there is clear trend that the majority of the population (>35%) is younger than 19 years of age, with the ratio decreasing as the age classification increases. However, Montagu was an exception, with 24.71% and 7.52% of its population being younger than 19 years and 19-30 years old, respectively, whereas 23.30% are 51-65 years old. The neighbouring Freshair also has a proportionally higher ratio of residents in the age groups of 31-40 than 19-30 years of age.

### **2.2.3.1 Analysis of education levels**

An analysis of education levels within the 2km and 5km radius for 2001 is provided in Table 3 and Table 4 respectively. The results indicate that 69.07% of persons living within 2 km of the town centres, had some level of schooling (Grade 1- Grade 11), whilst 16.40% completed Matric or a similar level. Of those respondents that indicated a Post-Matric qualification, 39.37% and 35.44% were residing in Robertson and Montagu/Freshair, respectively. Only 8.40% of the population within 2 km had no schooling, whereas 4.47% of the population within 5 km had no schooling. A similar trend applies to the population within 5 km, where up to 79.63% (Ashbury) of the population completed some level of school (Grade 1-Grade 11). Nkqubela had the highest level of no schooling (30.23% of its population), whereas Montagu SP had the highest level of certificate/diploma with Grade 12 (17.68%) and Post-Matric qualification (14.07%).

Table 3: An analysis of education levels for the population per town (sub-place) within 2km of the central business district based on education data from the Census Survey of 2001

| Education category (within 2km)             | McGregor | Column % | Robertson | Column % | Bonnievale | Column % | Ashton | Column % | Montagu & Freshair | Column % | Total | % contribut |
|---------------------------------------------|----------|----------|-----------|----------|------------|----------|--------|----------|--------------------|----------|-------|-------------|
| No schooling                                | 233      | 11.11%   | 1438      | 8.63%    | 397        | 8.64%    | 678    | 9.52%    | 324                | 5.35%    | 3070  | 8.40%       |
| Grade 1 - Grade 11                          | 1454     | 69.34%   | 11448     | 68.72%   | 3204       | 69.71%   | 5318   | 74.66%   | 3808               | 62.88%   | 25232 | 69.07%      |
| Grade 12/standard 10/form 5/Matric/NTC III  | 245      | 11.68%   | 2812      | 16.88%   | 786        | 17.10%   | 944    | 13.25%   | 1206               | 19.91%   | 5993  | 16.40%      |
| Certificate/Diploma with less than Grade 12 | 3        | 0.14%    | 60        | 0.36%    | 30         | 0.65%    |        | 0.00%    | 42                 | 0.69%    | 135   | 0.37%       |
| Certificate/Diploma with Grade 12           | 78       | 3.72%    | 591       | 3.55%    | 128        | 2.79%    | 119    | 1.67%    | 396                | 6.54%    | 1312  | 3.59%       |
| Post-Matric qualification                   | 84       | 4.01%    | 311       | 1.87%    | 51         | 1.11%    | 64     | 0.90%    | 280                | 4.62%    | 790   | 2.16%       |
| Total                                       | 2097     | 100.00%  | 16660     | 100.00%  | 4596       | 100.00%  | 7123   | 100.00%  | 6056               | 100.00%  | 36532 | 100.00%     |

| Education category (within 2km)             | McGregor | Row%   | Robertson | Row %  | Bonnievale | Row %  | Ashton | Row %  | Montagu & Freshair | Row %  | Total | % contribut |
|---------------------------------------------|----------|--------|-----------|--------|------------|--------|--------|--------|--------------------|--------|-------|-------------|
| No schooling                                | 233      | 7.59%  | 1438      | 46.84% | 397        | 12.93% | 678    | 22.08% | 324                | 10.55% | 3070  | 8.40%       |
| Grade 1 - Grade 11                          | 1454     | 5.76%  | 11448     | 45.37% | 3204       | 12.70% | 5318   | 21.08% | 3808               | 15.09% | 25232 | 69.07%      |
| Grade 12/standard 10/form 5/Matric/NTC III  | 245      | 4.09%  | 2812      | 46.92% | 786        | 13.12% | 944    | 15.75% | 1206               | 20.12% | 5993  | 16.40%      |
| Certificate/Diploma with less than Grade 12 | 3        | 2.22%  | 60        | 44.44% | 30         | 22.22% |        | 0.00%  | 42                 | 31.11% | 135   | 0.37%       |
| Certificate/Diploma with Grade 12           | 78       | 5.95%  | 591       | 45.05% | 128        | 9.76%  | 119    | 9.07%  | 396                | 30.18% | 1312  | 3.59%       |
| Post-Matric qualification                   | 84       | 10.63% | 311       | 39.37% | 51         | 6.46%  | 64     | 8.10%  | 280                | 35.44% | 790   | 2.16%       |
| Total                                       | 2097     |        | 16660     |        | 4596       |        | 7123   |        | 6056               |        | 36532 | 100.00%     |

Source: Statistics South Africa (2003)

An analysis of education levels for the population residing within 5km of the central business areas of the towns in the Langeberg area, which also includes the townships, is provided below. A total is also provided for each town with a distinction between the main sub-place and the townships. The findings are provided in Table 4.

| Sub-place (within 5km) | 1 | Row % | Column % | 2 | Row % | Column % | 3 | Row % | Column % | 4 | Row % | Column % | 5 | Row % | Column % | 6 | Row % | Column % | Total | % Contrib. |
|------------------------|---|-------|----------|---|-------|----------|---|-------|----------|---|-------|----------|---|-------|----------|---|-------|----------|-------|------------|
|------------------------|---|-------|----------|---|-------|----------|---|-------|----------|---|-------|----------|---|-------|----------|---|-------|----------|-------|------------|



|               |             |        |                |              |        |                |             |        |                |            |       |                |             |        |                |            |        |                |              |         |
|---------------|-------------|--------|----------------|--------------|--------|----------------|-------------|--------|----------------|------------|-------|----------------|-------------|--------|----------------|------------|--------|----------------|--------------|---------|
| McGregor SP   | 233         | 11.11% | 4.73%          | 1454         | 69.34% | 4.37%          | 245         | 11.68% | 3.61%          | 3          | 0.14% | 2.00%          | 78          | 3.72%  | 5.22%          | 84         | 4.01%  | 10.21%         | <b>2097</b>  | 4.42%   |
| Sub-Total     | 233         | 11.11% | 4.73%          | 1454         | 69.34% | 4.37%          | 245         | 11.68% | 3.61%          | 3          | 0.14% | 2.00%          | 78          | 3.72%  | 5.22%          | 84         | 4.01%  | 10.21%         | <b>2097</b>  | 100.00% |
| Robertson SP  | 1438        | 8.63%  | 29.19%         | 11448        | 68.72% | 34.42%         | 2812        | 16.88% | 41.44%         | 60         | 0.36% | 40.00%         | 591         | 3.55%  | 39.53%         | 311        | 1.87%  | 37.79%         | <b>16660</b> | 85.08%  |
| Nkqubela      | 883         | 30.23% | 17.93%         | 1850         | 63.33% | 5.56%          | 113         | 3.87%  | 1.67%          | 3          | 0.10% | 2.00%          | 69          | 2.36%  | 4.62%          | 3          | 0.10%  | 0.36%          | <b>2921</b>  | 14.92%  |
| Sub-Total     | 2321        | 11.85% | 47.12%         | 13298        | 67.91% | 39.98%         | 2925        | 14.94% | 43.11%         | 63         | 0.32% | 42.00%         | 660         | 3.37%  | 44.15%         | 314        | 1.60%  | 38.15%         | <b>19581</b> | 100.00% |
| Bonnievale SP | 397         | 8.64%  | 8.06%          | 3204         | 69.71% | 9.63%          | 786         | 17.10% | 11.58%         | 30         | 0.65% | 20.00%         | 128         | 2.79%  | 8.56%          | 51         | 1.11%  | 6.20%          | <b>4596</b>  | 75.79%  |
| Happy Valley  | 188         | 12.81% | 3.82%          | 1163         | 79.22% | 3.50%          | 96          | 6.54%  | 1.41%          |            | 0.00% | 0.00%          | 18          | 1.23%  | 1.20%          | 3          | 0.20%  | 0.36%          | <b>1468</b>  | 24.21%  |
| Sub-Total     | 585         | 9.65%  | 11.88%         | 4367         | 72.02% | 13.13%         | 882         | 14.54% | 13.00%         | 30         | 0.49% | 20.00%         | 146         | 2.41%  | 9.77%          | 54         | 0.89%  | 6.56%          | <b>6064</b>  | 100.00% |
| Ashton SP     | 678         | 9.52%  | 13.76%         | 5318         | 74.66% | 15.99%         | 944         | 13.25% | 13.91%         |            | 0.00% | 0.00%          | 119         | 1.67%  | 7.96%          | 64         | 0.90%  | 7.78%          | <b>7123</b>  | 68.58%  |
| Zolani        | 404         | 12.38% | 8.20%          | 2423         | 74.26% | 7.29%          | 334         | 10.24% | 4.92%          | 9          | 0.28% | 6.00%          | 69          | 2.11%  | 4.62%          | 24         | 0.74%  | 2.92%          | <b>3263</b>  | 31.42%  |
| Sub-Total     | 1082        | 10.42% | 21.97%         | 7741         | 74.53% | 23.27%         | 1278        | 12.31% | 18.84%         | 9          | 0.09% | 6.00%          | 188         | 1.81%  | 12.58%         | 88         | 0.85%  | 10.69%         | <b>10386</b> | 100.00% |
| Ashbury       | 381         | 11.71% | 7.73%          | 2591         | 79.63% | 7.79%          | 249         | 7.65%  | 3.67%          | 3          | 0.09% | 2.00%          | 27          | 0.83%  | 1.81%          | 3          | 0.09%  | 0.36%          | <b>3254</b>  | 34.95%  |
| Freshair      | 292         | 5.94%  | 5.93%          | 3358         | 68.27% | 10.10%         | 942         | 19.15% | 13.88%         | 12         | 0.24% | 8.00%          | 195         | 3.96%  | 13.04%         | 120        | 2.44%  | 14.58%         | <b>4919</b>  | 52.84%  |
| Montagu SP    | 32          | 2.81%  | 0.65%          | 450          | 39.58% | 1.35%          | 264         | 23.22% | 3.89%          | 30         | 2.64% | 20.00%         | 201         | 17.68% | 13.44%         | 160        | 14.07% | 19.44%         | <b>1137</b>  | 12.21%  |
| Sub-Total     | 705         | 7.57%  | 14.31%         | 6399         | 68.73% | 19.24%         | 1455        | 15.63% | 21.44%         | 45         | 0.48% | 30.00%         | 423         | 4.54%  | 28.29%         | 283        | 3.04%  | 34.39%         | <b>9310</b>  | 100.00% |
| <b>Total</b>  | <b>4926</b> |        | <b>100.00%</b> | <b>33259</b> |        | <b>100.00%</b> | <b>6785</b> |        | <b>100.00%</b> | <b>150</b> |       | <b>100.00%</b> | <b>1495</b> |        | <b>100.00%</b> | <b>823</b> |        | <b>100.00%</b> | <b>47438</b> |         |

Table 4: An analysis of education levels for the population per town (sub-place) within 5km of the central business district based on education data from the Census Survey of 2001.

#### Legend

- 1 No schooling
- 2 Grade 1- Grade 11
- 3 Grade 12/Standard 10/Form 5/Matric/NTC III
- 4 Certificate/diploma with less than Grade 12

- 5 Certificate/diploma with Grade 12

- 6 Post-matric qualification

Notes: N/A are excluded

Source: Statistics South Africa (2003)

### 2.2.3.2 Analysis of age levels

An analysis of the age levels for the population within 2 km and 5 km of the town centres is intended to provide an indication of the population that could be considered economically active, i.e. persons between the ages of 19 and 65. The analysis that follows

provides a broad indication of age categories for 2001. The findings are provided in Tables 5 and 6 and are based on the 2km and 5km zones specified for the analysis of each town.

Table 5: An assessment of age levels among residents residing within 2km of the central business area of a town based on the 2001 Census data

| Age category (within 2km) | McGregor    | Column %       | Robertson    | Column %       | Bonnievale  | Column %       | Ashton      | Column %       | Montagu & Freshair | Column %       | Total        | % Contribut    |
|---------------------------|-------------|----------------|--------------|----------------|-------------|----------------|-------------|----------------|--------------------|----------------|--------------|----------------|
| 0-18                      | 930         | 39.29%         | 6828         | 37.22%         | 1872        | 37.02%         | 3294        | 41.13%         | 2186               | 33.25%         | 15110        | 37.45%         |
| 19-30                     | 433         | 18.29%         | 3522         | 19.20%         | 869         | 17.18%         | 1696        | 21.18%         | 901                | 13.71%         | 7421         | 18.39%         |
| 31-40                     | 326         | 13.77%         | 2727         | 14.87%         | 741         | 14.65%         | 1349        | 16.85%         | 1005               | 15.29%         | 6148         | 15.24%         |
| 41-50                     | 255         | 10.77%         | 2022         | 11.02%         | 543         | 10.74%         | 798         | 9.97%          | 800                | 12.17%         | 4418         | 10.95%         |
| 51-65                     | 273         | 11.53%         | 1909         | 10.41%         | 634         | 12.54%         | 591         | 7.38%          | 926                | 14.09%         | 4333         | 10.74%         |
| Over 66                   | 150         | 6.34%          | 1337         | 7.29%          | 398         | 7.87%          | 280         | 3.50%          | 756                | 11.50%         | 2921         | 7.24%          |
| <b>Total</b>              | <b>2367</b> | <b>100.00%</b> | <b>18345</b> | <b>100.00%</b> | <b>5057</b> | <b>100.00%</b> | <b>8008</b> | <b>100.00%</b> | <b>6574</b>        | <b>100.00%</b> | <b>40351</b> | <b>100.00%</b> |

| Age category (within 2km) | McGregor    | Row%           | Robertson    | Row%           | Bonnievale  | Row%           | Ashton      | Row%           | Montagu & Freshair | Row%           | Total        | % Contribut    |
|---------------------------|-------------|----------------|--------------|----------------|-------------|----------------|-------------|----------------|--------------------|----------------|--------------|----------------|
| 0-18                      | 930         | 6.15%          | 6828         | 45.19%         | 1872        | 12.39%         | 3294        | 21.80%         | 2186               | 14.47%         | 15110        | 37.45%         |
| 19-30                     | 433         | 5.83%          | 3522         | 47.46%         | 869         | 11.71%         | 1696        | 22.85%         | 901                | 12.14%         | 7421         | 18.39%         |
| 31-40                     | 326         | 5.30%          | 2727         | 44.36%         | 741         | 12.05%         | 1349        | 21.94%         | 1005               | 16.35%         | 6148         | 15.24%         |
| 41-50                     | 255         | 5.77%          | 2022         | 45.77%         | 543         | 12.29%         | 798         | 18.06%         | 800                | 18.11%         | 4418         | 10.95%         |
| 51-65                     | 273         | 6.30%          | 1909         | 44.06%         | 634         | 14.63%         | 591         | 13.64%         | 926                | 21.37%         | 4333         | 10.74%         |
| Over 66                   | 150         | 5.14%          | 1337         | 45.77%         | 398         | 13.63%         | 280         | 9.59%          | 756                | 25.88%         | 2921         | 7.24%          |
| <b>Total</b>              | <b>2367</b> | <b>100.00%</b> | <b>18345</b> | <b>100.00%</b> | <b>5057</b> | <b>100.00%</b> | <b>8008</b> | <b>100.00%</b> | <b>6574</b>        | <b>100.00%</b> | <b>40351</b> | <b>100.00%</b> |

Table 6: An assessment of age levels by main sub-place and township for residents residing within the 5km zone based on 2001

| Sub-place<br>(within 5km) | 0-18         | Row %         | Column %       | 19-30        | Row %         | Column %       | 31-40       | Row %         | Column %       | 41-50       | Row %         | Column %       | 51-65       | Row %         | Column %       | Over 66     | Row %        | Column %       | Total        | % contrib      |
|---------------------------|--------------|---------------|----------------|--------------|---------------|----------------|-------------|---------------|----------------|-------------|---------------|----------------|-------------|---------------|----------------|-------------|--------------|----------------|--------------|----------------|
| McGregor SP               | 930          | 39.29%        | 4.61%          | 433          | 18.29%        | 4.23%          | 326         | 13.77%        | 4.08%          | 255         | 10.77%        | 4.51%          | 273         | 11.53%        | 5.20%          | 150         | 6.34%        | 4.51%          | 2367         |                |
| <b>Total</b>              | <b>930</b>   | <b>39.29%</b> | <b>4.61%</b>   | <b>433</b>   | <b>18.29%</b> | <b>4.23%</b>   | <b>326</b>  | <b>13.77%</b> | <b>4.08%</b>   | <b>255</b>  | <b>10.77%</b> | <b>4.51%</b>   | <b>273</b>  | <b>11.53%</b> | <b>5.20%</b>   | <b>150</b>  | <b>6.34%</b> | <b>4.51%</b>   | <b>2367</b>  | <b>4.50%</b>   |
|                           |              |               |                |              |               |                |             |               |                |             |               |                |             |               |                |             |              | 0.00%          |              |                |
| Robertson SP              | 6828         | 37.22%        | 33.86%         | 3522         | 19.20%        | 34.38%         | 2727        | 14.87%        | 34.13%         | 2022        | 11.02%        | 35.74%         | 1909        | 10.41%        | 36.36%         | 1337        | 7.29%        | 40.23%         | 18345        |                |
| Nkqubela                  | 1238         | 38.00%        | 6.14%          | 888          | 27.26%        | 8.67%          | 513         | 15.75%        | 6.42%          | 307         | 9.42%         | 5.43%          | 209         | 6.41%         | 3.98%          | 103         | 3.16%        | 3.10%          | 3258         |                |
| <b>Total</b>              | <b>8066</b>  | <b>37.34%</b> | <b>40.00%</b>  | <b>4410</b>  | <b>20.41%</b> | <b>43.05%</b>  | <b>3240</b> | <b>15.00%</b> | <b>40.55%</b>  | <b>2329</b> | <b>10.78%</b> | <b>41.17%</b>  | <b>2118</b> | <b>9.80%</b>  | <b>40.34%</b>  | <b>1440</b> | <b>6.67%</b> | <b>43.33%</b>  | <b>21603</b> | <b>41.05%</b>  |
|                           |              |               |                |              |               |                |             |               |                |             |               |                |             |               |                |             |              |                |              |                |
| Bonnievale SP             | 1872         | 37.02%        | 9.28%          | 869          | 17.18%        | 8.48%          | 741         | 14.65%        | 9.27%          | 543         | 10.74%        | 9.60%          | 634         | 12.54%        | 12.08%         | 398         | 7.87%        | 11.98%         | 5057         |                |
| Happy Valley              | 738          | 43.54%        | 3.66%          | 343          | 20.24%        | 3.35%          | 268         | 15.81%        | 3.35%          | 166         | 9.79%         | 2.93%          | 138         | 8.14%         | 2.63%          | 42          | 2.48%        | 1.26%          | 1695         |                |
| <b>Total</b>              | <b>2610</b>  | <b>38.66%</b> | <b>12.94%</b>  | <b>1212</b>  | <b>17.95%</b> | <b>11.83%</b>  | <b>1009</b> | <b>14.94%</b> | <b>12.63%</b>  | <b>709</b>  | <b>10.50%</b> | <b>12.53%</b>  | <b>772</b>  | <b>11.43%</b> | <b>14.70%</b>  | <b>440</b>  | <b>6.52%</b> | <b>13.24%</b>  | <b>6752</b>  | <b>12.83%</b>  |
|                           |              |               |                |              |               |                |             |               |                |             |               |                |             |               |                |             |              |                |              |                |
| Ashton SP                 | 3294         | 41.13%        | 16.34%         | 1696         | 21.18%        | 16.55%         | 1349        | 16.85%        | 16.88%         | 798         | 9.97%         | 14.11%         | 591         | 7.38%         | 11.26%         | 280         | 3.50%        | 8.43%          | 8008         |                |
| Zolani                    | 1488         | 40.89%        | 7.38%          | 859          | 23.61%        | 8.38%          | 498         | 13.69%        | 6.23%          | 375         | 10.31%        | 6.63%          | 279         | 7.67%         | 5.31%          | 140         | 3.85%        | 4.21%          | 3639         |                |
| <b>Total</b>              | <b>4782</b>  | <b>41.06%</b> | <b>23.71%</b>  | <b>2555</b>  | <b>21.94%</b> | <b>24.94%</b>  | <b>1847</b> | <b>15.86%</b> | <b>23.12%</b>  | <b>1173</b> | <b>10.07%</b> | <b>20.74%</b>  | <b>870</b>  | <b>7.47%</b>  | <b>16.57%</b>  | <b>420</b>  | <b>3.61%</b> | <b>12.64%</b>  | <b>11647</b> | <b>22.13%</b>  |
|                           |              |               |                |              |               |                |             |               |                |             |               |                |             |               |                |             |              |                |              |                |
| Ashbury                   | 1591         | 43.15%        | 7.89%          | 734          | 19.91%        | 7.16%          | 563         | 15.27%        | 7.05%          | 391         | 10.60%        | 6.91%          | 291         | 7.89%         | 5.54%          | 117         | 3.17%        | 3.52%          | 3687         |                |
| Freshair                  | 1887         | 35.18%        | 9.36%          | 810          | 15.10%        | 7.91%          | 838         | 15.62%        | 10.49%         | 631         | 11.76%        | 11.15%         | 643         | 11.99%        | 12.25%         | 555         | 10.35%       | 16.70%         | 5364         |                |
| Montagu SP                | 299          | 24.71%        | 1.48%          | 91           | 7.52%         | 0.89%          | 167         | 13.80%        | 2.09%          | 169         | 13.97%        | 2.99%          | 283         | 23.39%        | 5.39%          | 201         | 16.61%       | 6.05%          | 1210         |                |
| <b>Total</b>              | <b>3777</b>  | <b>36.81%</b> | <b>18.73%</b>  | <b>1635</b>  | <b>15.93%</b> | <b>15.96%</b>  | <b>1568</b> | <b>15.28%</b> | <b>19.62%</b>  | <b>1191</b> | <b>11.61%</b> | <b>21.05%</b>  | <b>1217</b> | <b>11.86%</b> | <b>23.18%</b>  | <b>873</b>  | <b>8.51%</b> | <b>26.27%</b>  | <b>10261</b> | <b>19.50%</b>  |
| <b>Total</b>              | <b>20165</b> |               | <b>100.00%</b> | <b>10245</b> |               | <b>100.00%</b> | <b>7990</b> |               | <b>100.00%</b> | <b>5657</b> |               | <b>100.00%</b> | <b>5250</b> |               | <b>100.00%</b> | <b>3323</b> |              | <b>100.00%</b> | <b>52630</b> | <b>100.00%</b> |

Source: Statistics South Africa (2003)

The analysis provided in Table 5 indicates that 37.45% of the population within 2 km of the town centres are below 19 years of age, which represents 76.67% of all persons under 19 years of age within 5 km of the town centres. Our analysis also suggests that 55.31% of the population within 2 km from the town centres are in the working age category are between 19 and 65 years of age, while the working group within 5 km of the town centres represents 55.37% of the total population within 5km. The assessment indicates that on average, every 1,24 persons who would normally be considered economically active (i.e. between 19 and 65 years of age) could support another person that is not economically active within 5 km of the town centres. A similar dependency ratio applies to the population residing within 2 km of the town centres.

A more detailed assessment of the population is presented in Table 6 and suggests that the Robertson population represents 44.06% to 47.46% of each of the age categories living within 2 km of the town centre. As more residents are included in the 5 km radius, the relative contribution of Robertson SP is lower (33.86% to 40.23%), but still dominating the other town(ships). Freshair is second in the 51-56 age group (12.25% and 16.70%), whereas Ashton made the second highest contribution in the other age groups (14.11% to 16.88% for those up to 50 years).

An analysis of dependency factors suggests that among the different populations residing within 2 km of the town centres, McGregor had the lowest dependency ratio (1.19), whereas Robertson had the highest dependency ratio (1.25). This suggests that slightly more than 1 person that have the potential to be economically active, could support another person not considered to be in an age category that represents an economically active person, i.e. under 19 or over 65 years of age. The dependency figures for the population within 5 km varied between 1.16 (Ashbury) to 1.43 (Nkqubela), with an average of 1.24 for the total population.

## **2.2.4 Socio-economic characteristics of the population**

### **2.2.4.1 Analysis of household income levels**

Table 7 provides the income ranges for households as defined by the specified radii from the centres of the towns included in the assessment. Note that not all the respondents disclosed their income. Of those that did disclose their income, 13.73% of the households within 2 km of the CBD of the towns do not have an income, while 26.27% of households within 5 km of the town centres have no income. Furthermore, 37.45% of the households within 5 km of the centres of the towns declared an income of R19 200 or less (excluding households with no income), which is considered below the household subsistence level (HSL). The findings suggest that more than 71.95% of the households that declared an income and reside within 2 km of the town centres, have an annual income of less than R76 801. The same proportional findings for households within 5 km indicate a percentage of 72.15%.

A more detailed analysis indicates that on average, 88.41% of the total population residing within 5 km of the town centres earn less than R76 800 per annum (Table 8). Worst off is the residents of Nkqubela (99.03%) and Ashbury (98.84%), closely followed by Happy Valley/ Mountainview (97.12%) and Zolani (97.00%). Nkqubela and Zolani also had the highest percentage of residents without an income, i.e. 35.85% and 32.69%, respectively, followed

closely by Ashton SP with 29.46%. In contrast, only 86.50% of the Freshair residents earn less than R76 800 per annum, with only 8.10% of its residents earning no income.

Table 7: Distribution of annual household income for population of each town within 2km from the central business area in 2001

| Income Category<br>(within 2 km) | McGregor<br>SP | Column<br>% | Robertson<br>SP | Column<br>% | Bonnievale<br>SP | Column<br>% | Ashton<br>SP | Column<br>% | Freshair<br>Column<br>% | Montagu<br>SP | Column<br>% | Total   | %<br>Contrib |         |
|----------------------------------|----------------|-------------|-----------------|-------------|------------------|-------------|--------------|-------------|-------------------------|---------------|-------------|---------|--------------|---------|
| No income                        | 99             | 15.62%      | 470             | 9.98%       | 170              | 12.66%      | 563          | 29.46%      | 117                     | 8.10%         | 27          | 5.53%   | 1446         | 13.73%  |
| R1 - R4 800                      | 36             | 5.68%       | 125             | 2.65%       | 55               | 4.10%       | 81           | 4.24%       | 30                      | 2.08%         | 9           | 1.84%   | 336          | 3.19%   |
| R4 801 - R 9 600                 | 96             | 15.14%      | 630             | 13.38%      | 193              | 14.37%      | 245          | 12.82%      | 183                     | 12.67%        | 28          | 5.74%   | 1375         | 13.06%  |
| R9 601 - R 19 200                | 155            | 24.45%      | 886             | 18.82%      | 217              | 16.16%      | 326          | 17.06%      | 262                     | 18.14%        | 47          | 9.63%   | 1893         | 17.98%  |
| R19 201 - R 38 400               | 127            | 20.03%      | 1093            | 23.21%      | 292              | 21.74%      | 303          | 15.86%      | 334                     | 23.13%        | 72          | 14.75%  | 2221         | 21.09%  |
| R38 401 - R 76 800               | 78             | 12.30%      | 780             | 16.56%      | 224              | 16.68%      | 223          | 11.67%      | 323                     | 22.37%        | 123         | 25.20%  | 1751         | 16.63%  |
| R76 801 - R153 600               | 30             | 4.73%       | 488             | 10.36%      | 132              | 9.83%       | 118          | 6.17%       | 143                     | 9.90%         | 101         | 20.70%  | 1012         | 9.61%   |
| R153 601 - R307 200              | 10             | 1.58%       | 183             | 3.89%       | 41               | 3.05%       | 46           | 2.41%       | 40                      | 2.77%         | 64          | 13.11%  | 384          | 3.65%   |
| R307 201 - R614 400              |                |             | 34              | 0.72%       | 6                | 0.45%       | 3            | 0.16%       | 6                       | 0.42%         | 14          | 2.87%   | 63           | 0.60%   |
| R614 401 - R1 228 800            | 3              | 0.47%       | 11              | 0.23%       | 7                | 0.52%       |              | 0.00%       |                         | 0.00%         | 3           | 0.61%   | 24           | 0.23%   |
| R1 228 801 - R2 457 600          |                |             | 9               | 0.19%       | 6                | 0.45%       | 3            | 0.16%       | 6                       | 0.42%         |             | 0.00%   | 24           | 0.23%   |
| R2 457 601 and more              |                |             |                 |             |                  |             |              |             |                         |               |             | 0       | 0.00%        |         |
| Total                            | 634            | 100.00%     | 4709            | 100.00%     | 1343             | 100.00%     | 1911         | 100.00%     | 1444                    | 100.00%       | 488         | 100.00% | 10529        | 100.00% |

| Income Category<br>(within 2km) | McGregor |        | Robertson |        | Bonnievale |        | Ashton |        | Freshair |        | Montagu |        | Total | %       |
|---------------------------------|----------|--------|-----------|--------|------------|--------|--------|--------|----------|--------|---------|--------|-------|---------|
|                                 | SP       | Row%   | SP        | Row%   | SP         | Row%   | SP     | Row%   |          | Row%   | SP      | Row%   |       | Contrib |
| No income                       | 99       | 6.85%  | 470       | 32.50% | 170        | 11.76% | 563    | 38.93% | 117      | 8.09%  | 27      | 1.87%  | 1446  | 13.73%  |
| R1 - R4 800                     | 36       | 10.71% | 125       | 37.20% | 55         | 16.37% | 81     | 24.11% | 30       | 8.93%  | 9       | 2.68%  | 336   | 3.19%   |
| R4 801 - R 9 600                | 96       | 6.98%  | 630       | 45.82% | 193        | 14.04% | 245    | 17.82% | 183      | 13.31% | 28      | 2.04%  | 1375  | 13.06%  |
| R9 601 - R 19 200               | 155      | 8.19%  | 886       | 46.80% | 217        | 11.46% | 326    | 17.22% | 262      | 13.84% | 47      | 2.48%  | 1893  | 17.98%  |
| R19 201 - R 38 400              | 127      | 5.72%  | 1093      | 49.21% | 292        | 13.15% | 303    | 13.64% | 334      | 15.04% | 72      | 3.24%  | 2221  | 21.09%  |
| R38 401 - R 76 800              | 78       | 4.45%  | 780       | 44.55% | 224        | 12.79% | 223    | 12.74% | 323      | 18.45% | 123     | 7.02%  | 1751  | 16.63%  |
| R76 801 - R153 600              | 30       | 2.96%  | 488       | 48.22% | 132        | 13.04% | 118    | 11.66% | 143      | 14.13% | 101     | 9.98%  | 1012  | 9.61%   |
| R153 601 - R307 200             | 10       | 2.60%  | 183       | 47.66% | 41         | 10.68% | 46     | 11.98% | 40       | 10.42% | 64      | 16.67% | 384   | 3.65%   |
| R307 201 - R614 400             |          | 0.00%  | 34        | 53.97% | 6          | 9.52%  | 3      | 4.76%  | 6        | 9.52%  | 14      | 22.22% | 63    | 0.60%   |
| R614 401 - R1 228 800           | 3        | 12.50% | 11        | 45.83% | 7          | 29.17% |        | 0.00%  |          | 0.00%  | 3       | 12.50% | 24    | 0.23%   |
| R1 228 801 - R2 457 600         |          | 0.00%  | 9         | 37.50% | 6          | 25.00% | 3      | 12.50% | 6        | 25.00% |         | 0.00%  | 24    | 0.23%   |
| R2 457 601 and more             |          |        |           |        |            |        |        |        |          |        |         |        | 0     | 0.00%   |
| Total                           | 634      |        | 4709      |        | 1343       |        | 1911   |        | 1444     |        | 488     |        | 10529 | 100.00% |

Table 8: Distribution of annual household income for each town within 5km of the central business area inclusive of the townships in 2001

| Sub-place<br>(within 5km) | No<br>income | Row %          | Column<br>%   | R1-<br>R4800 | Row<br>%       | Column<br>%   | R4 801-<br>R9 600 | Row %          | Column<br>%   | R9 601-<br>R19 200 | Row %          | Column<br>%   | R19 201-<br>R38 400 | Row %          | Column<br>%   | R38 401-<br>R76 800 | Row %          | Column<br>%   |
|---------------------------|--------------|----------------|---------------|--------------|----------------|---------------|-------------------|----------------|---------------|--------------------|----------------|---------------|---------------------|----------------|---------------|---------------------|----------------|---------------|
| McGregor SP               | 99           | 15.62%         | 4.51%         | 36           | 5.68%          | 6.87%         | 96                | 15.14%         | 4.85%         | 155                | 24.45%         | 6.09%         | 127                 | 20.03%         | 4.65%         | 78                  | 12.30%         | 4.01%         |
| <b>Sub-total</b>          | <b>99</b>    | <b>15.62%</b>  | <b>4.51%</b>  | <b>36</b>    | <b>5.68%</b>   | <b>6.87%</b>  | <b>96</b>         | <b>15.14%</b>  | <b>4.85%</b>  | <b>155</b>         | <b>24.45%</b>  | <b>6.09%</b>  | <b>127</b>          | <b>20.03%</b>  | <b>4.65%</b>  | <b>78</b>           | <b>12.30%</b>  | <b>4.01%</b>  |
| Robertson SP              | 470          | 9.98%          | 21.43%        | 125          | 2.65%          | 23.85%        | 630               | 13.38%         | 31.83%        | 886                | 18.82%         | 34.81%        | 1093                | 23.21%         | 40.02%        | 780                 | 16.56%         | 40.06%        |
| Nkqubela                  | 332          | 35.85%         | 15.14%        | 59           | 6.37%          | 11.26%        | 159               | 17.17%         | 8.03%         | 169                | 18.25%         | 6.64%         | 134                 | 14.47%         | 4.91%         | 64                  | 6.91%          | 3.29%         |
| <b>Sub-total</b>          | <b>802</b>   | <b>14.23%</b>  | <b>36.57%</b> | <b>184</b>   | <b>3.27%</b>   | <b>35.11%</b> | <b>789</b>        | <b>14.00%</b>  | <b>39.87%</b> | <b>1055</b>        | <b>18.72%</b>  | <b>41.45%</b> | <b>1227</b>         | <b>21.77%</b>  | <b>44.93%</b> | <b>844</b>          | <b>14.98%</b>  | <b>43.35%</b> |
| Bonnievale SP             | 170          | 12.66%         | 7.75%         | 55           | 4.10%          | 10.50%        | 193               | 14.37%         | 9.75%         | 217                | 16.16%         | 8.53%         | 292                 | 21.74%         | 10.69%        | 224                 | 16.68%         | 11.50%        |
| Happy Valley              | 53           | 12.74%         | 2.42%         | 9            | 2.16%          | 1.72%         | 91                | 21.88%         | 4.60%         | 124                | 29.81%         | 4.87%         | 95                  | 22.84%         | 3.48%         | 32                  | 7.69%          | 1.64%         |
| <b>Sub-total</b>          | <b>223</b>   | <b>12.68%</b>  | <b>10.17%</b> | <b>64</b>    | <b>3.64%</b>   | <b>12.21%</b> | <b>284</b>        | <b>16.15%</b>  | <b>14.35%</b> | <b>341</b>         | <b>19.39%</b>  | <b>13.40%</b> | <b>387</b>          | <b>22.00%</b>  | <b>14.17%</b> | <b>256</b>          | <b>14.55%</b>  | <b>13.15%</b> |
| Ashton SP                 | 563          | 29.46%         | 25.67%        | 81           | 4.24%          | 15.46%        | 245               | 12.82%         | 12.38%        | 326                | 17.06%         | 12.81%        | 303                 | 15.86%         | 11.09%        | 223                 | 11.67%         | 11.45%        |
| Zolani                    | 272          | 32.69%         | 12.40%        | 90           | #####          | 17.18%        | 184               | 22.12%         | 9.30%         | 142                | 17.07%         | 5.58%         | 74                  | 8.89%          | 2.71%         | 45                  | 5.41%          | 2.31%         |
| <b>Sub-total</b>          | <b>835</b>   | <b>30.44%</b>  | <b>38.08%</b> | <b>171</b>   | <b>6.23%</b>   | <b>32.63%</b> | <b>429</b>        | <b>15.64%</b>  | <b>21.68%</b> | <b>468</b>         | <b>17.06%</b>  | <b>18.39%</b> | <b>377</b>          | <b>13.74%</b>  | <b>13.80%</b> | <b>268</b>          | <b>9.77%</b>   | <b>13.76%</b> |
| Ashbury                   | 90           | 11.57%         | 4.10%         | 30           | 3.86%          | 5.73%         | 170               | 21.85%         | 8.59%         | 217                | 27.89%         | 8.53%         | 207                 | 26.61%         | 7.58%         | 55                  | 7.07%          | 2.82%         |
| Freshair                  | 117          | 8.10%          | 5.34%         | 30           | 2.08%          | 5.73%         | 183               | 12.67%         | 9.25%         | 262                | 18.14%         | 10.29%        | 334                 | 23.13%         | 12.23%        | 323                 | 22.37%         | 16.59%        |
| Montagu SP                | 27           | 5.53%          | 1.23%         | 9            | 1.84%          | 1.72%         | 28                | 5.74%          | 1.41%         | 47                 | 9.63%          | 1.85%         | 72                  | 14.75%         | 2.64%         | 123                 | 25.20%         | 6.32%         |
| <b>Sub-total</b>          | <b>234</b>   | <b>8.63%</b>   | <b>10.67%</b> | <b>69</b>    | <b>2.55%</b>   | <b>13.17%</b> | <b>381</b>        | <b>14.06%</b>  | <b>19.25%</b> | <b>526</b>         | <b>19.41%</b>  | <b>20.67%</b> | <b>613</b>          | <b>22.62%</b>  | <b>22.45%</b> | <b>501</b>          | <b>18.49%</b>  | <b>25.73%</b> |
| <b>Total</b>              | <b>2193</b>  | <b>100.00%</b> |               | <b>524</b>   | <b>100.00%</b> |               | <b>1979</b>       | <b>100.00%</b> |               | <b>2545</b>        | <b>100.00%</b> |               | <b>2731</b>         | <b>100.00%</b> |               | <b>1947</b>         | <b>100.00%</b> |               |



Table 8: (cont.)

| Sub-place<br>(within 5km) | R76 801-<br>R153 600 | Row %        | Column<br>%    | R153 601-<br>R307 200 | Row %        | Column<br>%    | R307 201-<br>R614 400 | Row %        | Column<br>%    | R614 401-<br>R1 228 800 | Row %        | Column<br>%    | R1 228 801-<br>R2 457 600 | Row %        | Column<br>%    | Total        |
|---------------------------|----------------------|--------------|----------------|-----------------------|--------------|----------------|-----------------------|--------------|----------------|-------------------------|--------------|----------------|---------------------------|--------------|----------------|--------------|
| McGregor SP               | 30                   | 4.73%        | 2.85%          | 10                    | 1.58%        | 2.51%          |                       | 0.00%        | 0.00%          | 3                       | 0.47%        | 12.50%         |                           | 0.00%        | 0.00%          | 634          |
| <b>Sub-total</b>          | <b>30</b>            | <b>4.73%</b> | <b>2.85%</b>   | <b>10</b>             | <b>1.58%</b> | <b>2.51%</b>   | <b>0</b>              | <b>0.00%</b> | <b>0.00%</b>   | <b>3</b>                | <b>0.47%</b> | <b>12.50%</b>  | <b>0</b>                  | <b>0.00%</b> | <b>0.00%</b>   | <b>634</b>   |
| Robertson SP              | 488                  | 10.36%       | 46.39%         | 183                   | 3.89%        | 45.86%         | 34                    | 0.72%        | 53.97%         | 11                      | 0.23%        | 45.83%         | 9                         | 0.19%        | 37.50%         | 4709         |
| Nkqubela                  | 6                    | 0.65%        | 0.57%          | 3                     | 0.32%        | 0.75%          |                       | 0.00%        | 0.00%          |                         | 0.00%        | 0.00%          |                           | 0.00%        | 0.00%          | 926          |
| <b>Sub-total</b>          | <b>494</b>           | <b>8.77%</b> | <b>46.96%</b>  | <b>186</b>            | <b>3.30%</b> | <b>46.62%</b>  | <b>34</b>             | <b>0.60%</b> | <b>53.97%</b>  | <b>11</b>               | <b>0.20%</b> | <b>45.83%</b>  | <b>9</b>                  | <b>0.16%</b> | <b>37.50%</b>  | <b>5635</b>  |
| Bonnievale SP             | 132                  | 9.83%        | 12.55%         | 41                    | 3.05%        | 10.28%         | 6                     | 0.45%        | 9.52%          | 7                       | 0.52%        | 29.17%         | 6                         | 0.45%        | 25.00%         | 1343         |
| Happy Valley              | 3                    | 0.72%        | 0.29%          | 9                     | 2.16%        | 2.26%          |                       | 0.00%        | 0.00%          |                         | 0.00%        | 0.00%          |                           | 0.00%        | 0.00%          | 416          |
| <b>Sub-total</b>          | <b>135</b>           | <b>7.67%</b> | <b>12.83%</b>  | <b>50</b>             | <b>2.84%</b> | <b>12.53%</b>  | <b>6</b>              | <b>0.34%</b> | <b>9.52%</b>   | <b>7</b>                | <b>0.40%</b> | <b>29.17%</b>  | <b>6</b>                  | <b>0.34%</b> | <b>25.00%</b>  | <b>1759</b>  |
| Ashton SP                 | 118                  | 6.17%        | 11.22%         | 46                    | 2.41%        | 11.53%         | 3                     | 0.16%        | 4.76%          |                         | 0.00%        | 0.00%          | 3                         | 0.16%        | 12.50%         | 1911         |
| Zolani                    | 22                   | 2.64%        | 2.09%          | 3                     | 0.36%        | 0.75%          |                       | 0.00%        | 0.00%          |                         | 0.00%        | 0.00%          |                           | 0.00%        | 0.00%          | 832          |
| <b>Sub-total</b>          | <b>140</b>           | <b>5.10%</b> | <b>13.31%</b>  | <b>49</b>             | <b>1.79%</b> | <b>12.28%</b>  | <b>3</b>              | <b>0.11%</b> | <b>4.76%</b>   | <b>0</b>                | <b>0.00%</b> | <b>0.00%</b>   | <b>3</b>                  | <b>0.11%</b> | <b>12.50%</b>  | <b>2743</b>  |
| Ashbury                   | 9                    | 1.16%        | 0.86%          |                       | 0.00%        | 0.00%          |                       | 0.00%        | 0.00%          |                         | 0.00%        | 0.00%          |                           | 0.00%        | 0.00%          | 778          |
| Freshair                  | 143                  | 9.90%        | 13.59%         | 40                    | 2.77%        | 10.03%         | 6                     | 0.42%        | 9.52%          |                         | 0.00%        | 0.00%          | 6                         | 0.42%        | 25.00%         | 1444         |
| Montagu SP                | 101                  | 20.70%       | 9.60%          | 64                    | 13.11%       | 16.04%         | 14                    | 2.87%        | 22.22%         | 3                       | 0.61%        | 12.50%         |                           | 0.00%        | 0.00%          | 488          |
| <b>Sub-total</b>          | <b>253</b>           | <b>9.34%</b> | <b>24.05%</b>  | <b>104</b>            | <b>3.84%</b> | <b>26.07%</b>  | <b>20</b>             | <b>0.74%</b> | <b>31.75%</b>  | <b>3</b>                | <b>0.11%</b> | <b>12.50%</b>  | <b>6</b>                  | <b>0.22%</b> | <b>25.00%</b>  | <b>2710</b>  |
| <b>Total</b>              | <b>1052</b>          |              | <b>100.00%</b> | <b>399</b>            |              | <b>100.00%</b> | <b>63</b>             |              | <b>100.00%</b> | <b>24</b>               |              | <b>100.00%</b> | <b>24</b>                 |              | <b>100.00%</b> | <b>13481</b> |

Source: Adapted from Statistics South Africa (2003)

### 2.2.4.2 Employment and skills level analysis

A perspective of employment for the sub-places in the municipal area is provided in Table 9 and 10 with specific reference to the number of employed, unemployed and not-economically active persons per population group.

Table 9: An assessment of employment status by sub-place for each town using a 2km radius from the central business area

| Sub-Place<br>(within 2km) | Employed    | Column<br>%   | Unemployed  | Column<br>%  | Not-<br>economically<br>active | Column<br>%   | Total        | %<br>Contrib |
|---------------------------|-------------|---------------|-------------|--------------|--------------------------------|---------------|--------------|--------------|
| McGregor SP               | 547         | 5.61%         | 173         | 7.76%        | 722                            | 5.31%         | 1442         | 5.64%        |
| Robertson SP              | 4618        | 47.36%        | 1153        | 51.73%       | 5984                           | 43.98%        | 11755        | 45.94%       |
| Bonnievale SP             | 1297        | 13.30%        | 342         | 15.34%       | 1522                           | 11.19%        | 3161         | 12.35%       |
| Ashton SP                 | 1454        | 14.91%        | 374         | 16.78%       | 3270                           | 24.04%        | 5098         | 19.93%       |
| Freshair (Montagu)        | 1439        | 14.76%        | 157         | 7.04%        | 1739                           | 12.78%        | 3335         | 13.03%       |
| Montagu SP                | 396         | 4.06%         | 30          | 1.35%        | 368                            | 2.70%         | 794          | 3.10%        |
| <b>Total</b>              | <b>9751</b> | <b>38.11%</b> | <b>2229</b> | <b>8.71%</b> | <b>13605</b>                   | <b>53.18%</b> | <b>25585</b> |              |

| Sub-Place<br>(within 2km) | Employed    | Row%   | Unemployed  | Row%   | Not-<br>economically<br>active | Row%   | Total        | %<br>Contrib |
|---------------------------|-------------|--------|-------------|--------|--------------------------------|--------|--------------|--------------|
| McGregor SP               | 547         | 37.93% | 173         | 12.00% | 722                            | 50.07% | 1442         | 5.64%        |
| Robertson SP              | 4618        | 39.29% | 1153        | 9.81%  | 5984                           | 50.91% | 11755        | 45.94%       |
| Bonnievale SP             | 1297        | 41.03% | 342         | 10.82% | 1522                           | 48.15% | 3161         | 12.35%       |
| Ashton SP                 | 1454        | 28.52% | 374         | 7.34%  | 3270                           | 64.14% | 5098         | 19.93%       |
| Freshair (Montagu)        | 1439        | 43.15% | 157         | 4.71%  | 1739                           | 52.14% | 3335         | 13.03%       |
| Montagu SP                | 396         | 49.87% | 30          | 3.78%  | 368                            | 46.35% | 794          | 3.10%        |
| <b>Total</b>              | <b>9751</b> |        | <b>2229</b> |        | <b>13605</b>                   |        | <b>25585</b> |              |

Table 10: An assessment of employment status by main sub-place including the townships for each town using a 5km radius from the central business area

| Sub-place<br>(within 5km) | Employed     | Row %  | Column<br>%   | Unemployed  | Row %  | Column<br>%   | Not<br>economically<br>active | Row %  | Column<br>%   | Total        | % Contr |
|---------------------------|--------------|--------|---------------|-------------|--------|---------------|-------------------------------|--------|---------------|--------------|---------|
| McGregor SP               | 547          | 37.93% | 4.55%         | 173         | 12.00% | 5.09%         | 722                           | 50.07% | 4.01%         | 1442         | 100.00% |
| Sub-total                 | 547          | 37.93% | 4.55%         | 173         | 12.00% | 5.09%         | 722                           | 50.07% | 4.01%         | 1442         | 100.00% |
| Robertson SP              | 4618         | 39.29% | 38.42%        | 1153        | 9.81%  | 33.94%        | 5984                          | 50.91% | 33.27%        | 11755        | 84.55%  |
| Nkqubela                  | 574          | 26.72% | 4.78%         | 790         | 36.78% | 23.26%        | 784                           | 36.50% | 4.36%         | 2148         | 15.45%  |
| Sub-total                 | 5192         | 37.34% | 43.19%        | 1943        | 13.98% | 57.20%        | 6768                          | 48.68% | 37.63%        | 13903        | 100.00% |
| Bonnievale SP             | 1297         | 41.03% | 10.79%        | 342         | 10.82% | 10.07%        | 1522                          | 48.15% | 8.46%         | 3161         | 75.53%  |
| Happy Valley              | 489          | 47.75% | 4.07%         | 61          | 5.96%  | 1.80%         | 474                           | 46.29% | 2.64%         | 1024         | 24.47%  |
| Sub-total                 | 1786         | 42.68% | 14.86%        | 403         | 9.63%  | 11.86%        | 1996                          | 47.69% | 11.10%        | 4185         | 100.00% |
| Ashton SP                 | 1454         | 28.52% | 12.10%        | 374         | 7.34%  | 11.01%        | 3270                          | 64.14% | 18.18%        | 5098         | 68.57%  |
| Zolani                    | 309          | 13.22% | 2.57%         | 183         | 7.83%  | 5.39%         | 1845                          | 78.95% | 10.26%        | 2337         | 31.43%  |
| Sub-total                 | 1763         | 23.71% | 14.67%        | 557         | 7.49%  | 16.40%        | 5115                          | 68.80% | 28.44%        | 7435         | 100.00% |
| Ashbury                   | 897          | 38.88% | 7.46%         | 134         | 5.81%  | 3.94%         | 1276                          | 55.31% | 7.10%         | 2307         | 35.85%  |
| Freshair                  | 1439         | 43.15% | 11.97%        | 157         | 4.71%  | 4.62%         | 1739                          | 52.14% | 9.67%         | 3335         | 51.82%  |
| Montagu SP                | 396          | 49.87% | 3.29%         | 30          | 3.78%  | 0.88%         | 368                           | 46.35% | 2.05%         | 794          | 12.34%  |
| Sub-total                 | 2732         | 42.45% | 22.73%        | 321         | 4.99%  | 9.45%         | 3383                          | 52.56% | 18.81%        | 6436         | 100.00% |
| <b>Total</b>              | <b>12020</b> |        | <b>35.99%</b> | <b>3397</b> |        | <b>10.17%</b> | <b>17984</b>                  |        | <b>53.84%</b> | <b>33401</b> |         |

Source: Statistics South Africa (2003)

Table 9 indicates that 38.11% of the total population residing within 2 km of the town centres are employed, while unemployment is estimated at 8.71%. The large proportion of not-economically active residents can be ascribed to the large number of children (37.45% under the age of 19) in Langeberg. For sub-places and townships within 5 km of the town centres, Nkqubela registered an unemployment of 36.78%, which represents 23.26% of all the unemployed in the area of assessment (Table 10). In contrast, 49.87% of residents in the Montagu SP were employed, with only 3.78% were unemployment. The Montagu and Bonnievale areas were best off with 42.45% and 42.68% of residents having employment, respectively. Noteworthy is the very low employment figure for Zolani (13.22%), with 78.95% of its residents were recorded as being not-economically active.

An assessment of the dependency ratios based on employment for the specified zones is based on the premise that for each person who is employed, a factor of people is unemployed or economically inactive. The findings of the analysis for each of the zones suggest a dependency ratio of 0.62 and 0.56 for the total population residing within the 2 km and 5 km radii, respectively. For instance, this implies that every employed resident needs to support two unemployed or economically inactive person within 5 km of the town centres.

A more detailed analysis of the 5 km radii indicates that Montagu SP has the lowest dependency ratio (0.99), followed by Happy Valley (0.91). In contrast, Zolani (0.15) and Nkqubela (0.36) displayed the highest dependency ratios. In general, Ashton was worst off with a dependency ratio of 0.31, i.e. one employed resident had to support at least three unemployed or non-economically active residents.

### **Skills levels by industry**

Table 11 provides a further assessment of employment levels by economic sector for the population residing within 2 km and 5 km from the designated town centres. Indications are that 78.26% of employed people within 5 km, reside within 2 km of the town centres covered by the analysis.

Within 2 km of the town centres, the tertiary sector employs 57.32% of the economically active population followed by the secondary sector, which includes Construction, with 25.88%. The primary sector accounts for only 16.79% of the economically active population within 2 km from the town centres. The Community, Social and Personal Services sector employs 22.54% of the total economically active population residing within 2 km of the town centres, followed by Wholesale and Retail (19.46%) and Agriculture, Hunting, Forestry and Fishing (16.21%).

Our assessment further suggests that 17.07% of the people within 5 km of the town centres are employed in the primary sector, with a strong emphasis on the Agriculture, Hunting, Forestry and Fishing sector (16.54% of the total employment). Within 5 km of the town centres, persons employed in the secondary sector account for 27.46% of total employment, while Manufacturing is the largest contributor with 17.93% of total employment and 65.29% of the employed in the secondary sector of the economy. An analysis of the tertiary sector suggests that the Community, Social and Personal Services (20.93% of the total population within 5 km) and Wholesale and Retail (19.75%) respectively represent 37.72% and 35.59% of the total tertiary employment within 5 km of the town centres.

An analysis of employment per sub-place within 5 km of the town centres in Table 12 confirms that the sectors of Agriculture, Hunting, Forestry and Fishing; Manufacturing; Wholesale and Retail; and Community, Social and Personal Services are the dominant employers for most of the sub-places. The only exception is Ashbury where Wholesale and Retail (26.23%) dominates together with Agriculture, hunting, forestry and fishing (18.16%) and Construction (18.16%).

In Nkqubela, most residents are employed in the Manufacturing (23.25%) and Wholesale and retail trade (19.85%) sectors. Residents of Happy Valley/ Mountainview are mostly employed in the Manufacturing (29.68%) and Agriculture, hunting, forestry and fishing (26.02%) sectors, whereas in Zolani, the Community, social and personal services (33.67%) and Manufacturing (25.52%) sectors are the dominant employers. Residents from Freshair are mostly employed in the Wholesale and retail trade (27.64%) and Community, social and personal services (25.89%) sectors.

Table 11: Classification of employment per economic sector for each town within 2km of the central business area

| Industry (within 2km)                                   | McGregor   | Column % | Robertson   | Column % | Bonnievale  | Column % | Ashton      | Column % | Montagu & Freshair | Column % | Total       | % contribution |
|---------------------------------------------------------|------------|----------|-------------|----------|-------------|----------|-------------|----------|--------------------|----------|-------------|----------------|
| Agriculture, hunting; forestry and fishing              | 174        | 33.33%   | 637         | 16.01%   | 239         | 20.89%   | 254         | 18.91%   | 114                | 6.48%    | 1418        | 16.21%         |
| Mining and quarrying                                    |            | 0.00%    | 39          | 0.98%    |             | 0.00%    |             | 0.00%    | 12                 | 0.68%    | 51          | 0.58%          |
| Manufacturing                                           | 15         | 2.87%    | 440         | 11.06%   | 386         | 33.74%   | 464         | 34.55%   | 192                | 10.92%   | 1497        | 17.11%         |
| Electricity; gas and water supply                       |            | 0.00%    | 6           | 0.15%    |             | 0.00%    | 12          | 0.89%    | 18                 | 1.02%    | 36          | 0.41%          |
| Construction                                            | 57         | 10.92%   | 359         | 9.02%    | 39          | 3.41%    | 69          | 5.14%    | 207                | 11.77%   | 731         | 8.36%          |
| Wholesale and retail trade                              | 78         | 14.94%   | 837         | 21.03%   | 156         | 13.64%   | 174         | 12.96%   | 457                | 26.00%   | 1702        | 19.46%         |
| Transport; storage and communication                    | 15         | 2.87%    | 75          | 1.88%    | 36          | 3.15%    | 33          | 2.46%    | 48                 | 2.73%    | 207         | 2.37%          |
| Financial, insurance, real estate and business services | 15         | 2.87%    | 317         | 7.96%    | 57          | 4.98%    | 57          | 4.24%    | 117                | 6.66%    | 563         | 6.44%          |
| Community, social and personal services                 | 102        | 19.54%   | 974         | 24.47%   | 186         | 16.26%   | 238         | 17.72%   | 472                | 26.85%   | 1972        | 22.54%         |
| Private Households                                      | 66         | 12.64%   | 296         | 7.44%    | 45          | 3.93%    | 42          | 3.13%    | 121                | 6.88%    | 570         | 6.52%          |
| <b>Total</b>                                            | <b>522</b> |          | <b>3980</b> |          | <b>1144</b> |          | <b>1343</b> |          | <b>1758</b>        |          | <b>8747</b> |                |

| Industry (within 2km)                                   | McGregor   | Row%   | Robertson   | Row%   | Bonnievale  | Row%   | Ashton      | Row%   | Montagu & Freshair | Row%   | Total       | % contribution |
|---------------------------------------------------------|------------|--------|-------------|--------|-------------|--------|-------------|--------|--------------------|--------|-------------|----------------|
| Agriculture, hunting; forestry and fishing              | 174        | 12.27% | 637         | 44.92% | 239         | 16.85% | 254         | 17.91% | 114                | 8.04%  | 1418        | 16.21%         |
| Mining and quarrying                                    |            | 0.00%  | 39          | 76.47% |             | 0.00%  |             | 0.00%  | 12                 | 23.53% | 51          | 0.58%          |
| Manufacturing                                           | 15         | 1.00%  | 440         | 29.39% | 386         | 25.78% | 464         | 31.00% | 192                | 12.83% | 1497        | 17.11%         |
| Electricity; gas and water supply                       |            | 0.00%  | 6           | 16.67% |             | 0.00%  | 12          | 33.33% | 18                 | 50.00% | 36          | 0.41%          |
| Construction                                            | 57         | 7.80%  | 359         | 49.11% | 39          | 5.34%  | 69          | 9.44%  | 207                | 28.32% | 731         | 8.36%          |
| Wholesale and retail trade                              | 78         | 4.58%  | 837         | 49.18% | 156         | 9.17%  | 174         | 10.22% | 457                | 26.85% | 1702        | 19.46%         |
| Transport; storage and communication                    | 15         | 7.25%  | 75          | 36.23% | 36          | 17.39% | 33          | 15.94% | 48                 | 23.19% | 207         | 2.37%          |
| Financial, insurance, real estate and business services | 15         | 2.66%  | 317         | 56.31% | 57          | 10.12% | 57          | 10.12% | 117                | 20.78% | 563         | 6.44%          |
| Community, social and personal services                 | 102        | 5.17%  | 974         | 49.39% | 186         | 9.43%  | 238         | 12.07% | 472                | 23.94% | 1972        | 22.54%         |
| Private Households                                      | 66         | 11.58% | 296         | 51.93% | 45          | 7.89%  | 42          | 7.37%  | 121                | 21.23% | 570         | 6.52%          |
| <b>Total</b>                                            | <b>522</b> |        | <b>3980</b> |        | <b>1144</b> |        | <b>1343</b> |        | <b>1758</b>        |        | <b>8747</b> |                |

Legend

- |                                               |                                                            |
|-----------------------------------------------|------------------------------------------------------------|
| 1. Agriculture, hunting; forestry and fishing | 6. Wholesale and retail trade                              |
| 2. Mining and quarrying                       | 7. Transport; storage and communication                    |
| 3. Manufacturing                              | 8. Financial, insurance, real estate and business services |
| 4. Electricity; gas and water supply          | 9. Community, social and personal services                 |
| 5. Construction                               | 10. Private Households                                     |

Table 12: Classification of employment per economic sector for the main sub-place and the township within 5km of the central business area of the town

| Sub-place<br>(within 5km) | 1           | Row%   | Column% | 2         | Row%  | Column% | 3           | Row%   | Column% | 4         | Row%  | Column% | 5          | Row%   | Column% | Total        | %<br>Contribu |
|---------------------------|-------------|--------|---------|-----------|-------|---------|-------------|--------|---------|-----------|-------|---------|------------|--------|---------|--------------|---------------|
| McGregor SP               | 174         | 33.33% | 9.72%   | 39        | 0.98% | 68.42%  | 15          | 2.87%  | 0.77%   | 6         | 0.15% | 11.76%  | 57         | 10.92% | 5.81%   | 522          | 4.82%         |
| Robertson SP              | 637         | 16.01% | 35.57%  |           |       |         | 440         | 11.06% | 22.67%  |           |       |         | 359        | 9.02%  | 36.60%  | 3980         | 36.76%        |
| Nkqubela                  | 78          | 14.74% | 4.36%   |           |       |         | 123         | 23.25% | 6.34%   |           |       |         | 67         | 12.67% | 6.83%   | 529          | 4.89%         |
| Bonnievale SP             | 239         | 20.89% | 13.34%  |           |       |         | 386         | 33.74% | 19.89%  |           |       |         | 39         | 3.41%  | 3.98%   | 1144         | 10.57%        |
| Happy Valley              | 121         | 26.02% | 6.76%   |           |       |         | 138         | 29.68% | 7.11%   |           |       |         | 24         | 5.16%  | 2.45%   | 465          | 4.29%         |
| Ashton SP                 | 254         | 18.91% | 14.18%  | 12        | 0.88% | 21.05%  | 464         | 34.55% | 23.91%  | 12        | 0.89% | 23.53%  | 69         | 5.14%  | 7.03%   | 1343         | 12.40%        |
| Zolani                    | 30          | 10.20% | 1.68%   |           |       |         | 75          | 25.51% | 3.86%   | 3         | 1.02% | 5.88%   | 15         | 5.10%  | 1.53%   | 294          | 2.72%         |
| Ashbury                   | 144         | 18.16% | 8.04%   |           |       |         | 108         | 13.62% | 5.56%   | 6         | 0.76% | 11.76%  | 144        | 18.16% | 14.68%  | 793          | 7.32%         |
| Freshair                  | 78          | 5.69%  | 4.36%   |           |       |         | 129         | 9.41%  | 6.65%   | 15        | 1.09% | 29.41%  | 198        | 14.44% | 20.18%  | 1371         | 12.66%        |
| Montagu SP                | 36          | 9.30%  | 2.01%   |           |       |         | 63          | 16.28% | 3.25%   | 3         | 0.78% | 5.88%   | 9          | 2.33%  | 0.92%   | 387          | 3.57%         |
| <b>Total</b>              | <b>1791</b> |        | 100.00% | <b>57</b> |       | 100.00% | <b>1941</b> |        | 100.00% | <b>51</b> |       | 100.00% | <b>981</b> |        | 100.00% | <b>10828</b> | 100.00%       |

| Sub-place<br>(within 5km) | 6           | Row%   | Column% | 7          | Row%  | Column% | 8          | Row%   | Column% | 9           | Row%   | Column% | 10         | Row%   | Column% | Total        | %<br>Contribu |
|---------------------------|-------------|--------|---------|------------|-------|---------|------------|--------|---------|-------------|--------|---------|------------|--------|---------|--------------|---------------|
| McGregor SP               | 78          | 14.94% | 3.65%   | 15         | 2.87% | 6.41%   | 15         | 2.87%  | 2.28%   | 102         | 19.54% | 4.50%   | 66         | 12.64% | 9.30%   | 522          | 4.82%         |
| Robertson SP              | 837         | 21.03% | 39.15%  | 75         | 1.88% | 32.05%  | 317        | 7.96%  | 48.10%  | 974         | 24.47% | 42.98%  | 296        | 7.44%  | 41.69%  | 3980         | 36.76%        |
| Nkqubela                  | 105         | 19.85% | 4.91%   | 6          | 1.13% | 2.56%   | 33         | 6.24%  | 5.01%   | 63          | 11.91% | 2.78%   | 42         | 7.94%  | 5.92%   | 529          | 4.89%         |
| Bonnievale SP             | 156         | 13.64% | 7.30%   | 36         | 3.15% | 15.38%  | 57         | 4.98%  | 8.65%   | 186         | 16.26% | 8.21%   | 45         | 3.93%  | 6.34%   | 1144         | 10.57%        |
| Happy Valley              | 72          | 15.48% | 3.37%   | 6          | 1.29% | 2.56%   | 24         | 5.16%  | 3.64%   | 33          | 7.10%  | 1.46%   | 47         | 10.11% | 6.62%   | 465          | 4.29%         |
| Ashton SP                 | 174         | 12.96% | 8.14%   | 33         | 2.46% | 14.10%  | 57         | 4.24%  | 8.65%   | 238         | 17.72% | 10.50%  | 42         | 3.13%  | 5.92%   | 1343         | 12.40%        |
| Zolani                    | 51          | 17.35% | 2.39%   | 6          | 2.04% | 2.56%   | 12         | 4.08%  | 1.82%   | 99          | 33.67% | 4.37%   | 3          | 1.02%  | 0.42%   | 294          | 2.72%         |
| Ashbury                   | 208         | 26.23% | 9.73%   | 9          | 1.13% | 3.85%   | 27         | 3.40%  | 4.10%   | 99          | 12.48% | 4.37%   | 48         | 6.05%  | 6.76%   | 793          | 7.32%         |
| Freshair                  | 379         | 27.64% | 17.73%  | 36         | 2.63% | 15.38%  | 66         | 4.81%  | 10.02%  | 355         | 25.89% | 15.67%  | 103        | 7.51%  | 14.51%  | 1371         | 12.66%        |
| Montagu SP                | 78          | 20.16% | 3.65%   | 12         | 3.10% | 5.13%   | 51         | 13.18% | 7.74%   | 117         | 30.23% | 5.16%   | 18         | 4.65%  | 2.54%   | 387          | 3.57%         |
| <b>Total</b>              | <b>2138</b> |        | 100.00% | <b>234</b> |       | 100.00% | <b>659</b> |        | 100.00% | <b>2266</b> |        | 100.00% | <b>710</b> |        | 100.00% | <b>10828</b> | 100.00%       |

Legend

- |                                               |                                                            |
|-----------------------------------------------|------------------------------------------------------------|
| 1. Agriculture, hunting; forestry and fishing | 6. Wholesale and retail trade                              |
| 2. Mining and quarrying                       | 7. Transport; storage and communication                    |
| 3. Manufacturing                              | 8. Financial, insurance, real estate and business services |
| 4. Electricity; gas and water supply          | 9. Community, social and personal services                 |
| 5. Construction                               | 10. Private Households                                     |

Note: Excluded from the figures above are categories for Not Adequately Defined, Undetermined and Not Applicable. [Source: Adapted from Statistics South Africa (2003) Employment by occupation]

An assessment of employment by occupation and population group is provided in Table 13 for the specified communities. The findings suggest that within 2 km from the town centres, the residents are mostly employed as Mining, construction, manufacturing and transport labourers (15.10%) and Sales and services elementary

workers (12.03%). Within 5 km of the town centres, Mining, construction, manufacturing and transport labourers (16.78%) and Sales and services elementary workers (12.47%) are also dominant.

Table 13: Classification of occupations per town (main sub-place) for residents residing within 2km of the central business area

| Occupation (within 2km)                                      | McGregor<br>SP | Column %       | Row%           | Robertson<br>SP | Column %       | Row%   | Bonnievale<br>SP | Column %       | Row%   | Ashton<br>SP | Column %       | Row%   | Montagu SP<br>& Freshair | Column %       | Row%   | Total       | % Contri    |
|--------------------------------------------------------------|----------------|----------------|----------------|-----------------|----------------|--------|------------------|----------------|--------|--------------|----------------|--------|--------------------------|----------------|--------|-------------|-------------|
| Legislators and senior officials                             |                | 0.00%          | 0.00%          | 6               | 0.14%          | 40.00% |                  | 0.00%          | 0.00%  | 9            | 0.65%          | 60.00% |                          | 0.00%          | 0.00%  | 15          | 100%        |
| Corporate managers                                           | 3              | 0.57%          | 1.39%          | 75              | 1.72%          | 34.72% | 15               | 1.27%          | 6.94%  | 48           | 3.49%          | 22.22% | 75                       | 4.20%          | 34.72% | 216         | 100%        |
| General managers                                             | 21             | 4.00%          | 7.29%          | 114             | 2.61%          | 39.58% | 30               | 2.54%          | 10.42% | 39           | 2.83%          | 13.54% | 84                       | 4.71%          | 29.17% | 288         | 100%        |
| Physical, mathematical and engineering science professionals |                | 0.00%          | 0.00%          | 27              | 0.62%          | 50.00% | 12               | 1.01%          | 22.22% | 12           | 0.87%          | 22.22% | 3                        | 0.17%          | 5.56%  | 54          | 100%        |
| Life science and health professionals                        | 3              | 0.57%          | 3.23%          | 48              | 1.10%          | 51.61% | 12               | 1.01%          | 12.90% | 3            | 0.22%          | 3.23%  | 27                       | 1.51%          | 29.03% | 93          | 100%        |
| Teaching professionals                                       | 9              | 1.71%          | 6.62%          | 73              | 1.67%          | 53.68% |                  | 0.00%          | 0.00%  | 18           | 1.31%          | 13.24% | 36                       | 2.02%          | 26.47% | 136         | 100%        |
| Other professionals                                          | 9              | 1.71%          | 4.81%          | 67              | 1.53%          | 35.83% | 27               | 2.28%          | 14.44% | 9            | 0.65%          | 4.81%  | 75                       | 4.20%          | 40.11% | 187         | 100%        |
| Natural and engineering science associate professionals      |                | 0.00%          | 0.00%          | 39              | 0.89%          | 48.15% | 9                | 0.76%          | 11.11% | 12           | 0.87%          | 14.81% | 21                       | 1.18%          | 25.93% | 81          | 100%        |
| Life science and health associate professionals              | 3              | 0.57%          | 1.79%          | 75              | 1.72%          | 44.64% | 18               | 1.52%          | 10.71% | 9            | 0.65%          | 5.36%  | 63                       | 3.53%          | 37.50% | 168         | 100%        |
| Teaching associate professionals                             | 27             | 5.14%          | 7.42%          | 146             | 3.34%          | 40.11% | 42               | 3.55%          | 11.54% | 42           | 3.05%          | 11.54% | 107                      | 6.00%          | 29.40% | 364         | 100%        |
| Other associate professionals                                | 6              | 1.14%          | 2.30%          | 147             | 3.36%          | 56.32% | 21               | 1.78%          | 8.05%  | 48           | 3.49%          | 18.39% | 39                       | 2.19%          | 14.94% | 261         | 100%        |
| Office clerks                                                | 24             | 4.57%          | 2.97%          | 371             | 8.49%          | 45.92% | 108              | 9.13%          | 13.37% | 162          | 11.77%         | 20.05% | 143                      | 8.02%          | 17.70% | 808         | 100%        |
| Customer service clerks                                      | 15             | 2.86%          | 4.81%          | 141             | 3.23%          | 45.19% | 45               | 3.80%          | 14.42% | 60           | 4.36%          | 19.23% | 51                       | 2.86%          | 16.35% | 312         | 100%        |
| Personal and protective services workers                     | 18             | 3.43%          | 3.73%          | 249             | 5.70%          | 51.55% | 42               | 3.55%          | 8.70%  | 69           | 5.01%          | 14.29% | 105                      | 5.89%          | 21.74% | 483         | 100%        |
| Models, salespersons and demonstrators                       | 18             | 3.43%          | 3.20%          | 298             | 6.82%          | 53.02% | 51               | 4.31%          | 9.07%  | 39           | 2.83%          | 6.94%  | 156                      | 8.74%          | 27.76% | 562         | 100%        |
| Market-oriented skilled agricultural and fishery workers     | 48             | 9.14%          | 17.58%         | 57              | 1.30%          | 20.88% | 90               | 7.61%          | 32.97% | 48           | 3.49%          | 17.58% | 30                       | 1.68%          | 10.99% | 273         | 100%        |
| Subsistence agricultural and fishery workers                 | 6              | 1.14%          | 66.67%         |                 | 0.00%          | 0.00%  | 3                | 0.25%          | 33.33% |              | 0.00%          | 0.00%  |                          | 0.00%          | 0.00%  | 9           | 100%        |
| Extraction and building trades workers                       | 45             | 8.57%          | 8.52%          | 250             | 5.72%          | 47.35% | 57               | 4.82%          | 10.80% | 78           | 5.67%          | 14.77% | 98                       | 5.49%          | 18.56% | 528         | 100%        |
| Metal; machinery and related trades workers                  |                | 0.00%          | 0.00%          | 108             | 2.47%          | 50.00% | 15               | 1.27%          | 6.94%  | 51           | 3.71%          | 23.61% | 42                       | 2.35%          | 19.44% | 216         | 100%        |
| Handicraft, printing and related trades workers              |                | 0.00%          | 0.00%          | 12              | 0.27%          | 36.36% | 3                | 0.25%          | 9.09%  | 6            | 0.44%          | 18.18% | 12                       | 0.67%          | 36.36% | 33          | 100%        |
| Other craft and related trades workers                       | 3              | 0.57%          | 1.37%          | 96              | 2.20%          | 43.84% | 27               | 2.28%          | 12.33% | 75           | 5.45%          | 34.25% | 18                       | 1.01%          | 8.22%  | 219         | 100%        |
| Stationary-plant and related operators                       | 6              | 1.14%          | 14.29%         | 21              | 0.48%          | 50.00% | 6                | 0.51%          | 14.29% | 3            | 0.22%          | 7.14%  | 6                        | 0.34%          | 14.29% | 42          | 100%        |
| Machine operators and assemblers                             | 6              | 1.14%          | 4.08%          | 57              | 1.30%          | 38.78% | 18               | 1.52%          | 12.24% | 54           | 3.92%          | 36.73% | 12                       | 0.67%          | 8.16%  | 147         | 100%        |
| Drivers and mobile-plant operators                           | 9              | 1.71%          | 2.75%          | 147             | 3.36%          | 44.95% | 45               | 3.80%          | 13.76% | 63           | 4.58%          | 19.27% | 63                       | 3.53%          | 19.27% | 327         | 100%        |
| Sales and services elementary occupations                    | 120            | 22.86%         | 10.80%         | 614             | 14.05%         | 55.27% | 69               | 5.83%          | 6.21%  | 106          | 7.70%          | 9.54%  | 202                      | 11.32%         | 18.18% | 1111        | 100%        |
| Agricultural; fishery and related labourers                  | 99             | 18.86%         | 10.88%         | 486             | 11.12%         | 53.41% | 134              | 11.33%         | 14.73% | 116          | 8.43%          | 12.75% | 75                       | 4.20%          | 8.24%  | 910         | 100%        |
| Mining; construction; manufacturing and transport labourers  | 27             | 5.14%          | 1.94%          | 646             | 14.78%         | 46.31% | 284              | 24.01%         | 20.36% | 197          | 14.32%         | 14.12% | 241                      | 13.51%         | 17.28% | 1395        | 100%        |
| <b>Total</b>                                                 | <b>525</b>     | <b>100.00%</b> | <b>100.00%</b> | <b>4370</b>     | <b>100.00%</b> |        | <b>1183</b>      | <b>100.00%</b> |        | <b>1376</b>  | <b>100.00%</b> |        | <b>1784</b>              | <b>100.00%</b> |        | <b>9238</b> | <b>100%</b> |

A more detailed analysis of the townships in Table 14 indicates that most residents within 5 km of the town centres are employed as Mining, construction, manufacturing and transport labourers (16.78%) and Sales and services elementary workers (15.10%) and Sales and services elementary workers (12.03%). Most of the Nkqubela residents are employed as Mining, construction, manufacturing and transport labourers (25.82%), Sales and services elementary workers (16.91%) and Agricultural, fishery and related labourers (12.55%). Happy Valle residents are mostly employed as Mining, construction, manufacturing and transport labourers (25.00%), Agricultural, fishery and related labourers (22.08%) and Sales and services elementary workers (12.29%). A similar trend is find in Ashbury, where most residents are employed as Mining, construction, manufacturing and transport labourers (26.81%), Agricultural, fishery and related labourers (17.13%) and Sales and services elementary workers (16.78%). A different distribution is observed for Freshair, where Mining, construction, manufacturing and transport labourers (16.00%), Sales and services elementary workers (12.77%) and Office clerks (7.46%) dominate. A completely different picture emerged for Zolani, where Teaching professionals (11.00%), Office clerks (11.00%) and Mining, construction, manufacturing and transport labourers (10.00%) dominate



Table 14: Classification of occupations per main sub-place and township for residents residing within 5km of the central business area

| Occupation (within 5km)                                      | McGregor<br>SP | Column<br>%    | Row%   | Robertson<br>SP | Column<br>%    | Row%   | Nkqubela   | Column<br>%    | Row%   | Bonnievale<br>SP | Column<br>%    | Row%   | Happy<br>Valley | Column%        | Row%  |
|--------------------------------------------------------------|----------------|----------------|--------|-----------------|----------------|--------|------------|----------------|--------|------------------|----------------|--------|-----------------|----------------|-------|
| Legislators and senior officials                             |                |                |        | 6               | 0.14%          | 33.33% | 3          | 0.55%          | 16.67% |                  |                |        |                 |                |       |
| Corporate managers                                           | 3              | 0.57%          | 1.25%  | 75              | 1.72%          | 31.25% | 6          | 1.09%          | 2.50%  | 15               | 1.27%          | 6.25%  | 6               | 1.25%          | 2.50% |
| General managers                                             | 21             | 4.00%          | 6.93%  | 114             | 2.61%          | 37.62% | 3          | 0.55%          | 0.99%  | 30               | 2.54%          | 9.90%  | 3               | 0.63%          | 0.99% |
| Physical, mathematical and engineering science professionals |                |                |        | 27              | 0.62%          | 50.00% |            |                |        | 12               | 1.01%          | 22.22% |                 |                |       |
| Life science and health professionals                        | 3              | 0.57%          | 3.03%  | 48              | 1.10%          | 48.48% | 3          | 0.55%          | 3.03%  | 12               | 1.01%          | 12.12% |                 |                |       |
| Teaching professionals                                       | 9              | 1.71%          | 6.47%  | 73              | 1.67%          | 52.52% |            |                |        |                  |                |        |                 |                |       |
| Other professionals                                          | 9              | 1.71%          | 4.74%  | 67              | 1.53%          | 35.26% |            |                |        | 27               | 2.28%          | 14.21% |                 |                |       |
| Natural and engineering science associate professionals      |                |                |        | 39              | 0.89%          | 44.83% |            |                |        | 9                | 0.76%          | 10.34% | 3               | 0.63%          | 3.45% |
| Life science and health associate professionals              | 3              | 0.57%          | 1.67%  | 75              | 1.72%          | 41.67% |            |                |        | 18               | 1.52%          | 10.00% |                 | 0.00%          | 0.00% |
| Teaching associate professionals                             | 27             | 5.14%          | 6.55%  | 146             | 3.34%          | 35.44% |            |                |        | 42               | 3.55%          | 10.19% | 6               | 1.25%          | 1.46% |
| Other associate professionals                                | 6              | 1.14%          | 2.06%  | 147             | 3.36%          | 50.52% | 6          | 1.09%          | 2.06%  | 21               | 1.78%          | 7.22%  |                 |                |       |
| Office clerks                                                | 24             | 4.57%          | 2.65%  | 371             | 8.49%          | 40.90% | 18         | 3.27%          | 1.98%  | 108              | 9.13%          | 11.91% | 21              | 4.38%          | 2.32% |
| Customer service clerks                                      | 15             | 2.86%          | 4.03%  | 141             | 3.23%          | 37.90% | 3          | 0.55%          | 0.81%  | 45               | 3.80%          | 12.10% | 9               | 1.88%          | 2.42% |
| Personal and protective services workers                     | 18             | 3.43%          | 2.93%  | 249             | 5.70%          | 40.49% | 39         | 7.09%          | 6.34%  | 42               | 3.55%          | 6.83%  | 18              | 3.75%          | 2.93% |
| Models, salespersons and demonstrators                       | 18             | 3.43%          | 2.87%  | 298             | 6.82%          | 47.45% | 18         | 3.27%          | 2.87%  | 51               | 4.31%          | 8.12%  | 15              | 3.13%          | 2.39% |
| Market-oriented skilled agricultural and fishery workers     | 48             | 9.14%          | 14.29% | 57              | 1.30%          | 16.96% | 9          | 1.64%          | 2.68%  | 90               | 7.61%          | 26.79% | 18              | 3.75%          | 5.36% |
| Subsistence agricultural and fishery workers                 | 6              | 1.14%          | 66.67% |                 |                |        |            |                |        | 3                | 0.25%          | 33.33% |                 |                |       |
| Extraction and building trades workers                       | 45             | 8.57%          | 6.75%  | 250             | 5.72%          | 37.48% | 27         | 4.91%          | 4.05%  | 57               | 4.82%          | 8.55%  | 15              | 3.13%          | 2.25% |
| Metal; machinery and related trades workers                  |                |                |        | 108             | 2.47%          | 38.71% | 18         | 3.27%          | 6.45%  | 15               | 1.27%          | 5.38%  | 21              | 4.38%          | 7.53% |
| Handicraft, printing and related trades workers              |                |                |        | 12              | 0.27%          | 36.36% |            |                |        | 3                | 0.25%          | 9.09%  |                 | 0.00%          | 0.00% |
| Other craft and related trades workers                       | 3              | 0.57%          | 1.06%  | 96              | 2.20%          | 34.04% | 15         | 2.73%          | 5.32%  | 27               | 2.28%          | 9.57%  | 12              | 2.50%          | 4.26% |
| Stationary-plant and related operators                       | 6              | 1.14%          | 12.50% | 21              | 0.48%          | 43.75% | 3          | 0.55%          | 6.25%  | 6                | 0.51%          | 12.50% |                 |                |       |
| Machine operators and assemblers                             | 6              | 1.14%          | 2.74%  | 57              | 1.30%          | 26.03% | 36         | 6.55%          | 16.44% | 18               | 1.52%          | 8.22%  | 15              | 3.13%          | 6.85% |
| Drivers and mobile-plant operators                           | 9              | 1.71%          | 2.05%  | 147             | 3.36%          | 33.56% | 39         | 7.09%          | 8.90%  | 45               | 3.80%          | 10.27% | 33              | 6.88%          | 7.53% |
| Sales and services elementary occupations                    | 120            | 22.86%         | 8.42%  | 614             | 14.05%         | 43.09% | 93         | 16.91%         | 6.53%  | 69               | 5.83%          | 4.84%  | 59              | 12.29%         | 4.14% |
| Agricultural; fishery and related labourers                  | 99             | 18.86%         | 8.00%  | 486             | 11.12%         | 39.26% | 69         | 12.55%         | 5.57%  | 134              | 11.33%         | 10.82% | 106             | 22.08%         | 8.56% |
| Mining; construction; manufacturing and transport labourers  | 27             | 5.14%          | 1.41%  | 646             | 14.78%         | 33.70% | 142        | 25.82%         | 7.41%  | 284              | 24.01%         | 14.81% | 120             | 25.00%         | 6.26% |
| <b>Total</b>                                                 | <b>525</b>     | <b>100.00%</b> |        | <b>4370</b>     | <b>100.00%</b> |        | <b>550</b> | <b>100.00%</b> |        | <b>1183</b>      | <b>100.00%</b> |        | <b>480</b>      | <b>100.00%</b> |       |

Table 14: (cont.)

| Occupation (within 5km)                                      | Ashton<br>SP | Column<br>%    | Row%   | Zolani     | Column<br>%    | Row%  | Ashbury    | Column<br>%    | Row%   | Freshair    | Column<br>%    | Row%   | Montagu<br>SP | Column<br>%    | Row%   | Total        | %<br>Contri    |
|--------------------------------------------------------------|--------------|----------------|--------|------------|----------------|-------|------------|----------------|--------|-------------|----------------|--------|---------------|----------------|--------|--------------|----------------|
| Legislators and senior officials                             | 9            | 0.65%          | 50.00% |            |                |       |            |                |        |             |                |        |               |                |        | 18           | 0.16%          |
| Corporate managers                                           | 48           | 3.49%          | 20.00% | 6          | 2.00%          | 2.50% | 6          | 0.70%          | 2.50%  | 54          | 3.87%          | 22.50% | 21            | 5.38%          | 8.75%  | 240          | 2.10%          |
| General managers                                             | 39           | 2.83%          | 12.87% | 3          | 1.00%          | 0.99% | 6          | 0.70%          | 1.98%  | 45          | 3.23%          | 14.85% | 39            | 10.00%         | 12.87% | 303          | 2.65%          |
| Physical, mathematical and engineering science professionals | 12           | 0.87%          | 22.22% |            |                |       |            |                |        | 3           | 0.22%          | 5.56%  |               |                |        | 54           | 0.47%          |
| Life science and health professionals                        | 3            | 0.22%          | 3.03%  |            |                |       | 3          | 0.35%          | 3.03%  | 12          | 0.86%          | 12.12% | 15            | 3.85%          | 15.15% | 99           | 0.87%          |
| Teaching professionals                                       | 18           | 1.31%          | 12.95% | 3          | 1.00%          | 2.16% |            |                |        | 24          | 1.72%          | 17.27% | 12            | 3.08%          | 8.63%  | 139          | 1.22%          |
| Other professionals                                          | 9            | 0.65%          | 4.74%  | 3          | 1.00%          | 1.58% |            |                |        | 39          | 2.80%          | 20.53% | 36            | 9.23%          | 18.95% | 190          | 1.66%          |
| Natural and engineering science associate professionals      | 12           | 0.87%          | 13.79% |            |                |       | 3          | 0.35%          | 3.45%  | 12          | 0.86%          | 13.79% | 9             | 2.31%          | 10.34% | 87           | 0.76%          |
| Life science and health associate professionals              | 9            | 0.65%          | 5.00%  |            |                |       | 12         | 1.40%          | 6.67%  | 51          | 3.66%          | 28.33% | 12            | 3.08%          | 6.67%  | 180          | 1.58%          |
| Teaching associate professionals                             | 42           | 3.05%          | 10.19% | 33         | 11.00%         | 8.01% | 9          | 1.05%          | 2.18%  | 92          | 6.60%          | 22.33% | 15            | 3.85%          | 3.64%  | 412          | 3.61%          |
| Other associate professionals                                | 48           | 3.49%          | 16.49% | 12         | 4.00%          | 4.12% | 12         | 1.40%          | 4.12%  | 24          | 1.72%          | 8.25%  | 15            | 3.85%          | 5.15%  | 291          | 2.55%          |
| Office clerks                                                | 162          | 11.77%         | 17.86% | 33         | 11.00%         | 3.64% | 27         | 3.15%          | 2.98%  | 104         | 7.46%          | 11.47% | 39            | 10.00%         | 4.30%  | 907          | 7.94%          |
| Customer service clerks                                      | 60           | 4.36%          | 16.13% | 6          | 2.00%          | 1.61% | 42         | 4.90%          | 11.29% | 48          | 3.44%          | 12.90% | 3             | 0.77%          | 0.81%  | 372          | 3.26%          |
| Personal and protective services workers                     | 69           | 5.01%          | 11.22% | 27         | 9.00%          | 4.39% | 48         | 5.59%          | 7.80%  | 93          | 6.67%          | 15.12% | 12            | 3.08%          | 1.95%  | 615          | 5.38%          |
| Models, salespersons and demonstrators                       | 39           | 2.83%          | 6.21%  | 15         | 5.00%          | 2.39% | 18         | 2.10%          | 2.87%  | 120         | 8.61%          | 19.11% | 36            | 9.23%          | 5.73%  | 628          | 5.50%          |
| Market-oriented skilled agricultural and fishery workers     | 48           | 3.49%          | 14.29% | 18         | 6.00%          | 5.36% | 18         | 2.10%          | 5.36%  | 12          | 0.86%          | 3.57%  | 18            | 4.62%          | 5.36%  | 336          | 2.94%          |
| Subsistence agricultural and fishery workers                 |              |                |        |            |                |       |            |                |        |             |                |        |               |                |        | 9            | 0.08%          |
| Extraction and building trades workers                       | 78           | 5.67%          | 11.69% | 18         | 6.00%          | 2.70% | 79         | 9.21%          | 11.84% | 95          | 6.81%          | 14.24% | 3             | 0.77%          | 0.45%  | 667          | 5.84%          |
| Metal; machinery and related trades workers                  | 51           | 3.71%          | 18.28% | 15         | 5.00%          | 5.38% | 9          | 1.05%          | 3.23%  | 27          | 1.94%          | 9.68%  | 15            | 3.85%          | 5.38%  | 279          | 2.44%          |
| Handicraft, printing and related trades workers              | 6            | 0.44%          | 18.18% |            |                |       |            |                |        | 9           | 0.65%          | 27.27% | 3             | 0.77%          | 9.09%  | 33           | 0.29%          |
| Other craft and related trades workers                       | 75           | 5.45%          | 26.60% | 15         | 5.00%          | 5.32% | 21         | 2.45%          | 7.45%  | 12          | 0.86%          | 4.26%  | 6             | 1.54%          | 2.13%  | 282          | 2.47%          |
| Stationary-plant and related operators                       | 3            | 0.22%          | 6.25%  | 3          | 1.00%          | 6.25% |            |                |        |             |                |        | 6             | 1.54%          | 12.50% | 48           | 0.42%          |
| Machine operators and assemblers                             | 54           | 3.92%          | 24.66% | 18         | 6.00%          | 8.22% | 3          | 0.35%          | 1.37%  | 6           | 0.43%          | 2.74%  | 6             | 1.54%          | 2.74%  | 219          | 1.92%          |
| Drivers and mobile-plant operators                           | 63           | 4.58%          | 14.38% | 18         | 6.00%          | 4.11% | 21         | 2.45%          | 4.79%  | 54          | 3.87%          | 12.33% | 9             | 2.31%          | 2.05%  | 438          | 3.83%          |
| Sales and services elementary occupations                    | 106          | 7.70%          | 7.44%  | 18         | 6.00%          | 1.26% | 144        | 16.78%         | 10.11% | 178         | 12.77%         | 12.49% | 24            | 6.15%          | 1.68%  | 1425         | 12.47%         |
| Agricultural; fishery and related labourers                  | 116          | 8.43%          | 9.37%  | 6          | 2.00%          | 0.48% | 147        | 17.13%         | 11.87% | 57          | 4.09%          | 4.60%  | 18            | 4.62%          | 1.45%  | 1238         | 10.83%         |
| Mining; construction; manufacturing and transport labourers  | 197          | 14.32%         | 10.28% | 30         | 10.00%         | 1.56% | 230        | 26.81%         | 12.00% | 223         | 16.00%         | 11.63% | 18            | 4.62%          | 0.94%  | 1917         | 16.78%         |
| <b>Total</b>                                                 | <b>1376</b>  | <b>100.00%</b> |        | <b>300</b> | <b>100.00%</b> |       | <b>858</b> | <b>100.00%</b> |        | <b>1394</b> | <b>100.00%</b> |        | <b>390</b>    | <b>100.00%</b> |        | <b>11426</b> | <b>100.00%</b> |

Source: Adapted from Statistics South Africa (2003)

Notes: Totals exclude Not Applicable (N/A) and Undetermined

## 2.2.5 Distinguishing socio-economic and –demographic characteristics among the townships of the Langeberg area

In terms of education, employment, household income and skills level (occupation) of residents within 5 km of the town centres, the following summary can be drawn from the analyses:

|                            | Education                  | Household income          | Employment     | Skills level                       |
|----------------------------|----------------------------|---------------------------|----------------|------------------------------------|
| Nkqubela                   | >80% with less than Gr. 12 | >90% less than R38 500 pa | <30% employed  | >95% semi-skilled/low-or unskilled |
| Happy Valley/ Mountainview | >90% with less than Gr. 12 | >85% less than R38 500 pa | <50% employed  | >75% semi-skilled/low-or unskilled |
| Zolani                     | >85% with less than Gr. 12 | >90% less than R38 500 pa | <15% employed* | >80% semi-skilled/low-or unskilled |
| Ashbury                    | >90% with less than Gr. 12 | >90% less than R38 500 pa | <40% employed  | >90% semi-skilled/low-or unskilled |
| Freshair                   | >70% with less than Gr. 12 | >60% less than R38 500 pa | <45% employed  | >70% semi-skilled/low-or unskilled |

\*Note: This figure is questionable given all the other statistics for Ashbury

The education levels are the lowest in Happy Valley/ Mountainview and Ashbury, whereas Zolani has the lowest number of employed residents (this figure is questionable given all the other statistics for Zolani). Nkqubela and Ashbury have the lowest skills levels, and together with Zolani, the lowest household income levels. It appears that Ashbury and Nkqubela have in general the greatest need for education, training and skills development.

|                                          | % adults (18+) with matric | % of unemployed that could not find work | % of households that earn less than R19 200 | % of labour force in unskilled occupations |
|------------------------------------------|----------------------------|------------------------------------------|---------------------------------------------|--------------------------------------------|
| Nkqubela (Robertson)                     | 3.87%                      | 20.51%                                   | 77.65%                                      | 55.27%                                     |
| Happy Valley / Mountainview (Bonnievale) | 6.54%                      | 62.58%                                   | 66.59%                                      | 59.38%                                     |
| Zolani (Ashton)                          | 10.24%                     | 34.43%                                   | 82.69%                                      | 18.00%*                                    |
| Ashbury (Montagu)                        | 7.65%                      | 42.54%                                   | 65.17%                                      | 60.72%                                     |
| Freshair (Montagu)                       | 19.15%                     | 36.94%                                   | 41.00%                                      | 32.86%                                     |

\*Note: This figure is questionable given all the other statistics for Zolani

The four variables considered in the above table are used to develop an index that reflects the socio-economic status of the five townships/informal areas. The highest number of adults above 18 years of age with a matric (grade 12) resides in Freshair (Montagu), while

Nkqubela (Robertson) records the lowest number of adults with a matric (grade 12). Of the unemployed persons in each township that could not find work, most reside in Happy Valley/ Mountainview (Bonnievale) and the lowest number in Nkqubela. Zolani (Ashton) has the highest number of households with an income below R19 200, while only 41,00% of households in Freshair (Montagu) have household income of less than R19 200. The findings also suggest that 60,72% of residents have unskilled occupations compared to only 32,86% in Freshair. More than half of the employed persons in Nkqubela and Happy Valley/ Mountainview have occupations that require minimal skills or no skills.

## **2.2.6 Composite Socio-economic status assessment of the townships**

A composite of statistics covered in the analysis provided above is used to prepare an index that reflects the socio-economic status of the township for which socio-economic and –demographic data is available. An index is prepared for the following townships:

- Nkqubela (Robertson)
- Happy Valley (Bonnievale)
- Zolani (Ashton)
- Ashbury (Montagu)
- Freshair (Montagu)

Four variables were considered for the purposes of preparing the index for each township. Each variable represents either an extract from a specific socio-economic or –demographic variable or a combination of two variables (e.g. number of adults 18+ with a grade 12 qualification). The variables considered for the composite index are intended to reflect education, employment status, household income and skill level:

- Percentage of adults (18+) with matric (grade 12);
- Percentage of unemployed that could not find work;
- Percentage of households that earn less than R19 200 per annum, which is also alludes to the household subsistence level (HSL); and
- Percentage of the labour force in unskilled occupations (referenced to agriculture; fishing, mining; construction; manufacturing and transport together with related occupations and sales and services elementary occupations as defined by Statistics South Africa)

The index is calculated as an average of the variables stated above. The index value is assessed by according the highest socio-economic status to the township that obtains the lowest index score. The index values for the townships covered in the analysis is provided in Figure 5.

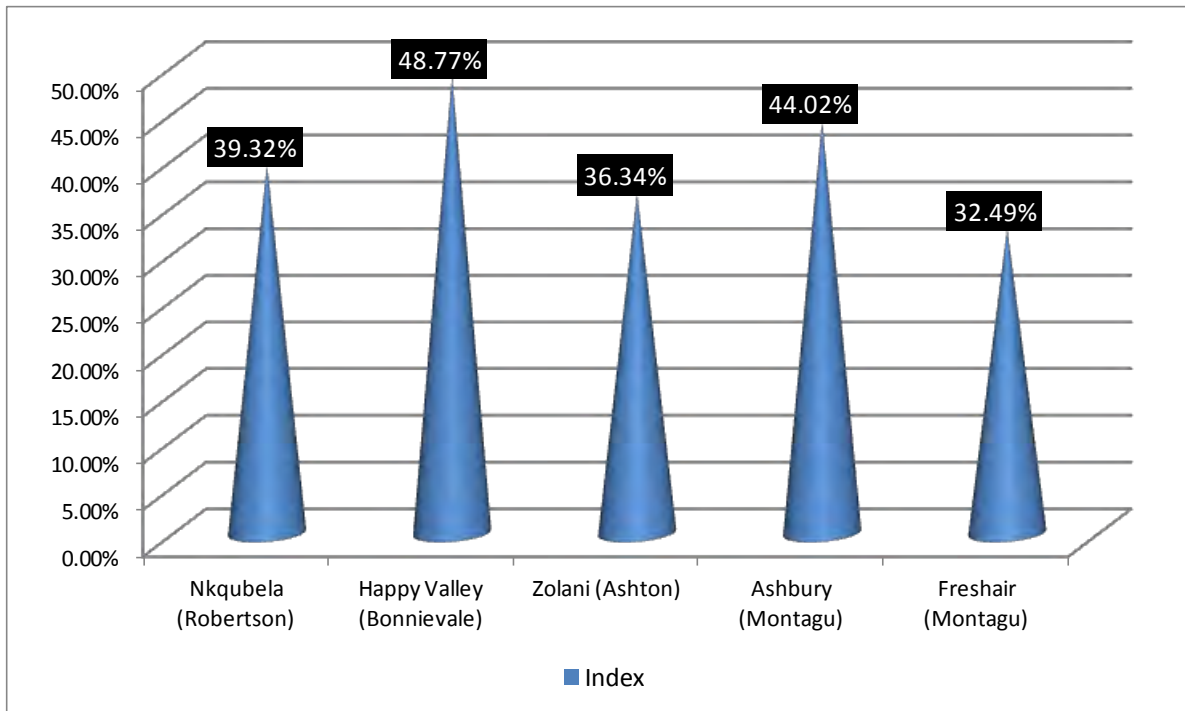


Figure 5: Socio-economic status of townships in the Langeberg area based on average index score

The findings illustrated in Figure 2 suggest that Freshair (Montagu) achieves the highest socio-economic status when compared to the other townships, while Happy Valley (Bonnievale) achieves the lowest socio-economic index among the townships with a score of 48,77%. Nkqubela (Robertson) scores 39,32% and Zolani (Ashton) with 36,34% are accorded a socio-economic status that appears to be mid-range in terms of the other townships covered in the analysis. It should be noted with caution that the percentage of the labour force in unskilled occupations as defined is the lowest for Zolani (Ashton) at 18,00% as per the Statistics South Africa data. This occurrence impacts on the average ranking of socio-economic status by placing Zolani second after Freshair (Montagu).

The previous analysis is based on an average indexed score for the variable included in the assessment. Notwithstanding, it is also possible to assign individual weights to the four variables in order to indicate a higher level of relevance for a particular variable. Although any combination of weights could be applied to the variables for the purposes of the analysis, the following individual weights were selected:

|                                                    |     |                                                         |     |
|----------------------------------------------------|-----|---------------------------------------------------------|-----|
| Percentage of adults (18+) with matric (grade 12); | 0.3 | Percentage of households that earn less than R19 200    | 0.4 |
| Percentage of unemployed that could not find work; | 0.2 | Percentage of the labour force in unskilled occupations | 0.1 |

The application of the weights results in a re-organisation of the socio-economic status ranking among the townships. The ranking based on the arithmetic average and the weighted average is stated as follows:

| Township             | Ranking (arithmetic average) | Ranking (weighted average) |
|----------------------|------------------------------|----------------------------|
| Nkqubela (Robertson) | 3                            | 2                          |

|                           |   |   |
|---------------------------|---|---|
| Happy Valley (Bonnievale) | 5 | 5 |
| Zolani (Ashton)           | 2 | 4 |
| Ashbury (Montagu)         | 4 | 3 |
| Freshair (Montagu)        | 1 | 1 |

Note: 1= highest rank and 5 = lowest ranking

The outcome of the weighted average ranking (based on the assigned weights) suggests that by emphasising the levels of household income and the education levels causes Zolani (Ashton) to move down on the ranking from second to fourth. Ashbury (Montagu) moves up one place in the ranking together with Nkqubela (Robertson). Irrespective of the ranking based on the assigned weights, Freshair (Montagu) retains the highest socio-economic status and Happy Valley (Bonnievale) the lowest among the townships.

In order to provide an additional perspective of the socio-economic status of the townships included in the analysis, a socio-economic status index value is considered in the context of two levels of employment. The percentage of persons in the townships that have general employed and employment in the three economic sectors that are considered to be high value add and high employment sectors (i.e. manufacturing, construction, wholesale trade catering and accommodation) of the local economy are used to contextualise the socio-economic status of the township. The findings are illustrated in Figure 6.

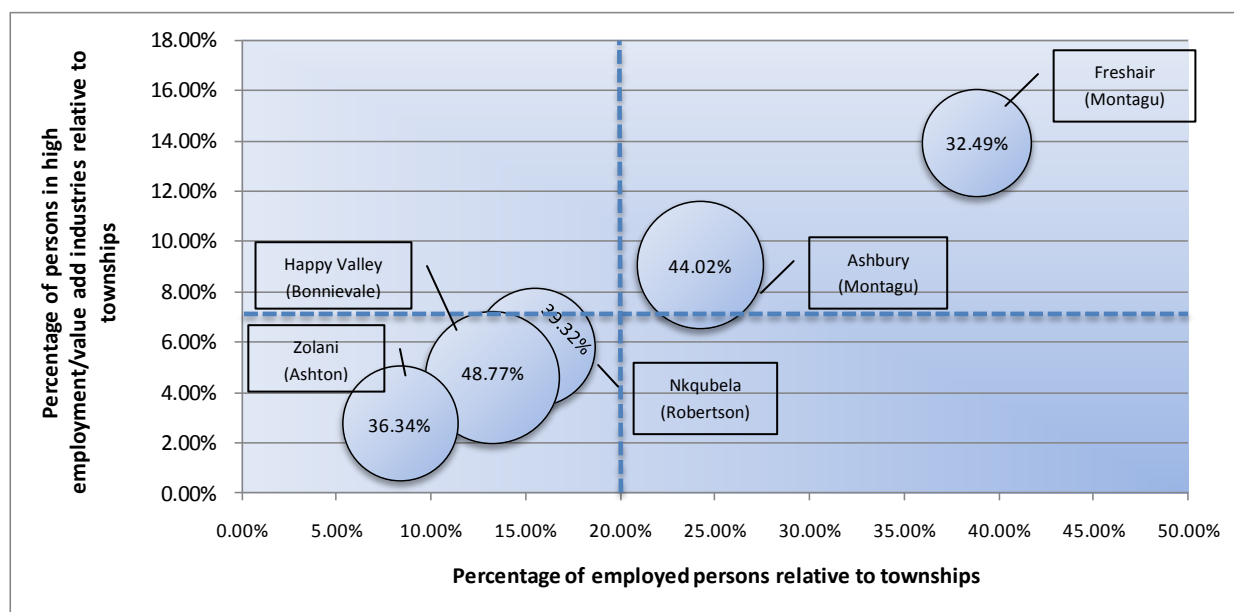


Figure 6: Socio-economic status of townships in the Langeberg area relative to general employment and employment in high value add and high employment sectors of the local economy

Notes: The y-axis represents the percentage of persons residing in the township that are employed in high value add and high employment sectors of the local economy. The percentage is relative to the total employment for all the townships included in the analysis (i.e. Individual Township expressed as percentage of total employment for all the townships). The x-axis represents the percentage of persons living in the township that have general employment (irrespective of the nature and scope of employment). Once again, the percentage of general employment in one township is expressed as a percentage of the total employment for all townships included in the analysis.

The broken lines represent the average of the individual townships considered in terms of the percentage achieved for the employment categories expressed on the x-axis and the y-axis. The average percentage of the individual general employment levels for residents across all the townships included in the analysis is 20,02%, while the average percentage for employment in high value add and high employment sectors is 7.62%. Townships that are placed in the first quadrant of the matrix (i.e. upper right hand quadrant) records above average in terms of general employment and employment in high value add and high employment sectors of the local economy. The quadrant in the lower left hand side of the matrix represents low (i.e. below average general employment and low employment in high value add and high employment sectors) of the Langeberg economy. The circles represent the average socio-economic status index of the individual townships in terms of general employment and employment in high value add and high unemployment sectors of the local economy. The legend is as follows: (recall the lower the index the higher the socio-economic status for a township).

| Township                  | Average Index |
|---------------------------|---------------|
| Nkqubela (Robertson)      | 39.32%        |
| Happy Valley (Bonnievale) | 48.77%        |
| Zolani (Ashton)           | 36.34%        |
| Ashbury (Montagu)         | 44.02%        |
| Freshair (Montagu)        | 32.49%        |

In terms of the findings illustrated in Figure 6 suggests that Freshair (Montagu) has above average employment in terms of general employment levels and employment in high value add and high employment sectors of the local economy relative to the other township included in the analysis. The socio-economic status being the highest among the townships is also reflected in terms of its position on the matrix. Ashbury (also in Montagu) which has a lower socio-economic index when compared to the other townships (with the exception of Happy Valley (Bonnievale) achieves employment levels (i.e. general and sector related) that are slightly above the average for the townships covered in the analysis. This finding alludes to a larger number of persons employed in unskilled occupations (but do have employment).

Conversely, Zolani (Ashton) has low general employment and low employment levels in high value and high employment economic sectors relative to the other townships in the Municipal area. In addition, the socio-economic index for Zolani is slightly below that of Freshair (Montagu). Also note the cautionary statement that the data for Zolani provides a very low percentage for persons employed in unskilled occupations. The weighted average index accords Zolani the second lowest socio-economic status index.

### **2.2.7 Conclusion**

The socio-economic and –demographic analysis is intended to offer an indication of those townships and informal areas that may require more resources in terms of unlocking opportunities for the communities. The allocation of resources is intended to have an impact that is interwoven with job creation (employment), skills development (and education and training) and provision of household income. If the premise for development and upliftment of communities is aligned with the intended outcomes of the NDPG project specification and roll-out, Nkqubela (Robertson), Happy Valley/ Mountainview (Bonnievale) and Ashbury (Montagu) would be the target of resource allocation. It appears that Ashbury and Nkqubela have in general the greatest need for education, training and skills development.



## 2.3 Economic Overview

### 2.3.1 Size and scope of the Langeberg economy

A gross value added (GVA) of R2,048 million was recorded for the Langeberg economy in 2009 and accounted for 9,5% of the GVA in the Cape Winelands District economy. The local economies of Drakenstein (31,9%, followed by Stellenbosch, (24,3%) and Breede Valley (24,00%) represented the three largest economies within Cape Winelands Region in 2009. The Langeberg economy in contrast represents 9,54% of the total GVA in the Cape Winelands area. The local economy grew at a rate of 2,84% per annum from 2001 to 2009 or 25,11% over the period. Figure 7 indicates the actual sector contributions to the GVA of the Langeberg economy for 2001 and 2009.

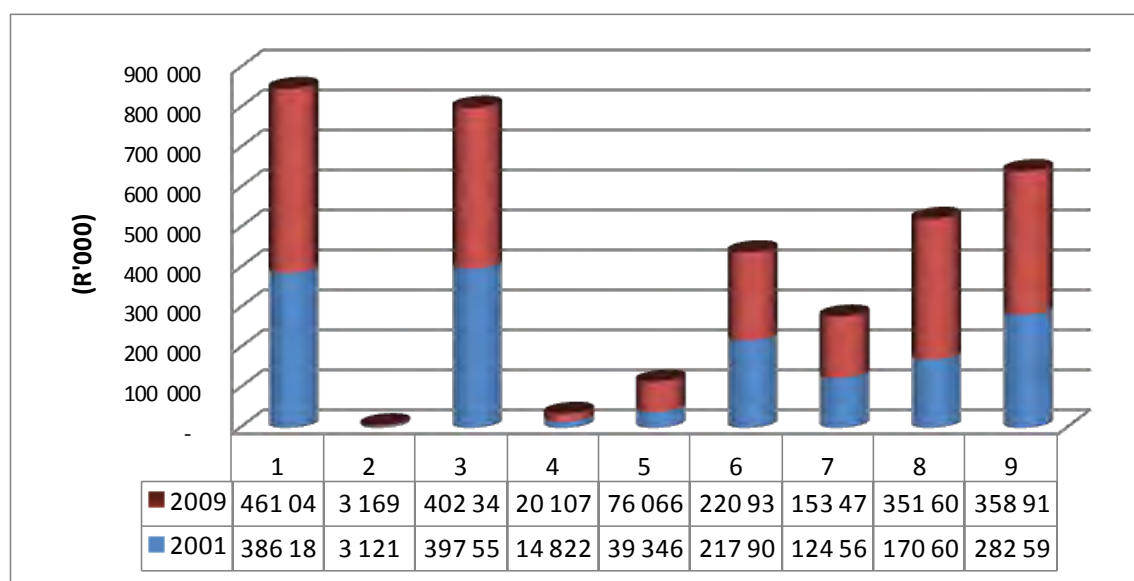


Figure 7: An illustration of the GVA by sector for the Langeberg economy in 2001 and 2009

#### Legend:

- 1 Agriculture, hunting, forestry and fishing
- 2 Mining and quarrying
- 3 Manufacturing
- 4 Electricity, gas and water supply
- 5 Construction
- 6 Wholesale and retail
- 7 Transport, storage and communication
- 8 Finance, insurance, real estate and business services
- 9 Community, social and personal services

Source: Adapted from Western Cape Provincial Treasury, 2010

The largest sectors of the Langeberg economy in 2009 were Agriculture, Hunting, Forestry and Fishing followed by Manufacturing, Community, Social and Personal Services and Finance, Insurance, Real estate and Business Services. The three largest sector of the local economy contributed almost 60% to the GVA of the Langeberg Municipality in 2009. However, the combined contribution of these sectors decreased by 8,38% from 2001 to 2009. The decrease in the contribution to GVA is attributed to a noteworthy reduction in manufacturing activity of 19,11% from 2001 to 2009. In contrast the contribution of Finance, Insurance, Real Estate and Business Services activity to GVA increased by 64,78% from 10,42% in 2001 to 17,17% in 2009. The contribution of Wholesale and Retail activity also declined from 13,31% in 2001 to 10,79% in 2009. This is particularly noteworthy as this sector together with Manufacturing and construction is considered high value add and high employment sectors in an economy.

Although all the economic sectors indicated growth over the period 2001 to 2009, most sectors achieved negative growth in real terms (i.e. without inflation). Figure 8 indicates the contribution of each economic sector to the GVA of the Langeberg economy for 2001 and 2009.

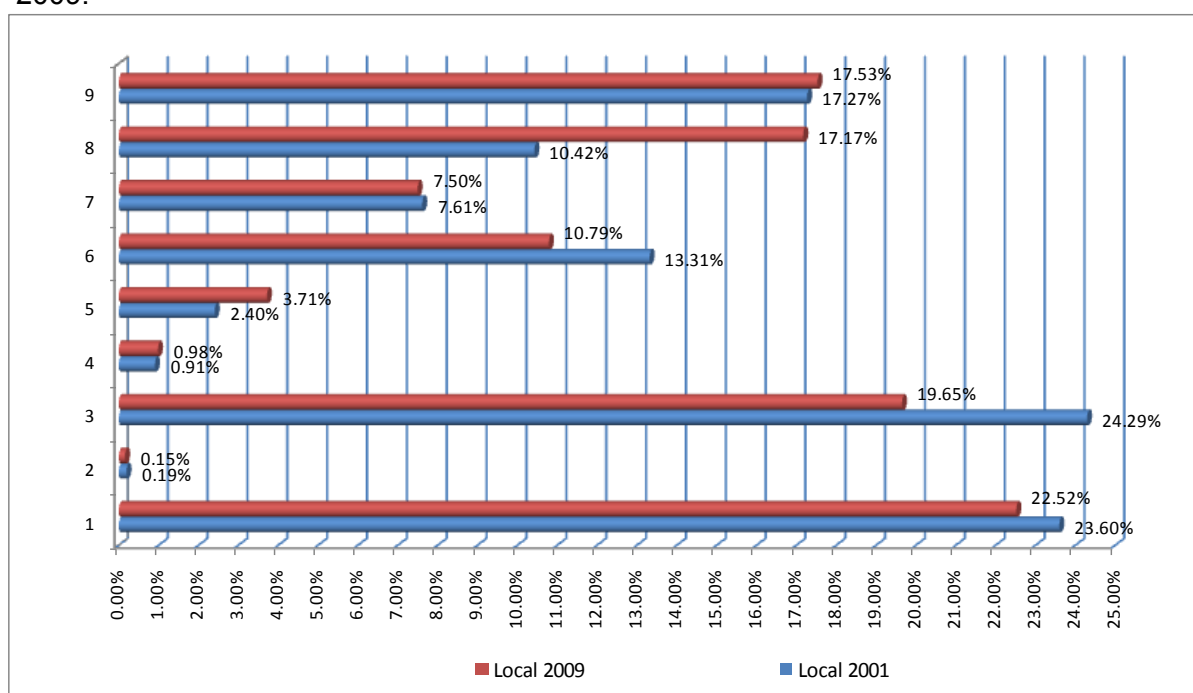


Figure 8: Sector contributions to GVA for the local municipal area in 2001 and 2009

Legend:

- |   |                                            |   |                                                       |
|---|--------------------------------------------|---|-------------------------------------------------------|
| 1 | Agriculture, hunting, forestry and fishing | 6 | Transport, storage and communication                  |
| 2 | Manufacturing                              | 7 | Finance, insurance, real estate and business services |
| 3 | Electricity, gas and water supply          | 8 | Community, social and personal services               |
| 4 | Construction                               |   |                                                       |
| 5 | Wholesale and retail                       |   |                                                       |

Source: Adapted from Western Cape Provincial Treasury (2010)

## 2.3.2 Sector analysis of GVA and general employment

An economic assessment should align growth in the economy represented by GVA to employment trends within each sector. In order to understand the nature and scope of economic activity and the significance of each sector, the contribution of each sector to the GVA is considered. The assessment of GVA sector contributions and growth trends is considered in 2001 and 2009. The findings are indicated in Table 15.

Table 15: An assessment of sector contributions to GVA in 2001 and 2009 for the Langeberg economy

| Economic sector                                       | Gross Value Added |            |           |            | Growth for<br>Period | Annual<br>growth | Direction |
|-------------------------------------------------------|-------------------|------------|-----------|------------|----------------------|------------------|-----------|
|                                                       | 2001              | % of total | 2009      | % of total |                      |                  |           |
| Agriculture, hunting, forestry and fishing            | 386 186           | 23.60%     | 461 041   | 22.52%     | 19.38%               | 2.24%            | ↑         |
| Mining                                                | 3 121             | 0.19%      | 3 169     | 0.15%      | 1.54%                | 0.19%            | ↑         |
| Manufacturing                                         | 397 557           | 24.29%     | 402 345   | 19.65%     | 1.20%                | 0.15%            | ↑         |
| Electricity, gas and water supply                     | 14 822            | 0.91%      | 20 107    | 0.98%      | 35.66%               | 3.89%            | ↑         |
| Construction                                          | 39 346            | 2.40%      | 76 066    | 3.71%      | 93.33%               | 8.59%            | ↑         |
| Wholesale and retail                                  | 217 907           | 13.31%     | 220 931   | 10.79%     | 1.39%                | 0.17%            | ↑         |
| Transport, storage and communication                  | 124 563           | 7.61%      | 153 476   | 7.50%      | 23.21%               | 2.64%            | ↑         |
| Finance, insurance, real estate and business services | 170 604           | 10.42%     | 351 607   | 17.17%     | 106.10%              | 9.46%            | ↑         |
| Community, social and personal services               | 282 590           | 17.27%     | 358 917   | 17.53%     | 27.01%               | 3.03%            | ↑         |
| Total                                                 | 1 636 696         | 100.00%    | 2 047 659 | 100.00%    | 25.11%               | 2.84%            | ↑         |

Note: The assessment of employment trends is over the period of the review is not possible due to the discrepancies in the data recorded in 2007 (Statistics South Africa Community Survey). A general perspective of employment is provided in this section for the Community Survey, which as indicated should be considered with caution. An employment profile for the Census of 2001 is included in the socio-economic and demographic section.

Sources: Western Cape Provincial Treasury (2010)

### 2.3.2.1 Primary sector

The primary sector of the Langeberg economy includes Agriculture, Hunting, Forestry and Fishing and mining activity. The sector contributes 22,67% to the total GVA of the Langeberg Municipal area in 2009, which is lower than the 23,78% recorded in 2011. Some mining activity occurs in the municipal area but the contribution to GVA is less than one-fifth of a percent. As stated above, it is estimated that Agriculture contributes 22,52% to the GVA of the municipal area in 2009, which is down 4,57% over the period 2001 to 2009.

### 2.3.2.2 Secondary sector

The secondary sector of the Langeberg economy includes some Manufacturing, Construction and Electricity, Gas and Water Supply. The secondary sector contributed 24,35% to the GVA of the Langeberg economy in 2009, while the contribution to GVA declined from 27,60% recorded in 2001. Although the decline of 11,78% over the period does not appear significant, the analysis does indicate a decline in economic activity that should be the focus of business development and job creation specifically, and aligned therewith, the additional value obtained from production processes.

## Building and Construction

One of the leading indicators in predicting economic activity and the impact of monetary policy changes are building statistics. The construction sector is cyclical by nature and is sensitive to changes in among others, interest rates. In addition, investments in non-residential buildings are also an indicator of potential future growth. Businesses, for instance, may be in the process of expanding, which may allude to an increase in future production capacity and expansion of business services.

In the context provided above, the Langeberg Municipality was able to provide the following building related information: Number of new applications received for 2009/2010 and 2010/2011 as well as the value of the applications for the two financial periods. The information was classified as residential, commercial and industrial. The residential applications were further classified as new residential, residential additions, and other residential.

The total value of building plans received for 2009/2010 was R202,4 million which related to 515 project applications. An average of R393 000 per project was achieved irrespective of the nature and scope of the planned construction activity. Of the total, residential plans contributed 92,43% and non-residential plan 7,57% to the total number of plans submitted to the Municipality. In terms of value, residential plans contributed 65,65% to the total value of building plans submitted, while the non-residential value contribution of building plans was 34,35%. The findings are presented in Table 16.

Table 16: A breakdown of building plan submissions to the Municipality for 2009/2010 per category of property

| 2009/2010             |             |                      | Contribution   |                | Value per plan     |
|-----------------------|-------------|----------------------|----------------|----------------|--------------------|
|                       | No of plans | R'Value              | No of plans    | R'Value        |                    |
| New residential       | 68          | R 59 790 060         | 14.29%         | 45.00%         | R 879 266          |
| Residential additions | 242         | R 67 072 230         | 50.84%         | 50.48%         | R 277 158          |
| Other residential     | 166         | R 6 014 520          | 34.87%         | 4.53%          | R 36 232           |
| <b>Sub-total</b>      | <b>476</b>  | <b>R 132 876 810</b> | <b>92.43%</b>  | <b>65.65%</b>  | <b>R 279 153</b>   |
| Commercial            | 15          | R 10 385 010         | 38.46%         | 14.94%         | R 692 334          |
| Industrial            | 24          | R 59 139 450         | 61.54%         | 85.06%         | R 2 464 144        |
| <b>Subtotal</b>       | <b>39</b>   | <b>R 69 524 460</b>  | <b>7.57%</b>   | <b>34.35%</b>  | <b>R 1 782 678</b> |
| <b>Total</b>          | <b>515</b>  | <b>R 202 401 270</b> | <b>100.00%</b> | <b>100.00%</b> | <b>R 393 012</b>   |

Note:

- The data for the 2010/2011 financial year provided by the Municipality appears to contain errors as in several of the property categories a strong decline was registered and an increase in value recorded that indicates an increase of between 204% and 844% over the previous year. We consequently decided to ignore the figures recorded for 2010/2011 and highlight the findings for the 2009/2010 financial year.
- No breakdown of the figures indicated in the above table were available per town

Source: Adapted from Langeberg Municipality (Extract from Combined Report All 2nd version 26 July 2011[1])

### 2.3.2.3 Tertiary sector

The Tertiary Sector of the Langeberg economy includes Trade, Repairs and Hospitality, Financial Institutions, Real Estate and Business Services; Community, Social and Personal Services; and Government Services. The tertiary sector contributed 52,98% to the GVA of

the local economy in 2009, which increased from 48,61% in 2001. This represents an overall increase of 8,98% over the period. The increase is essentially due to the annual average increase of 9,46% in Financial Institutions, Real Estate and Business Services activity from 2001 to 2009.

## General Government Services

The contribution of government services to the local economy is unknown, but it is possible to postulate that it contributes a sizable portion to the overall GVA of the local municipality and makes a relative contribution to the Tertiary Sector.

### 2.3.3 Allocating the economic activity to the towns

Data of economic activity per town in the Langeberg area is unavailable. However, it is possible to consider the use of proxies for economic activity that are based on information that is available per town. Variables such as employment per sector per town, number and value of building plans per town, electricity demand (consumption) per town and property rates per town could be considered as possible proxies for economic activity either individually or in combination.

In order to provide a breakdown of the GVA allocation per town in the Langeberg area, the employment per sector and other variables were combined to develop an index of economic activity per town that was applied to the total GVA for the municipal area. The index in a functional form is represented by:

- Langeberg GVA =  $\sum$  (Town (GVA)), where
- Town (GVA) is a function of the proxies (Employment + Electricity demand + value of building plans + property rates)<sup>1</sup> indexed and expressed as a percentage of the Langeberg GVA

The analysis suggested the following estimates of the contribution to the GVA of the Langeberg Municipal area by each primary town. The findings are illustrated in Figure 9.

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<sup>1</sup> Only data for employment and electricity demand was available per town in the Langeberg Municipal area. The other proxies stated above could not be considered due to the absence of information for each town in the municipal area

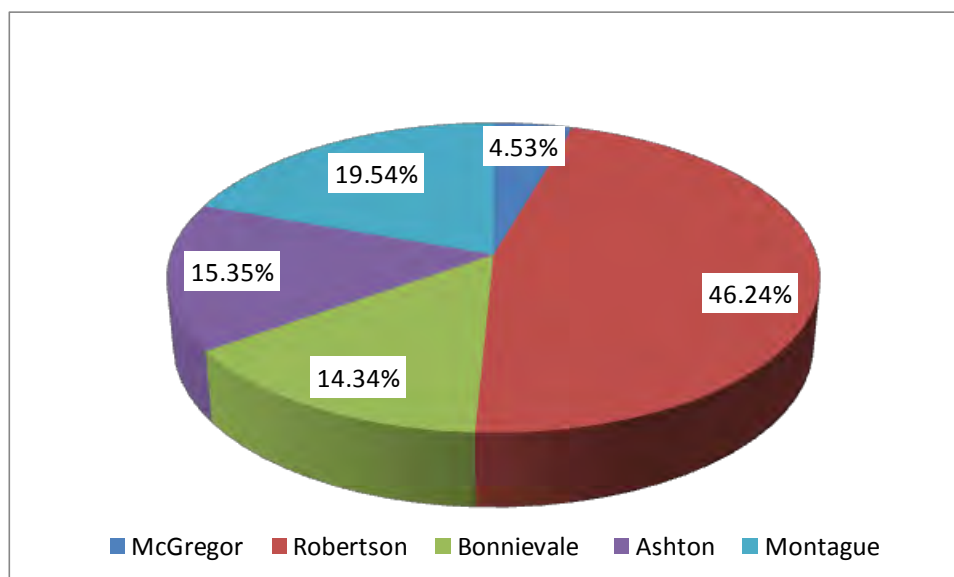


Figure 9: Contributions of the towns to the GVA in the Langeberg area based on employment per sector

Legend (application of the shares per town to the GVA of the Langeberg municipal area in 2001 and 2009 which is assumed for the purposes of the analysis to have remained constant over the period)

| Town       | 2001      | 2009      |
|------------|-----------|-----------|
|            | R'000     | R'000     |
| McGregor   | 74 166    | 92 788    |
| Robertson  | 756 826   | 946 860   |
| Bonnievale | 234 624   | 293 537   |
| Ashton     | 251 303   | 314 404   |
| Montagu    | 319 777   | 400 070   |
| Total      | 1 636 696 | 2 047 659 |

It is apparent from Figure 9 that Robertson contributes R46,24 to every R100 of achieved economic activity (production) in the area to the Langeberg GVA. Montagu is second with a contribution of R19,54 in every R100 of goods and services produced in the Municipal area, while Bonnievale and Ashton make similar contributions to the GVA of the Municipal area.

### 2.3.4 Overview of general and sector employment in Langeberg

An assessment of the Statistics SA Census of 2001 and the Community Survey of 2007 suggests that the economically active people in the municipal area increased from 51 703 in 2001 to 53 112 in 2007. This implies that 1 409 more people could potentially have been absorbed into the local economy. The labour force increased at an annual average rate of

0,5% from 36 488 to 37 609 from 2001 to 2007; with the labour force participation rate (LFPR) remaining constant at approximately 70% in 2001 and 2007.

The number of employed persons increased by 4,5% from 26 158 in 2001 to 34 090 in 2007, which implies an employment take-up of 7 905 people in the municipal area. In 2007<sup>2</sup>, the largest employment contributors were Agriculture, 20,4%, Manufacturing (11%), and Community, Social and Personal Services (6,6%). A large percentage of respondents were recorded as not applicable institutions or unspecified and this group constituted 43,5% of the sample.

### 2.3.5 Observations

From the analysis provided above, it is possible to observe the following:

- The reduction in high value addition economic activity such as manufacturing and production is considered a threat
- A reduction in agriculture activity is a threat to employment that results in job losses and affects the sustainability of employment patterns in the area
- Slow growth in certain sectors is causing shifts in employment patterns, but those that are affected have difficulty acquiring the skills to change jobs (lower skilled persons)
- No economic catalyst exists to create the direct and indirect stimulus to ensure sustainability of economic activity (refer to assessment below)

In addition, a need exists to stimulate the local economy and built on the strength of core growing sectors that deliver gross value added and employment by introduce strategies that will reduce the decline in employment and migration. In this context the assessment provided in this report could be conceptualized in terms of the following qualitative assessment.

The context provided in this report should be considered in terms of the existing development profile of the Langeberg economy and more specifically as it relates to indicators such as employment, competitiveness, production output and value added (refer to Figure 7 and 8). The most important contributors to the economy of the Langeberg area, which are also aligned with a high value added and high employment focus, are Wholesale and Retail, Community, Social and Personal Services and Manufacturing. Agriculture is not considered as a high value added economic activity, but creates employment although not necessarily on a sustainable basis for large numbers of people). Transport, Storage and Communication is a sector with high value addition, but lower employment.

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<sup>2</sup> Statistics South Africa, Community Survey (2007). The limitations of sample based surveys should be noted together with the invariably large margin of error. The findings therefore should be considered with caution due to certain discrepancies in the data.

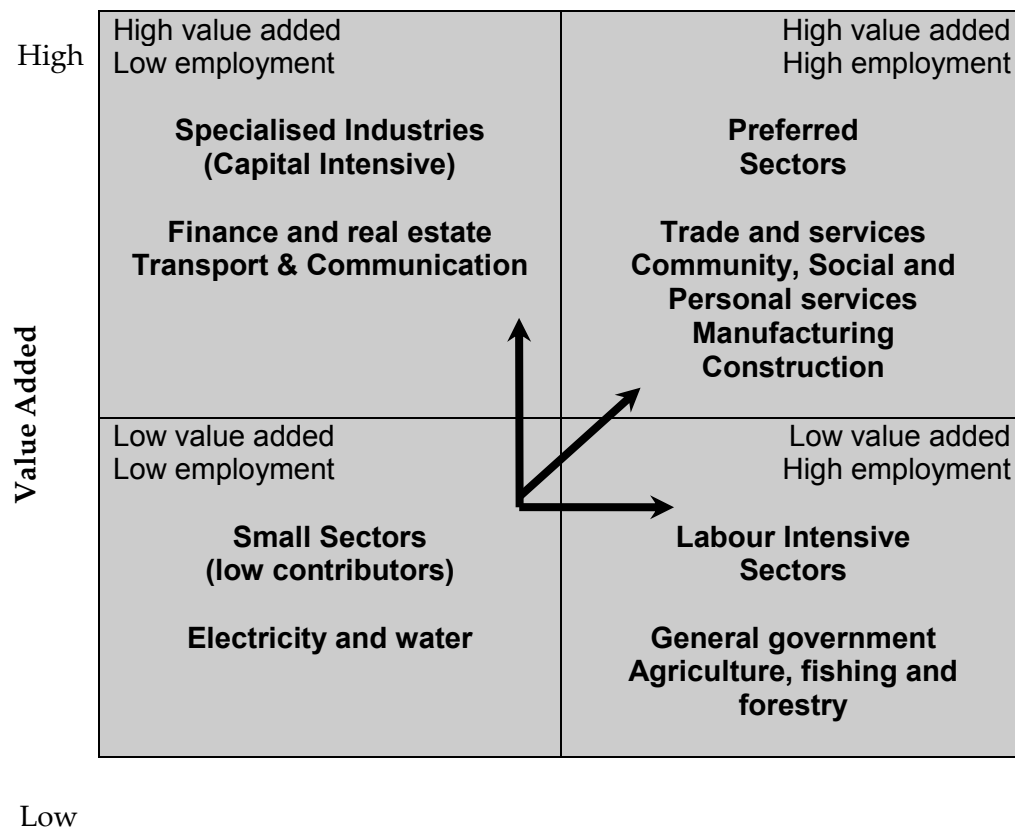


Figure 10: Economic sector performance profile of the Langeberg economy for value added relative to employment

Figure 10 indicates the importance of Trade and Services and Community, Social and Personal Services as economic activity that provides a high value-addition and employment. Notwithstanding, high leakage factors are prevalent in economies with narrow economic bases and therefore income leakage will erode to a certain extent the indirect and induced value added to the Langeberg economy by the need to “import” various products and services.

The emphasis of the Langeberg economy on trade and other services is aligned with the need to focus on economic activities that provides high value addition and employment opportunities in the area. Together with manufacturing and construction, which could be considered as sectors to stimulate growth in the Langeberg economy, could benefit by harnessing the potential that exists in the development of these activities. The basis provided by agriculture, forestry and fishing also alludes to a labour intensive focus, which could contribute to the alleviation of unemployment in the area.

The direction of economic development and focus on preferred sectors of the Langeberg economy is provided by the direction of the arrows in Figure 10. The positioning of each sector indicates the industry or cluster contribution that should become the focus of the Langeberg in terms of value added and employment and indicates which sectors need to be “shifted” in the direction of the arrows in order to achieve a higher status in terms of either employment or value added, or both.

|      |                                   |                                    |
|------|-----------------------------------|------------------------------------|
| High | High competitiveness – Low output | High competitiveness – High output |
|------|-----------------------------------|------------------------------------|



|                                                                                                                                |                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(Small – export focus)</b><br><br><b>None</b>                                                                               | <b>(Performers)</b><br><br><b>Manufacturing</b><br><b>Construction</b><br><b>Tourism</b><br><b>Trade and services</b>                                     |
| Low competitiveness – Low Output<br><br><b>(Weak sectors)</b><br><br><b>Electricity and water</b><br><b>Community services</b> | Low competitiveness – High output<br><br><b>(Internal focus)</b><br><br><b>Finance and real estate</b><br><b>General government</b><br><b>Agriculture</b> |

Figure 11: Economic sector performance profile of the Langeberg economy for competitiveness relative to production output.

Figure 11 considers the competitiveness of sectors in the Langeberg economy to the production output of the specified sector. The aim of this assessment is to focus on develop the sectors of the Langeberg economy that could be considered as performers as highlighted in Figure 11. Our analysis suggests that electricity and water and community services would offer the Langeberg very little in terms of output and competitiveness and are considered weak sectors. The performing sectors of the local Langeberg economy in terms of high output and high competitiveness need to include the secondary activities related to manufacturing and construction and tertiary sector activities of trade and services, including tourism and the sale of perishable and non-perishable products.

## 3. Township Development

### 3.1 Overarching Issues & Concerns

The development of Townships was imposed as the product of political ideology resulting in socially dislocated, uprooted, segregated communities. The following issues and concerns are common to all of the Townships/ Apartheid Planned Neighbourhoods within the Langeberg Area:

- dormitory suburbs at the periphery of the towns, often devoid of character;
- long walking distances to town centres, employment opportunities and economic resources;
- limited local economic opportunities and access to facilities and amenities;
- lack of significant public sector investment;
- difficulty in attracting substantial external private sector capital;
- significant barriers to finding employment due to:
  - lack of qualifications or skills for available jobs;
  - transport issues (limited public transport, costly travel expenses, reliance on transport provided by the employer which restricts the net of employment opportunities);
  - cost of work opportunity (travel, childcare, etc.) outweighs benefits;
  - seasonal nature of agricultural related employment is an ongoing issue in rural areas.
- Viable communities need shops, healthcare centres, schools, play space and leisure facilities as well as homes.

### 3.2 Local Issues & Concerns (per Township/ Neighbourhood)

Table 17 on the following page lists a combination of issues and concerns related to local spatial structure per Township/ Focus Neighbourhood. The form of development in these areas has contributed to local social and economic problems.

| CBA Map Category →<br><br>Spatial Planning Category ↓ | Formal Protected Areas | Critical Biodiversity Area (Terrestrial/ Aquatic) | Ecological Support Area | Other Natural Areas (large intact remnants especially adjacent to CBA/ESA) | Other Natural Areas (located in an agricultural / transformed matrix) | No Natural Area Remaining |
|-------------------------------------------------------|------------------------|---------------------------------------------------|-------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------|
| CORE 1                                                | •                      | •                                                 |                         |                                                                            |                                                                       |                           |
| CORE 2                                                |                        |                                                   | •                       |                                                                            |                                                                       |                           |
| BUFFER 1                                              |                        |                                                   |                         | •                                                                          |                                                                       |                           |
| BUFFER 2                                              |                        |                                                   |                         |                                                                            | •                                                                     |                           |
| INTENSIVE AGRICULTURE                                 |                        |                                                   |                         |                                                                            |                                                                       | •                         |
| SETTLEMENT                                            |                        |                                                   |                         |                                                                            |                                                                       | •                         |

Categorization used in Critical Biodiversity Areas (CBA) Maps produced from fine scale Biodiversity Plans, other Biodiversity plans or Bioregional Plans.

Source: Western Cape PSDF: Guidelines for Rural Land Use Planning & Management, iKapa Enviroplan – May 2009

Table 17: Local Concerns and Issues per individual Township or Focus Neighbourhood

| Spatial Structure | Nkqubela                                                                                                                                   | Robertson North                                                             | Zolani                                                                                                                          | Cogmanskloof                                                                                                         | Ashbury                                                                                                        | Freshair                                                                                                  | Happy Valley/ Mountainview                                                                | McGregor Focus Area                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| GREEN ISSUES      |                                                                                                                                            |                                                                             |                                                                                                                                 |                                                                                                                      |                                                                                                                |                                                                                                           |                                                                                           |                                                                                            |
| Open Space        | Neglected & underutilised open space – hotspots for crime.                                                                                 | Underdeveloped green space. Lack of quality play parks & active open space. | Lack of safe active recreational space. Very limited access to potential recreational area on a high point within the township. | Lack of quality developed play parks and active recreational space. Limited land opportunities for green open space. | Over supply of undeveloped „green“ space. Lack of quality active recreational space – play parks & kick-about. | Lack of developed play parks. Limited areas available for play parks.                                     | Underdeveloped green space. Lack of quality play parks & active open space.               | Play parks in need of upgrading.                                                           |
| Conservation      | Located adjacent to sensitive Core 1 Critical Biodiversity Areas and incorporates Buffer 1 & 2 categories <sup>3</sup> on the peripheries. | Dangerous, polluted areas along the river (Core 2 & Buffer 1 categories).   | Sensitive Core & Buffer 1 areas along river edge.                                                                               | Core 2 and Buffer 1&2 areas along the periphery of the northern edge of town.                                        | Core 1 sensitive area along the Kinga River.                                                                   | Sensitive core 1 area (Montagu Mountain Local Nature Reserve) along northern boundary of this settlement. | Core 2 and Buffer areas along northern boundary & in-between Mountainview & Happy Valley. | Very sensitive areas. Surrounded by Core 1 category areas (Houtbaais River & Hoeks River). |

<sup>3</sup> Sources: Western Cape PSDF: Guidelines for Rural Land Use Planning & Management, iKapa Enviroplan – May 2009

Review of Spatial Development Framework, Draft Volume II – Landuse Management Guidelines and Spatial Proposals, Feb 2011, prepared by BKS

Table 17: (continued)

| Spatial Structure               | Nkqubela                                                                   | Robertson North                                                                | Zolani                                                                  | Cogmanskloof                                                    | Ashbury                                                                      | Freshair                    | Happy Valley/ Mountainview                                         | McGregor Focus Area                                                        |
|---------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>BUILT ENVIRONMENT ISSUES</b> |                                                                            |                                                                                |                                                                         |                                                                 |                                                                              |                             |                                                                    |                                                                            |
| Public Facilities & Spaces      | Undeveloped facility sites.                                                | Lack of quality public space.                                                  | Limited access to quality open space.                                   | Limited scattered facilities & quality public space.            | Lack of facilities & dignified public open space. Underdeveloped sites.      |                             | Limited access to community facilities.                            | Limited access to community facilities.                                    |
| Economic                        | Lack of a supportive, cohesive core activity nodes or routes.              | Scattered home businesses which in some cases operate illegally.               | Missed opportunities along R60 interface (to Swellendam).               | Lack of economic opportunities & supporting facilities.         | Very limited access to local economic opportunities.                         | Few business opportunities. | Few business opportunities.                                        | Very limited access to local economic opportunities.                       |
| Movement                        | One access point.                                                          | Poorly designed access to newer residential areas – isolated „island“ suburbs. | Long walking distances to Ashton.                                       | Unattractive interface along R60 and east entrance into Ashton. | Relatively long walking distance to the nearest clinic/ healthcare facility. |                             | Lack of attractive streetscapes at access points into these areas. | Entrance lacks definition.                                                 |
| Housing                         | Limited space for expansion due to topography and urban edge restrictions. |                                                                                | Limited space for expansion (urban edge and topographical restrictions. |                                                                 | Limited space for extension.                                                 | No space for expansion.     | Sensitive issue: very limited space for extensions.                | Sensitive issue around choice of sites, currently restricting development. |

### **3.3 Development Challenges**

The basis to address the township development challenge in Langeberg needs to incorporate the following principles:

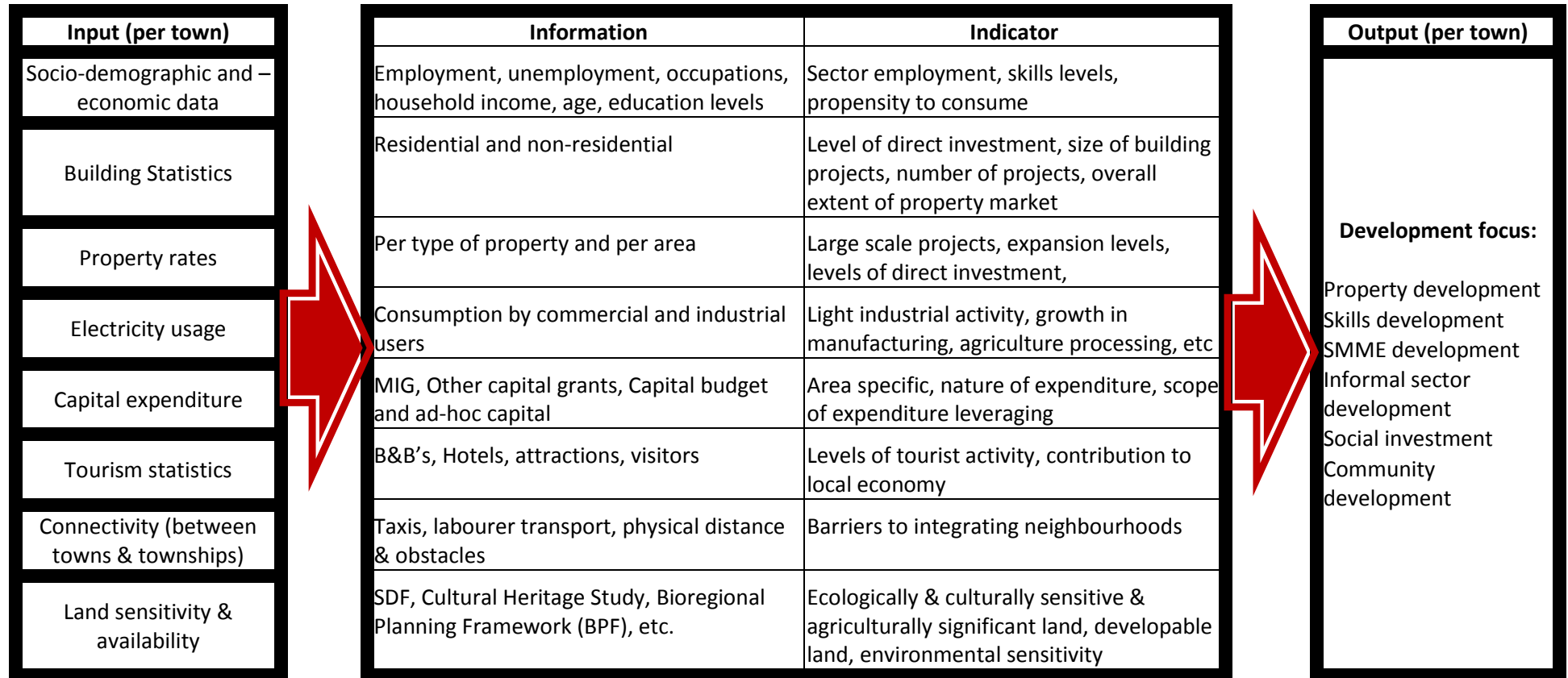
- promoting jobs which match skills of residents;
- improving the skills of low income individuals;
- addressing the needs of families in a community (township context) context;
- ensuring the affordability of services to all communities.
- the identification of specific gaps and niches in the local economy with specific reference to township economies.
- the promotion of diverse industry clusters.
- using local advantages to serve local and regional markets through tourism.
- provision of life-long skills and learning opportunities;
- investing or supporting schools and tertiary education institutions;
- providing opportunities for continuous education and training.

### **3.4 Development Opportunities**

The premise provided by these bases is important in order to address the development challenges:

- The identification and creation of growth opportunities for businesses and industries;
- Develop public-private partnerships as a mechanism to enhance delivery;
- Minimise economic, social and environmental costs;
- Enhance the contribution of leading industries to local economic development;
- Increase the involvement of the public sector in creating a conducive environment for economic and business development in township and renewal of less formal areas;
- Re-position the Langeberg Municipality as the catalyst to introduce and expand economic development programmes;
- Develop a programme to support job-creation industries in an around townships;
- Improve efforts to reduce unemployment over time; and
- Facilitate and support the development of small enterprises.

Table 18: Input/Output Table



## 4. Strategic Thrusts

### Development Vision (2020) for the Townships in Langeberg

Private enterprises and public institutions together with the broader community work towards re-creating townships in the Langeberg area as a “Learning Enterprise”, a rich, diverse, complex organism in which formal and informal businesses, institutions, and citizens of the township community are actively engaged in the pursuit of development, which could be translated into diverse and thriving business opportunities which lead to an increase in personal income, contribute to the elimination of poverty and reduce unemployment over time.

#### 4.1 Objectives

The driver behind successful township renewal is a strategy that offers a multi-dimensional approach with a clear set of objectives. We believe that a renewal strategy with a single development dimension would only address certain developmental aspects of the economy, without being cognizant of the “bigger developmental picture”. A need therefore exists to develop a holistic strategy that acts as the catalyst for delivery of township development initiatives and projects.

Our multi-dimensional approach for the creation of a development strategy for township renewal is intended to integrate four dimensions of development, i.e.

- **Locality development** – which provides a spatial dimension for economic development and is lead by planning policies and strategies of the IDP and SDF, planning and development controls, and townscape;
- **Business development** – is premised on the idea of encouraging the establishment of new businesses, attracting businesses and retaining businesses within the area, while sustaining and expanding existing local firms in an around townships;
- **Human resource development** – aims to alter the human resource system of the region in a manner that increases opportunities for good jobs for the unemployed and under-employed in the community; and
- **Community-based development** – is designed to promote economic development at the township level and create opportunities for persons that are long-term unemployed, youth through community-based development organisations (NGOs) and co-operatives (worker-owned and -managed businesses with shared responsibility).

The integration of these four development dimensions of a township regeneration strategy for Langeberg is illustrated in Figure 12.

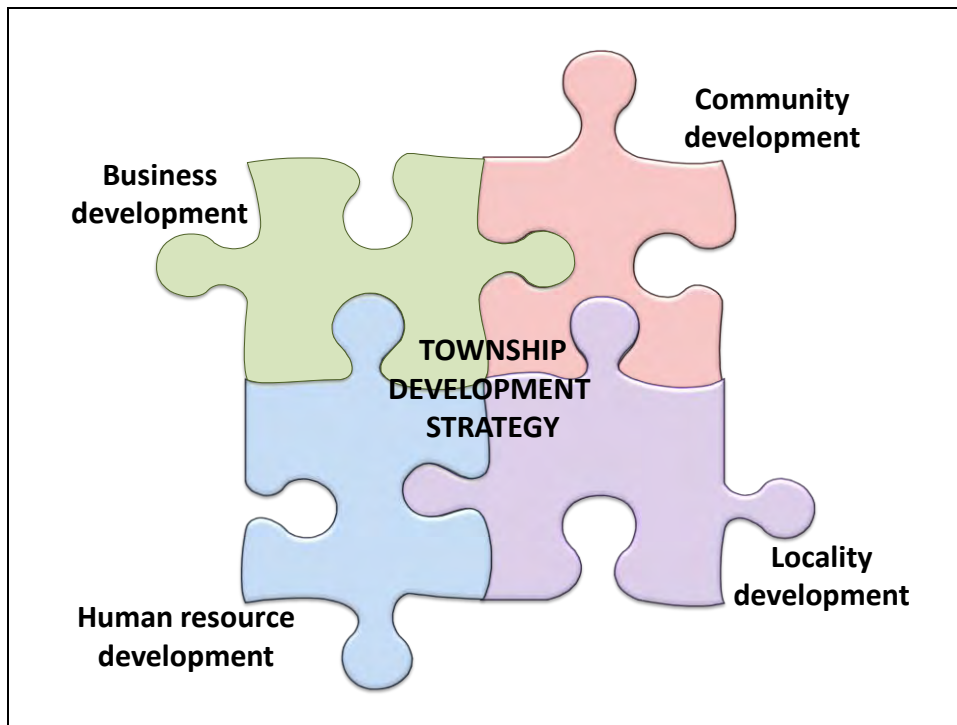


Figure 12: An illustration of the four development dimensions of a township renewal strategy for Langeberg

Source: Multi-Purpose Business Solutions

We believe that a township renewal strategy would be a combination of the development dimensions highlighted above. Our approach is to ensure that the creation of employment is associated with development of skills levels, training requirements and abilities of the local population. In addition, the capacity levels within the communities are associated with the ability to adopt the proposed development strategies. Consequently, we believe the strategy be designed to fit the townships resources, but also build on the existing competencies and core strengths.

## 4.2 Strategy Frameworks & Programme Thrusts

The development strategy for township renewal in Langeberg entails a combination of strategic elements that are holistically required to develop projects and ventures as the primary driver of economic growth in these localities. The basis of the strategy are goals and action pointers that focus on developing the skills of local residents through a human resource strategy, sustainable businesses through a business development and assistance strategy, a locality which is conducive to sustainable economic development, and communities which partake and benefit from economic development initiatives and growth. The goals and action pointers for each of the four developmental dimensions are provided below:



| Township Development Strategic Plan Matrix |                                                                                                                                                                                                                                                               | Implementation Lead |                 | Implementation Timing |           |           |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|-----------------------|-----------|-----------|
|                                            |                                                                                                                                                                                                                                                               | Public              | Private/<br>NGO | 1-5 Yrs.              | 1-10 Yrs. | 1-20 Yrs. |
| <b>LOCALITY DEVELOPMENT</b>                |                                                                                                                                                                                                                                                               |                     |                 |                       |           |           |
| <b>Goal 1:</b>                             | <b>To introduce a land banking policy in support of targeted economic development initiatives</b>                                                                                                                                                             |                     |                 |                       |           |           |
| Action 1:                                  | Identify pockets of land in the CBDs of the townships which could be designated for the development of small community based enterprises                                                                                                                      |                     |                 |                       |           |           |
| Action 2:                                  | Consider appropriate land uses for small business development                                                                                                                                                                                                 |                     |                 |                       |           |           |
| Action 3:                                  | Adopt a community business recruitment strategy to attract targeted small and micro enterprises to designated areas                                                                                                                                           |                     |                 |                       |           |           |
| Action 4:                                  | Pursue and support plans to locate small community businesses in areas which are accessible to tourists                                                                                                                                                       |                     |                 |                       |           |           |
| Action 5:                                  | Develop a industry cluster (e.g. tourism) approach to economic development of townships in Langeberg area in support of a land banking policy                                                                                                                 |                     |                 |                       |           |           |
| <b>Goal 2:</b>                             | <b>To increase the organisation and marketing of township opportunities:</b>                                                                                                                                                                                  |                     |                 |                       |           |           |
| Action 1:                                  | Create a focused approach in the LED unit that supports economic development and township renewal. Appoint staff focused on the redevelopment, business development/recruitment and marketing and promotional affairs of the broader community and businesses |                     |                 |                       |           |           |
| Action 2:                                  | Develop a community leadership programme to cultivate, train and motivate new leaders and provide project based opportunities for individuals to develop these skills                                                                                         |                     |                 |                       |           |           |
| Action 3:                                  | Initiate a marketing/promotional campaign to increase awareness of small business development initiatives and the contribution of township communities to economic                                                                                            |                     |                 |                       |           |           |

|                |                                                                                                                                                                              |  |  |  |  |  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
|                | development projects                                                                                                                                                         |  |  |  |  |  |
| Action 4:      | Adopt a business recruitment programme to attract targeted businesses to leasable building space in the central business districts of townships                              |  |  |  |  |  |
| <b>Goal 3:</b> | <b>To create unique attraction projects in and/or around township communities that will create a sense of place and stimulate tourism</b>                                    |  |  |  |  |  |
| Action 1:      | Pursue a programme of development projects which best fit with the character and culture of the township area                                                                |  |  |  |  |  |
| Action 2:      | Identify key spatial locations for projects by also being cognizant of the Langeberg Spatial Development Framework (SDF)                                                     |  |  |  |  |  |
| Action 3:      | Create a forum for communities and key economic sector players to jointly identify projects in line with development objectives of the IDP and SDF                           |  |  |  |  |  |
| Action 4:      | Identify and create the required infrastructure for projects and business development initiatives through Public-Private partnerships                                        |  |  |  |  |  |
| <b>Goal 4:</b> | <b>To create a milieu and climate which is conducive for businesses to operate and thrive in the Langeberg area</b>                                                          |  |  |  |  |  |
| Action 1:      | Further develop the presence of the township areas by developing attractive entrances and exits                                                                              |  |  |  |  |  |
| Action 2:      | Create a visual theme for the central areas of the townships (consider a main street programme)                                                                              |  |  |  |  |  |
| Action 3:      | Encourage joint marketing (to include development) efforts in township areas through community forums                                                                        |  |  |  |  |  |
| Action 3:      | Develop a plan which will enables communities in the area to utilize their civic assets for the good of social and community upliftment                                      |  |  |  |  |  |
| Action 4:      | Develop a “shop steading” approach for the revitalization of the CBDs of townships, which entails the repositioning of business areas to cater for changing demand and needs |  |  |  |  |  |

| BUSINESS DEVELOPMENT & ASSISTANCE |                                                                                                                                                                                                                                 |  |  |  |  |  |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| <b>Goal 1:</b>                    | <b>To strengthen the commercial identity, organisation and co-ordination of businesses located in the centre of townships in the Langeberg area</b>                                                                             |  |  |  |  |  |
| Action 1:                         | Facilitate the establishment of business development associations in the townships to regulate business activity                                                                                                                |  |  |  |  |  |
| Action 2:                         | Assist in creating a commercial district identity, and schedule promotional events in the townships that benefit both the community and businesses                                                                              |  |  |  |  |  |
| Action 3:                         | Adopt a business recruitment programme to attract targeted community projects and businesses to leasable building space and designated areas in the CBDs of township                                                            |  |  |  |  |  |
| Action 4:                         | Institute an outreach effort to existing business owners/managers and property owners to identify and address issues that are negatively impacting their business nodes in the township and the township in general             |  |  |  |  |  |
| <b>Goal 2:</b>                    | <b>To institute a long-term mechanism to provide funding for township development initiatives and implementation projects in the Langeberg region</b>                                                                           |  |  |  |  |  |
| Action 1:                         | Seek financial appropriation for projects by identifying and packaging projects in and around the township areas for funding by provincial and national government LED agencies and initiatives                                 |  |  |  |  |  |
| Action 2:                         | Form Public-Private partnerships to develop key economic development projects, which benefit both the public institutions and private sector enterprises either within or in close proximity to townships in the Langeberg area |  |  |  |  |  |
| Action 3:                         | Develop and cement relationships with donor funding agencies in an effort to secure funding for economic development projects which are specifically linked to social and community upliftment in Langeberg townships           |  |  |  |  |  |
| Action 4:                         | Liase with Cape Winelands District Municipality (BDM) and Provincial Government of the Western Cape in order to co-ordinate efforts to support business development and growth among small and emerging businesses              |  |  |  |  |  |

|                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                          |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| <b>Goal 3: To establish a local enterprise agency dedicated to the creation of employment through the support and development of indigenous local enterprises, which also provides an intermediary link between public and private institutions and the community</b> |                                                                                                                                                                                                                                                                          |  |  |  |  |  |
| Action 1:                                                                                                                                                                                                                                                             | Consolidate different efforts of business development under the auspices of a local enterprise agency to prevent fragmented and un-coordinated development of business initiatives in townships                                                                          |  |  |  |  |  |
| Action 2:                                                                                                                                                                                                                                                             | Facilitate the provision of advice and technical services for small business entrepreneurs                                                                                                                                                                               |  |  |  |  |  |
| Action 3:                                                                                                                                                                                                                                                             | Facilitate and co-ordinate available services to assist new businesses to get start-up finance and technical business support                                                                                                                                            |  |  |  |  |  |
| Action 4:                                                                                                                                                                                                                                                             | Build confidence in the community by forming new networks of professionals, businesses and community groups                                                                                                                                                              |  |  |  |  |  |
| Action 5:                                                                                                                                                                                                                                                             | Assist to improve the marketing capacity of community-based small businesses and existing businesses by assuming a facilitative and coordinating role (e.g. Langeberg Municipality should establish a greater role in tourism development of community small businesses) |  |  |  |  |  |
| <b>Goal 4: To increase the capacity of the Langeberg Municipality to support the creation of new commercial development and specifically the development of community-based projects and businesses in townships</b>                                                  |                                                                                                                                                                                                                                                                          |  |  |  |  |  |
| Action 1:                                                                                                                                                                                                                                                             | Consider careful rezoning to create mixed use commercial nodes with an integrated focus between existing enterprises and community-based enterprises, which would also enhance co-operation among enterprises                                                            |  |  |  |  |  |
| Action 2:                                                                                                                                                                                                                                                             | Co-ordinate technical assistance programmes for community based projects in line with the need for business support centers                                                                                                                                              |  |  |  |  |  |
| Action 3:                                                                                                                                                                                                                                                             | Designate enterprise zones for development of commercial activity in townships                                                                                                                                                                                           |  |  |  |  |  |
| Action 4:                                                                                                                                                                                                                                                             | Promote co-operative marketing between businesses and community projects/businesses as a means to retain businesses in the area and attract community based businesses into CBDs of townships                                                                            |  |  |  |  |  |

|                                   |                                                                                                                                                                                                  |  |  |  |  |  |
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| Action 5:                         | Encourage tourism programming and promotion as a means to support community-based businesses and projects and provide a link between businesses and tourists                                     |  |  |  |  |  |
| Action 6:                         | Support the development and nurturing of micro enterprises in a co-operative and synergistic manner                                                                                              |  |  |  |  |  |
| <b>HUMAN RESOURCE DEVELOPMENT</b> |                                                                                                                                                                                                  |  |  |  |  |  |
| <b>Goal 1:</b>                    | <b>To establish a Langeberg education and training partnership</b>                                                                                                                               |  |  |  |  |  |
| Action 1:                         | Facilitate the establishment of an education forum with a commitment from key role players                                                                                                       |  |  |  |  |  |
| Action 2:                         | Assess the needs of various levels of training and education requirements among township communities                                                                                             |  |  |  |  |  |
| Action 3:                         | Facilitate the development of a synergistic package of education and training programmes based on an assessment of needs among members of township communities                                   |  |  |  |  |  |
| Action 4:                         | Facilitate the entry of previously excluded businesses to training and education support with the focus on general business operations, business development and financial planning              |  |  |  |  |  |
| Action 5:                         | Establish a programme to introduce training and education initiatives to smaller businesses with a particular emphasis on quality, delivery commitments, work guarantees and after sales service |  |  |  |  |  |
| Action 6:                         | Determine logistical measures and infrastructure requirements to provide training and education                                                                                                  |  |  |  |  |  |
| <b>Goal 2:</b>                    | <b>To develop and provide vocational training to community-based individuals that indicate potential</b>                                                                                         |  |  |  |  |  |
| Action 1:                         | Co-ordinate the training roles of different community centres in the Langeberg area                                                                                                              |  |  |  |  |  |
| Action 2:                         | Identify opportunities for specific vocational training in the township areas                                                                                                                    |  |  |  |  |  |
| Action 3:                         | Customise on-the-job training for specific project or business related opportunities                                                                                                             |  |  |  |  |  |
| Action 4:                         | Facilitate the training of the youth of the township in how to develop “mini businesses” (e.g. newspaper deliveries)                                                                             |  |  |  |  |  |
| Action 5:                         | Conduct an information campaign to illicit response from the community for vocational training                                                                                                   |  |  |  |  |  |
| Action 6:                         | Consider funding options for vocational training through a public/private                                                                                                                        |  |  |  |  |  |

|                                                                             |                                                                                                                                                                                                               |  |  |  |  |  |
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| partnership with an emphasis on social responsibility and community service |                                                                                                                                                                                                               |  |  |  |  |  |
| <b>Goal 3:</b>                                                              | <b>To enhance opportunities for job placement</b>                                                                                                                                                             |  |  |  |  |  |
| Action 1:                                                                   | Conduct a skills audit among communities to ascertain the level of, and requirement for skills training                                                                                                       |  |  |  |  |  |
| Action 2:                                                                   | Create a skills database of persons within different categories of skills                                                                                                                                     |  |  |  |  |  |
| Action 3:                                                                   | Identify employment opportunities and match the skills of persons in the database                                                                                                                             |  |  |  |  |  |
| Action 4:                                                                   | Facilitate access to customised training to enhance the skills levels of persons for a specific employment opportunity                                                                                        |  |  |  |  |  |
| Action 5:                                                                   | Develop an internship programme within the engineering department of the Langeberg Municipality for unemployed individuals who have received vocational training (co-ordinate with the Local Government SETA) |  |  |  |  |  |
| <b>Project idea starters for human resource development</b>                 |                                                                                                                                                                                                               |  |  |  |  |  |
| 1:                                                                          | Self employment course that gives advice and encouragement to people wanting to establish a business or create self employment                                                                                |  |  |  |  |  |
| 2:                                                                          | A helpmates project aims to teach unskilled and mildly challenged young adults the necessary skills to work in the area of, for example, gardening                                                            |  |  |  |  |  |
| 3:                                                                          | Unemployed persons could be trained to do interior landscaping for local businesses and the engineering department of the Langeberg municipality                                                              |  |  |  |  |  |
| 4:                                                                          | A women's affirmative job action project is aimed at improving the access for women to jobs by identifying employment opportunities in specific economic sectors                                              |  |  |  |  |  |
| <b>COMMUNITY-BASED DEVELOPMENT</b>                                          |                                                                                                                                                                                                               |  |  |  |  |  |
| <b>Goal 1:</b>                                                              | <b>To actively promote and enhance the role of Langeberg Municipality in community-based initiatives with specific reference to township development services</b>                                             |  |  |  |  |  |
| Action 1:                                                                   | Arrange a revolving loan fund and similar financing as seed capital for community-based projects and business development initiatives                                                                         |  |  |  |  |  |
| Action 2:                                                                   | Examine means to sub-contract to community groups the delivery of community services and/or the operation of community facilities                                                                             |  |  |  |  |  |
| Action 3:                                                                   | Develop work spaces and facilities in townships through the land banking policy initiative and facilities for community groups to establish individual or cooperative business ventures                       |  |  |  |  |  |

|                |                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| Action 4:      | Identify surplus or under-utilised Municipal equipment that could be used by community groups in townships                                                                                                                                                                                                                        |  |  |  |  |  |
| Action 5:      | Establish a network of persons or SMME support organisations to provide technical support to community groups, start-up and ongoing ventures in townships                                                                                                                                                                         |  |  |  |  |  |
| <b>Goal 2:</b> | <b>To ensure that the “evolution” of Langeberg does not compromise its quality of life</b>                                                                                                                                                                                                                                        |  |  |  |  |  |
| Action 1:      | Seek community and business consensus on top quality of life factors that should be preserved in the future and adopt methods for evaluating the impact that future development will have on quality of life factors for residents of communities in townships                                                                    |  |  |  |  |  |
| Action 2:      | Communicate to developers those factors that are most important to the community                                                                                                                                                                                                                                                  |  |  |  |  |  |
| Action 3:      | Incorporate an internal review of quality of life factors as part of the ongoing development review process and share with developers and business persons                                                                                                                                                                        |  |  |  |  |  |
| Action 4:      | Initiate a planned and ongoing dialogue with the general public about growth and economic development issues in townships. Use the Langeberg Municipality website, local newspaper, neighbourhood and ward committee meetings and resident surveys to educate and seek input about pressing community related issues in townships |  |  |  |  |  |
| <b>Goal 3:</b> | <b>To actively promote and enhance environmental protection of open spaces</b>                                                                                                                                                                                                                                                    |  |  |  |  |  |
| Action 1:      | Identify areas with opens space, scenic, environmental and recreation qualities within the defined borders of the townships areas that are important to the community and seek community support for their protection                                                                                                             |  |  |  |  |  |
| Action 2:      | Instill a sense of community pride among all township communities of the Langeberg area                                                                                                                                                                                                                                           |  |  |  |  |  |

#### IMPLEMENTATION LEADERS

##### **Public**

B – Langeberg Municipality

SP – “Langeberg Partnership”

CWDM– Cape Winelands District Municipality

P – General Public

##### **Private/Non-Profit**

CC – Chamber of Commerce

D – Development Community

PO – Business Owners

M - Traders

NP – Non-Profit Organization

### **4.2.1 Project specification and evaluation**

The hallmark of many projects undertaken in support of township regeneration is the combination of public and private sector resources to attain the objective neither would attain alone. However, it is essential that the viability of the project must be determined within the environment that it is intended to enhance. In addition, proposed projects must be shaped to pass the viability test in terms of the envisaged outcomes, resources and support system requirements.

The four development dimensions highlighted and discussed above are intended to provide an inclusive basis from which to embark upon the proposed or other projects. Each project requires a certain level of human resource development through in-house and/or vocational training or education. The skills required to operate and put in place the vehicle to drive the business venture that develops from the project stage is provided by the business development dimension. A project that ultimately becomes a business venture is also required to fit in with the preferred sectors identified as part of the locality development dimension which in turn focuses on high employment and value addition. Ultimately, any project or business venture should place the interests of the community at the forefront and therefore a need to consider projects that will raise the standard of living of individuals and create general community upliftment is required through the community development dimension.

### **4.2.2 Performance assessment of township urban renewal**

The success of the economic development plan and implementation of activities and projects will ultimately be evaluated based on achieving the objectives associated with key performance areas (KPAs). The key performance indicators (KPIs) are measurable outputs related to the implementation of key activities of priority areas (KPAs).

#### **4.2.2.1 Key Performance areas**

The goals and actions mentioned in section 4.2 are intended to provide direction to ensure a basis for the promotion and enhancement of township renewal projects and initiatives. A consolidation of the goals and actions should be translated into KPAs. The key performance areas highlighted below for each of the development dimensions, we believe are likely to become a high priority in the future and should form an integral part of the Langeberg Municipality's performance management system:

#### **Locality Development KPAs:**

- Increase personal contact between township businesses within and local businesses elsewhere in the primary town;
- Convert redundant buildings into workspace for emerging entrepreneurs;
- Improve and develop infrastructure to attract businesses to, and retain businesses within under-served areas such as townships;
- Create a business friendly environment for regulated businesses and entities doing businesses with within the township areas;



- Develop industry clusters – e.g. crafts, tourism;
- Improve links between the learning and economic environment;
- Improve publicity of, and resident feedback on, the service provision of the municipality related to business and community development initiatives; and
- Ensure regular measurement of performance as part of the Langeberg Performance Management System.

#### **Business Development KPAs:**

- Improve networking among agencies that could provide support to address business needs of township businesses (less and more formal);
- Facilitate and promote the establishment of business and local industry associations in townships;
- Identify and develop targeted business clusters within industry segments;
- Improved access to capital for small and previously excluded businesses linked to meaningful technical assistance, the latter being a pre-requisite;
- Support the start-up of new businesses;
- Support and promote business-to-business and business-to-market networks and linkages;
- Introduce mentoring and handholding support for SMEs in conjunction with small business development and support initiatives of the Cape Winelands District Municipality, SEDA, etc;
- Facilitate provision of, and access to information for business planning and market development; and
- Introduce a support network for provision of financial advice and consumer/credit education (inclusive of personal financial management) to start-up business owners from the township communities.

#### **Human Resource Development KPAs**

- Promote the availability of education and training programmes for business organisations;
- Co-ordinate a learning partnership among businesses in the same sector that instil leadership, motivation and confidence to drive business success;
- Expand the provision of technology and IT skills through community centres in townships or at easily accessible points for residents and business owners in townships;
- Provide financial advice and consumer/credit education (inclusive of personal financial management) to start-up business owners of township communities;
- Develop general business and operating skills among businesses and individuals in townships aspiring to become business owners and operate in the locality;
- Develop an entrepreneurship culture and instil principles of successful entrepreneurs; and

- Create an understanding of client relationship management with specific reference to a programme of linkages formed between informal and formal businesses in townships and large businesses.

### Community Development KPAs

- Create a revolving loan fund and similar financing to seed capital for community based-projects in townships;
- Sub-contract delivery of community services to businesses which operate within, or are from township communities;
- Initiate ongoing dialogue with the communities about the importance of creating environments that are conducive to business development and community living; and
- Preserve quality of life factors that are important and instil those factors will result in the harmonisation of township communities.

These KPAs should be translated into key performance indicators (KPIs) for the measurement of successes achieved by the implementation of activities related to key priority areas. The following KPIs should be considered in the context of the overall measurement of performance and the attainment of economic development goals:

- Increase in number of jobs related to prioritized industry projects;
- 10% of low income residents seeking to achieve economic self-sufficiency and remaining self-sufficient;
- 100% of funds distributed within programmes LED budget cycle (but through interdepartmental co-operation) to complement and supplement township regeneration, within 3 years;
- 80% of township businesses subscribe to friendly environment within 3 years;
- 5% annual increase in number of new Rands generated for township economic development programs;
- 40% of business owners in townships trained subsequently receiving funding within 3 years from a revolving loan fund;
- Annual increase in number of jobs created in the community from economic and community development projects in an around townships;
- 80% of residents satisfied with township community involvement process by the Municipality within 3 years;
- 100% of projects/programs having mechanism for township community involvement within 3 years;
- 20% increase in business owners/managers in townships reached by consumer/credit education programs within 3 years;
- Increase in percentage of individuals earning a living wage in township areas;
- 100 more youths participating in employment and entrepreneurship programs within 2 years;
- 5 new township community businesses survive at least 3 years;
- Municipality and township business owners (formal and informal) meet twice per annum to discuss the gaps, shortcomings and prospects for township areas;

- 5 community small businesses given access to capital per annum on a revolving loan fund basis; and
- 5 small township businesses supported by consumer and credit education per annum within the next two years.

## 5. Regeneration Framework

### 5.1 Informative Plans & Initiatives

The following documents have relevance to the TRS and have been reviewed in this regard in the Status Quo Report. These documents currently have influence on the planning, policy and spatial development decisions that govern the Langeberg Municipality.

- **CWDM EMF: Draft Status Quo Report**, May 2011, prepared by SRK Consulting
- **Review of Spatial Development Framework, Draft Volume II – Landuse Management Guidelines and Spatial Proposals**, Feb 2011, prepared by BKS
- Cape Winelands District **Spatial Development Framework** 2009/2010, prepared by Rode Plan
- **Western Cape PSDF: Guidelines for Rural Land Use Planning & Management**, iKapa Enviroplan – May 2009 Draft 3
- 4th and last Revision of the **2007/2011 Integrated Development Plan of the Cape Winelands District Municipality**, Cape Winelands District Municipality
- **Spatial Development Framework: District Management Area**, Cape Winelands District Municipality, 2007, Enviro Dinamik
- **The Biodiversity Sector Plan** for the Witzenberg, Breede Valley and Langeberg Municipalities 2010, Cape Nature
- Provincial Government Western Cape, Provincial Treasury, **Regional Development Profile: Cape Winelands District**, 2010, Working Paper, Chapter 5: BREEDE VALLEY LOCAL MUNICIPALITY
- **Integrated Development Plan Review 2010-2011**, adopted 24 May 2010. Compiled by Langeberg Municipality
- **Ruimtelike Ontwikkelingsraamwerk VOLUME 1: Status Quo Verslag**, July 2002, prepared by Steyn Larsen Pillay Town Planners
- **Ruimtelike Ontwikkelingsraamwerk VOLUME 2: Beleidsriglyne en Ruimtelike Voorstelle**, November 2003, prepared by Steyn Larsen Pillay Town Planners
- **Breede River Winelands Local Economic Development Draft Strategy**, November 2007, prepared by NB Ideas
- **Langeberg Municipality Human Settlement Plan Phase 2: Strategies and Policies**, May 2010 (draft for discussion), prepared by MCA Urban and Environmental Planners
- **Langeberg Municipality Human Settlement Plan Phase 3: Business Plan**, May 2010 (draft for discussion), prepared by MCA Urban and Environmental Planners
- **Langeberg Municipality Service Delivery & Budget Implementation Plan 2010-2011**, prepared by Langeberg Municipality
- **Local Integrated Transport Plan Langeberg Local Municipality (Draft) 2011-2016**, November 2010, prepared by Pendulum Consulting/ITS/The Environmental Partnership

- **Over-Het-Roodezand Land Potential Study, March 2010**

## **5.2 Desired Spatial Direction**

Linked to the realising of the Strategy Frameworks and Programme Thrusts, the Conceptual Regeneration Framework identifies a set of spatial structuring elements, which when coupled to the local design interventions should guide the location and form of development in the townships in the Langeberg Area.

## **5.3 Structuring Elements**

The Regeneration Framework aims to refocus resources in targeted renewal nodes/ areas of intervention using structuring elements to spatially realise and support the objectives of the Strategic Development Vision in achieving sustainable, vibrant, accessible places of dignity, safety and opportunity.

### **5.3.1 Green Elements**

All proposed developments within the municipality should refer to and implement the guidelines for rural development as discussed within the Provincial Rural Planning and Development Guidelines document.

#### Conservation Areas:

Core natural resources (aquatic and terrestrial critical biodiversity areas) should be protected, promoted and made accessible to the public and tourism industry.

- Rehabilitation
- Hiking, cycling and horse riding trails
- 4x4 routes

#### Active Open Space:

Identification of key strategic areas to focus on the upgrading and development of recreational space.

- Play parks and kick-about
- Sports fields
- Landscaping of public open space

#### Peripheral Open Space & Transition Areas:

Landscaping and upgrading of Passive Open Spaces

- Rehabilitation of river banks, flood plains and drainage corridors/ servitudes
- Picnic sites
- Urban agriculture projects such as community food gardens and allotments
- Upgrading and landscaping of township entrances, transport interchanges and activity corridors (streetscapes).

### **5.3.2 Built Environment**

Development of quality public environments that attract and support public and private investment into the communities.

#### Public Facilities and Spaces:

- Existing facilities should be reinforced through the upgrading of the associated public space and environment
- New facility clusters should form a focus for public space upgrading and the development of vibrant activity nodes

#### Economic Opportunities:

Identification of activity nodes which will encourage and support formal and informal trade. Mechanisms should be put into place to ensure the effective management and maintenance of economic infrastructure.

- Activity nodes/routes need to be supported by other facilities in order to ensure viability and sustainability.
- Skills Development Centres should be incorporated into the planning of upgraded and new core nodes.
- Commercial development and tourism related infrastructure should be nurtured.

#### Movement:

- Full advantage should be taken of exposure to the mobility routes that bring feet to the area.
- Activity routes should be identified and upgraded or developed accordingly. Landscaping (tree planting and streetscaping) should be encouraged in order to invigorate these environments and optimise their appeal to the community and general public.
- Safe NMT links should be developed/upgraded as movement generators between residential areas and recreational areas/amenities to form a network of accessible linkages.
- Supporting transport interchanges/stops should be located along activity routes and connected to activity nodes.

## 6. Implementation Framework

The Implementation Framework recognises the need to link the IDP and other budgeting processes to an initial public investment framework, which is then linked to a set of action/focus areas where capital investment will be directed. These focus areas are selected in accordance with the principles of the NDPG as a funding mechanism for unlocking further investment into the townships. Furthermore they reflect strategic locations of opportunity where focussed interventions have the greatest possibility of impacting on the highest number of people.

### 6.1 Intervention/Action Areas

The identification of action/focus areas aims to guide the location of capital investment in the various townships. Detailed precinct planning within the Business Plan stage of the Township Renewal process will be required to identify the extent and precise nature of the investment. In some cases a level of planning has already occurred, however in a number of areas, further refinement is required to detail interventions. Figure13 below illustrates the planning process.

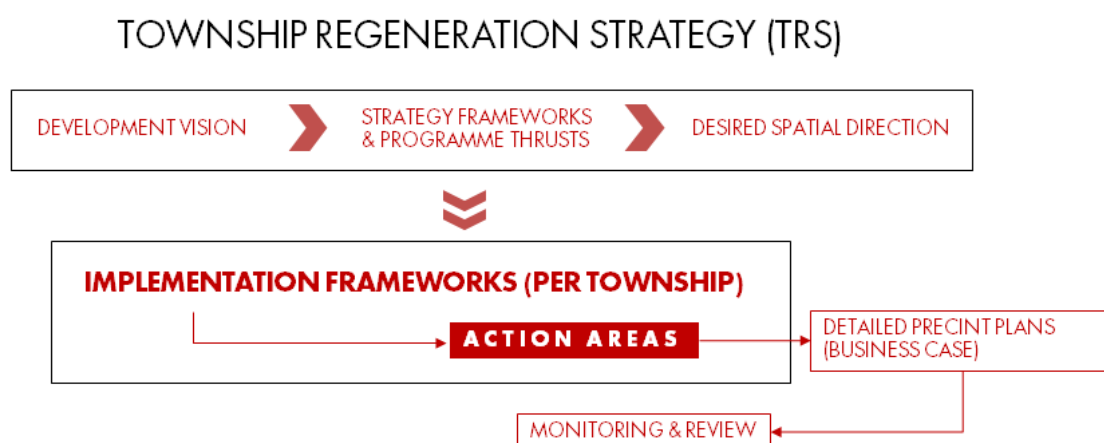


Figure13: Diagram illustrating the role and position of the Implementation Frameworks within the planning process.

## 6.2 Implementation Plans per Township

### 6.2.1 Robertson

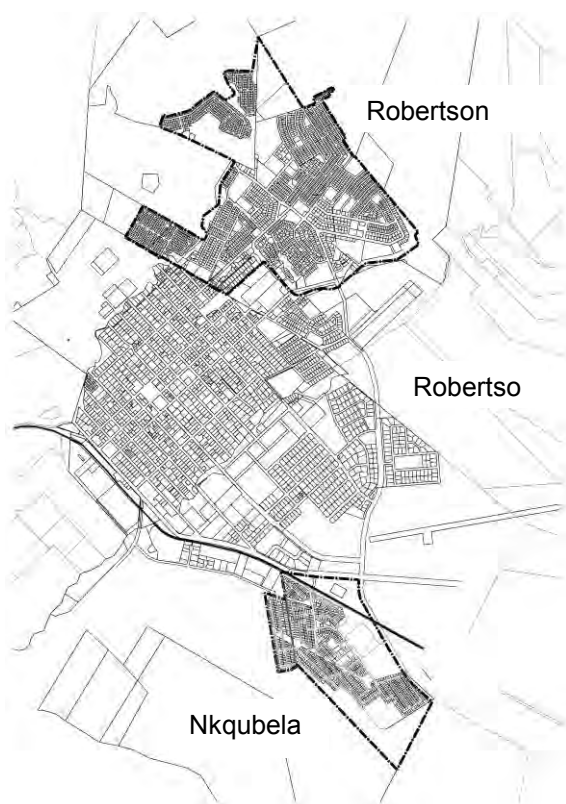


Figure 14: Map of Robertson showing the location of Nkqubela and Robertson North in relation to the town.

#### 6.2.1.1 Nkqubela

Nkqubela is located approximately 2km from the Robertson CBD area and is mostly located to the south of the railway line. There is one main vehicular access point into this township. Most of the residents walk into town and have to navigate crossing the busy R60 without a clearly marked safe crossing point. The POS (parks and public spaces) are predominantly underdeveloped. The vacant land parcels on either side of the sports field offer vital opportunities to develop a cohesive town centre by integrating new commercial and community opportunities with the existing clusters of facilities. As in many of the townships, land opportunities for infill housing are severely restricted, but the danger in automatically developing available land parcels for residential use only would result in missed opportunities for:

- Improving the preconditions for economic development;
- Creating an environment that supports a diverse range of opportunities, vibrant public spaces and a sense of place with a unique identity.

The land at the entrance of the township has desirable exposure onto the popular R60 and has potential to tap into the tourism market as well as agri-industry and other related markets.



## INTERVENTIONS:

The proposals draw on existing and emerging planning from various source documents (see section 5.1). These interventions should be guided by detail precinct plans which are to be developed in the Business Plan.

- Erf 2 is advantageously located at the entrance to both Nkqubela and Robertson along the R60 tourist route. There is potential for small industrial and business opportunities as well as exposure for the development of local craft and entrepreneurial skills.
- The Kaktus Tuine are also strategically located at the same intersection and opposite the entrance to Nkqubela as one enters Robertson from Ashton. Exposure to this tourist route and easy access from the R60 offer opportunities for investment into local industries and tourist orientated business.
- Prioritisation of measures for pedestrian safety, particularly at areas of potential conflict with vehicular movement (i.e. R60).
- Greening, tree planting, including street furniture and lighting focused on structured pedestrian links from the R60 to the core facilities areas.
- Market facility development corner Burwana and Hani Streets associated with new structured public space and formalised pedestrian routes.
- Identification of possible means to improve and develop formalised community orientated facilities and infrastructure (e.g. taxi rank, public space, Community Centre etc.)
- Identification of land parcels that could be alienated for formal commercial development.

## PROGRAMMES/ PROJECTS:

|                                        | Project Description                                                      | Components                                                                  | Rationale/ Impact                                                                                               |
|----------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Erf 2/ Kaktus Tuine Junction/ Precinct |                                                                          |                                                                             |                                                                                                                 |
| 1.                                     | Erf 2 – Redevelopment of partially vacant land for economic upliftment.  | Business/ Commercial/ Light Industrial Park type units.                     | Excellent exposure to R60. Encourage commercial opportunity & investment.                                       |
| 2.                                     | Kaktus Tuine – Redevelopment of POS for commercial use.                  | Business/ Commercial units.                                                 | Reinforce/support the role of precinct as extension of the economic activity spine that runs through Robertson. |
| 3.                                     | Multi-functional Public Plaza & Pedestrian links (Cnr Burwana & Hani St) | Public square, market stalls, taxi shelters, play courts, pedestrian links. | Develop a dignified public environment which will support economic opportunity.                                 |
| 4.                                     | Upgrade of Burwana Street                                                | Entrance, Streetscaping, (sidewalks, furniture, tree planting, etc.)        | Create quality pedestrian environment.                                                                          |

|                                  |                                                                   |                                                                                                                             |                                                                                                                  |
|----------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 5.                               | Development of triangular land parcel adjacent to Industrial Area | Investigate potential for light industrial park and community facilities. Vehicular intersection & pedestrian link upgrade. | Critical transitional zone between residential and industrial areas. Prioritisation of pedestrian access to R60. |
| <b>Nkqubela Central Precinct</b> |                                                                   |                                                                                                                             |                                                                                                                  |
| 1.                               | Upgrade of August/ Nentsa Street                                  | Streetscaping, (sidewalks, furniture, tree planting, etc.)                                                                  | Create quality pedestrian environment.                                                                           |
| 2.                               | Development of vacant land north of sports fields                 | Potential business/ commercial use onto Nentsa Street with community focuss at rear of site.                                | Dual functionality in support of developing Erf 2 commercial node & community orientated Central Precinct.       |
| 3.                               | Development of vacant land south of sports fields                 | Proposed gap housing development with a retail/ business edge onto Nentsa Street.                                           | Desirable land for the community's growing interest into the development of market related gap housing.          |
| 4.                               | Identification of suitable land for park/ community gardens.      | Play parks, recreational facilities and community food gardens.                                                             | Enhancement of underutilised POS for the direct benefit of the community.                                        |



Figure 15: Focus areas for development in Nkqubela.

### 6.2.1.2 Robertson North

Robertson North developed in the early 70's and has grown into a neighbourhood that is almost the same size as the original Robertson, only on a denser scale. The current state of the areas along the river are neglected, polluted and dangerous to the public. The development of the Thusong Centre at a prominent junction at the centre of this neighbourhood provides an opportunity to develop a community node and other small business possibilities on the triangular land parcel located directly opposite this new development.

#### INTERVENTIONS:

The proposals draw on existing and emerging planning from various source documents (see section 5.1). These interventions should be guided by detail precinct plans which are to be developed in the Business Plan.

- Robertson North Central District focus area: rezoning and development of the triangular land parcel opposite the Thusong Centre to retail.
- Streetscaping of the primary movement and activity routes leading into and through this neighbourhood and interlinking the newer neighbourhoods on the western edge of town.
- River/Green Corridor Focus Area: rehabilitation measures, passive recreational space and safety prioritisation strategies. The upgrading of this corridor with formalised safe pedestrian routes will also contribute to the integration of the communities on either side of the river.
- Play park and sport facility upgrades.

#### PROGRAMMES/ PROJECTS:

|                                                     | <b>Project Description</b>                | <b>Components</b>                                                                         | <b>Rationale/ Impact</b>                                                                           |
|-----------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Focus Area: Robertson North Central Precinct</b> |                                           |                                                                                           |                                                                                                    |
| 1.                                                  | Erf 3942 –Retail Development              | Taxi Rank, Retail Units.                                                                  | Commercial & community upliftment opportunity.                                                     |
| 2.                                                  | Thusong Centre                            | Thusong Centre & landscaping.                                                             | A one-stop community development centre which gives access to information, services and resources. |
| 3.                                                  | Upgrade of Wesley & Paddy Streets         | Streetscaping, (sidewalks, furniture, tree planting, etc.)                                | Create quality pedestrian environment.                                                             |
| <b>Focus Area: River/ Green Corridor</b>            |                                           |                                                                                           |                                                                                                    |
| 1.                                                  | Droerivier Green Corridor revitalisation. | River rehabilitation (cleaning & alien clearing), pedestrian bridges and paths, lighting. | Safe POS as integrating element between neighbourhoods.                                            |





Figure 16: Focus areas for development in Robertson North.

### 6.2.2 Ashton

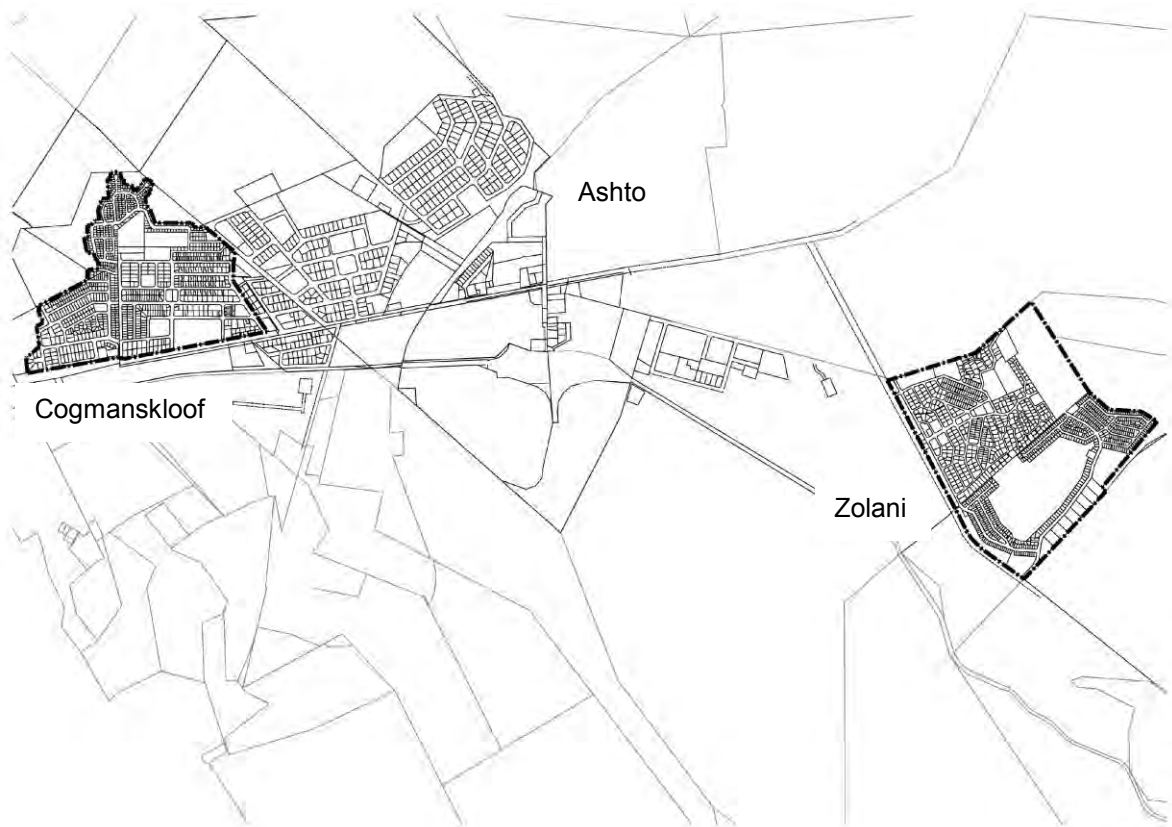


Figure 17: Map of Ashton showing the location of Zolani and Cogmanskloof in relation to the town.

#### 6.2.2.1 Zolani

Zolani is located approximately 2.3km outside of Ashton along Robertson Road to Swellendam. A more direct pedestrian route adjacent to the industrial area leads into Ashton. Zolani is approximately 928km<sup>2</sup> in size. The hill on the eastern side of town has the potential for both active and passive recreation (bike tracks, picnic areas, walking trails, etc.).

#### INTERVENTIONS & FOCUS AREAS:

The proposals draw on existing and emerging planning from various source documents (see section 5.1). These interventions should be guided by detail precinct plans which are to be developed in the Business Plan.

- Zolani Entrance and Community Core Focus Area: a cluster of community facilities are located at the first and main entrance into Zolani. The new taxi Rank has good exposure to the Robertson Road and new structures offer opportunities for small business ventures and craft/ market stalls. The park in this area could be optimally upgraded for community use.
- Industrial Extension: This industrial area, by association and proximity to Ashton (the logical industrial centre of the Langeberg area), has potential for further development.

- Entrance 2 Precinct: this is a secondary entrance into Zolani and as an access point off Robertson Road, is exposed to passing tourist activity. The hill on this side of the town is also visible from the entrance and could form a natural/recreational feature (with the potential development of walking and bicycle trails, picnic spots and lookout points etc.) attracting both locals and tourists to the area.
- Streetscaping of the primary movement and activity routes will uplift the urban and social environment as well as provide a sense of hierarchy, direction and identity to the township.

#### PROGRAMMES/ PROJECTS:

|                                                     | <b>Project Description</b>                                                            | <b>Components</b>                                                                                                             | <b>Rationale/ Impact</b>                                                               |
|-----------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Focus Area: Zolani Entrance/ Community Core</b>  |                                                                                       |                                                                                                                               |                                                                                        |
| 1.                                                  | Upgrading of Play Park                                                                | Hard & soft landscaping, play equipment, benches, lighting, fencing etc.                                                      | Development of safe vibrant community environments.                                    |
| 2.                                                  | Upgrade of main movement routes including Building & Spofana Streets                  | Streetscaping, (sidewalks, furniture, tree planting, etc.)                                                                    | Create quality pedestrian environment and clear hierarchy of movement.                 |
| <b>Focus Area: Entrance 2 &amp; Recreation Hill</b> |                                                                                       |                                                                                                                               |                                                                                        |
| 1.                                                  | Upgrade of entrance & main movement routes including Mantlana & Spofana Streets       | Streetscaping, (sidewalks, furniture, tree planting, etc.)                                                                    | Create quality pedestrian environment and clear identification of entrance.            |
| 2.                                                  | Recreation/ Environmental Education Hill – development of passive recreational space. | Hiking paths, bicycle trails, picnic spots, lookout points, environmental rehabilitation, and camping/educational facilities. | Natural resource & potential landmark to attract both locals & tourists into the area. |
| <b>Focus Area: Industrial Extension</b>             |                                                                                       |                                                                                                                               |                                                                                        |
| 1.                                                  | New erven for industrial development                                                  | Subdivision of land for industrial use.                                                                                       | Logical area for industrial expansion.                                                 |
| 2.                                                  | Upgrade & maintenance of pedestrian link                                              | Paving, lighting, tree planting, benches, bins.                                                                               | Upgrading of main pedestrian route connecting Zolani & Ashton.                         |





Figure 18: Focus areas for development in Zolani.



### 6.2.2.2 Cogmanskloof

Cogmanskloof is located directly east of Ashton on the R60 from Robertson. The town lacks an identity in the public environments especially along the potential primary movement routes (Middel, Jakaranda and Uitspan Streets).

#### INTERVENTIONS:

The proposals draw on existing and emerging planning from various source documents (see section 5.1). These interventions should be guided by detail precinct plans which are to be developed in the Business Plan.

- Central Renewal Area: this is the central axis into the town and urban renewal should be focussed here with particular attention to the upgrading of the sports facility boundary walls at the entrance.
- Streetscaping of the primary movement and activity routes will uplift the urban and social environment as well as provide a sense of hierarchy, direction and place.
- Upgrading of play parks will contribute towards social upliftment and controlled safe play for the children of the area.

#### PROGRAMMES/ PROJECTS:

|                                         | <b>Project Description</b>                                                            | <b>Components</b>                                                        | <b>Rationale/ Impact</b>                                               |
|-----------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Focus Area: Central Renewal Area</b> |                                                                                       |                                                                          |                                                                        |
| 1.                                      | Upgrading of Sports Facility                                                          | Perimeter walls, entrance, facilities, tree planting etc.                | Community priority and focus of town entrance.                         |
| 2.                                      | Upgrade of main movement routes including Middel, Jakaranda, Uitspan & Olien Streets. | Streetscaping, (sidewalks, furniture, tree planting, etc.)               | Create quality pedestrian environment and clear hierarchy of movement. |
| 3.                                      | Upgrading of Play Parks                                                               | Hard & soft landscaping, play equipment, benches, lighting, fencing etc. | Development of safe vibrant community environments.                    |

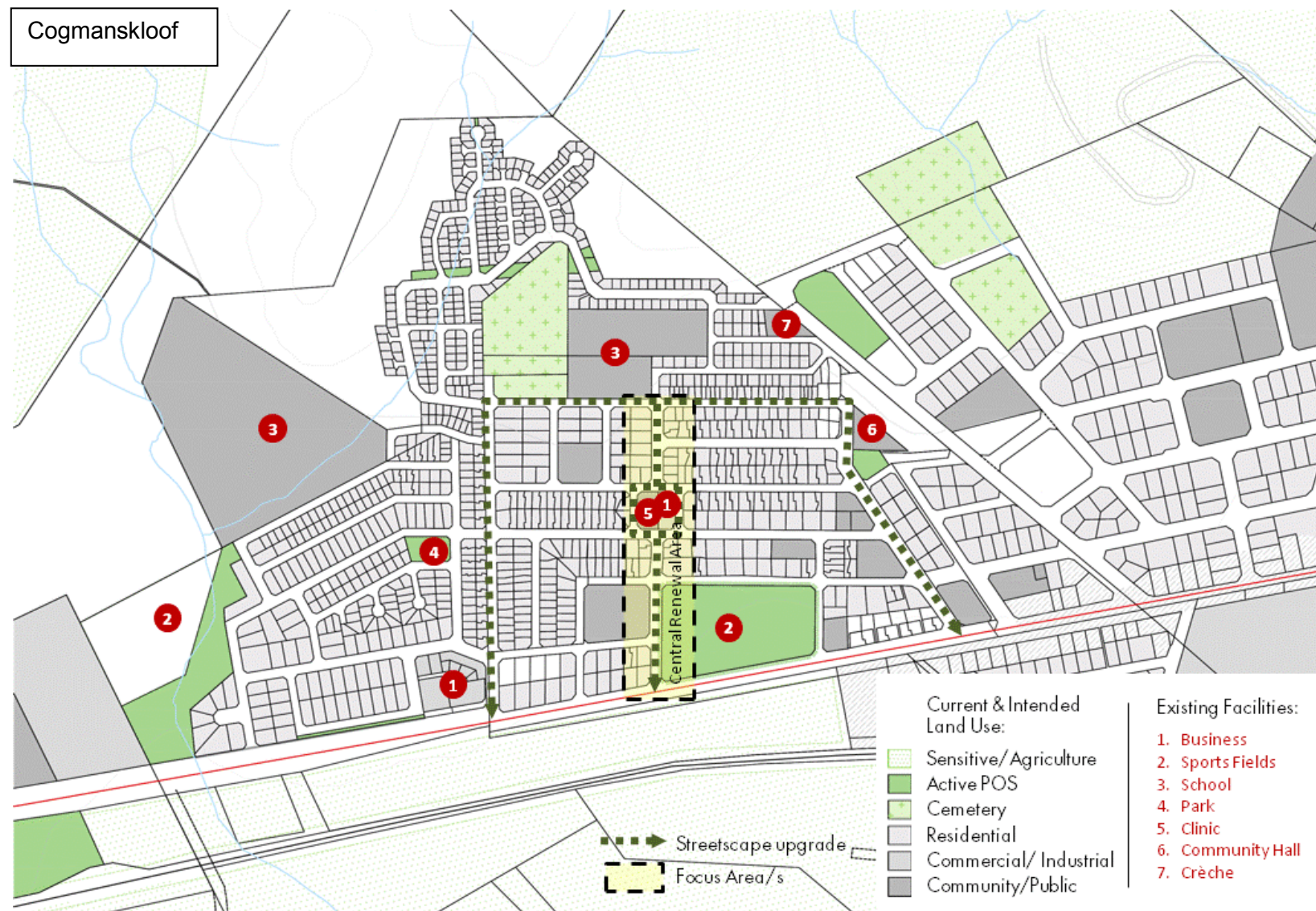


Figure 19: Focus areas for development in Cogmanskloof.

### 6.2.3 Montagu



Figure 20: Map of Montagu showing the location of Ashbury and Freshair in relation to the town.

#### 6.2.3.1 Ashbury

Ashbury is located approximately 2.5km from Montagu. The nearest clinic facility is in Freshair, therefore pedestrian comfort and safety is a priority along the main access route into Montagu. The severe topography of the area limits the availability of land suitable for expansion. The current public environment is underdeveloped and does not contribute to the sense of place and identity of this township.

#### INTERVENTIONS:

The proposals draw on existing and emerging planning from various source documents (see section 5.1). These interventions should be guided by detail precinct plans which are to be developed in the Business Plan.

- Entrance Junction: conveniently located at a major access point into the township, this area has high potential for business development.
- Ashbury Central: currently underdeveloped pockets of land could be utilised for more community orientated functions such as parks and other public place making facilities.

#### PROGRAMMES/ PROJECTS:

|                                      | <b>Project Description</b>                    | <b>Components</b>                                          | <b>Rationale/ Impact</b>                                                                   |
|--------------------------------------|-----------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Focus Area: Entrance Junction</b> |                                               |                                                            |                                                                                            |
| 1.                                   | Retail/ market development                    | Market stalls, taxi shelters, retail units, streetscaping. | Located at the only entrance into Ashbury, the area is highly accessible to passing trade. |
| <b>Focus Area: Ashbury Central</b>   |                                               |                                                            |                                                                                            |
| 1.                                   | Addition of Community Facilities              | Play park, public square/ community centre.                | Community upliftment opportunity.                                                          |
| 2.                                   | Upgrade of Eike St, Wilger Ave & Rooikrans St | Streetscaping, (sidewalks, furniture, tree planting, etc.) | Create quality pedestrian environment.                                                     |
| 3.                                   | Upgrade of Cemetery                           | Perimeter planting, gates, etc.                            | Provision of dignified burial space.                                                       |



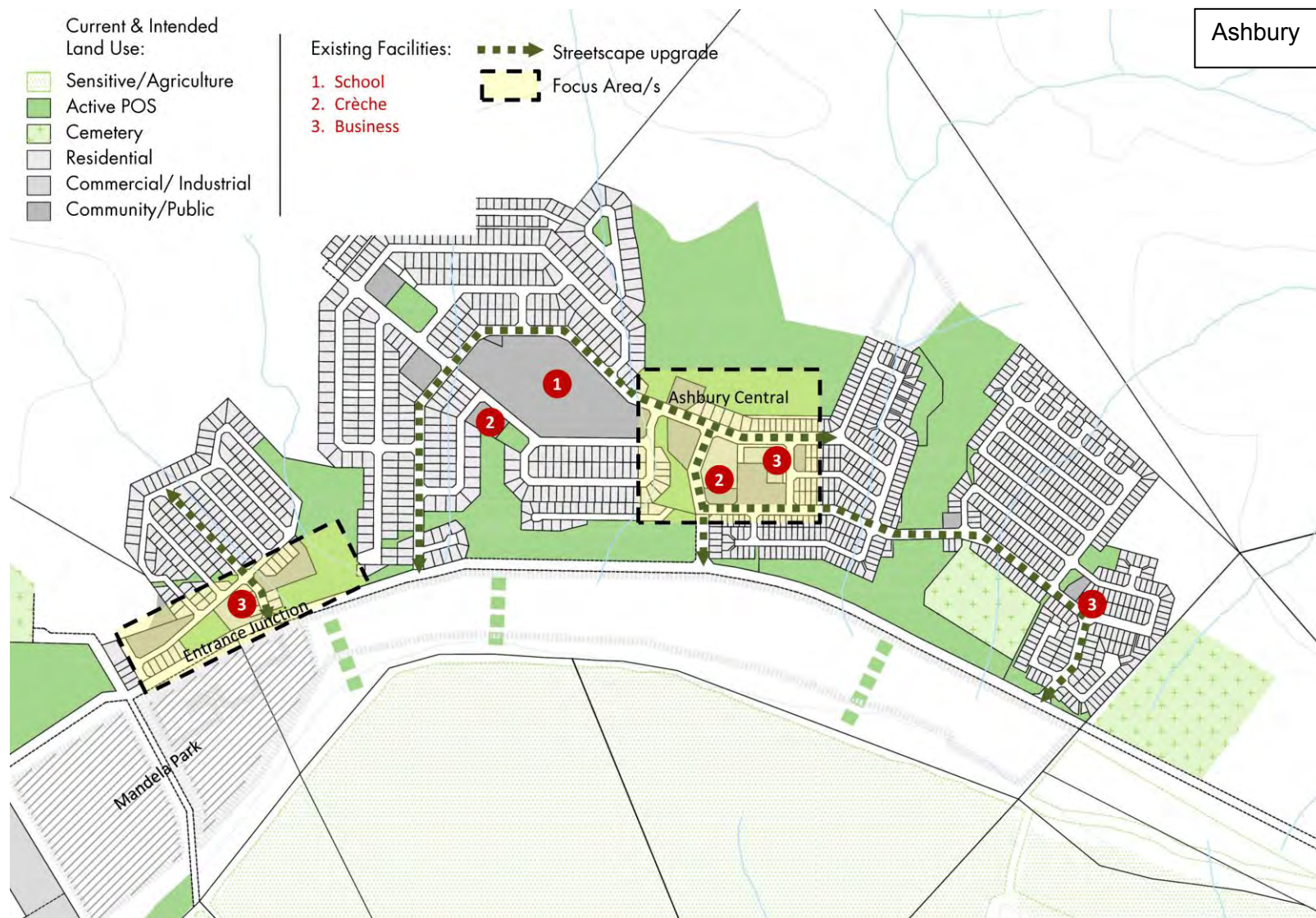


Figure 21: Focus areas for development in Ashbury.

### 6.2.3.2 Freshair

Freshair is located directly north of Montagu. This area is well developed in terms of public facilities and amenities. The main movement and access routes into the neighbourhood could further be defined by streetscaping. The major parks and sport facilities could also further be developed to their full potential.

#### INTERVENTIONS:

The proposals draw on existing and emerging planning from various source documents (see section 5.1). These interventions should be guided by detail precinct plans which are to be developed in the Business Plan.

- Economic Focus Area: access into this neighbourhood via Mark Street has a logical flow of existing and further development of a small business corridor.
- Community Core: this mixed-use area along Wilhelm Thys Avenue already has a strong community focus. Development of the public space around these facilities will contribute towards further upliftment this community.
- Streetscaping of the primary movement and activity routes will uplift the urban and social environment as well as provide a sense of hierarchy, direction and place.

#### PROGRAMMES/ PROJECTS:

|                                   | <b>Project Description</b>                                               | <b>Components</b>                                                      | <b>Rationale/ Impact</b>                                                             |
|-----------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Focus Area: Economic Focus</b> |                                                                          |                                                                        |                                                                                      |
| 1.                                | Upgrading of Mark & Buitekant St in support of businesses in the area    | Streetscaping.                                                         | Access street from Montagu Town into Freshair – localised development of businesses. |
| <b>Focus Area: Community Core</b> |                                                                          |                                                                        |                                                                                      |
| 1.                                | Public Space development & upgrades of Wilhelm Thys Ave & Ismael Streets | Hard & soft landscaping (paving, street furniture, tree planting etc.) | Community upliftment opportunity.                                                    |
| 2.                                | Upgrade of park/field (cnr Ismael & Buitekant Streets)                   | Landscaping, grading, etc.                                             | Upgrade & optimisation of well used POS.                                             |





Figure 22: Focus areas for development in Freshair.

## 6.2.4 Bonnievale

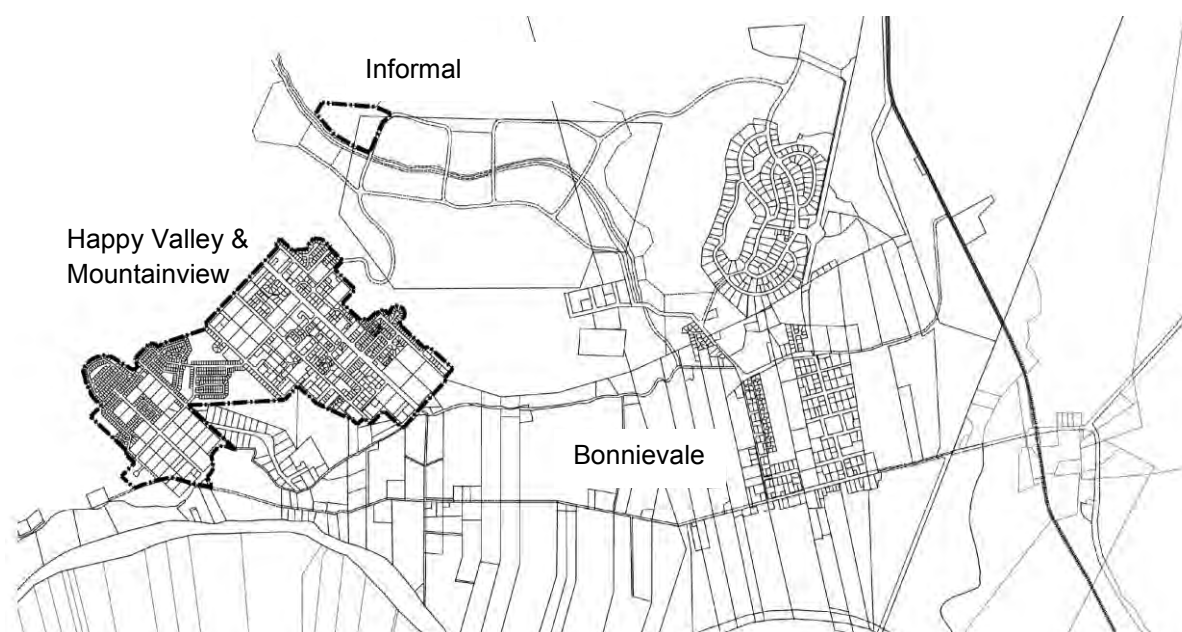


Figure 23: Map of Bonnievale showing the location of Happy Valley and Mountainview in relation to the town.

### 6.2.4.1 Happy Valley & Mountainview

Mountainview and Happy Valley are located to the east of Bonnievale. This area has neglected and underdeveloped parks and public environments. The location of this neighbourhood on the western slopes of the valley means that suitable land for further expansion is limited to the area north west of Happy Valley towards the informal settlement which should also be considered with regards to the development of parks and street environments.

#### INTERVENTIONS:

The proposals draw on existing and emerging planning from various source documents (see section 5.1). These interventions should be guided by detail precinct plans which are to be developed in the Business Plan.

- Central Core Focus Area: this area not only links the two neighbourhoods together, but is also the focus for community orientated facilities and is therefore a logical precinct for public investment.
- Streetscaping of the primary movement and activity routes especially Milners Street.
- The development of play parks (especially in Mountainview) should be prioritised in the endeavour to uplift the social and physical environment in this neighbourhood.
- Upgrading of the western entrance into Mountainview.

#### PROGRAMMES/ PROJECTS:

| Project Description | Components | Rationale/ Impact |
|---------------------|------------|-------------------|
|---------------------|------------|-------------------|



| Focus Area: Central Core               |                                                                                      |                                                                        |                                                                           |
|----------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 1.                                     | Upgrading of Milners, Newcross & Almeria Streets leading into Keurboom & Leeubekkie. | Streetscaping, (sidewalks, furniture, tree planting, etc.)             | Create quality public environment for community upliftment.               |
| Focus Area: Mountainview Entrance Node |                                                                                      |                                                                        |                                                                           |
| 1.                                     | Entrance & main access route upgrade.                                                | Hard & soft landscaping (paving, street furniture, tree planting etc.) | Neighbourhood revitalisation.                                             |
| 2.                                     | Identification of suitable land for park/ community gardens.                         | Play parks, recreational facilities and/or community food gardens.     | Enhancement of underutilised POS for the direct benefit of the community. |
| 3.                                     | Lookout Point – development of passive recreational space.                           | Landscaping, picnic spots, lookout point, etc.                         | Elevated platform with views over the Bonnievale area.                    |



Figure 24: Focus areas for development in Happy Vally & Mountainview.

## 6.2.5 McGregor

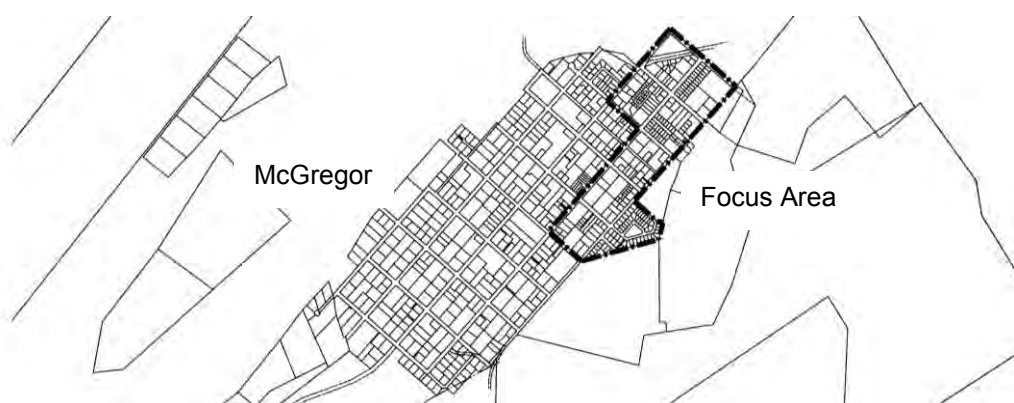


Figure 25: Map of McGregor showing the location of the McGregor Focus Area in relation to the town.

### 6.2.5.1 McGregor Focus Area

The McGregor Focus Area is located within a historically sensitive environment which to a large extent contributes to the character and tourism driven economic stability of this town. Careful consideration into the location of areas for further expansion is of critical importance in maintaining the unique identity of this small town.

#### INTERVENTIONS:

The proposals draw on existing and emerging planning from various source documents (see section 5.1). These interventions should be guided by detail precinct plans which are to be developed in the Business Plan.

- Entrance Park/Garden Precinct: this is an important entrance into McGregor and lacks definition and character. Investigation into the development of a park with potential for community gardens with a focus on the cultural landscape and agricultural heritage of this small town.
- Streetscaping of the primary movement and activity routes will uplift the urban and social environment as well as provide a sense of hierarchy, direction and place.
- Upgrading of the play park (no.3 on the map in Figure 26).

#### PROGRAMMES/ PROJECTS:

|                                                    | <b>Project Description</b>                                                | <b>Components</b>                                                      | <b>Rationale/ Impact</b>                                    |
|----------------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Focus Area: Entrance Park/ Gardens Precinct</b> |                                                                           |                                                                        |                                                             |
| 1.                                                 | Upgrading of entrance park & main access route into town (Voortrekker St) | Hard & soft landscaping (paving, street furniture, tree planting etc.) | Create quality public environment for community upliftment. |
| 2.                                                 | Upgrade of existing play park (marked 3. on map)                          | Soft landscaping, play equipment, etc.                                 | Secure a safe vibrant play area for the children.           |

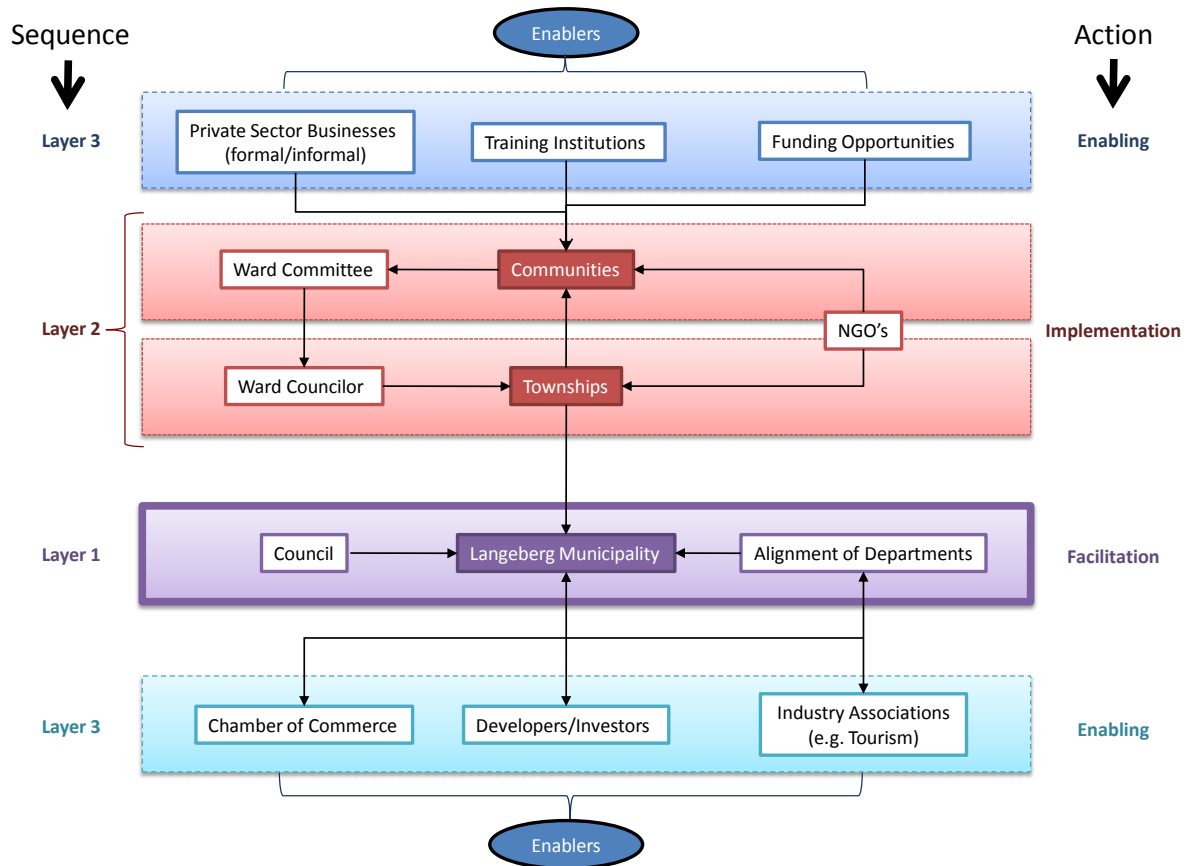




Figure 26: Areas for development in the McGregor Focus Area.

## 7. Institutional Alignment for implementation of the TRS

The successful implementation of the TRS is only possible if alignment is achieved between stakeholders. Targeted delivery is therefore the premise on which an alignment of institutions and stakeholders must be based. Our approach to the need for institutional alignment to ensure the successful implementation of the TRS is illustrated in Figure 27.



Source: Multi-Purpose Business Solutions

Figure 27: An illustration of the institutional alignment between stakeholders for delivery of the Langeberg TRS

The TRS for Langeberg indicates a requirement to consider three levels of alignment, which shall ultimately be structured as an action programme to ensure a clear and unequivocal basis for implementation. The actions required refer to Facilitation, Implementation and Enabling. The first action of facilitation refers to the role and function of the Langeberg Municipality, the leadership provided by Council and introduction of the actions by officials in the departments throughout the Municipality. The latter is a requirement to create synergy in order to obtain successful implementation of the TRS and ensure intra and inter-departmental co-operation is maximised. The action of Facilitation is referred to Layer 1 in Figure 27.

Layer 2 in the sequence refers to implementation and it represents a combination of the township as a location, the Ward Councillor as a local leader and the ward committee representing the community as the driver. In this space NGO's could assist and play a role in the implementation of the TRS. No strategy can be actioned without the buy-in of what we term enablers. Enablers are a mix of organisations/institutions/private businesses, representative bodies of organised business and industry representative associations (e.g.

tourism product owners). In addition, funding institutions and training authorities and service providers also enable the process and contribute to the success of implementation.

Notwithstanding the primary enabler is the investor that creates and ensures direct flow of funds into the local economy. The assets created in this manner may unlock many opportunities linked to the role-out of the TRS. The catalytic role of investors in the process is central to the need for sequencing and alignment of layers for engagement and the introduction of the associated actions (see Figure 27). The internal “facilitation” role of the Municipality from the political through the administrative level is therefore critical to ensure success of external facilitation initiatives.

Enablers function at two levels as highlighted in Figure 27. The first could be considered as part of the impetus required by the Municipality to unlock opportunities in townships. In this context, organised business, developers and investors and industry associations have a direct impact on the facilitation role the Langeberg Municipality has to play to ensure the success of the TRS implementation.

The role of the Municipality is to harness these organisations to facilitate unlocking the development and investment opportunities within and surrounding townships in the Langeberg municipal area. The other layer of enablers (i.e. training institutions, public and government funding mechanisms, and existing formal and informal businesses) that operate in and near townships are intended to support initiatives that complement and supplement the facilitation initiatives of the Municipality and create additional capacity to support projects.

It is therefore essential to harness and create the synergy between the sources of enablers as part of a new venture activity envisaged in and around townships. Co-operative decision-making and alignment of goals and targets are primary drivers of a success.

## **8. Monitoring & Review**

### **8.1 Procedures for monitoring, reviewing and evaluation for each TRS element**

An essential component of the TRS is the monitoring, reviewing and evaluation processes. The success of the programme should be measured by the KPIs stated previously. However, continuous and periodic monitoring and evaluation is required to ensure the achievement of milestones and the overall success of the programme. The following activities are geared towards achieving acceptable and ongoing monitoring standards:

- Regular field visits to the projects receiving support and benefiting from the programme should be conducted by a Co-ordinator, which in turn shall prepare a quarterly report for a joint Municipal and Township Community Forum.
- The organisations/institutions implementing projects as part of the programme shall report to the Co-ordinator once every month. The reports shall be both narrative and financial.
- A review after the last five months of the first financial year and after each six months of the following financial years shall be conducted, focusing on an assessment of the overall progress and achievement of the objectives and milestones of the TRS.
- A final evaluation coupled to an independent review shall be conducted on completion of each project scoped and implemented as part of the TRS. The final report shall give a summary of outputs and activities undertaken, achievements compared to goals and an assessment of the efficiency of the Project in terms of the TRS and the impact on the community.

### **8.2 Independent Evaluation**

An annual independent assessment of the outcomes envisaged for the TRS would form part of the monitoring and evaluation mechanism. The independent review panel will assess the plan in terms of the following:

- Achievement of milestones;
- Envisaged outcomes and deliverables;
- Assess whether or not the plan is achieving the desired impact; and
- Recommend changes (if required).

The review panel will have an independent chairman not associated with the implementation of the TRS or who received support as a beneficiary of the TRS and has not been involved with the project from the date of commencement. The following expertise will be required as part of the adjudication of the annual outcomes:

- Development Economist;
- Persons with expertise in community (township) upliftment projects; and
- NGOs specifically linked to and with grass roots community projects outside township communities that are intended to benefit from the Social Engagement Plan.

### **8.3 Project meetings**

The Co-ordinator together with the representatives of the Township Community Forum will meet once every quarter in order to:

- review the progress of the Social Engagement Project;
- discuss possible revisions of plans and budgets for the Project; and
- discuss issues of primary concern and non-delivery.

The fourth meeting of each year (in the first year the quarterly meeting will be convened after six months) the aim of the meeting will also include over and above the agenda points above, the approval of work plans and budgets for the following financial year. Work plans and budgets should be submitted to the LED department one month prior to the annual review meeting.



## 9. References

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